

**To: Communities, Housing and Planning Policy Board**

**On: 21 August 2018**

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**Report by: Director of Communities, Housing and Planning Services**

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**Heading: Draft Strategic Housing Investment Plan 2019/20 to 2023/24**

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## **1. Summary**

- 1.1 The Strategic Housing Investment Plan is reviewed and updated each year. A draft plan for the five-year period 2019/20 to 2023/24 is attached for approval. This has been developed for consultation following discussions with housing associations in Renfrewshire. Following consultation, a finalised plan will be presented to the next Policy Board for approval, prior to submission to the Scottish Government at the end of October.
- 1.2 Many of the affordable housing projects included in the Strategic Housing Investment Plan are planned for land which is owned by the Council. This report seeks authority for action required with respect to land ownership to facilitate the delivery of these affordable housing developments. Members should note that separate report(s) may be presented to the Infrastructure, Land and Environment Policy Board with respect to land held on the General Services Account and the details of land disposals as appropriate.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
- (i) authorises the Director of Communities, Housing and Planning Services to carry out consultation on the attached draft Strategic Housing Investment Plan 2019/20 – 2023/24 and present the finalised plan to the next meeting of the Policy Board for approval; and
  - (ii) agrees to the action proposed in Table 1 of this report, with respect to the ten Council-owned sites listed in the table.
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### **3. Background**

- 3.1 The Strategic Housing Investment Plan (SHIP) for 2018/2019 to 2022/2023, was approved by the Communities, Housing and Planning Policy Board on 7 November 2017. The Strategic Housing Investment Plan shows how funding for affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy and the supply target of 1,000 new affordable homes by 2021.
- 3.2 The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme. Local authorities are required to prepare a Strategic Housing Investment Plan each year which sets out key investment priorities for affordable housing that will help to achieve the outcomes set out in the Local Housing Strategy.
- 3.3 The draft plan for 2019/20 to 2023/24 is essentially a roll-forward of the current SHIP. It takes account of projects which are expected to complete during 2018/19 alongside estimates of when new projects can be potentially be brought forward.
- 3.4 In line with the Local Housing Strategy and Local Development Plan, the SHIP programme focuses on the delivery of new affordable homes on brownfield sites in existing communities. The programme includes newbuild development by both the Council and housing associations. Most of the new affordable homes will be for social rent, as well as some housing for low cost home ownership and potentially mid-market rent. It includes new housing for both general needs and particular housing needs.
- 3.5 Following consultation, the Strategic Housing Investment Plan 2019/20 – 2023/24 will be finalised and presented to the next meeting of the Policy Board on 30 October 2018 for approval.
- 3.6 The final plan will be submitted to the Scottish Government at the end of October. This will then form the basis of an updated Strategic Local Programme Agreement between the Scottish Government and the Council. It will also underpin agreements between the Scottish Government and the Council, and between the Scottish Government and each housing association, on grant funding for individual projects.
- 3.7 As explained in the attached document, the grant requirement for the first two years of the new plan is significantly higher than Renfrewshire's Resource Planning Assumptions for these years. Officers from Communities, Housing and Planning will continue to work very closely with the Scottish Government and housing associations to ensure effective management of the local affordable housing programme and will make adjustments to the timing of project starts and grant spend in order to maximise the number of affordable homes which can be completed by 2021. Projects identified for the later stages of the programme may be brought forward and new projects may be brought into the programme, where they are in line with agreed LHS and SHIP priorities, in order to manage any slippage.

#### 4. Council Owned Sites

- 4.1 Appendix 3 of the attached Strategic Housing Investment Plan lists the affordable housing projects with the Council and housing associations will take forward over the next five years. A number of these projects are proposed for sites which are owned by the Council.
- 4.2 Table 1 below lists these sites and identifies the action required to facilitate development of affordable housing.

**Table 1 : Council owned SHIP sites**

Attached Plan	Site	Held on (Account)	Action Proposed
Plan A	Area of ground at <b>Johnstone Castle</b> extending to 2.02Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Declare whole area shown as surplus to requirements following the demolition of existing Council housing at Cedar Avenue, Elm Drive and Maple Drive.</li> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan B	Area of ground at <b>Millarston</b> , Paisley extending to 3.94Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Declare surplus to requirements.</li> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan C	Area of ground at <b>Sutherland Street</b> , Paisley extending to 0.25Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Note that the land will be transferred to Sanctuary Scotland at nil cost but subject to appropriate terms and conditions, to support delivery of the West End Regeneration Masterplan as agreed by the Leadership Board on 12 December 2017.</li> </ul>
Plan D	Area of ground at <b>Montgomery Road, Gallowhill</b> extending to 2.54Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Declare the whole area as surplus to operational requirements.</li> <li>• Agree that plans are developed for mixed tenure housing on the land, including newbuild Council housing.</li> </ul>
Plan E	Area of ground at <b>Auchengreoch Road</b> , Johnstone extending to 1.03Ha or thereby (Please note ownership of the hatched area needs to be confirmed and, in the event that it is not owned by the Council, the boundary for this site will require to be adjusted accordingly)	General Services	<ul style="list-style-type: none"> <li>• Note that authority will be sought from the Infrastructure, Land and Environment Policy Board to transfer all land in the Council's ownership within this site from the General Services Account to the HRA.</li> <li>• Agree that plans are developed for the development of Council housing on the land.</li> </ul>

Attached Plan	Site	Held on (Account)	Action Proposed
Plan F	Area of ground at <b>Cartha Crescent</b> , Paisley extending to 1.47Ha or thereby	HRA and General Services	<ul style="list-style-type: none"> <li>• Declare the whole area as surplus to requirements.</li> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan G	Area of ground at <b>St Ninian's Crescent</b> (Thrushcraigs Phase II), Paisley extending to 0.67Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan H	Area of ground at <b>Skye Crescent, Iona Drive and Bute Crescent</b> (Glenburn), Paisley extending to 3.3Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan I	Area of ground at <b>Albert Road</b> , Renfrew extending to 1.16Ha or thereby	General Services	<ul style="list-style-type: none"> <li>• Authority for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>
Plan J	Area of ground at <b>Gibson Crescent and North Road</b> , Johnstone extending to 1.35Ha or thereby	HRA	<ul style="list-style-type: none"> <li>• Note that this ground was formerly declared surplus for private housing development.</li> <li>• Authority is now sought for the Head of Property Services to negotiate disposal to a housing association for affordable housing.</li> </ul>

## Implications of the Report

1. **Financial** – Subject to valuations and negotiations by the Head of Property Services, there may be financial receipts and costs to the HRA associated with the land transactions listed in Table 1.
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 disposals.
5. **Property/Assets** – Disposal of HRA land to housing associations for affordable housing.
6. **Information Technology** – No implications arising directly from this report.

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** – The procurement of contracts in relation to Council newbuild projects.

10. **Risk** - Risks will be identified and managed for individual projects.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** - Not applicable.

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**List of Background Papers**

- (a) Report to Housing and Community Safety Policy Board, 7 November 2017: 'Strategic Housing Investment Plan 2018/2019 – 2022/2023'.
- (b) Report to Housing and Community Safety Policy Board, 8 November 2016: 'Strategic Housing Investment Plan 2017/2018 – 2021/2022'.
- (c) Report to the Housing and Community Safety Policy Board, 28 August 2012: 'Affordable Housing – Strategic Local Programme'.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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**Attachment:** Draft Strategic Housing Investment Plan 2019/20 to 2022/24

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FC/LM  
14 August 2018

**Contact:** The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 7835, email: [lesley.muirhead@renfrewshire.gov.uk](mailto:lesley.muirhead@renfrewshire.gov.uk)

