

APPENDIX 1 - HOUSING SUMMIT ACTION PLAN

The Housing Emergency Action Plan is detailed below:

Housing Emergency Priority 1: Enable the Delivery of More Market Homes in Argyll & Bute					
Action Point		Progress	Priority Year 1-5	Lead Partner	Delivery Partners
1.1	Implement a more flexible approach to infrastructure, roads and design requirements on development sites.	New Roads Guideline / Almost complete / quick win	Yr 1	A&BC	
1.2	Increase capacity within Council services key to housing development including Planning, Roads and Building Standards.	DM has increased capacity over recent months. New roads staff in place. Building Standards Fees increase over a 3 year period will improve resources. Monitoring performance. Scottish Govt. Resourcing Planning System Review is currently underway. Project officer to support Housing Group & improved internal communications has been agreed and is in the process of being recruited.	Yr 1 / monitor	A&BC	Scott Govt.
1.3	Dramatically increase the number of college places for construction skills development in Argyll & Bute.	Need to establish baseline, existing numbers, evidencing the need, scoping of options/	1-3Yrs	A&BC	UHI / Construction Industry / Developers / Colleges / A&BC Education

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	enabling developers to offer principal homes at a fixed price	A&BC acts as developer in the pilot which will then be reviewed. A&BC seek to influence More Homes for review of PSRF			
1.8	Create supplementary planning guidance to bring forward sites for speculative building that are not a housing allocation in the current LDP, making it easier				

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		ways, guidance will be developed to support this. Land assembly and Masterplanning will be considered through OSDF / HSDF and LDP3. (see 1.8) See 2.2 & 2.3 for infrastructure investment.			
2.6	Develop planning policies which tackle the housing crisis e.g. exception policies, Affordable Housing Policy contributions, rural burdens	Currently reviewing and developing new approaches to planning policy including: primary occupancy restriction, planning control for short term lets, include key worker definition in affordable housing, construction worker housing strategies, seasonal worker accommodation.	1-3yrs	A&BC	
2.7	Create funding mechanisms for Community Housing Trusts to finance feasibility studies, professional fees and approval process	Need to explore sustainable model for Community Housing Trusts & clarity of roles.	Ongoing	CPP / Scottish Government	HiREP / HIE / Community Housing Trusts
2.8	Evidence the demand for intermediate housing to enable an RSL development pipeline and deliver more	Have engaged with LAR to explore delivery of mid-market rent.		A&BC / Housing Forum	

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3.5	Identify public sector land and buildings which could provide workforce housing via repurposing and change of use.	ABC property is mapped.		CPP	
3.6	Use the Partnership Support for Regeneration Fund to enable private sector workforce housing models	Initial analysis suggested this would not prove attractive to developers in rural ABC. Will seek to influence SG / More Homes Division to review this Fund (see 1.7)	Ongoing.	ABC	
3.7	Assess the potential to reintroduce the Rural Home Ownership Grant model for working households in partnership with Community Housing Trusts			Community Housing Trusts	

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		Not clear what reforms are needed if any. Input to SG consultation.			
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4.2 Create a multi-agency team enabling mixed tenure refurbishment and regeneration projects (see 1.6)

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_____ Housing Market Areas to
maintain primary occupancy
and/or affordability Models to utilize this being
developed.