
To: Communities and Housing Policy Board

On: 25th October 2022

Report by: Director of Communities and Housing Services

Heading: Renfrewshire Strategic Housing Investment Plan 2023–2028

1. Summary

- 1.1 Following a period of consultation, the Renfrewshire Strategic Housing Investment Plan 2023 to 2028 has been finalised for submission to the Scottish Government. It sets out how investment in an ambitious affordable housing programme will be targeted to deliver the objectives of the Renfrewshire Local Housing Strategy.
- 1.2 The Strategic Housing Investment Plan 2023 to 2028 can be found on the Council's webpages at [Strategic Housing Investment Plan](#).

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) Approves the Renfrewshire Strategic Housing Investment Plan 2023 to 2028 for submission to the Scottish Government.

3. Background

- 3.1 Scottish Local authorities are required to prepare an annual Strategic Housing Investment Plan and submit this to the Scottish Government. The Strategic Housing Investment Plan sets out how government funding for affordable housing will be targeted to achieve the objectives set out in Renfrewshire's Local Housing Strategy.
- 3.2 Through the Affordable Housing Supply Programme, the Scottish Government allocates grant funding (known as Resource Planning Assumptions) to local authority areas.

3.3 The Scottish Government has confirmed the level of funding allocated to Renfrewshire to support the delivery of affordable homes for the period to 2026, as set out below:

- £17.189M in 2022/23;
- £17.140M in 2023/24;
- £17.200M in 2024/25; and
- £17.485M in 2025/26.

3.4 Resource Planning Assumptions support the delivery of new affordable homes across Renfrewshire by providing grant support at benchmark rates. Scottish Government benchmark grant rates are £71,500 for new Council homes and £78,000 for new social rented homes delivered by housing association partners.

3.5 In addition to the grant benchmark rates, additional grant funding is also available where affordable housing developers meet Scottish Government criteria in relation to specific quality and design features, including: zero emissions; the installation of automatic fire suppression systems; electric vehicle charging points; space for home working; and digital connectivity.

4. The Strategic Housing Investment Plan 2023 – 2028

4.1 The draft Strategic Housing Investment Plan 2023 to 2028 was approved for consultation by the Communities and Housing Policy Board on 16 August 2022.

4.2 A 4-week consultation period followed which involved all housing associations operating in Renfrewshire, local stakeholder groups such as Community Councils and tenants and residents' associations, community planning partners, other stakeholder groups and Renfrewshire's residents.

4.3 Five representations were received during the consultation period, including responses from a Renfrewshire resident, two Scottish Government Key Agencies, Renfrewshire's Health and Social Care Partnership and Bishopton Community Council, which have been taken into account in finalising the Strategic Housing Investment Plan 2023 to 2028. Each individual / body making the representation has received a response from the Council commenting on matters which directly influence the Strategic Housing Investment Plan along with matters related to areas out with the influence of the Strategic Housing Investment Plan.

4.4 The Strategic Housing Investment Plan 2023 to 2028 details how the Council and partners will deliver the ambitious programme of new affordable homes across Renfrewshire. It also contains funding provision for newbuild Council housing in the Renfrewshire Housing Regeneration Programme.

- 4.5 The plan also includes funding to purchase appropriate properties for social rent on the open market where this would help to meet identified housing needs or enable social landlords to undertake pro-active management and maintenance of housing stock.
- 4.6 The Council continues to work closely with the Scottish Government, Housing Associations and other developing partners to manage and deliver the development programme and facilitate delivery of the affordable housing programme for Renfrewshire.
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Implications of the Report

1. **Financial** – Provision has been made within the HRA Budget in relation to the projects where the Council is the developing organisation.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – Building strong, safe and resilient communities - Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land transfers and disposals.
5. **Property/Assets** – Transfer of General Services land to the Housing Revenue Account for affordable housing and disposal of Council-owned land to housing associations for affordable housing.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - a. The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – Risks will be identified and managed for individual projects.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** – None.
13. **Climate Risk** – The Strategic Housing Investment Plan aims to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.

Appendix 1: Strategic Housing Investment Plan 2023-2028

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Renfrewshire Strategic Housing Investment Plan 2023 to 2028

RENFREWSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2023 TO 2028

Renfrewshire's Strategic Housing Investment Plan

Renfrewshire's Strategic Housing Investment Plan 2023 to 2028 sets out how investment in affordable housing will be targeted to meet the Strategic Priorities of Renfrewshire's new Local Housing Strategy and support the delivery of the right homes in the right places.

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in the provision of safe, energy efficient homes that meet people's needs and contribute to the creation of sustainable thriving communities.

The Scottish Government allocate grant funding to Councils through the Affordable Housing Supply Programme to facilitate the delivery of projects within the Strategic Housing Investment Plan.

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year.

Preparation and Consultation - Renfrewshire Strategic Housing Investment Plan 2023 to 2028

A draft Strategic Housing Investment Plan covering the period 2023 to 2028 was prepared for consultation following initial discussions

with Registered Social Landlords operating in Renfrewshire and the Scottish Government with a public consultation running between the 22nd August 2022 to 23rd September 2022.

A draft Strategic Housing Investment Plan was published on the Council's website and was also promoted on social media. A copy of the draft Strategic Housing Investment Plan was also sent to local Tenants and Residents Associations, Community Councils and other key partners, stakeholders, community groups and third sector organisations.

