
Report To:	Environment & Regeneration Committee	Date:	28 August 2025
Report By:	Interim Director - Regeneration	Report No:	ENV037/25/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Inverclyde Housing Summit Update		

1.0 PURPOSE AND SUMMARY

- 1.1 ☒ For Decision ☐ For Information/Noting
- 1.2 To update Committee on the outcomes of the Inverclyde Housing Summit 2025 and on actions taken by officers since the summit.
- 1.3 The first Inverclyde Housing Summit was held on 24 April 2025 with representation from local members, Westminster and Holyrood representatives, Scottish Government, local and national RSLs, private sector housing developers and Inverclyde Council representatives.
- 1.4 The summit was convened primarily to seek consensus in addressing the lack of appetite for the development of both private and social housing in Inverclyde. The latter having resulted in a persistent shortfall in the uptake of Inverclyde's Resource Planning Assumption from the Affordable Housing Supply Fund in recent years.
- 1.5 The Summit resulted in the development of an Action Plan attached at Appendix 1 but more importantly demonstrated a commitment from partners to work to address the issues holding back the development of new housing in Inverclyde.

2.0 RECOMMENDATIONS

- 2.1 That Committee approves the revised action plan for Outcome 1 of the Local Housing Strategy attached at Appendix 3.
- 2.2 That Committee approves the renaming of LHS Delivery Group 1 to the Inverclyde Housing Summit Delivery Group and approves that governance of the group will be through the existing Local Housing Strategy process as previously approved by Committee.

Neale McIlvanney
Interim Director - Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 The Inverclyde Housing Summit was arranged to address concerns about the scale of housing development in Inverclyde in both the social rented and private sector. A lack of appetite for development in the social housing sector has led in recent years in significant underspends against Inverclyde's Resource Planning Assumption (RPA) from the Affordable Housing Supply Fund (AHSF). This has led to funding which could have supported the building of new homes for social rent in Inverclyde being redirected to other areas.
- 3.2 The reasons for this are complex and the Housing Summit sought both to understand these better and to gain commitment from partners present including local and national Registered Social Landlords (RSLs), the Council and Scottish Government to work on solutions which could address this issue leading to better homes for people in Inverclyde.
- 3.3 The issue around the similar lack of appetite for private sector development in Inverclyde, particularly in Port Glasgow and Greenock was also explored with partners including Homes for Scotland and individual developers.
- 3.4 The Inverclyde Local Housing Strategy 2023-2028 has been in operation since October 2023. Its action plan has four guiding outcomes, each of which is overseen by a LHS Delivery Group comprising relevant partners which reports to a steering group, which in turn reports to Committee. LHS Delivery Group 1 is established to achieve the outcome 'People in Inverclyde live in quality homes in connected communities' and its workstreams are focussed on housing led regeneration projects and seeking means by which to initiate a turn from social rented developments towards mixed tenure and private sector developments in such a fashion that supports economic regeneration and repopulation.
- 3.5 The Housing Summit brought together political leaders and senior management from Inverclyde Council, RSLs, developers, the Scottish Government and other stakeholders to seek creative solutions to stimulate Inverclyde's housing market and developments. The Summit's focus was accordingly on areas that overlapped with Inverclyde's LHS Delivery Group 1.
- 3.6 The Summit was universally welcomed by participants, and a partner pledge session was held to map the commitment of various stakeholders to addressing the complex challenges facing the Inverclyde housing market. The commitments were captured and formed into an action plan which is attached at Appendix 1. In terms of overlap with the LHS Action Plan Appendix 2 shows actions for Delivery Group 1 not covered by the Housing Summit Action Plan. Possibly more important than the detail of the actions however is the commitment from partners at the summit to take the actions forward.
- 3.7 The LHS Steering Group met in June 2025 to consider the output of the Housing Summit and agreed the actions proposed in section 4 below.
- 3.8 Summarising key areas of focus emerging from the Summit:
 - Scottish Government indicated support to take a flexible approach to meeting the affordable housing needs of Inverclyde, which may support flexibility in utilising grant funding available, which will assist to improve the development programme for new build development in the Strategic Housing Investment Programme over short, medium and long term and for buy-backs and stock condition investment.
 - The Local Development Plan provides a platform to identify new development opportunities and examine the effectiveness of existing land allocations through contacting landowners to assess the likelihood of development proposals emerging.

- There was a common willingness to review options to advance mixed tenure development noting that grant funding for affordable housing may be deployed to attract private sector interests.

With regards to the key areas of focus identified above, and in advance of Committee approval to the action plan, a range of activities related to the above (particularly engagement with public and private sector housing developers) have commenced and this is continuing the positive momentum built through the Summit.