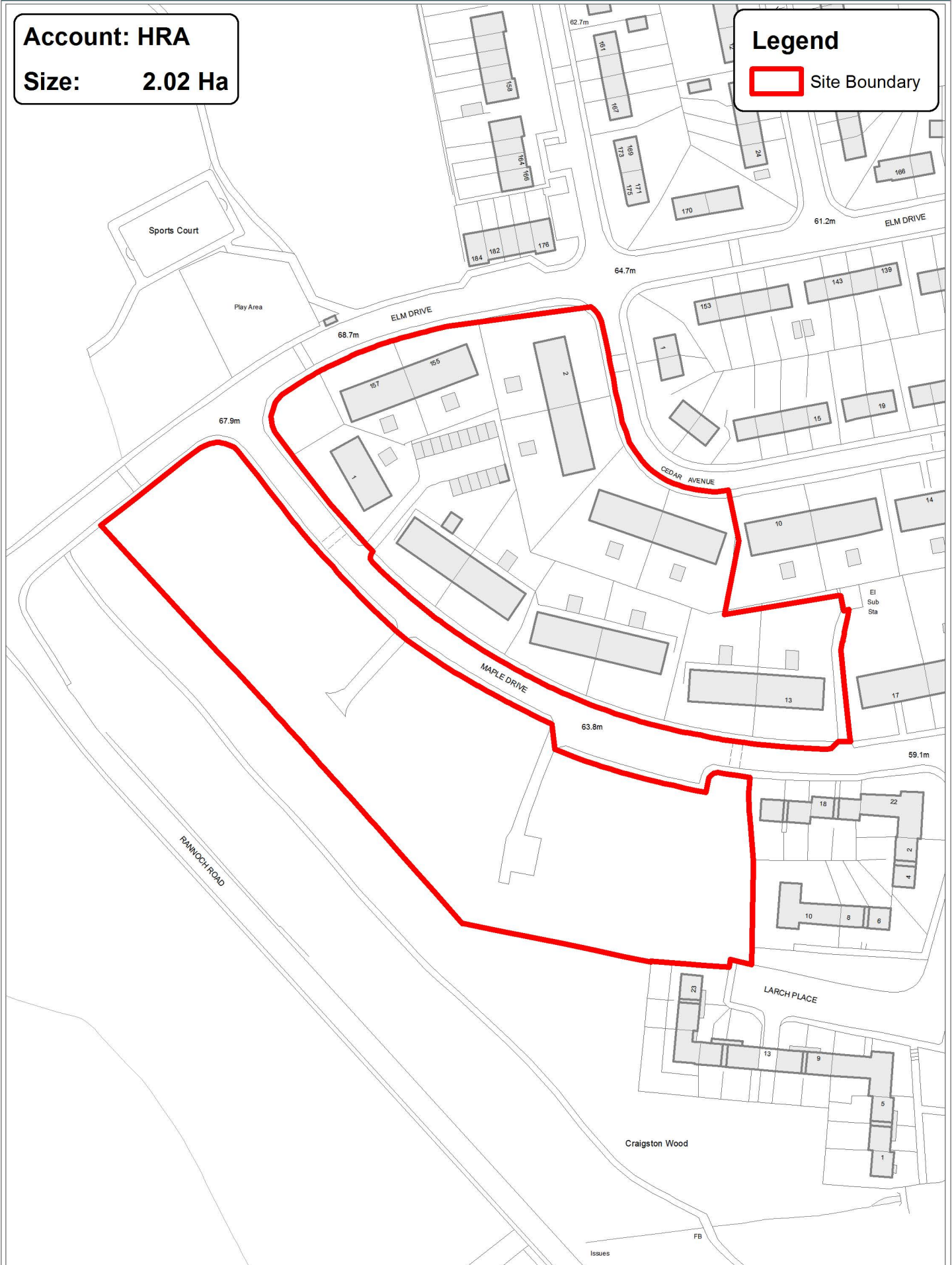
# Plan A : Johnstone Castle Phase 2

Account: HRA

Size: 2.02 Ha

## Legend

 Site Boundary





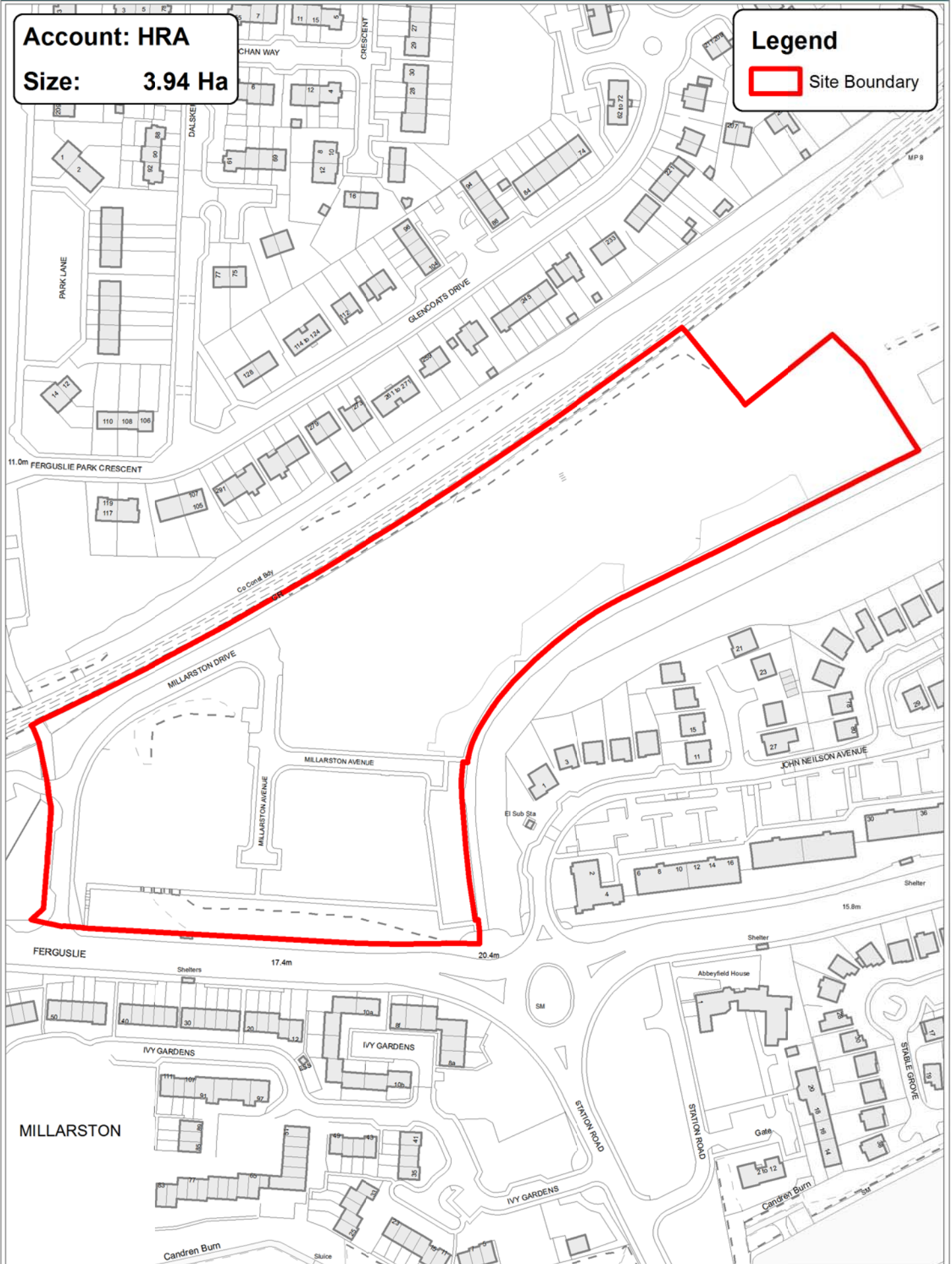
# Plan B : Millarston, Paisley

Account: HRA

Size: 3.94 Ha

Legend

 Site Boundary



User: ptpollock1

Date: 20/06/2018

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1:2,100

0 40 80 120 160 Metres

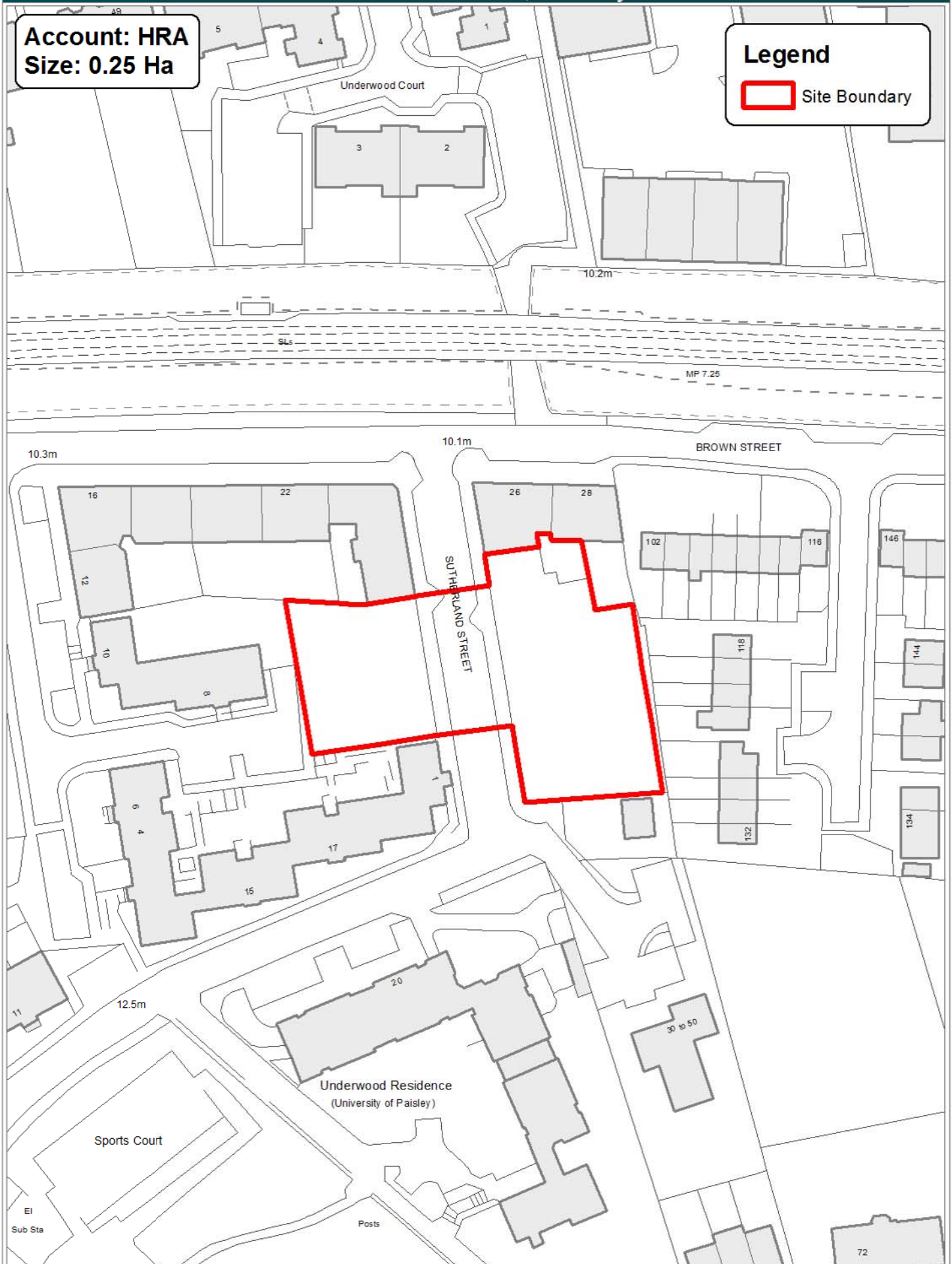


# Plan C: Sutherland Street, Paisley West End

Account: HRA  
Size: 0.25 Ha

## Legend

 Site Boundary



User: ptpollock1

Date: 25/07/2018

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## Plan D : Gallowhill, Paisley

