

Affordable Housing Taskforce: recommendations – Progress update – March 2026

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Local leadership	Progress update
<p>1. Local Authorities need to prioritise applications for new affordable homes in recognition of the housing emergency.</p>	<p>The Cabinet Secretary for Housing and Local Government’s regional roundtables across Wales with local authority housing lead members and officers (also attended by registered social landlords (RSLs)) has identified that more homes is widely recognised amongst the top priorities of local authorities.</p> <p>However, local authorities face difficult decisions around the need for housing of all tenures. Examples of mixed development sites (social rent, shared ownerships and market sale homes) have shown a route where whole-authority leadership and accountability have helped progress applications through the system quickly.</p>
<p>2. Each project should be allocated a senior officer to provide Council-wide project management and to coordinate decisions across the local authority. They should be publicly listed as a single point of contact and be responsible for the progress of a scheme – and empowered to make decisions when there are trade-offs to be made within a project.</p>	<p>In terms of council-wide project management, the approach has been identified as more successful when the main teams such as planning, environment and housing are based under the same senior official or department.</p> <p>At the Cabinet Secretary for Housing and Local Government’s regional roundtables across Wales we have heard how multidisciplinary ‘development team’ meetings or forums, where statutory consultees are also present, are common practice across local authorities. Some local authorities are now actively recruiting to dedicated ‘unblocker’ roles.</p> <p>However, best practice, operating models and lists of participants need to be regularly shared and discussed between local authorities in order to reflect on possible improvements and different approaches.</p>

<p>3. The senior responsible officer should communicate clearly with the applicant, key external stakeholders and delivery partners. They should regularly convene multidisciplinary ‘development team’ meetings with all the decision-makers and focus on resolving issues that are delaying progress. For example, this will include highways, landscape, SAB, urban and landscape design, ecology, geo-technical officers, who need to sign off key site-wide layout and designs, as well as key contacts in Natural Resources Wales, Dŵr Cymru Welsh Water, Cadw and National Parks as necessary. All local authorities should have one Principle Urban Design officer that inputs into the process. Social landlords should engage with the Design Commission for Wales at an early stage in the development.</p>	<p>See above.</p> <p>Social landlords and the Design Commission for Wales have committed to increasing early engagement, particularly on larger strategic schemes and where new place-making approaches are important.</p>
<p>4. Developers must seek pre-application planning advice from the Local Planning Authority on all ‘major’ proposals. The Local Planning Authority should offer a multi-disciplinary team meeting and provide clear and timely advice on what is expected of applicants, differentiating between essential changes/requests to make the scheme acceptable and desirable changes/requests to make the scheme better, and highlighting known or</p>	<p>Engagement and relationships between developers and local planning authorities (LPAs) are varied. Feedback from discussions that the Cabinet Secretary for Housing and Local Government has had with developers has indicated that a return to more face-to-face engagement would be welcomed, particularly at pre-planning stage and this has been communicated to local authorities.</p> <p>The Welsh Government has invested £9 million in services provided by Planning and Environment Decisions Wales, Natural Resources Wales and the Welsh Government’s Planning Directorate will lead to resource and capacity improvements. New planning fee regulations will also help generate further revenue that will be reinvested into planning services.</p>

<p>likely issues. Other than in exceptional circumstances where issues arise that could not reasonably have been known at pre-application stage, the advice given should be adhered to. Communication should be clear and all parties should work on a 'no surprises' basis.</p>	
<p>System leadership</p>	
<p>5. Local Authorities and Housing Associations need to ensure they have strong relationships and work together as partners to deliver against local need – this should include regular communication, closer collaboration and joint planning.</p>	<p>In response to the Taskforce reporting some diverging priorities between councils and RSLs, the Cabinet Secretary for Housing and Local Government's regional roundtables have brought together partners to emphasise the importance of collective leadership to meet local needs.</p>
<p>6. The Welsh Government needs to effectively communicate their direction – acknowledging trade-offs and prioritising clearly. As part of this the Welsh Government should convene regional summits, including all public and private delivery partners, to showcase the available funding, case studies to share good practice, and provide workshops for potential projects.</p>	<p>Discussions regarding pressures have been had at recent regional meetings with Local Authorities. This has included reflecting on flexibility and pragmatism around standards as well assessments of housing need, particularly through the Local Housing Market Assessment (LHMA) process.</p> <p>It has been noted how LHMA's are vital to determine local housing requirements and form a key part of the evidence base for awarding and allocating Welsh Government capital funding as well as informing Local Development Plans – and future Strategic Development Plans.</p> <p>The Cabinet Secretary for Housing and Local Government's has also hosted roundtable discussions with housebuilders on matters spanning viability, funding, planning and skills.</p> <p>There are a number of formal and ad-hoc avenues which already exist which enable the sharing of details on funding available, good practice and provide support and</p>