The comments and feedback received as part of the consultation process were then used to shape the finalised Strategic Housing Investment Plan for the period 2023 to 2028.

The finalised Strategic Housing Investment Plan can be viewed on the Council's website by visiting:

<https://www.renfrewshire.gov.uk/article/4232/Strategic-Housing-Investment-Plan>

The Scottish Government's Housing Programme

The Scottish Government published their 'Housing to 2040 Strategy' in March 2021 which set out their approach to increasing the supply of homes across all tenures.

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In terms of affordable housing, the 'Housing to 2040 Strategy' included a target to provide 110,000 affordable homes over the 10-year period to 2032 with at least 70% of these homes to be developed for social rent.

The 'Housing to 2040 Strategy' is ambitious and will require ongoing partnership working between the Council, affordable housing providers, private developers, the construction industry and the Scottish Government.

Continued financial support in terms of future funding commitments from the Scottish Government will also be essential to support the delivery of Renfrewshire's contribution to national affordable housing delivery targets.

The Scottish Government's Housing and Planning Delivery Framework (HPDF)

In addition to the 'Housing to 2040 Strategy', this Strategic Housing Investment Plan takes cognisance of the Scottish Government's Housing and Planning Delivery Framework (HPDF) which promotes more efficient collaboration between Housing and Planning Services in relation to the Local Housing Strategy, Housing Need and Demand Assessment and Scottish Planning Policy.

Renfrewshire's Strategic Housing Investment Plan, the Local Housing Strategy and the Local Development Plan all aim to

support the implementation of the Housing and Planning Delivery Framework which aims to increase the supply of housing; make the housing system more responsive to demand; improve long term housing affordability and reduce volatility in the housing market.

Resources for Housing Delivery

It is important to maintain a healthy, flexible and ambitious affordable housing development programme to ensure that sites can be progressed quickly to meet local needs while making best use of available funding and resources.

The Scottish Government provide local authorities with multi-year Resource Planning Assumptions (RPA's) to support long term planning and delivery of projects within the Strategic Housing Investment Plan.

For the four year period 2022/23 to 2025/26, the following minimum levels of grant funding have been confirmed by the Scottish Government:

- **£17.189M** in grant support for the financial year 2022/23;
- **£17.140M** in grant support for the financial year 2023/24;
- **£17.200M** in grant support for the financial year 2024/25; and
- **£17.485M** in grant support for the financial year 2025/26.

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Revised Scottish Government Grant Benchmarks and New Affordable Housing Design Features

Resource Planning Assumptions support the delivery of new affordable homes across Renfrewshire by providing grant support at flexible benchmark rates for each affordable home developed.

In late 2021, the Scottish Government increased benchmark grant rates following discussions with COSLA, local authorities and housing associations with new flexible benchmark rates now set at £71,500 for new Council homes and £78,000 for new social rented homes delivered by housing association partners.

Over and above the increased flexible grant benchmark rates, additional grant funding is available from existing Resource Planning Assumptions to affordable housing developers who meet Scottish Government criteria in relation to specific quality and design features, including:

- The delivery of homes to Silver Level of the 2019 Building Regulations in respect of Energy for Space Heating;
- The provision of balconies within flatted developments where the provision of private or communal outdoor space is not possible;

- The provision of space for home working or study where it is not possible to incorporate such space within the design of the homes under current space standards;
- By ensuring that all new social rented homes are digitally enabled with tenants able to arrange for an internet connection without the internet service provider having to provide additional cabling to the premises;
- The installation of ducting infrastructure for electric vehicle charge point connectors;
- The installation of automatic fire suppression systems; and
- Installation of heating systems which produce zero direct emissions at the point of use.

The increased flexible benchmark rates of grant and additional grant being made available to affordable housing developers who incorporate enhanced design elements is being met from current known Resource Planning Assumptions. This may have an impact on the number of new affordable homes being delivered as the level of grant for each property increases.

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Affordable Homes for Renfrewshire

The Council are working with local authorities across the Glasgow City Region to prepare a Housing Need and Demand Assessment (HNDA 3). This assessment will identify the amount of new affordable homes that need to be delivered across Renfrewshire.

An additional comprehensive 10-year affordable housing assessment of the Renfrewshire area has also been commissioned to support the delivery of the Strategic Priorities contained within the new Local Housing Strategy.

This detailed research will complement the wider HNDA 3 by identifying housing need at a Renfrewshire sub-area level across Renfrewshire's towns and villages. This comprehensive evidence base will also inform the application of the new Affordable Housing Policy in Renfrewshire.

The amount of new affordable homes that require to be delivered will be set-out in the new Renfrewshire Local Housing Strategy.

There continues to be need and demand for different types of affordable housing across Renfrewshire, the projects included in this Strategic Housing Investment Plan reflect these needs.

The delivery of affordable housing will be further strengthened over the next five years working with private sector partners to ensure

effective delivery of mixed tenure developments throughout Renfrewshire as part of the new Affordable Housing Policy.



Auchengreoch Road, Johnstone (Renfrewshire Council)



New build social rented housing, St Ninian's Crescent, Paisley (Link Group)

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Renfrewshire new Local Housing Strategy

A new draft Local Housing Strategy which covers the period 2022 to 2027 has now been developed with a 12 week public consultation now complete.