Account: HRA

Size: 2.54 Ha

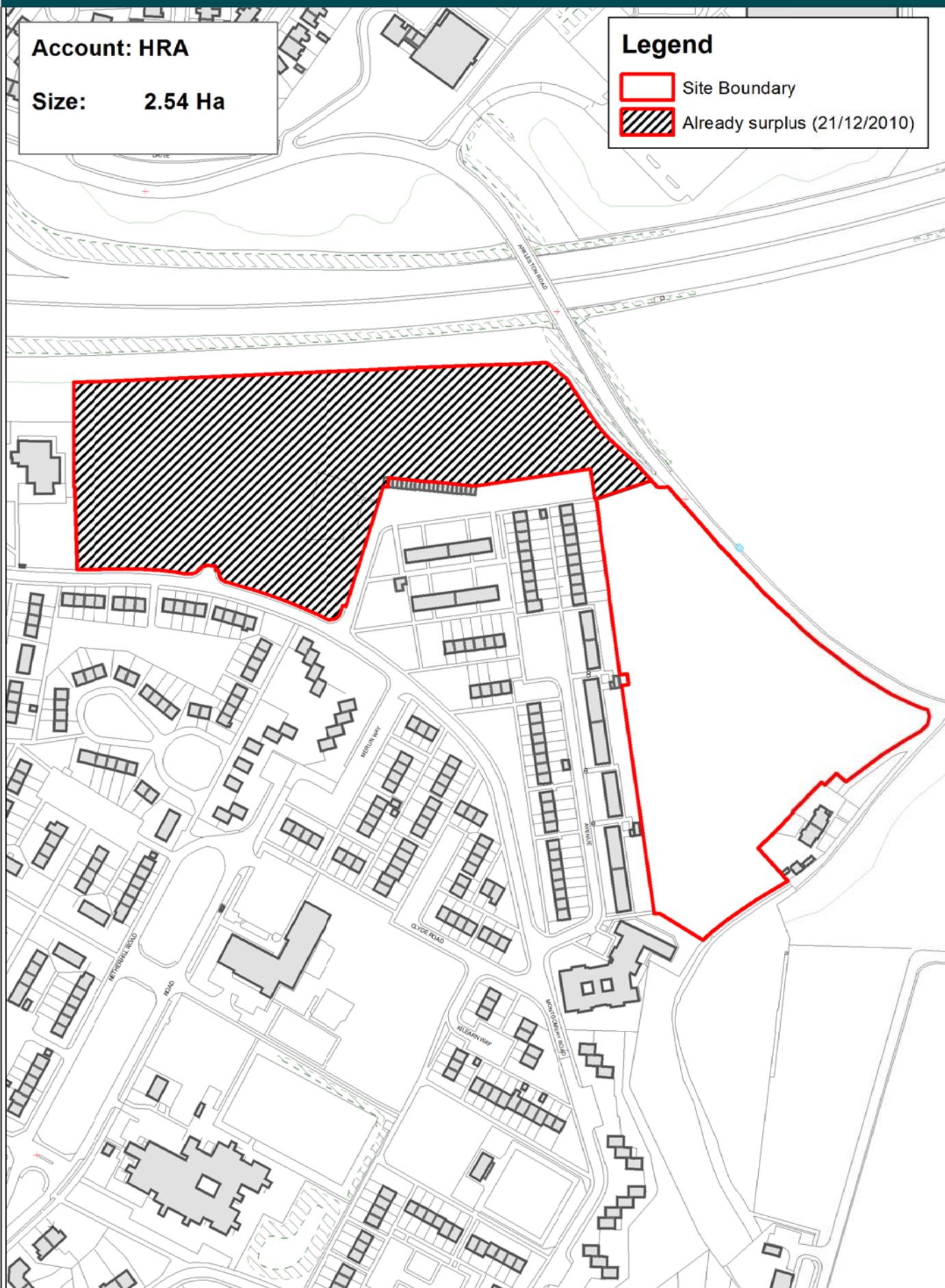
### Legend



Site Boundary



Already surplus (21/12/2010)



1:2,121



Date: 26/07/2018

0 60 120 180 240 Meters



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## Plan E : Auchengreoch Road, Johnstone

**Account: Transfer to HRA**

**Size: 1.03 Ha**

### Legend

 Site boundary

Hatched area:  
Subject to title search

1:694



Date: 26/07/2018

0 20 40 60 80 Meters



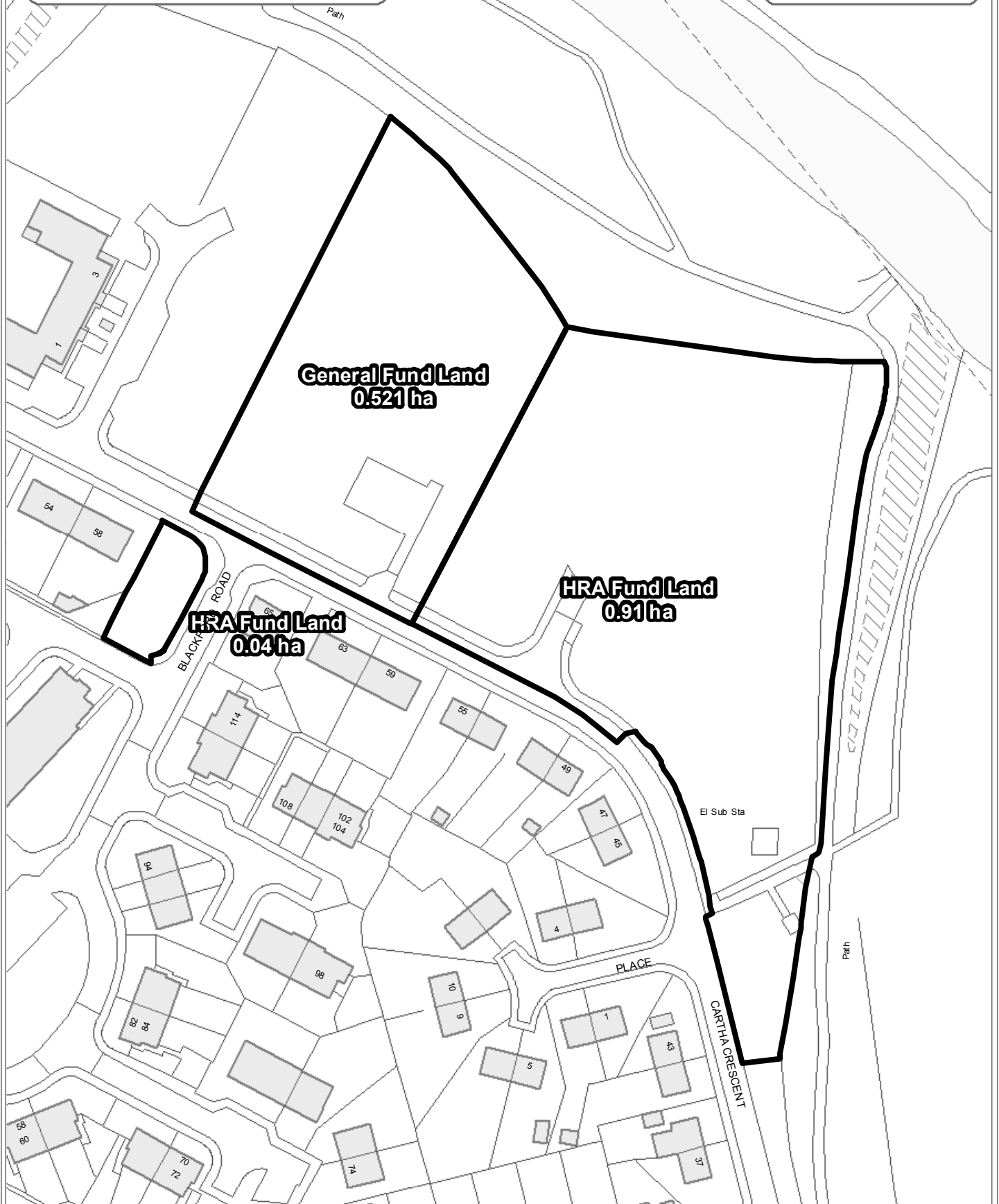
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# Plan F: Cartha Crescent