4.0 PROPOSALS

- 4.1 That outstanding actions from LHS Delivery Group 1 which are not already covered within the Housing Summit Action Plan are subsumed within the housing summit action plan. Actions from DG1 that are duplicated by the housing summit action plan are discontinued. Members are asked to approve the revised action plan incorporating Appendices 1 and 2. A final Action Plan for approval is attached at Appendix 3.
- 4.2 That delivery of the Housing Summit Action Plan it is bought into the LHS Delivery Group structure taking over from LHS Delivery Group 1. It is proposed that the group is renamed Inverclyde Housing Summit Delivery Group and membership of the former DG1 is expanded to bring in key contributors from the Housing Summit not previously represented. Governance and reporting for the Housing Summit Action Plan will be through the previously approved process for the Local Housing Strategy.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)	X	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

5.3 Legal/Risk

There are no legal implications of this report.

5.4 Human Resources

There are no human resources implications of this report.

5.5 Strategic

The outcomes of the Summit are primarily around a reframing of some of the actions in the Local Housing Strategy and in gaining a renewed commitment from partners to work towards these. The outcomes will also assist to ensure the Local Development Plan has a more informed basis for planning for housing and land requirements.

5.6 Equalities, Fairer Scotland Duty & Children/Young People

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
x	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.7 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

There are no environmental or climate change impacts arising from this report. Overall impacts of the action plan should it be successfully implemented will not differ significantly from those assessed when the LHS was approved.

Has a Strategic Environmental Assessment been carried out?

As above.

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.8 Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

- 6.1 The Local Housing Strategy Steering Group has been consulted on these proposals and has given its approval.

7.0 BACKGROUND PAPERS

- 7.1 Inverclyde Local Housing Strategy 2023-28 Environment & Regeneration Committee 2 Nov 2023 **ENV053/23/SJ/MM**.

Appendix 1 – Action plan from the Inverclyde Housing Summit 2025

Action	Description	Workstreams	Delivery Date	Contributing Organisations
1.1	Ensure consistency and capacity in Inverclyde Council's development planning team supported by a pro-development mindset across Inverclyde Council	<ul style="list-style-type: none"> Recruitment Retention Staff Training 	Ongoing	Inverclyde Council
1.2	Informed by housing system evidence, Inverclyde Council will use greater autonomy and control over SHIP funding to enable delivery of regeneration programmes	<ul style="list-style-type: none"> Inverclyde Strategic Housing Investment Plan Inverclyde Acquisition Strategy and Programme Review Engage the Scottish Government in a review of the SHIP to support the delivery of regeneration partnership agreements by funding stock reprovisioning, improvement and replacement. Development of affordable housing policy 	2025	Inverclyde Council Scottish Government
1.3	Shape the affordable housing policy by setting targets tailored to the needs of specific sub-markets, with planning guidance on housing design and development mix	<ul style="list-style-type: none"> Housing Market Analysis Housing Register Analysis Stock Profiling Pursue an evidence-based approach to understanding housing need and development opportunities across housing market sub-areas to boost developer confidence and support delivery of the SHIP. (Strategic Site Design Briefs) 	2025/26	Inverclyde Council
1.4	Production of the Inverclyde Local Development Plan 4	<ul style="list-style-type: none"> Collaborate with developers to scrutinise and assess land allocations 	2026	Inverclyde Council

		<p>ensuring deliverable sites within LDP4</p> <ul style="list-style-type: none"> • Ensure that all sites allocated in LDP4 are fully deliverable and preferably in the control of a housing developer. • Develop procedures to remove sites which are proven to be undeliverable from the Housing Land Audit/ Local Development Plan e.g. no developer attached, time spent inactive, site and infrastructure issues. • Ensure housing development partnerships are at the heart of wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings. 		
1.5	Develop projects and procedures which utilise the funds generated by the sale of land and assets (Disposal Clawback agreements) to facilitate affordable housing delivery.	<ul style="list-style-type: none"> • Review of the Stock Transfer Agreement. • Pursue partnership and governance models which mobilise funding and land resources to stimulate mixed tenure development and regeneration 	2025/26	Inverclyde Council River Clyde Homes
1.6	Research the viability of increasing the range of affordable housing options in Inverclyde (shared equity, low-cost home ownership and mid-market rent options).	<ul style="list-style-type: none"> • Develop a young people housing strategy. • Develop briefing papers on the viability of intermediate housing options (shared equity, low-cost home 	2028	Inverclyde Council Scottish Government Sanctuary Scotland, River Clyde Homes