All feedback is being reviewed with a finalised Local Housing Strategy to be submitted to a future meeting of the Communities and Housing Policy Board.

The new draft Local Housing Strategy takes account of current local and national policy priorities as well as new research and evidence and looks to build upon past successes whilst aiming to meet need and demand for both housing and housing related services.

The new draft Local Housing Strategy has been a collaborative process with local communities, the third sector, key stakeholders and partners all contributing to the development of the new draft Local Housing Strategy. The new draft Local Housing Strategy includes 5 strategic priorities as shown opposite.

New draft Local Housing Strategy Strategic Priorities

1. The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
2. People live in high quality, well managed homes in sustainable neighbourhoods;
3. Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
4. Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
5. People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

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Meeting Renfrewshire's Housing Need

New build affordable housing must reflect local demographics with both private sector and affordable housing developers delivering flexible homes across a range of property types and sizes with a proportion of all new homes to be developed as accessible, including some wheelchair standard housing.

All affordable housing is built to Housing for Varying Needs standard and should have flexibility built into its design to allow for future adaptation and reconfiguration to meet tenant and resident's future needs.

- In 2021, 179,940 people lived in Renfrewshire according to the latest official population and household statistics from National Records of Scotland. Renfrewshire's population was spread across 87,910 different households with an average household size of just over two people.
- By 2028, the number of households in Renfrewshire is expected to increase to around 90,600 through a combination of small projected increases in the population combined with an increasing number of people living alone which places upwards pressure on the overall number of households.

- Renfrewshire's population like Scotland's is ageing with people living longer. In 2021, almost one fifth (19.6%) of Renfrewshire's population was 65 years of age or older.

Renfrewshire Affordable Housing Investment Priorities

All projects included within this Strategic Housing Investment Plan have clear links to the Strategic Priorities of the new draft Local Housing Strategy.

Together with our partners, Renfrewshire Council acknowledge the important contribution good quality affordable housing makes to people's lives with good quality housing having a positive impact on health, general wellbeing, educational attainment and the reduction of child poverty.

Good quality affordable homes also contributes to enhancing Renfrewshire's towns and villages by encouraging a sense of place and community with place making principles employed when taking projects forward to foster housing's role in creating successful and sustainable places.

This Strategic Housing Investment Plan supports the provision of a range and choice of affordable housing of the right type and size to meet the needs of different groups throughout Renfrewshire.

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This will be achieved through new build affordable housing development and through the purchase of appropriate homes on the open market where this is the most appropriate option in line with the priorities of the Local Housing Strategy.

This Strategic Housing Investment Plan includes a range of projects that will meet the needs of individuals, families and those who require accommodation to meet a particular housing need such as housing for older people and housing to meet the needs of those with physical disabilities.

This Strategic Housing Investment Plan identifies projects for both general and particular needs with particular needs provision included as standalone purpose-built accommodation as well as within mainstream general needs developments.

This provision alongside appropriate support will assist people to live independently and successfully for as long as possible in their own homes and communities.

Affordable homes delivered through the Strategic Housing Investment Plan process require to be of a high quality, be energy efficient and be able to meet people's needs and aspirations both now and in the future with homes able to adapt to meet people's changing needs over time.

In recent years, affordable homes have been delivered through the Strategic Housing Investment Plan process across a range of affordable tenures, this approach will continue to support the delivery of a range of affordable housing options.

The Strategic Housing Investment Plan also supports the delivery of affordable homes on larger private sector sites by making appropriate use of Renfrewshire's Affordable Housing Policy to support delivery of affordable housing in areas of pressure and to promote the creation of mixed tenure communities.

As well as new build affordable housing, this Strategic Housing Investment Plan places a strong emphasis on making best use of existing stock where possible and taking any necessary action to address issues in terms of housing quality and sustainability.

This includes progressing Council plans for targeted regeneration activity with new build Council development and/or significant investment and improvements to existing homes.

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The Strategic Housing Investment Plan will support the delivery of the new Local Housing Strategy by:

1. Supporting local housing regeneration programmes;
2. Including new affordable housing provision to replace social rented housing no longer fit for purpose;
3. Addressing mismatch between the current supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
4. Increasing the supply of affordable housing in areas where there is demand but limited provision;
5. Supporting the development of sustainable mixed communities by including affordable provision on private sector development sites;
6. Expanding the supply of housing for older people and those with particular and complex needs, including those who are homeless or on a repeat and persistent cycle of homelessness; and
7. Continuing to support town centre regeneration through residential development.

Addressing the Climate Crisis in Renfrewshire

Tackling the Climate Crisis is a major priority for Renfrewshire Council with work currently being progressed to develop Renfrewshire's Plan for Net Zero with actions to achieve Net Zero to be embedded in related Council plans and strategies.

It is recognised that the changing climate has a direct impact on Renfrewshire's current housing stock and that some residents will be more vulnerable to this than others.

The Council's £1 million Climate Change Action Fund, which funds innovative projects and initiatives, supports engagement and partnership working across Renfrewshire and accelerates the pace of change of existing projects in order to tackle the climate crisis.