Size: 1.47Ha  
General Fund Land: 0.521 Ha  
HRA Fund Land: 0.914 Ha

## Legend

 Site Boundary





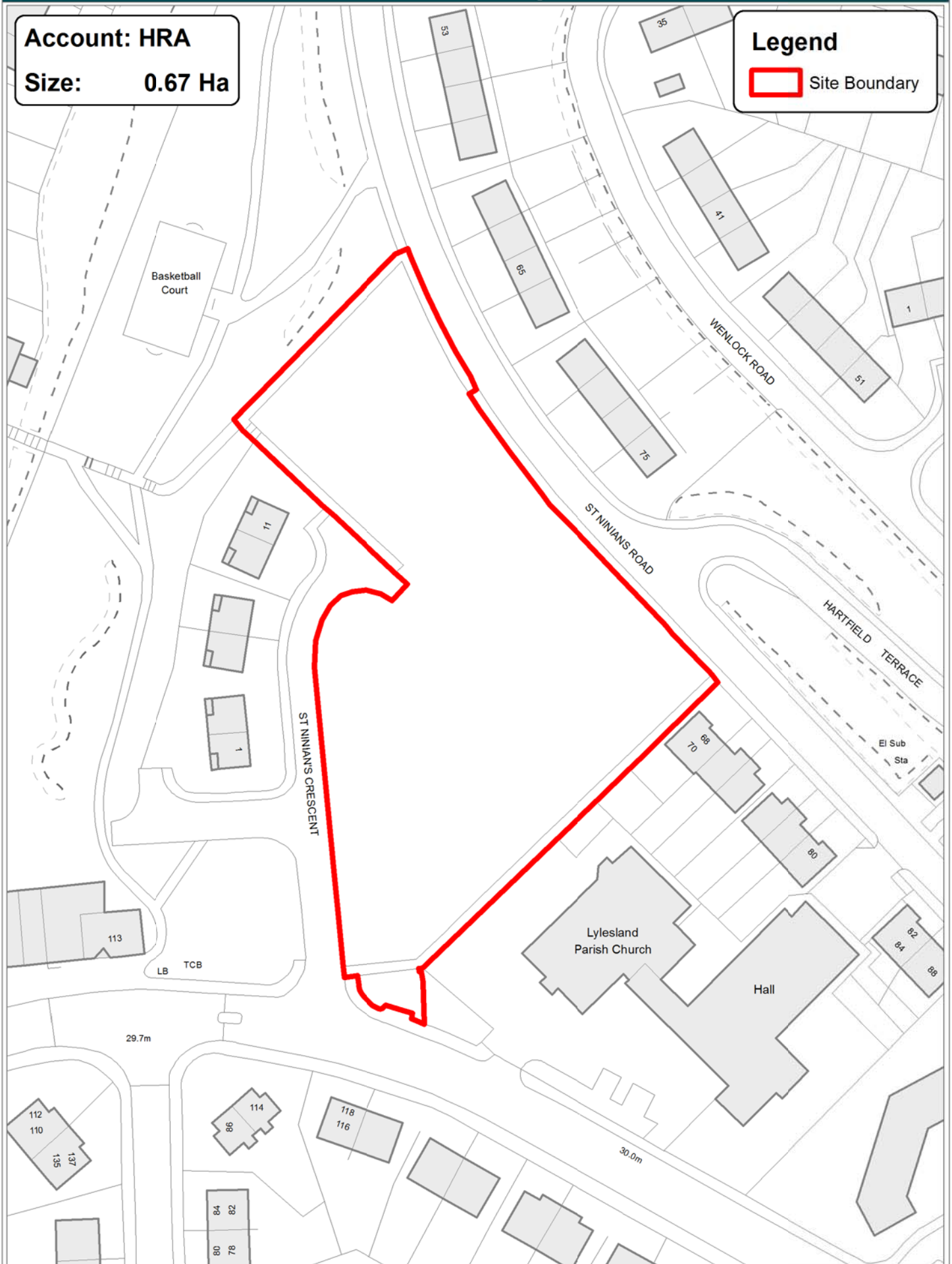
# Plan G : Thrushcraigs Phase 2

Account: HRA

Size: 0.67 Ha

## Legend

 Site Boundary



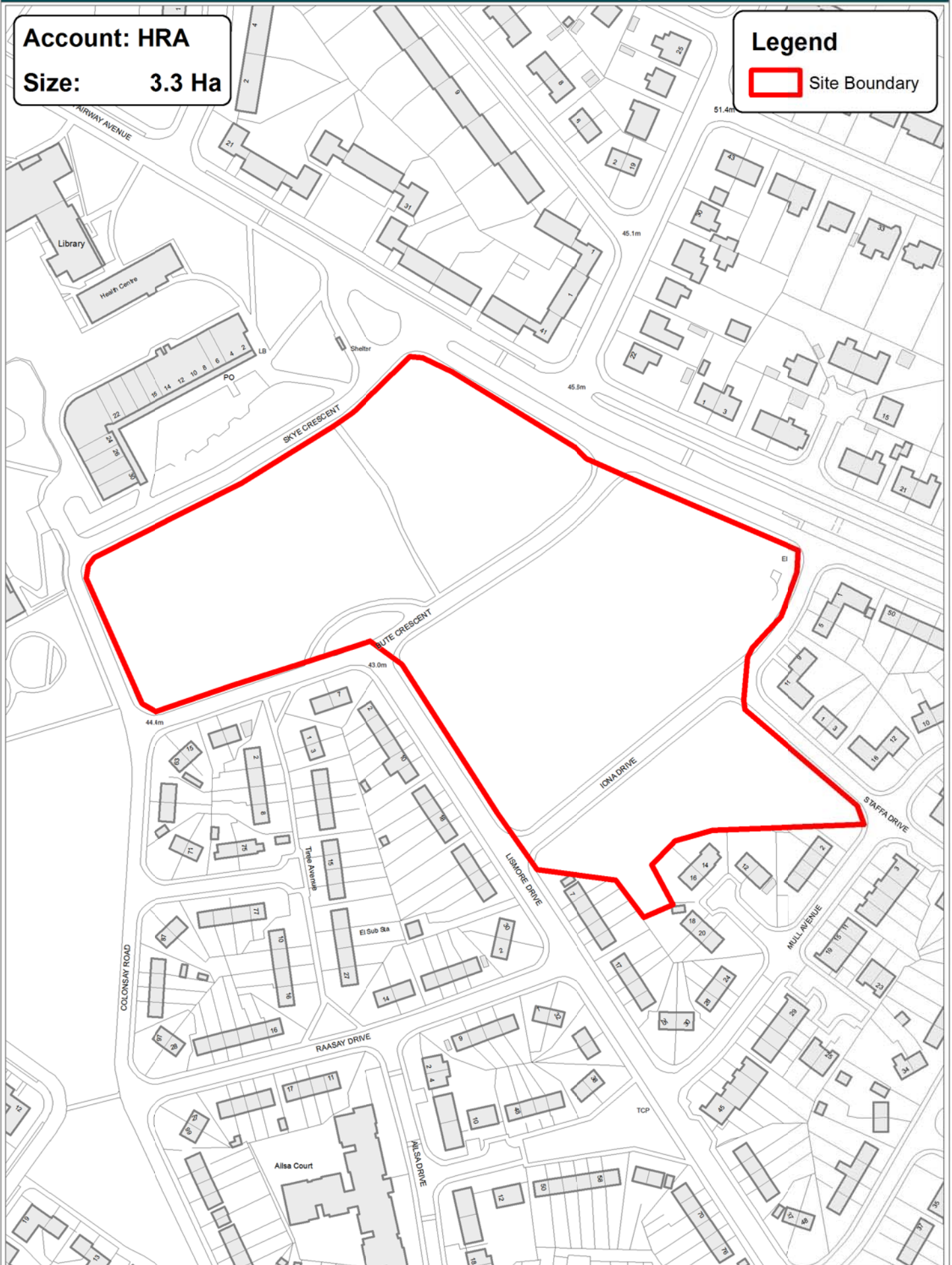
# Plan H : Glenburn , Paisley

**Account: HRA**

**Size: 3.3 Ha**

## Legend

 Site Boundary



User: ptpollock1

1:2,000



Date: 20/06/2018

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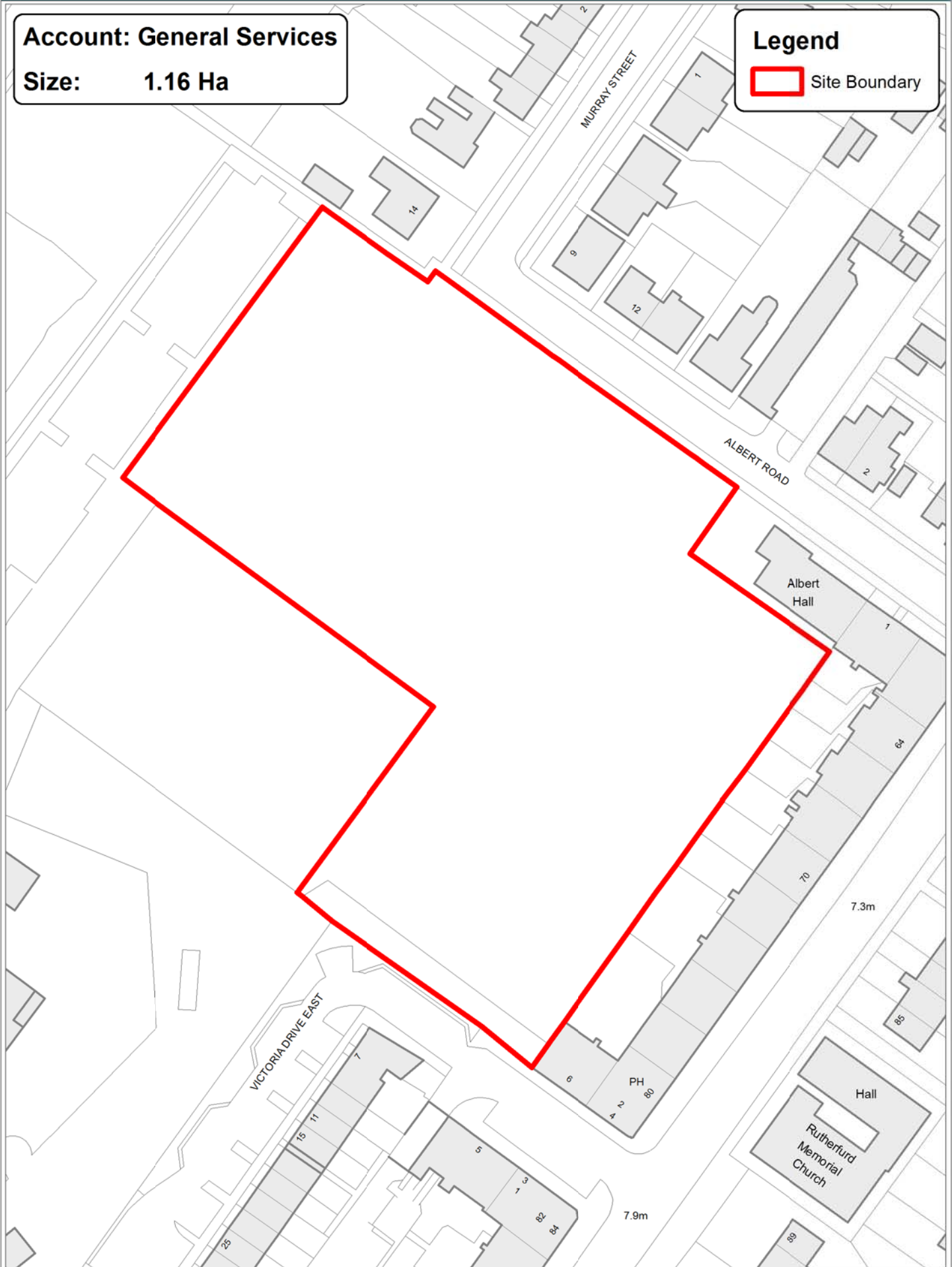
# Plan I : Moorpark, Renfrew (Albert Road)

Account: General Services

Size: 1.16 Ha

## Legend

 Site Boundary