		<p>ownership and mid-market rent).</p> <ul style="list-style-type: none"> • Pursue the delivery of age exclusive housing developments across tenures to release family sized accommodation for working age households. • 		Larkfield Housing Association, Cloch Housing Association, Oak Tree Housing Association, Private Developers
1.7	Maximise the potential to generate more homes in town centres through engagement with developers and the promotion and marketing of existing and emerging sites.	<ul style="list-style-type: none"> • Completion of Lower Port Glasgow Housing Led Regeneration Masterplan • Engagement in town centre living pilot exercise supported by Scottish Futures Trust/Scotland's Town Partnership • Review Town Centre strategies. • Review opportunities for mixed developments and change of use in redundant retail and commercial assets. 	2028	Inverclyde Council
1.8	Establish development partnerships to deliver regeneration programmes which detail the roles and responsibilities of each partner	<ul style="list-style-type: none"> • Establish development agreements across the Council, RSLs and developers which balance funding and delivery risks across a portfolio of housing development sites • Pursue collaboration with affordable and market developers to enable new site assembly and mixed tenure delivery models 	Ongoing	Inverclyde Council River Clyde Homes Cloch Housing Association Larkfield Housing Association Oak Tree Housing Association Private Developers
1.9	Ensure partnership working to look at models and funding solutions to working with owners (private landlords, owner occupiers) to improve	<ul style="list-style-type: none"> • Review of Asset Management Strategies. • Identify areas for intervention. 	2028	Inverclyde Council River Clyde Homes

	existing housing stock and develop regeneration projects.	<ul style="list-style-type: none"> Establish regeneration projects 		Cloch Housing Association Larkfield Housing Association Oak Tree Housing Association
1.10	Pursue agility within the SHIP development process so that homes can be brought forward regardless of the assigned developing organisation so that RPA is spent and benefits secured for the Inverclyde area	<ul style="list-style-type: none"> Establish a pipeline of proposed sites for inclusion within the SHIP (Site Mapping Exercise). Develop slippage programme within the SHIP table, creating pathways for site delivery prior to assigning a developer. 	Ongoing	Inverclyde Council

Appendix 2 – Outstanding actions from LHS Delivery Group 1 not covered by the Housing Summit Actions

No	Action	Baseline	Indicator/ Measure	Sub actions	Finish Date	Action Lead/ Coordinat or
1.2	Ensure housing regeneration is at the centre of the Inverclyde Alliance population strategy by aligning housing investment, economic development, placemaking and active transport priorities.	Existing housing outcomes within LOIP Framework	Housing-led regeneration outcome measures within LOIP Delivery Framework	<ul style="list-style-type: none"> Integration of LHS Delivery Group and LOIP Board. Review LHS objectives and other Corporate Strategies and Plans for alignment. Update LOIP and economic development strategy to align with regeneration masterplan vision. Engage community planning and economic development partners in producing a housing led marketing strategy. Housing led marketing strategy launched. 	2024 2024 2028 2025 2026	Chair Housing Strategy Housing Strategy/Planning Policy Housing Strategy/Planning Policy Housing Strategy/Planning Policy
1.5	Facilitate the regeneration of Clune Park, Port Glasgow	Adopted Local Development Plan	Regeneration of Clune Park, Port Glasgow	<ul style="list-style-type: none"> Develop Clune Park Design Brief. Publication of updated Clune Park masterplan. Appointment of a RSL development partner. Deliver acquisition programme for remaining homes in private ownership. 	2023 2023 2024 2023 - 2028	Housing Strategy Housing Strategy. Housing Strategy. Housing Strategy/Legal

Sub actions highlighted are complete

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Organisations	Workstreams	Target/End Point
1.1	Ensure consistency and capacity in Inverclyde Council's development planning team supported by a pro-development mindset across Inverclyde Council	Planning Policy	Inverclyde Council	<ul style="list-style-type: none"> Recruitment Retention Staff Training 	Ongoing
1.2	Informed by housing system evidence, Inverclyde Council will use greater autonomy and control over SHIP funding to enable delivery of regeneration programmes	HNDA/S HIP/ LHS	Inverclyde Council Scottish Government	<ul style="list-style-type: none"> Inverclyde Strategic Housing Investment Plan Inverclyde Acquisition Strategy and Programme Review Engage the Scottish Government in a review of the SHIP to support the delivery of regeneration partnership agreements by funding stock reprovisioning, improvement and replacement. Development of affordable housing policy 	2025
1.3	Shape the affordable housing policy by setting targets tailored to the needs of specific sub-markets, with planning guidance on housing design and development mix	HNDA/L HS	Inverclyde Council	<ul style="list-style-type: none"> Housing Market Analysis Housing Register Analysis Stock Profiling Pursue an evidence-based approach to understanding housing need and development opportunities across housing market sub-areas to boost developer confidence and support delivery of the SHIP. (Strategic Site Design Briefs) 	2026
1.4	Production of the Inverclyde Local Development Plan 4	LDP	Inverclyde Council	<ul style="list-style-type: none"> Collaborate with developers to scrutinise and assess land allocations ensuring deliverable sites within LDP4 	2026