Climate Change Adaptations

Projects included within this Strategic Housing Investment Plan aim to tackle fuel poverty by maximising opportunities for innovative energy efficient development with greener measures included within new build developments.

Both Renfrewshire Council and our housing association partners are looking to incorporate additional energy efficiency measures as part of new build design and will actively target reduced carbon emissions from new build development.

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Renfrewshire Council New Build Programme

This Strategic Housing Investment Plan rolls forward the Council's own ambitious new build programme and follows the completion of new build Council homes at both Dargavel Village, Bishopton and at Johnstone Castle in Johnstone in recent years.

Other new build Council housing projects are currently progressing well with completion of new Council homes anticipated at Auchengreoch Road in Johnstone in Autumn 2022 and at Ferguslie Park, Paisley in late Summer 2023.

The Council's Regeneration and Renewal Programme will also deliver new Council homes as part of a £100 million pound investment package over the next 10 years.



Ferguslie Park, Paisley (Renfrewshire Council)

Renfrewshire Council Regeneration and Renewal Programme

Renfrewshire Council have approved an investment of at least £100 million over the next 10 years to deliver modern, high quality, energy efficient, affordable Council homes.

The Council's £100 million investment programme is intended to significantly improve the Council's existing housing stock through enhanced investment in homes, including works to the external fabric of properties as well as environmental improvements.

This significant investment will also support the delivery of new build Council homes where enhancement and improvement of existing stock has been determined not to be viable following consultation with local communities.

Phase 1 of the Council's regeneration programme identified 8 initial areas to participate in a first phase of regeneration activity with each of these areas identified based on having a combination of one or more of the following factors - low demand, high void rates, high turnover, estate management issues, high current repair costs and high future investment requirements with these areas often also forming part of the most deprived areas of Renfrewshire according to the Scottish Index of Multiple Deprivation 2020.

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For each of the eight areas, a range of regeneration and renewal proposals were developed and consulted upon. In some areas, these proposals included selective demolition with plans now being developed for newbuild housing on any resulting cleared site or where redevelopment is not possible, on alternative sites nearby.

Grant support from the Strategic Housing Investment Plan will be required to support the delivery of new Council homes in 4 regeneration areas where existing stock is being demolished as part of phase 1 of the regeneration programme. These areas are:

- Howwood Road Area, Johnstone;
- Thrushcraigs Area, Paisley;
- Broomlands Area, Paisley; and
- Springbank Area, Paisley.

Other areas identified for improvements to existing stock include:

- Auchentorlie Quadrant/Seedhill Road, Paisley;
- Howard Street, Paisley;
- Moorpark, Renfrew and;
- Waverly Road, Paisley

It is the Council's ambition that this housing led regeneration becomes a catalyst for wider regeneration and a means to address inequalities including health inequalities, recognising that good quality housing can be a contributor to positive health outcomes.

Delivering New Affordable Homes in Renfrewshire

As shown in **Appendix 3**, plans are in place to deliver significant levels of new affordable homes throughout Renfrewshire.

Regeneration activity remains a key focus with this Strategic Housing Investment Plan reflecting the strategic importance of regeneration activity across Renfrewshire.

The importance of strategic regeneration is reflected in the projects currently on site or proposed to be taken forward over the next five years as shown in **Appendices 1 and 3**.

Detailed information with regards to ongoing and proposed affordable new build developments can be found in **Appendix 1**.



Millarston, Paisley (Link Group)

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Particular Housing Needs

The new draft Local Housing Strategy highlights the need for housing that meets the particular housing needs of a range of client groups with a particular focus on homelessness prevention (*Strategic Priority 4*) and enabling people to live independently for as long as possible in their own home with their different housing needs being met (*Strategic Priority 5*).

This Strategic Housing Investment Plan carries forward a number of projects to address identified particular needs with projects having been refined since the last Strategic Housing Investment Plan.

- **16+** Amenity standard homes at Abbey Quarter Phase 4, Paisley which will sit alongside general needs housing;
- Amenity standard housing at Station Road, Paisley with around **45** amenity standard homes being developed for social rent;
- Older Persons housing reprovisioning, Erskine with around **24** new older persons homes being developed to replace existing provision.

Regular discussions take place with Renfrewshire Health and Social Care Partnership (HSCP) when planning new developments with it recognised that there is a continuous need to investigate the requirements for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meeting tenants and residents' needs.

Wheelchair Accessible Housing

Renfrewshire Council and its Housing Association partners aim to deliver a range of property types and sizes to meet people's different housing needs, this includes the development of homes that meet wheelchair accessible standards.

Moving forward, all new build developments proposals will be required to design homes that are able to meet occupants changing needs over time and the needs of an ageing population by providing accessible and adaptable homes.

In line with Scottish Government guidance, targets for the inclusion of wheelchair accessible homes as part of all tenure new build developments have been identified as part of the development of the new draft Local Housing Strategy 2022-2027.

The new draft Local Housing Strategy proposes that:

- New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users; and
- **5%** of all new homes must be designed to wheelchair accessible standard.

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Rapid Rehousing Transition Plans

Renfrewshire Council and partners worked together to prepare a Rapid Rehousing Transition Plan (RRTP) covering the 5 year period to 2024.

The Rapid Rehousing Transition Plan details how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.