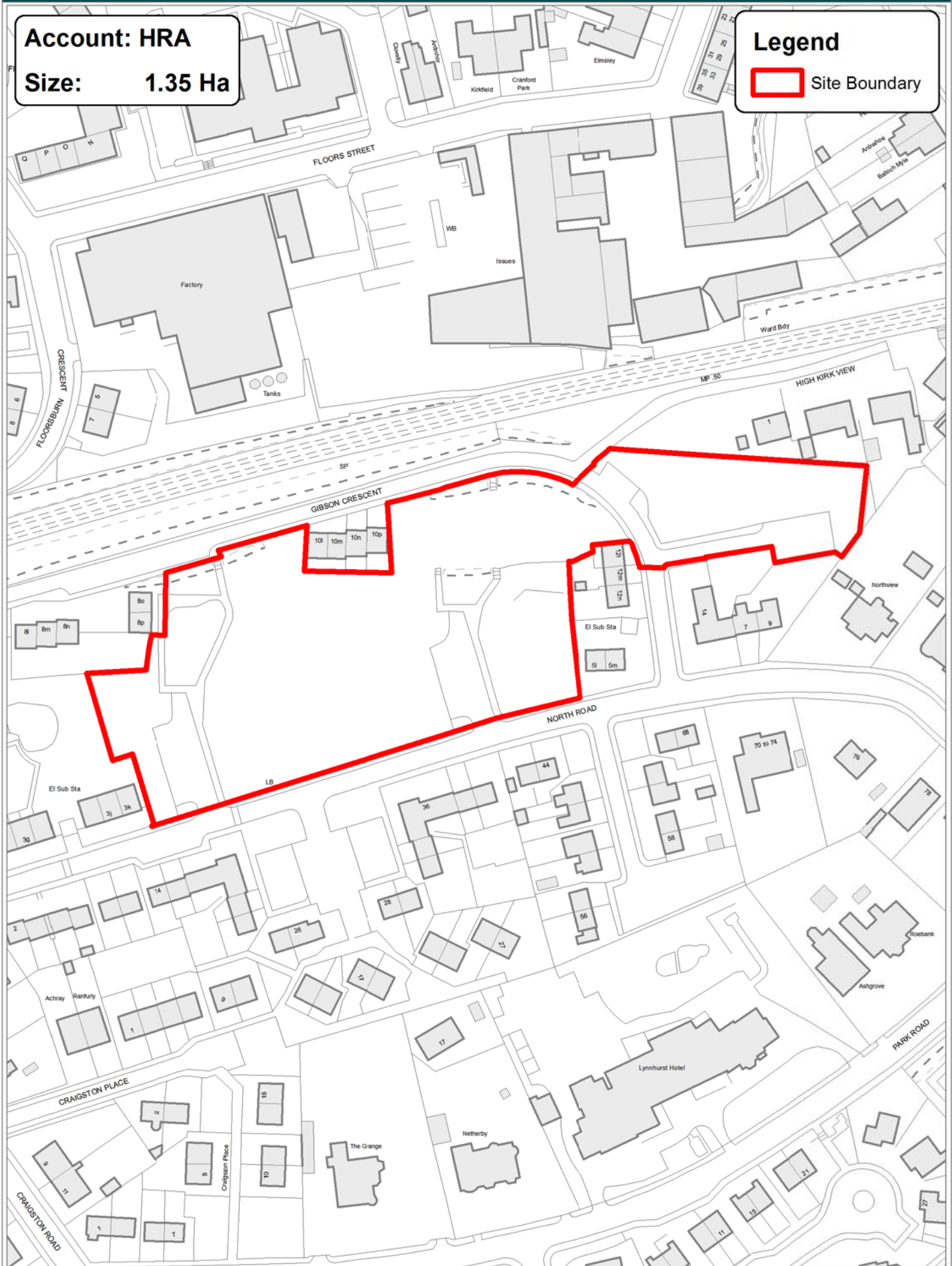
# Plan J : Gibson Crescent, Johnstone

**Account: HRA**

**Size: 1.35 Ha**

## Legend

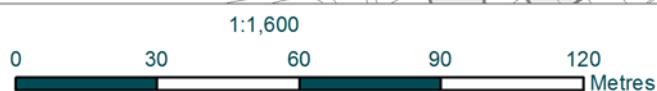
 Site Boundary



User: ptpollock1

Date: 21/06/2018

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# **Draft Strategic Housing Investment Plan for Renfrewshire**

## **2019/20 to 2023/24**



## Draft Strategic Housing Investment Plan 2019/20 to 2023/24

### Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan 2019/20 to 2023/24 has been prepared for public consultation following ongoing discussions with Registered Social Landlords operating in Renfrewshire and private developers.