	<p>training etc. At official level the Welsh Government has also committed to expanding the scope of its Local Authority Delivery Programme (that assists the 11 local authorities in Wales with housing stock to build new social/affordable homes at scale and pace) to also providing an engagement platform and first point of contact for the 11 non-stock holding local authorities.</p>
<p>7. There is ongoing value to ‘check and challenge’. Responsible Council Cabinet Members should meet twice-yearly with Welsh Government Ministers to raise and address any emerging issues with progress on the delivery of affordable housing.</p>	<p>These are taking place via regular roundtables chaired by the Cabinet Secretary for Housing and Local Government’s alongside attendance at the WLGA’s Housing Cabinet Network meetings.</p>
<p>8. Community Housing Cymru and the Welsh Local Government Association (WLGA) need to play a greater role in challenging all RSLs and stock-holding local authorities to bring forward an ambitious pipeline of new schemes.</p>	<p>The latest affordable housing projections (published in November 2025) show local authorities and RSLs have an ambitious pipeline of additional homes, spanning into 2027 and beyond</p>
<p>Streamlining the process</p>	
<p>9. Standardised agreements for infrastructure delivery to current technical standards, which are agreed to by applicants. This should include S278/S38 Highway agreements (in accordance with Manual for Streets); SAB (SuDS Approval Body) adoption agreements and how SAB conditions are documented to ensure consistency and save time.</p>	<p>The Welsh Local Government Association (WLGA) is assessing the feasibility of a full review of the ‘Common Standards’ suite of Highways documents during the next financial year.</p> <p>See recommendation 14 regarding SuDS Approval Body related documents.</p>

<p>10. Developers have told the taskforce that there needs to be transparency on how commuted sums are calculated. Local Planning Authorities should publish Supplementary Planning Guidance setting out their requirements and rationale.</p>	<p>See recommendation 14 regarding SuDS Approval Body related documents, including commuted sums guidance.</p>
<p>11. A standard methodology for viability appraisals does exist through the RICS / Burrows Hutchinson model. However, there are contentious elements to how this is applied in the case of the benchmark land value and the build costs. The models need to be further refined to apply to Welsh circumstances and the Welsh Government should convene a working group to gain agreement.</p>	<p>Edward Shepherd and Sahiti Bhalla of Cardiff University have published the following report on Land Value Capture in Wales: Shepherd & Bhalla LVC in Wales Report Jan 2026.pdf</p> <p>It is proposed that a working group of Recommendations Implementation Group members work with Cardiff University colleagues and Burrows-Hutchinson Ltd to work through the policy and practice implications with a view to providing advice to Welsh Ministers.</p>
<p>12. There should be a template approach agreed for Section 106 agreements, including affordable homes clauses. This will be a standard template for all planning authorities, including National Parks, as well as social landlords and private developers. A time limit should be set for an agreement to be reached.</p>	<p>Welsh Government officials have, working alongside the House Builders Federation (HBF), Federation of Master Builders (FMB), Community Housing Cymru (CHC), Planning Officers Wales and the Royal Town Planning Institute (RTPI) been undertaking work to explore in greater detail current approaches and practices, particularly around Section 106 (S106) and Highway agreements.</p> <p>This work has not concluded however, what is clear is that there is always likely to be an element of bespoke consideration for the drafting of agreements to suit the need for both financing development and other contractual arrangements.</p> <p>Whilst not linked to the Taskforce work, Town Legal LLP has published: Simplifying & Standardising Section 106 Agreement Processes: Proposals for Reform - Town Legal</p>