The strategic housing priorities contained within this Strategic Housing Investment Plan are aligned with and consistent with the Rapid Rehousing Transition Plan with this Strategic Housing Investment Plan supporting delivery of homes to meet the requirements of different needs groups, household types and sizes.

Gypsy/Travellers

The Renfrewshire Local Development Plan includes a policy which supports the identification of new privately-owned transit or permanent sites.

Should a requirement for accommodation/sites be identified to meet the needs of Gypsy/Travellers, future updates of the Strategic Housing Investment Plan will include details.

Child Poverty (Scotland) Act 2017

This Strategic Housing Investment Plan recognises the fundamental role housing has in tackling child poverty.

This Plan aims to support the delivery of a range of property types and sizes that meet the needs of families of all sizes through the creation of high quality energy efficient homes in sustainable communities that support health, wellbeing and attainment.

Ukrainian Resettlement / Asylum Dispersal Programme

Renfrewshire Council are working with the UK and Scottish Governments and COSLA to determine what Renfrewshire can provide in terms of matching refugee arrivals from the Ukraine as well as those arriving within the context of the Asylum Dispersal Programme to properties in Renfrewshire that are available from either the Council's or housing association partners supply.

At present, the number of homes required to support Renfrewshire's contribution towards these national resettlement schemes is unclear. However, this additional housing need may in part be met through strategic acquisitions of private housing with grant provided in line with the proposed support levels for other strategic acquisitions on the open market.

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Acquisition of Private Housing (Rental Off the Shelf)

As part of this Strategic Housing Investment Plan, provision is made for a proportion of available resources to be used to assist social housing providers - both the Council and housing association partners - to purchase appropriate properties for social rent on the open market where this would help to meet identified housing needs or enable social landlords to undertake pro-active management and maintenance of housing stock.

This provision will support the acquisition of a range of property types including empty homes and other types of property where the acquisition of these properties align with the Strategic Priorities of the new Local Housing Strategy and the Council's Acquisitions Strategy.

Available resources will continue to be prioritised to support the delivery of new build affordable housing with open market acquisitions supported where there is slippage in the programme in any given year and funding may therefore be available.

Where funding is available, grant support may be made available to the Council and housing association partners to support these strategic acquisitions of up to £40,000 per property to support strategic acquisitions.

Consideration will only be given to properties in line with the Council's Acquisitions Strategy with properties required to:

- meet an identified need in terms of stock type, size and location;
- meet particular needs which may be difficult to address within the existing stock base;
- represent good value for money, taking account of repair and investment requirements as well as purchase price;
- located close to the stock base of the acquiring landlord, for management and maintenance purposes; and
- assist in allowing common works to be progressed on mixed tenure blocks.

To be eligible for grant support, affordable housing providers will be expected to investigate all other available funding options alongside grant support from the Council's Resource Planning Assumption/Affordable Housing Supply Programme.

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Council Tax on Empty and Second Homes

At present, there is no direct funding allocated to the affordable housing programme in Renfrewshire from revenue raised from empty homes. However, the Council actively use other mechanisms available to promote the delivery of affordable housing.

Over the last 3 years, the Council's Empty Homes Officer has successfully helped to bring 63 long term empty homes back into the effective housing supply (*2018/19: 14 homes, 2019/20: 26 homes and 2020/21: 23 homes*).

Programme Management and Project Prioritisation - Core and Shadow Programme

This Strategic Housing Investment Plan splits projects in to two groups through the use of a 'core' and 'shadow' programme. Projects within each group are shown in **Appendix 3**.

Projects within the 'core' group will be progressed in the earlier years of the programme (normally years 1-3) where there is grant availability and where developers finances allow.

Projects included in the 'shadow' programme will be progressed as 'core' projects complete or funding becomes available or where there is the ability to 'front fund' projects to allow projects to

proceed earlier. This may mean that project timescales are subject to change.

In terms of front funding, the Council or the housing association partner may initially fund the early stages of project development costs from their own resources, with grant being paid to developing organisations at the first available opportunity as funding becomes available.

The inclusion of a 'core' and 'shadow' programme allows for more effective management of available resources whilst allowing an element of flexibility that assists in addressing slippage on projects due to draw down grant support in any given year.

Projects in the shadow programme may require extended lead in times to allow for site investigative works, site assembly or to arrange the necessary private finance to enable a development to proceed – all of these aspects influence how projects are prioritised within the programme.

Additional new projects may be added to the programme should appropriate opportunities arise over the next 12 months prior to the next update of the Strategic Housing Investment Plan. Any additional projects brought forward will need to align with Local Housing Strategy Strategic Priorities.

RENFREWSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2023 TO 2028

Delivery

The Council will continue to explore options for joint working around innovative delivery mechanisms that support the delivery of affordable housing throughout Renfrewshire.

Both the Council and our housing association delivery partners will continue to look for efficiencies in construction methods and will work with the construction industry and design teams to determine the suitability of non-traditional construction methods for projects included with the Strategic Housing Investment Plan.

Housing Infrastructure Fund

In recent years, a number of Renfrewshire projects have successfully accessed the Housing Infrastructure Fund with housing association partners continuing to look at options to bid for support from the Housing Infrastructure Fund as and when required.