This Draft Strategic Housing Investment Plan is to be published for consultation from **22<sup>nd</sup> August 2018** to **21<sup>st</sup> September 2018**. Comments should be returned by post or by email to:

Head of Planning & Housing  
Development & Housing Services  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley, PA1 1JD

Email: [strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

The comments and feedback received as part of the consultation process will be used to finalise the development of this plan for the next five years.

The finalised Strategic Housing Investment Plan will be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the 30<sup>th</sup> October 2018. The finalised Strategic Housing Investment Plan will also be submitted to the Scottish Government.

Following submission of the Strategic Housing Investment Plan to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.



# Ambitious Targets for Affordable Homes

## Introduction

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy 2016-2021 and meet the affordable housing supply target of 200 homes each year to 2021.

The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

Affordable Housing can include a range of tenure types including homes for social rent, low cost home ownership/shared equity, shared ownership, intermediate/Mid-Market Rent and private sector delivered below market cost housing.

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year, which sets out key investment priorities for affordable housing that will help to achieve the outcomes set out in the Renfrewshire Local Housing Strategy.

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving the 'More Homes Scotland' 50,000 affordable homes target during the life of the current Parliament. **(A diagram of the process is shown in Appendix 1)**



**Andrews Avenue Phase 1, Renfrew, Sanctuary Scotland**



# Renfrewshire Local Housing Strategy

## Renfrewshire Local Housing Strategy

Renfrewshire's current Local Housing Strategy 2016-2021 was approved by the Council's Communities, Housing and Planning Policy Board in January 2017. It identifies seven outcomes which the Council and its partners will work to achieve in the period up to 2021.

1. The supply of housing is increased;
2. Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well functioning town centres;
3. People live in high quality, well managed homes;
4. Homes are Energy Efficient and Fuel Poverty is minimised;
5. Homelessness is prevented and vulnerable people get the advice and support they need;
6. People are able to live independently for as long as possible in their own home; and
7. Affordable housing is accessible to people who need it.



**Shortroods, Paisley, Sanctuary Scotland Housing Association**

## **Glasgow and the Clyde Valley Housing Market Area**

Renfrewshire forms part of the Glasgow Clyde Valley Housing Market Area, which includes eight local authority areas. All eight local authorities worked in partnership to produce the second Glasgow and the Clyde Valley Housing Need and Demand Assessment. It was appraised as 'robust and credible' by the Scottish Government's Centre for Housing Market Analysis in May 2015 and covers the entire Glasgow Clyde Valley Housing Market Area.

Renfrewshire forms a distinct market in itself, but there are strong links with neighbouring areas.

The second Housing Need and Demand Assessment considered the existing stock base across all tenures, as well as projected changes to the stock base and projected demographic changes. It produced estimates in relation to the future need for new affordable housing and market housing for each local authority area.

### **Demographic Trends**

As part of the process of setting housing supply targets, account has been taken of demographic trends and projections for the future. There has been a small growth in Renfrewshire's overall population in recent years growing from 170,250 people in 2011 to 176,830 in 2017, whilst the number of households increased

steadily from around 80,900 to around 84,900 over the same period.

These trends are expected to continue with people living in smaller households and with an ageing population making up an increasing proportion of the population. These population trends continue to be considered when assessing local housing need and developing the Strategic Housing Investment Plan programme for the next five years.

### **Housing Supply Targets**

The Housing Need and Demand Assessment informed the affordable housing supply targets for Renfrewshire which are included in the Local Housing Strategy for the period 2016-2021:

- 500 Private Sector Homes;
- 200 Affordable Homes.

At the moment Resource Planning Assumptions (RPA's) are only known up to 2020/21. It is the aim of the Council and its partners to deliver 1,000 new affordable homes in the five year Local Housing Strategy period to 2021.

The new draft Strategic Housing Investment Plan rolls the programme forward to 2023/24. It shows how grant funding could be utilised over the next five years to assist in the delivery of new affordable homes subject to available funding.

## Affordable Housing Investment Priorities

### Renfrewshire Affordable Housing Investment Priorities

Good quality housing enhances the built environment of Renfrewshire's towns and villages. It has a positive impact on health and general wellbeing and on the economic prosperity of local communities.

Provision of a range and choice of housing plays an important role in helping to tackle poverty and deprivation and also assists in promoting equality of opportunity.

Increasing the number of new affordable homes built in Renfrewshire over the life of the new Strategic Housing Investment Plan is important, but these homes also need to be of the right type, size and tenure and be located in the right places.

To meet these aims and objectives, the investment priorities in Renfrewshire are set out in the Renfrewshire Local Housing Strategy as follows:

- Support local housing regeneration programmes;
- Replace social rented housing (where major improvements to existing stock would not be cost effective and/or sustainable) and where there is continued need;
- Address the mismatch between the supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Deliver new affordable homes in the areas where there is pressure on the supply of affordable housing;
- Support the development of sustainable mixed communities by delivering affordable housing in Community Growth Areas and other larger housing developments;
- Expand the supply of housing for people with particular needs;
- Complete the comprehensive tenement improvement programme at Orchard Street in Paisley town centre;
- Support town centre residential investment and regeneration; and
- Support the development of a graduated housing market in areas where there is a requirement for affordable options.

As with previous Strategic Housing Investment Plans, all projects included within this draft Strategic Housing Investment Plan have clear links to the outcomes of the Local Housing Strategy. As in previous years, housing development projects will only be taken forward where they assist in the delivery of Renfrewshire Local Housing Strategy outcomes.

Projects within this draft Strategic Housing Investment Plan have been prioritised to reflect project deliverability in terms of local needs assessments, site availability, strategic priorities and funding availability from both a programme perspective and the housing developers' own financial capacity.



**Thrushcraigs Crescent, Paisley, Link Group**



## Preparation of the New Strategic Housing Investment Plan

In preparing this draft Strategic Housing Investment Plan for the next five years, account has been taken of ongoing discussions with Registered Social Landlord partners and the Scottish Government. There is also continuous discussion between services within the Council to support the development and delivery of affordable housing priorities.

### Consultation

As part of the consultation process, this draft Strategic Housing Investment Plan is being sent to local Tenants and Residents Associations, Community Councils and other key partners for comment. It is also being placed on the Council's website with comments invited from interested parties. Feedback received through this consultation process will be used to help inform the finalised Strategic Housing Investment Plan.

This new draft Strategic Housing Investment Plan includes a wide range of projects which have been rolled forward from the programme set out in last year's Strategic Housing Investment Plan which was approved by the Council in November 2017.

Following consultation, an updated and ambitious development programme will be formed that will deliver affordable homes for a

range of different needs groups across Renfrewshire. The draft proposed development programme is included at Appendix 3.



**Western Park, Renfrew, Sanctuary Scotland**



## Draft SHIP

This draft Strategic Housing Investment Plan reflects both the Local Housing Strategy outcomes and the investment priorities outlined on page 5 of this draft Strategic Housing Investment Plan. It also takes account of:

- Renfrewshire's supply target for affordable housing is to deliver 1,000 new affordable homes by 2021. This will be rolled forward to 2023/24 - an average of **200** new affordable homes each year;
- Projects recently completed, or nearly complete; and projects that are progressing through the various stages of the project planning and design process; and
- Advice about forward planning and programme management and the national target of 50,000 new affordable homes over the five year period to 2021.

Following discussions with Registered Social Landlord partners as part of the consultation process, new future projects may be brought forward which align with Local Housing Strategy objectives and, where appropriate be included in the finalised Strategic Housing Investment Plan.

Each year an updated Strategic Housing Investment Plan is produced which notes progress made in the previous year as well as outlining the development programme over the next five year period.

In between updates a range of project management activities are used to ensure resources are managed effectively and that projects progress 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;
- Quarterly Renfrewshire Council/Scottish Government Strategic Housing Investment Plan liaison meetings; and,
- Six weekly internal officer group meetings to review progress.