	<p>In addition, in January the UK Government announced that Town Legal LLP has also been formally awarded a contract to explore a standardised S106 template for medium sites. The template will set out the foundational elements and clauses expected in the majority of S106 agreements for sites below 50 units.</p> <p>Taskforce Recommendations Implementation Group members will review this work with a view to considering its merits in a Wales context.</p>
<p>13. The Local Planning Authority is a decision-making body and does not need to wait for a statutory consultee where it has not responded in the statutory timeframe. Local Planning Authorities need to take a managed risk approach to determine applications, weighing up the risk of a legal challenge if their decision has not waited for advice from a statutory consultee. Planning conditions should be discharged by Local Authorities within 8 weeks.</p>	<p>Local Planning Authorities have been leading sharing best practice of a managed risk approach and of wider experiences when engaging with statutory consultees.</p> <p>The Welsh Government is continually investing in resourcing statutory consultees to support their consultee remits.</p>
<p>14. Discharge of SAB conditions should be dealt with alongside other technical conditions at the appropriate point in the process - not up-front.</p>	<p>Revised statutory SuDS Guidance has been finalised – with a view to publication before the end of the Senedd Term.</p> <p>Guidance will include emphasis on early ‘pre-application viability checks’ on the six SAB standards.</p> <p>Coordination between planning officers and SAB officers is a key feature being strengthened.</p> <p>Guidance will also include measures to help small developers who struggle with early, overly technical SAB requirements.</p>

	The new SAB Society is reviewing the whole commuted sum calculator process, involving all 22 Local Authority SABs.
15. Recognising that the SAB process remains relatively new and continues to evolve, the Welsh Government and WLGA should provide a review of best practice and develop a list of ten “Dos and Don’ts” for the SAB application process.	<p>The newly formed SAB Society Wales (all 22 SABs) is developing a national ‘top tips / dos and don’ts’ guide.</p> <p>A full SAB fee review is underway, coordinated by the SAB Society with WLGA involvement.</p>
<p><i>All parties agree that local authorities do not have the capacity and expertise they need across all areas. The Royal Town Planning Institute (RPTI) are currently assessing on behalf of the Welsh Government where skills gaps exist. This evidence will be used to inform solutions, which should include a need for Councils to share resources to fill the gaps in capacity and expertise. The example of minerals and waste, where one lead authority pools resource to act in the service of others, is a precedent to follow, and joint working should be the norm rather than the exception.</i></p> <p>16. Welsh Government and Local Authorities must identify areas where skills and capacity gaps can be alleviated by collaboration. Where there is agreement to collaborate funding should support this.</p>	The Royal Town Planning Institute (RPTI) has completed its skills assessment report and has submitted it to the Welsh Government for consideration.

<p>The arrangements need to be reviewed after a set period to test their effectiveness.</p>	
<p>17. The threshold for major development in Wales should be raised to 50 dwellings, in-line with Scotland and Northern Ireland. The Welsh Government have powers to intervene and should use them to create a national scheme of delegation if this proves ineffective. Work should begin with the WLGA to develop one.</p>	<p>This proposal was included in the Changes to permitted development rights consultation of April – September 2025.</p> <p>A summary of the responses can be found here. Many of the subjects covered in the consultation, particularly those relating to affordable housing, were subject to differing views from stakeholders and will require further policy development and subsequent legislative timetabling before they can proceed to implementation.</p>
<p>Short-term measures</p>	
<p>18. Social Landlords must ensure that data on development programmes are maintained regularly and accurately on the portal and this should be a condition for payment. This will ensure the effective and speedy flow of funding, and will identify problems and support required earlier in the process so that decisions can be prioritised.</p>	<p>The Taskforce sighted the Homes and Places Portal as a key tool for LAs and RSLs to provide information for the tracking, managing and assessing risks of Welsh Government funded capital programmes – and particularly those associated with the 20k additional homes for rent in the social sector target.</p> <p>Since the publication of the Taskforce’s report, the Portal has developed into a single source of live, reliable and vast information. Officials will be providing further training to RSLs in the coming year to ensure ongoing support in the provision of accurate and timely portal data on development programmes.</p> <p>Data extracted from the Portal was verified by official statisticians and referenced in the recent Affordable Housing Provision statistics.</p>
<p>19. Local Authorities should have at least one dedicated empty homes officer.</p>	<p>The Implementation Group welcomes the increased commitment by local authorities to addressing empty homes/properties.</p>