At present, no project developer within this Strategic Housing Investment Plan is looking to access Housing Infrastructure Fund support, however this may change as developments move on site.

Monitoring Progress

A range of project management activities are used to ensure resources are managed effectively with projects progressing as planned. These project management activities include:

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government; and
- Six weekly internal officer group meetings to review progress.

Throughout the duration of this Strategic Housing Investment Plan, progress will continue to be monitored to support project delivery.



Glenburn, Paisley (Sanctuary Scotland/Paisley Housing Association)

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Strategic Housing Investment Plan Appendices and Priorities

Appendix 1 details progress with projects currently on site as well as future proposed projects over the lifetime of the Strategic Housing Investment Plan.

Appendix 2 shows recent affordable housing completions.

Appendix 3 lists projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this Strategic Housing Investment Plan.

Appendix 4 gives details of sub-areas and settlements within Renfrewshire.

Equalities

This Strategic Housing Investment Plan includes housing provision for a range of different needs groups with provision included for older people and those with physical disabilities with a range of development sites supporting the provision of both clustered accommodation which is being developed to meet an identified need as well as mixed developments that support inclusive and independent living with blended general and particular needs accommodation.

This Strategic Housing Investment Plan has been prepared in consultation with the Health and Social Care Partnership to ensure that projects take account of opportunities to deliver housing that meets the needs of a range of households with an identified specific need.

In line with The Equality Act 2010 and the associated protected characteristics, an Equality and Human Rights Impact Assessment has been prepared alongside the preparation of the Strategic Housing Investment Plan 2023 to 2028.

The aim of this assessment was to identify the likely or actual effects of this Strategic Housing Investment Plan 2023 to 2028 on people.

This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we have identified actions required to eliminate or mitigate these negative impacts.

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects completed in 2022/23 or currently on site and expected to complete in full during 2022/23

Development	Units	Status	Comment
Glenburn, Paisley	131	Completed Summer 2022	This development of 109 new homes for social rent and 22 new home for shared equity low cost home ownership add to the mix of affordable homes in this area. Completed Summer 2022.
Millarston, Paisley	99	Completed July 2022	This development of 99 new homes for social rent adds to the mix of affordable homes in this area. Completed in July 2022.
Auchengreoch Road, Johnstone	39	On site, due to complete in October 2022	This development of 39 new Council homes adds to the affordable housing supply in South-West Johnstone. Completion expected October 2022.
Bishopton Phase II, North Renfrewshire	58	On site, due to complete in October 2022	This second phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide 58 social rented homes by Loretto Housing Association. Completion expected October 2022.
Albert Road, Renfrew	42	On site, due to complete in February 2023	This social rented development of 42 homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew. Completion expected early 2023.

1B: Projects currently on site or due to start on site in 2022/23 (includes phased completions in 2022/23 and beyond)

Development	Units	Status	Comment
Ferguslie Park, Paisley	101	On site, due to complete August 2023	This development of 101 new homes being developed by the Council will assist in the regeneration of the Ferguslie Park area. Completion is expected in phases between January and August 2023.
Abbey Quarter Phase IV, Paisley Town Centre	81	On site, Due to complete August 2023	Link Group are on site delivering 81 new affordable homes. This fourth phase of development will complete the redevelopment of the former Arnott's site which is a key strategic location in Paisley Town Centre. This development will complete in phases during 2022/23 and 2023/24.
Napier Street, Linwood	51	On site, Due to complete August 2023	This social rented development of around 51 homes by Sanctuary Scotland Housing Association will add to the affordable housing supply in Linwood.
Woodend House, Houston, West Renfrewshire	14	Due to start on site November 2022	Link Group are providing 14 new homes for social rent within a larger private sector development in Houston, West Renfrewshire. These affordable homes will add to the supply of affordable homes in West Renfrewshire. The overall development will complete in phases during 2022/23 and 2023/24.
Orchard Street, Paisley	50	Due to start on site in early 2023	Plans are progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017. The overall development is expected to complete in 2023/24.
Johnstone Castle Phase II	68	Due to start on site in March 2023	Link Group are progressing plans for a second phase of affordable housing in Johnstone Castle. This development will provide around 68 new homes for social rent as well as infrastructure and green spaces. This development will complete in phases during 2023/24 and 2024/25.
Bishopton Phase III, North Renfrewshire	62	Due to start on site in March 2023	This third phase of development at Bishopton Community Growth Area (CGA) (Dargavel Village) by Loretto Housing Association will provide 62 new homes for social rent across 2 sites. The first 44 homes are expected to complete in October 2024 with a further 18 new homes expected to complete in early 2026.

1C: Projects expected to start on site in 2023/24 or later or when a projected site start date has still to be confirmed

Development	Units	Status	Comment
Cartha Crescent, Paisley	33	Due to start on site in April 2023	This social rented development of around 33 homes by Williamsburgh Housing Association will add to the affordable housing supply in central Paisley.
Gibson Crescent, Johnstone	28	Due to start on site in October 2023	This social rented development of around 28 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
Station Road, Paisley	45	Due to start on site in October 2023	This development by Linstone Housing Association will provide amenity housing for older people (around 45 new homes).
Gallowhill, Paisley	60	Due to start on site in October 2023	This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area. Site Investigations at this location are currently ongoing.
Carbrook Street, Paisley	20	Due to start on site in January 2024	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 20 new Council homes in the Carbrook Street Area of Paisley.
Howwood Road, Johnstone (Site 1 of 2)	80	Due to start on site in October 2024	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 80 new Council homes in this first phase of development in the Howwood Road Area of Johnstone.
Stirling Drive, Linwood	64	Due to start on site in January 2025	This social rented development of around 64 homes by Linstone Housing Association will add to the affordable housing supply in Linwood.