## Renfrewshire Affordable Housing Project Updates

### Projects Expected to Complete in 2018/19

Development	Units	Status	Comment
<b>Andrew Avenue Phase II, (Station Road) Renfrew</b>	60	Due to complete Autumn 2018	This development by Sanctuary Scotland includes <b>60</b> new homes for social rent and will complete the wider Andrew Avenue area new build development.
<b>Inchinnan Road (Western Park), Renfrew</b>	67	Due to complete Summer 2018	This development by Sanctuary Scotland includes <b>67</b> new homes for social rent.
<b>Paisley West End Phase I (Co-op site), Paisley</b>	39	Due to complete early 2019	This development by Sanctuary Scotland consists of <b>39</b> homes for social rent and is expected to complete in early 2019. The development will contribute to the regeneration of Paisley West End and will complement regeneration plans for the Well Street area of Paisley.

### Projects on Site/Due to Start on Site

Development	Units	Status	Comment
<b>Johnstone Castle Phase I</b>	95	Due to complete March 2020	Renfrewshire Council is progressing works on the construction of <b>95</b> new homes for social rent in the Johnstone Castle area where tenement flats are being replaced with high quality, predominantly back and front door houses. Completion is anticipated for March 2020.

## Renfrewshire Affordable Housing Project Updates

<b>Bishopton Phase I, North Renfrewshire</b>	120	Expected to complete in 2019/20	<p>Bishopton Community Growth Area (CGA) (Dargavel Village) is expected to provide around 4,000 new homes on brownfield land in North Renfrewshire. This development will provide affordable homes as part of the overall masterplanned approach in this area.</p> <p>The Strategic Housing Investment Plan includes provision for <b>200</b> new affordable homes including <b>80</b> new social rented homes from the Council as phase I.</p>
<b>Love Street, Paisley</b>	132	Due to complete July 2019	<p>The redevelopment of this brownfield site is contributing to regeneration in Paisley through the development of <b>132</b> new homes for social rent and low cost home ownership by Sanctuary Scotland. This project started on site in August 2017 and will complete in phases up until July 2019.</p>

### Projects still to start on site (All sites previously identified in SHIP 2018/19 to 2022/23)

Development	Comment
<b>Smithhills Street, Paisley Town Centre</b>	This affordable housing development of approximately <b>26</b> flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the wider regeneration of Paisley town centre, adding to the tenure diversification and increased residential provision within this key central location.
<b>Milliken Road, Kilbarchan</b>	This social rented development of around <b>18</b> one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in West Renfrewshire.

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Amochrie Road, Foxbar, Paisley</b>	This social rented development of approximately <b>36</b> homes by Link Group will add to the affordable housing supply in the Foxbar area and will bring a derelict site back in to use.
<b>Thrushcraigs Phase II, Paisley</b>	This social rented development of around <b>20</b> homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
<b>Seedhill Road, Paisley</b>	<p>Williamsburgh Housing Association and the Council are working in partnership to progress plans to develop <b>23</b> general needs houses and <b>24</b> amenity standard flats for older people, all for social rent.</p> <p>This development has delayed due to issues with site drainage and Scottish Water system capacity issues. The Council and Williamsburgh Housing Association are currently working with Scottish Water and engineers to investigate possible solutions to resolve these issues.</p>
<b>Westerfield House, Phase II</b>	This development of approximately <b>10</b> flats by Paisley Housing Association will provide housing particular needs. Discussions are ongoing about revenue funding and client groups with Renfrewshire's Health and Social care Partnership.
<b>Bishopton Phase II, North Renfrewshire</b>	The Strategic Housing Investment Plan includes provision for <b>200</b> new affordable homes for social rent with the Council currently progressing plans to build <b>80</b> new homes as a first phase. The second phase of affordable housing will involve construction of around <b>120</b> homes for social rent.
<b>Ryefield, Johnstone</b>	This social rented development of approximately <b>24</b> homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Millarston, Paisley</b>	Two sites where housing was demolished a number of years ago will be redeveloped by the Link Group to provide around 80 affordable homes.
<b>Albert Road, Renfrew</b>	This social rented development of approximately <b>44</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.
<b>Gallowhill, Paisley</b>	This social rented development of approximately <b>60</b> homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area. It is envisaged that some private housing may also be developed at this location.
<b>Glenburn Regeneration</b>	This affordable development of approximately <b>130</b> homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around 24 homes also developed for low cost home ownership.
<b>Auchengreoch Road, Johnstone</b>	This social rented development of around <b>35</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.
<b>Spateston, Johnstone</b>	This social rented development of approximately <b>35</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.



## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Paisley West End, Phase II</b>	<p>A Regeneration Masterplan for Paisley West End was approved by the Council in December 2017 following public consultation.</p> <p>The Masterplan seeks to achieve transformational change in the Well Street area and involves the construction of approximately 155 new homes for sale and social rent, with a mix of property types and sizes. The Council is working with Sanctuary Scotland and the Scottish Government to progress the Regeneration Masterplan</p> <p>It is anticipated that the early stages of work will focus on the acquisition of privately owned properties and the development of vacant land.</p>
<b>Ferguslie Park, Paisley</b>	<p>This social rented development of around 100 homes by Renfrewshire Council will assist in the regeneration of the Ferguslie Park area where options are being explored to replace existing low demand housing.</p>
<b>Orchard Street, Paisley</b>	<p>Town centre regeneration is a key strategic priority for Renfrewshire.</p> <p>Plans are now 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.</p> <p>Paisley Housing Association is leading on this project and is engaging with private owners.</p>
<b>Extra Care &amp; Amenity Accommodation, Paisley</b>	<p>This development by Linstone Housing Association will provide extra care housing and amenity housing for older people (around 48 new homes). Provision will be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.</p>
<b>Foxbar Rivers, Paisley</b>	<p>This mixed tenure development with approximately <b>80</b> houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and a regeneration area and improve the mix of house types available for social rent in the area.</p>

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Erskine - Sheltered Housing Reprovisioning</b>	Bridgewater Housing Association will develop new sheltered housing which will replace existing dispersed sheltered provision across Erskine.
<b>Cartha Crescent, Paisley</b>	This social rented development of approximately <b>25</b> homes by Williamsburgh Housing Association. It will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
<b>Paisley Town Centre Site 1 (site to be identified)</b>	In line with the Local Housing Strategy aim of regenerating Paisley town centre, and encouraging more people to live in the town centre, site options in suitable locations will continue to be explored.
<b>Johnstone Castle Phase II</b>	Link Group are progressing plans for a second phase of affordable housing development in the Johnstone Castle area with around <b>40</b> new homes to be built for social rent (including around <b>10</b> homes for Linstone Housing Association) as part of a mixed tenure development.
<b>Gibson Crescent, Johnstone</b>	This social rented development of approximately <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
<b>Linwood</b>	This social rented development of approximately <b>50</b> homes by Linstone Housing Association will add to the affordable housing supply in Linwood.

## The finalised Renfrewshire Strategic Housing Investment Plan

During the consultation period, the Council will liaise with partners on any potential new projects for inclusion in the finalised new Strategic Housing Investment Plan. These will be evaluated based on their fit with Local Housing Strategy objectives and housing investment priorities, deliverability issues and taking account of financial constraints in the programme.

In line with guidance from the Scottish Government, this Strategic Housing Investment Plan takes an 'over programming' approach. It identifies a potential grant spend in the first years of the programme which is significantly in excess of minimum Resource Planning Assumptions (RPA's).

This draft Strategic Housing Investment Plan aims to promote a flexible approach to programme management to ensure that affordable development projects can be brought forward to mitigate any slippage within the programme and take advantage of any additional resources that may become available to Renfrewshire.

Where possible early site feasibility work will be undertaken on projects identified in the later stages of the development programme.

**Appendix 3** lists projects which will be progressed over the next five years. This list may be amended following consultation.

There is strong emphasis in the Local Housing Strategy on making best use of existing stock where possible. However, there are issues of mismatch and some localised cases where it may not be possible or cost effective to improve the existing stock. Consideration may be given in the later years of the Strategic Housing Investment Plan for the reprovisioning of some existing low demand properties.

Within the Council's stock in Renfrewshire, there is currently an imbalance between the type of stock available and the type of housing stock people would like to live in, with a disproportionate proportion of tenement flats and significant shortage of back and front door houses (79% of the Council's dwellings are flats). Much of this low demand stock is concentrated within the most deprived 5%, 10% and 15% of Scottish Government data zones.

## New Homes Delivered in Renfrewshire

### New Homes Delivered in Renfrewshire

Aligned to the Local Housing Strategy, regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting the strategic importance of this for Renfrewshire. This is reflected in the projects identified in Appendix 3 to be taken forward over the next five years.

The delivery of new homes has assisted in supporting existing communities by providing modern, energy efficient homes, providing the type of accommodation that people need and want to live in and addressing fuel poverty.

Moving forward, the Council will continue to encourage and maximise opportunities for energy efficiency and promote the incorporation of greener measures in future new build developments.

### Renfrewshire Council new build programme

The draft Strategic Housing Investment Plan includes ambitions plans to deliver almost 500 new Council homes over the next five years.