	It is notable that more Local Authorities now have dedicated officers. However, some empty homes officers may have a wider remit, such as dealing with environmental health matters or managing schemes such as Leasing Scheme Wales.
20. The Welsh Government should produce clear guidance on the ways that Local Authorities can proceed with empty properties, and should explore the potential for using genealogy services to expedite acquisitions of identified empty properties.	The Welsh Government's new Empty Properties in Wales Handbook was published on 5 December 2025. Resource 4 within the handbook provides a 'Tracing Owner Checklist', which includes an action to 'enquire with genealogist / heir hunters.....'.
21. Social housing considered 'void' and which requires significant investment to be occupied again should be considered in the same way as acquisitions and funded by TACP. Rather than risk being sold off as uneconomic or left as long-term voids they should be brought back into use as a matter of priority and counted as part of the Welsh Government's 20,000 additional homes for social rent target – this will ensure funding is outcomes-led and that the target reflects best policy.	<p>In May, Welsh Government Ministers accepted the recommendation from the Taskforce that 'void' social housing units funded by the Transitional Accommodation Capital Programme (TACP) should be treated the same as acquisitions and included within the 20k target.</p> <p>Without investing in these properties to bring them back into use, they could have been sold and lost completely from the social sector housing stock. The Cabinet Secretary for Housing and Local Government has announced an indicative budget of £50 million for TACP in 2026–27. Experience to date has demonstrated that, to maximise delivery, included in identifying strategic voids, the sector benefits from as much advance notice as possible to prepare.</p>
22. Social landlords should identify opportunities to include loft conversions in their programmes.	CHC arranged a webinar with its members, Loft Pro and Welsh Government officials to promote opportunities to include loft conversions in their programmes, with work now underway to explore how TACP funding can support proposals.
23. The Welsh Government need to work productively with the sector to develop a shared understanding on Standards.	Strong partnership arrangements are in place between the Welsh Government and housing sector on housing standards, through formal engagement channels and information and ad-hoc engagement.

<p>Officials should meet social landlords and developers regularly to consider proposals on a case-by-case basis recognising the urgent need for more homes. The findings from the case-by-case reviews should be communicated to all social landlords, and where needed translated into revised standards to address recurring themes for conversion of existing buildings. This would then provide certainty to social landlords and prevent the Welsh Government from potentially becoming a bottleneck by having to review a significant number of schemes.</p> <p>If developers feel that applications of the standards is blocking meaningful development opportunities this should be raised in the twice-yearly meetings with the Cabinet Secretary proposed earlier.</p>	<p>Accommodation delivered through TACP adopts a hierarchical approach to standards, recognising full compliance may not always be achievable:</p> <ul style="list-style-type: none"> • WDQR 2021 – in full or with agreed departures. • WHQS – in full or with agreed departures and/or agreed timescales. <p>Self-contained homes are preferred. However, to respond at pace, some schemes may initially provide non self-contained accommodation and fall below WDQR 2021/WHQS. In such cases, Social Landlords must demonstrate compliance with the agreed Minimum Standard and set out how the scheme will achieve, as a minimum, WHQS within 10 years and, where possible, WDQR 2021.</p> <p>Several schemes requiring flexibility have been approved on a case-by-case basis, this includes Codi’s acquisition of Boutique Student Living (aka Sun Alliance building), comprising 80 self-contained units across six floors. The building, operational since 2022, provides high-quality accommodation significantly above current temporary accommodation (TA) provision such as B&Bs. The acquisition will meet immediate supported accommodation needs while retaining a viable long-term option for conversion to WDQR-compliant housing, should demand for supported provision reduce.</p> <p>Landlords and developers also have an opportunity to raise any concerns regarding the current processes at the Future Homes Forum and the LA Development Forum in addition to any ad-hoc meetings arranged for all.</p> <p>Opportunities to discuss specific and broader issues related to standards have also been made available at the Cabinet Secretary for Housing and Local Government’s regional roundtables across Wales with local authority housing lead members and officers (also attended by registered social landlords).</p>
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Medium-term measures	
<p>24. E-PIMS needs to be made functional and maintained to serve as a live database to help inform decision-making.</p>	<p>E-PIMS is a UK Government platform administered by the Cabinet Office. It has recently been superseded with a replacement known as InSite. The Welsh Government continues to pay an annual subscription in order that public bodies in Wales have free access. While an initial (launch) version is active, as a product it will continue to be developed. Assets previously recorded have migrated across and in preparation, through Ystadau Cymru, we reminded public sector users to update their records. Highlighting land ownership on its own does not necessarily lead to development so importantly the internal market process, whereby public sector bodies host property that is available, continues into the new system and its use remains recommended by the Ystadau Cymru board.</p> <p>Separately from the UK Government InSite platform, the Welsh Government's Data & Geography Division have been improving their online mapping offer, Data Map Wales, which is widely available to the Welsh public sector. They have already included HM Land Registry boundaries of ownership for the public sector and are hoping that can be made visible to all public sector users, subject to HMLR approval. Additional information that could assist with understanding development potential is also being added such as local development plan overlays. Improvements and additions continue to be made (such as service infrastructure maps), subject to them securing further development funding.</p>
<p>25. The Welsh Government needs to develop a pipeline of suitable available land with Local Authorities, Health Boards, TfW and other custodians of public land such as the Ministry of Defence. The Land Division should proactively identify land that may be brought forward for development. A register of unused land</p>	<p>The Welsh Government's Place Division have engaged property consultants to investigate site opportunities across both public and private sector holdings in Wales. Due diligence is in hand targeting a number of key locations in order to provide a possible future pipeline for development.</p> <p>The Cabinet Secretary for Housing and Local Government has held meetings with each NHS health board instigating a site suitability review. Place Division officials followed up with estates colleagues at the health boards and although no immediate sites were identified there may be longer term prospects at some locations.</p>