Springbank, Paisley (Phase I)	65	Due to start on site in April 2026	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 65 new Council homes in this first phase of development in the Springbank Road Area of Paisley.
Thrushcraigs, Paisley	50	Due to start on site in July 2026	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 50 new Council homes in the Thrushcraigs Area of Paisley.
Broomlands (West Campbell Street), Paisley	25	Due to start on site in April 2027	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 25 new Council homes in the Broomlands Area of Paisley.
Howwood Road, Johnstone (Site 2 of 2)	80	Due to start on site in April 2027	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 80 new Council homes in this second phase of development in the Howwood Road Area of Johnstone.
Springbank, Paisley (Phase II)	35	Due to start on site in September 2029	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 35 new Council homes in this second phase of development in the Springbank Road Area of Paisley.
Paisley West End, Sutherland Street	22	<i>Site start date tbc</i>	Sanctuary Scotland are progressing plans for the redevelopment of this site as part of the regeneration of Paisley's West End with 22 new homes developed for social rent.
Paisley West End, Underwood Lane	13	<i>Site start date tbc</i>	Sanctuary Scotland are progressing plans for the redevelopment of the former University of the West of Scotland student accommodation site as part of the Paisley West End Regeneration Masterplan. It is anticipated that 13 new affordable homes will be developed.
Paisley West End, Phase II	111	<i>Site start date tbc</i>	Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 111 new homes at Well Street and Clavering Street East as part of the Paisley West End Regeneration Masterplan.
Ryefield, Johnstone	36	<i>Site start date tbc</i>	This social rented development of approximately 36 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.

East Lane, Paisley Town Centre	48	Site start date tbc	This social rented development of around 48 homes by Loretto Housing Association will add to the affordable housing supply in central Paisley.
Older Persons Housing Reprovisioning, Erskine	24	Site start date tbc	Bridgewater Housing Association are progressing plans for a new purpose built older persons housing development that will replace existing scattered older persons housing provision across Erskine.
Foxbar Rivers, Paisley	40	Site start date tbc	This social rented development of around 40 homes by Paisley Housing Association will add to the affordable housing supply in the Foxbar area of Paisley and bring vacant sites back in to use.
Foxbar Rivers, Paisley	40	Site start date tbc	This social rented development of around 40 homes by Renfrewshire Council will add to the affordable housing supply in the Foxbar area of Paisley and bring vacant sites back in to use.
Paisley Town Centre	48	Site start date tbc	Efforts will continue to identify a potential site for affordable housing in Paisley Town Centre to promote mixed tenure communities and the growth of the resident town centre population.
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	Site start date tbc	This social rented development of around 22 homes by a developer still to be identified will add to the affordable housing supply in the Ferguslie Park area of Paisley and bring a vacant site back in to use.
Garthland Lane, Paisley	40	Site start date tbc	This social rented development of around 40 homes by Renfrewshire Council will add to the affordable housing supply in Paisley.
Bishopton Phase IV & Future Phases	136	Site start date tbc	Additional sites will be identified and progressed for affordable housing within Bishopton Community Growth Area (CGA) (Dargavel Village).
West Renfrewshire Villages	59	Site start date tbc	Efforts will continue to identify potential sites for affordable housing in West Renfrewshire to meet affordable housing need in this area.
Private Sector Acquisitions that meet identified Housing Need			An allowance will be made within the programme for private sector 'off the shelf' acquisitions where such purchases meet a specified criteria and contribute to meeting local housing need.
Local Development Plan Affordable Housing Policy Future Requirements			An allowance will be made within the programme for new affordable homes within new development sites as part of the new Affordable Housing Policy in Renfrewshire.

Completions between 2017 and 2022 & estimated completions 2022/23

Appendix 2

2017/2018				
Sanctuary	Andrew Avenue Phase I	Renfrew	77	77
2018/2019				
Sanctuary	Inchinnian Road (Western Park)	Renfrew	67	
Sanctuary	Andrew Avenue Phase II	Renfrew	60	127
2019/2020				
Sanctuary	Paisley West End (Phase I (Co-op))	Paisley & Linwood	39	
Sanctuary	Love Street	Paisley & Linwood	132	
Link	New Sneddon Street	Paisley & Linwood	24	195
2020/21				
Link	Smithhills Street	Paisley & Linwood	26	
Renfrewshire Council	Bishopton Phase I	North Renfrewshire	80	
Williamsburgh HA	Milliken Road, Kilbarchan	West Renfrewshire	18	124
2021/22				
Renfrewshire Council	Johnstone Castle	Johnstone & Elderslie	95	
Link Group	Amochrie Road, Foxbar	Paisley & Linwood	36	
Link Group	Thrushcraigs Phase II (St Ninians)	Paisley & Linwood	23	
Paisley HA	Westerfield House	Paisley & Linwood	16	170
				693