				<ul style="list-style-type: none"> • Ensure that all sites allocated in LDP4 are fully deliverable and preferably in the control of a housing developer. • Develop procedures to remove sites which are proven to be undeliverable from the Housing Land Audit/ Local Development Plan e.g. no developer attached, time spent inactive, site and infrastructure issues. • Ensure housing development partnerships are at the heart of wider place-based planning for infrastructure and services, including active travel, transport and heat in buildings. 	
1.5	Develop projects and procedures which utilise the funds generated by the sale of land and assets (Disposal Clawback agreements) to facilitate affordable housing delivery.	Stock Transfer Agreement	Inverclyde Council River Clyde Homes	<ul style="list-style-type: none"> • Review of the Stock Transfer Agreement. • Pursue partnership and governance models which mobilise funding and land resources to stimulate mixed tenure development and regeneration 	2025/26
1.6	Research the viability of increasing the range of affordable housing options in Inverclyde (shared equity, low-cost home ownership and mid-market rent options).	Young People Housing Strategy (2017)/ SHIP	Inverclyde Council Scottish Government Sanctuary Scotland, River Clyde Homes Larkfield Housing Association, Cloch Housing Association,	<ul style="list-style-type: none"> • Develop a young people housing strategy. • Develop briefing papers on the viability of intermediate housing options (shared equity, low-cost home ownership and mid-market rent). • Pursue the delivery of age exclusive housing developments across tenures to release family sized accommodation for working age households. 	2028

			Oak Tree Housing Association, Private Developers		
1.7	Maximise the potential to generate more homes in town centres through engagement with developers and the promotion and marketing of existing and emerging sites.	Lower Port Glasgow Housing Led Regeneration Masterplan/ Town Centre Action Plans	Inverclyde Council	<ul style="list-style-type: none"> • Completion of Lower Port Glasgow Housing Led Regeneration Masterplan • Engagement in town centre living pilot exercise supported by Scottish Futures Trust/Scotland's Town Partnership • Review Town Centre strategies. • Review opportunities for mixed developments and change of use in redundant retail and commercial assets. 	2028
1.8	Establish development partnerships to deliver regeneration programmes which detail the roles and responsibilities of each partner	Housing Summit Delivery Group	Inverclyde Council River Clyde Homes Cloch Housing Association Larkfield Housing Association Oak Tree Housing Association Private Developers	<ul style="list-style-type: none"> • Establish development agreements across the Council, RSLs and developers which balance funding and delivery risks across a portfolio of housing development sites • Pursue collaboration with affordable and market developers to enable new site assembly and mixed tenure delivery models 	Ongoing
1.9	Establish partnership working to look at	Housing Summit	Inverclyde Council	<ul style="list-style-type: none"> • Review of Asset Management Strategies. • Identify areas for intervention. 	2028

	models and funding solutions to work with owners (private landlords, owner occupiers) to improve existing housing stock and develop regeneration projects.	Delivery Group	River Clyde Homes Cloch Housing Association Larkfield Housing Association Oak Tree Housing Association	<ul style="list-style-type: none"> Establish regeneration projects 	
1.10	Pursue agility within the SHIP development process so that homes can be brought forward regardless of the assigned developing organisation so that RPA is spent and benefits secured for the Inverclyde area	SHIP	Inverclyde Council	<ul style="list-style-type: none"> Establish a pipeline of proposed sites for inclusion within the SHIP (Site Mapping Exercise). Develop slippage programme within the SHIP table, creating pathways for site delivery prior to assigning a developer. 	Ongoing
1.11	Ensure housing regeneration is at the centre of the Inverclyde Alliance population strategy by aligning housing investment, economic development, placemaking and active transport priorities.	Existing housing outcomes within LOIP Framework	Housing-led regeneration outcome measures within LOIP Delivery Framework	<ul style="list-style-type: none"> Integration of LHS Delivery Group and LOIP Board. Review LHS objectives and other Corporate Strategies and Plans for alignment. Update LOIP and economic development strategy to align with regeneration masterplan vision. Engage community planning and economic development partners in producing a housing led marketing strategy. Housing led marketing strategy launched. 	2024 2024 2028 2025

					2026
1.12	Facilitate the regeneration of Clune Park, Port Glasgow	Adopted Local Development Plan	Regeneration of Clune Park, Port Glasgow	<ul style="list-style-type: none">• Develop Clune Park Design Brief.• Publication of updated Clune Park masterplan.• Appointment of a RSL development partner.• Deliver acquisition programme for remaining homes in private ownership.	2023 2023 2024 2028