<p>needs to be maintained and used to inform strategic planning.</p>	<p>Ystadau Cymru continue to recommend all public sector bodies in Wales utilise the surplus asset register within the InSite platform. It fulfils the role of an internal marketing tool for vacant and surplus public sector property.</p>
<p>26. Land owned by the public sector should be made available at a discount if it is used for a significant number of social homes.</p>	<p>Working within the regulatory umbrella of public procurement, Welsh Government's Place Division have been piloting the disposal of housing development land, incorporating policy requirements. Typically, sites are marketed seeking additional (minimum 50%) affordable housing and requiring design quality standards together with sustainability aims. The marketing drives innovation while the additional requirements are reflected in a reduced exchange price but achieving overall best value.</p>
<p>27. The Welsh Government and the WLGA should work together with partners to establish a floating delivery team that will support the legal and procurement foundations of bringing sites forward for temporary high-quality housing.</p>	<p>This recommendation relates to public bodies identifying candidate (under utilised land) sites. See recommendation 25.</p>
<p>28. Permitted Development Rights currently only allow developments to exist for one year without full planning approval. The panel believes this should be extended to seven years given the complexity of site development.</p>	<p>This proposal was included in the Changes to permitted development rights consultation of April – September 2025.</p> <p>A summary of the responses can be found here.</p> <p>Many of the subjects covered in the consultation, particularly those relating to affordable housing, were subject to differing views from stakeholders and will require further policy development and subsequent legislative timetabling before they can proceed to implementation.</p>
<p>29. Local Authorities must publish annual reports on their council tax premiums from second homes and long-term empty properties detailing the amount raised and</p>	<p>There is already an expectation on local authorities to publish annual reports on this, as per Part 3 of this guidance - Council Tax on empty and second homes [HTML] GOV.WALES.</p>

<p>how it was spent. Welsh Government should set an expectation that the tax supports affordable housing solutions for local people. This can include buying houses from the open market in hotspot areas.</p>	<p>See recommendation 30 for further details.</p>
<p>30. There is support amongst many Councils that control their own stock of affordable housing for earmarking the additional funding raised from second-homes tax into social housing via the Housing Revenue Account (HRA). Welsh Government and the WLGA should explore this further.</p>	<p>The Welsh Government has confirmed its support for this approach and as a first example, the Cabinet Secretary for Housing and Local Government agreed on 5 February to Pembrokeshire County Council's request for utilisation of second homes premium receipts into the HRA. A formal Direction to the council has been issued: The Credit to the Housing Revenue Account (Pembrokeshire County Council) Direction 2026 GOV.WALES.</p>
<p>Longer-term measures</p>	
<p>Land supply</p>	
<p>31. Land identified as suitable for housing in the Local Development Plan should have a presumption towards development. This change to enable a 'Permission in Principle' will require primary legislation and needs to be co-produced with local authorities.</p>	<p>It will not be possible to progress consideration of this recommendation during this Senedd Term, due to time pressures and noting any change will require primary legislation, that will be a matter for an incoming government.</p>