2022/2023 - Estimated Completions				
Sanctuary/Paisley HA	Glenburn	Paisley & Linwood	131	
Link Group	Millarston	Paisley & Linwood	99	
Renfrewshire Council	Auchengreoch Road	Johnstone & Elderslie	39	
Loretto	Bishopton Phase II	North Renfrewshire	58	
Williamsburgh HA	Albert Road	Renfrew	42	
Renfrewshire Council	Ferguslie Park (Phase 1 of 2)	Paisley & Linwood	32	
				401

Appendix 3 - Core & Shadow Programme

Core Programme

Projects in the Affordable Housing Supply Programme	Number of Affordable Units	£ Million			
		Total Grant Requirement (£M)	Estimated Total Spend by End March 2023	Estimated Grant Requirement (Yrs 1-3) 2023/24-2025/26	Estimated Grant Requirement (Yrs 4-5) 2026/27-2027/28
Auchengreoch Road, Johnstone	39	£2.302	£2.302	£0.000	£0.000
Bishopton Phase II, North Renfrewshire	58	£1.057	£1.057	£0.000	£0.000
Ferguslie Park, Paisley	101	£6.112	£6.112	£0.000	£0.000
Albert Road, Renfrew	42	£3.317	£3.317	£0.000	£0.000
Napier Street, Linwood	51	£4.280	£4.280	£0.000	£0.000
Woodend House, Houston, West Renfrewshire	14	£1.318	£1.318	£0.000	£0.000
Abbey Quarter Phase IV, Paisley	81	£7.893	£7.893	£0.000	£0.000
Orchard St/Causeyside Street (HRA), Paisley	50	£5.241	£3.259	£1.982	£0.000
Johnstone Castle Phase II, Johnstone	68	£11.802	£1.350	£10.452	£0.000
Bishopton Phase III, North Renfrewshire	62	£4.836	£0.500	£4.336	£0.000
Gibson Crescent/North Road, Johnstone	28	£2.381	£0.000	£2.381	£0.000
Cartha Crescent, Paisley	33	£2.806	£0.000	£2.806	£0.000
Station Road, Paisley	45	£4.590	£0.508	£4.082	£0.000
Gallowhill, Paisley	60	£4.290	£0.044	£4.246	£0.000
Sutherland Street/UWS site, West End, Paisley	35	£4.155	£1.838	£2.317	£0.000
Ryefield, Johnstone	36	£3.664	£0.150	£1.171	£2.343
East Lane, Paisley	48	£3.744	£0.000	£3.744	£0.000
Older Person's Housing Reprovisioning, Erskine	24	£1.872	£0.150	£1.722	£0.000
West End Balance, Paisley	111	£7.994	£1.645	£3.600	£2.749
Private Sector Acquisitions that meet identified Housing Need	70	£2.400	£0.600	£1.100	£0.700
LDP Affordable Housing Policy Future Reqs	tbc	tbc	£0.000	tbc	tbc
	1056	£86.054	£36.323	£43.939	£5.792

Shadow Programme

Projects in the Affordable Housing Supply Programme	Number of Affordable Units	Total Grant Requirement (£M)	Estimated Total Spend by End March 2023	Estimated Grant Requirement (Yrs 1-3) 2023/24-2025/26	Estimated Grant Requirement (Yrs 4-5) 2026/27-2027/28
Stirling Drive, Linwood	64	£6.936	£0.982	£5.954	£0.000
Foxbar Rivers, Paisley (Renfrewshire Council)	40	£2.860	£0.000	£2.860	£0.000
Foxbar Rivers, Paisley (Paisley HA)	40	£3.120	£0.000	£3.120	£0.000
Carbrook Street, Paisley	20	£1.430	£0.268	£1.162	£0.000
Howwood Road, Johnstone (Site 1 of 2)	80	£5.720	£0.328	£3.000	£2.392
Springbank, Paisley (Phase 1 of 2)	65	£4.648	£0.500	£1.150	£2.998
Thrushcraigs, Paisley	50	£3.575	£0.000	£0.575	£3.000
Broomlands (West Campbell Street), Paisley	25	£1.788	£0.000	£0.350	£1.438
Howwood Road, Johnstone (Site 2 of 2)	80	£5.720	£0.300	£0.600	£4.820
Springbank, Paisley (Phase 2 of 2)	35	£2.503	£0.000	£0.350	£2.153
Paisley Town Centre	48	£3.744	£0.000	£1.872	£1.872
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	£1.716	£0.220	£1.414	£0.000
Garthland Lane, Paisley	40	£2.860	£0.328	£0.000	£2.532
Bishopton Phase IV & Future Phases	136	£10.608	£0.000	£3.536	£7.072
West Renfrewshire Villages	59	£4.602	£0.000	£2.886	£1.716
	804	£61.830	£2.926	£28.829	£29.993
Sub-Areas					
1. Paisley & Linwood	All Units	Core + Shadow	Core + Shadow	Core + Shadow	Core + Shadow
2. Renfrew	1860	£147.884	£39.249	£72.768	£35.785
3. Johnstone & Elderslie					
4. North Renfrewshire					
5. West Renfrewshire					

Appendix 4 Renfrewshire sub-areas