<p>Long-term planning to tackle homelessness</p>	
<p>32. The Welsh Government must ensure that Local Housing Market Assessments (LHMA) and Rapid Rehousing Transition Plans (RRTP) are published alongside an annual progress report to ensure funding is being allocated against the needs identified within these documents – particularly for those experiencing homelessness and living in temporary accommodation.</p>	<p>The Welsh Government requires local authorities to publish LHMA and RRTPs. Local authorities in turn report and publish a range of housing delivery information during the course of the year, including against their housing strategies, Housing Revenue Account reports and uses of council tax premium uses to ensure funding is allocated against need identified.</p> <p>LHMA form part of regular discussions between the Welsh Government and local authorities and are a key part of the evidence base for awarding and allocating Welsh Government capital funding as well as informing Local Development Plans – and future Strategic Development Plans.</p>
<p>33. The Welsh Government must build on the learning from the Rapid Rehousing Task and Finish Group on how data on homelessness need can be best reflected in supply planning, ensuring that housing supply to address needs of local homeless populations are appropriately prioritised.</p>	<p>Data on homelessness will continue be a key feature of the updated Local Housing Market Assessment tool and associated guidance that is due to be made available early in the next financial year.</p>
<p>Finance</p>	
<p>34. The need for sureties to mitigate for when there is financial failure by a developer can have a significant impact on the timely delivery of affordable housing schemes and they are rarely used. These serve no useful purpose when the schemes are developed by a Registered Social Landlord and should no longer apply.</p>	<p>Welsh Government officials have, working alongside the House Builders Federation (HBF), Federation of Master Builders (FMB), Community Housing Cymru (CHC), Planning Officers Wales and Dwr Cymru been undertaking work to explore in greater detail current approaches and practices.</p> <p>This work has not concluded, however, what is clear is that there are different arrangements across local authority areas and in relation to different types of sureties.</p> <p>Most immediately, work is focusing on sureties for Highway Agreements and SAB Agreements and in relation to affordable housing led by RSLs.</p>

<p>35. Similarly, Performance Bonds have been required for public sector work taken on by SMEs, but the panel have heard that these bonds are increasingly difficult and costly to obtain and may have an unhelpful impact on smaller SMEs. The Welsh Government should commission a piece of research to assess if this market failure perception is accurate and to determine next steps, including considering the viability of Welsh Government underwriting.</p>	<p>The Welsh Government has commissioned the Development Bank of Wales to undertake this exploratory work.</p>
<p>36. The Development Bank Wales (DBW) must play a greater role in providing funding for social housing. There is a particular role for DBW to play in supporting SMEs. Stakeholders report difficulty engaging with the bank and a feeling that they don't understand the sector.</p>	<p>DBW support the Housing sector in providing competitive finance for housing development.</p> <p>Its property development funds offer support to SME developers whom often straddle private and affordable/social housing.</p> <p>It also works in conjunction RSLs to deliver mixed tenure schemes on a collaborative funding basis.</p> <p>DBW work with a number of RSLs through the Leasehold Support Scheme and has taken over management of a portfolio of RSL loans for WG.</p> <p>In terms of land in public ownership, the Welsh Government is also looking at how it can leverage DBW partnerships with SMEs and RSLs to deliver cost-effective, housing projects for purchase by RSLs at completion.</p> <p>DBW has a strong track record of working with a wide range of public and private sector funders.</p>

	The Welsh Government is also exploring with DBW and Welsh Treasury ways to de-risk upfront planning/on board costs via sureties/bonds/warranty provision in support of this recommendation.
37. The Welsh Government should implement the change it consulted on last year and grant relief on Land Transaction Tax to Local Authorities acquiring property for social housing purposes – just as it already does for RSLs.	Welsh Government officials are reviewing the effectiveness of the land transaction tax (LTT) relief currently provided to RSLs and are considering options for an LTT relief for Welsh Local Authorities. Any changes will be for a future Welsh Government to consider.
38. A standard approach to MECs should be developed, removing the need for negotiation of this item on future planning documentation. Local authorities and Housing Associations should work together, along with partners in the construction industry, to develop one.	An RSL working group is established and has made considerable progress to convene relevant partners including consultants and lenders to demonstrate the potential impact this could achieve to support supply. However, the matter remains complex and will require further consultation with local authorities and National Parks to explore best practice solutions, agreeable to all parties.
Skills	
39. The Welsh Government should ask Regional Skills Partnership to identify how examples of good practice can be adopted in their areas.	RSPs have held a range of engagement events and published newsletters/articles to highlight opportunities.
40. The Welsh Government should ask Housing Association to identify action they can take to contribute to the development of a skills pipeline	Opportunities and support have been identified in consultation with RSLs via the Welsh Government’s Flexible Skills Programme – further announcement due before the end of the financial year.

<p>41. The Level 2 Apprenticeship in Construction should be reinstated.</p>	<p>The Minister for Culture, Skills and Social Partnership has confirmed new level 2 apprenticeship pathways in bricklaying, site carpentry, scaffolding and building maintenance will be introduced later this year, improving entry level access to essential trades.</p> <p>Medr has also introduced a range of micro-credentials to complement apprenticeships with over 30 related to the built environment sector.</p>
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