**Shortroods, Paisley, Sanctuary Scotland, completed 2015/16**



## Particular Housing Needs

### Particular Housing Needs

The Local Housing Strategy highlights the need for housing which meets the particular housing needs of a range of client groups. The Local Housing Strategy focuses on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home as long as possible (strategic outcome 6). This draft Strategic Housing Investment Plan includes a number of projects to address identified particular needs. These include:

- Extra care housing, Paisley (**48** unit development that will include both extra care and amenity standard housing). Renfrewshire Health and Social Care Partnership revenue funding will be provided for the extra care homes through the reconfiguration of existing Health and Social Care Partnership resources;
- Sheltered housing reprovisioning, Erskine (development of purpose built sheltered accommodation to replace existing housing);
- Amenity/Supported housing in Paisley (Westerfield House phase II - **10** unit development which will be designed to either amenity standard for older people **or** to provide supported accommodation for people with learning disabilities). Renfrewshire Health and Social Care Partnership are about to undertake a review of Renfrewshire's Learning Disability Services, as part of which consideration will be given to the commissioning of future needs. Westerfield

House phase II will form part of these considerations. Should this project progress as supported accommodation for people with learning disabilities, revenue funding from Renfrewshire's Health and Social Care Partnership will come from the reconfiguration of existing resources.

- General Needs and Amenity Standard Housing at Smithhills Street, Paisley (**26** Unit development that will include 10 flats designed to amenity standard).
- The Local Housing Strategy also recognises the need for supported housing in the Paisley area for people with complex needs. We will look to develop proposals for a small supported housing project for this group. The project could be part of an affordable housing development, building on previous successes for this type of model. In developing plans for this provision, account will be taken of Rapid Rehousing Transition Plans Guidance.

Discussions have taken place with Renfrewshire Health and Social Care Partnership to ensure that where appropriate when planning new developments, full account is taken of future revenue funding requirements.

Further work is planned in partnership with Renfrewshire's Health and Social Care Partnership to develop joint needs assessments and

to investigate revenue funding issues for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meeting tenants and residents needs.

Where appropriate, the Council will encourage provision of wheelchair housing in new affordable developments with partners also encouraged to develop housing that is capable of being adapted in the future to meet people's longer term needs.

**Recently completed particular needs developments include:**

Development	Comment
<b>Neilston Road, Paisley (Loretto Housing Association, 2013/14)</b>	This mixed use development of <b>55</b> units included supported housing for young people as well as general needs housing for social rent.
<b>Blackhall, Paisley (Renfrewshire Council, 2013/14)</b>	Mixed use development of <b>37</b> units which included <b>15</b> grouped amenity flats for older people as well as <b>22</b> general needs houses for social rent.
<b>Abbey Place, Paisley (Link Group, 2016/17)</b>	Innovative new build development of <b>38</b> flats specifically designed to meet the needs of older people in Paisley town centre which included <b>25</b> flats for shared equity low cost home ownership and <b>13</b> properties for social rent.  This project assisted in addressing affordability issues for older people who may have been restricted in a property that no longer met their housing needs.
<b>Thrushcraigs, Paisley (Link Group, 2016/17)</b>	Mixed tenure development of <b>70</b> new homes for social rent and low cost home ownership. This development included <b>7</b> purpose built wheelchair properties designed to meet the needs of a wheelchair user.

# Meeting the Housing Need and Demand in Renfrewshire

## Meeting Housing Need & Demand in Renfrewshire

The second Housing Need and Demand Assessment which was approved in May 2015 estimated that across Renfrewshire, there was an identified shortfall of available social and below market rent homes equivalent to 140 homes each year between 2012 and 2029.

To supplement the findings of the second Housing Need and Demand Assessment, the Council commissioned a further study into the operation of the housing system in Renfrewshire, including affordability issues, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand. This study focused on the sub-market area level and was used to help inform the ambitious Housing Supply Target of 200 new affordable homes contained within the Local Housing Strategy.

As outlined in Appendix 3, plans are in place to deliver a substantial number of new affordable homes throughout Renfrewshire to meet Renfrewshire's target of at least 1,000 new affordable homes in the five year period to 2021.

Recently completed and ongoing developments in Renfrewshire have included a range of tenures to promote different opportunities for lower income households to promote access to affordable housing. These tenures have included shared equity low

cost home ownership, mid-market rent and both housing association and Council social rent.

This approach will be continued where appropriate, taking account of local needs and market circumstances, in order to maximise the benefit of the available grant funding available across the programme and to also lever in private finance where possible.

A map showing sub-area boundaries and settlements is shown in Appendix 4.

## North and West Renfrewshire

Development at Dargavel Village, Bishopton presents a significant opportunity for new affordable housing provision within North Renfrewshire. The large scale mixed use regeneration of the site will be delivered over a period of 20 years and a legal agreement with site owners BAE Systems provides for a range of affordable house types and tenures over the life of the construction programme, including 200 new homes for social rent.

This includes the delivery of 80 new homes as the first phase of social rented housing at Dargavel Village with construction works due to start on site shortly and completion estimated for early 2020.

## Meeting the Housing Need and Demand in Renfrewshire

A second phase of affordable housing at Dargavel Village by a registered social landlord partner is included within this draft Strategic Housing Investment Plan. The registered social landlord partner who will take this project forward is still to be identified but will be expected to deliver up to 120 new affordable homes by March 2021.

In West Renfrewshire, Williamsburgh Housing Association are progressing plans to develop 18 one and two bedroom homes at Milliken Road, Kilbarchan which will assist in meeting demand for social rented housing in the pressured West Renfrewshire area.

Moving forward, we will continue to try and identify potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.



**Dargavel Village, Bishopton**



## Resources for Future Housing Delivery

### Resources for Future Housing Delivery

The Scottish Government have provided guidance on the minimum future resource planning assumptions (RPA's) which councils can expect to receive in the two years 2019/20 to 2020/21 with a minimum RPA of £4.608M in year 3 (2021/22).

The total figure for Renfrewshire over the first two years of the programme is £32.378M, with the following split across the three years:

- £15.665m for 2019/20
- £16.713m for 2020/21
- Minimum of £4.608m for 2021/22
- To be confirmed (£M) for 2022/23
- To be confirmed (£M) for 2023/24

The grant requirement for projects shown in Appendix 3 is currently around £90 million across the five year period of the new draft Strategic Housing Investment Plan. This total requirement, taking account of all projects, is well above the combined Resource Planning Assumptions. However over-programming is encouraged by the Scottish Government to create a flexible approach to ensuring a continual supply of affordable homes sites are available.

This level of over programming will also allow Renfrewshire to take advantage of any additional money made available from the

Scottish Government over the lifetime of the Strategic Housing Investment Plan.

In order to manage the development programme in terms of available funding, the finalised Strategic Housing Investment Plan will include both a 'core' and 'shadow' programme which will consist of the projects identified in Appendix 3.

Projects within the 'core' element of the programme will be progressed in the initial years. Projects included in the shadow programme will be progressed as funding becomes available or as changes in the programme facilitate these projects being pulled in to the 'core' programme.

As with previous Strategic Housing Investment Plans, this draft plan seeks to maintain the focus on delivering projects which have the highest priority, taking account of the Renfrewshire context and the strategic objectives of the Council and its community planning partners.

The Council and its partners are continuing to explore a range of mechanisms available to deliver affordable housing in Renfrewshire. In the past the Council has participated in the National Housing Trust Initiative national procurement exercise, but to date no new homes have been secured through this process.

## Resources for Future Housing Delivery

### Grant Benchmarks

There is currently a disparity between the level of benchmark grant available to Councils at £57,000 per unit compared to the equivalent figure of £70,000 per unit for housing associations.

Renfrewshire Council would welcome a review of this position to take account of pressures on Housing Revenue Account business plan resources and to create greater capacity to deliver new build Council housing.

### Council Tax on Empty and Second Homes

Renfrewshire Council does not at present allocate any additional Council Tax raised from empty or second homes for affordable housing provision.

### Acquisition of Existing Dwellings and Private Housing in Poor Condition

The Local Housing Strategy highlights the importance of ensuring existing housing is well maintained, well managed and is energy efficient.

Much of the poorest quality housing in Renfrewshire continues to be found in older private sector tenements in town centre locations.

The Local Housing Strategy sets out a commitment to consider initiatives targeted at tenements in disrepair, or those at risk of falling into serious disrepair in order to preserve the built heritage and to maintain good quality, attractive neighbourhoods.

Within this draft Strategic Housing Investment Plan, provision is included to enable a small proportion of resources to be used to assist housing association partners to acquire tenemental properties, where this would help to meet housing needs and enable the housing association partners to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes.

However, housing association partners will be expected to investigate all other available options for funding, alongside consideration of grant funding from the Affordable Housing Supply Programme.

As the local approach to addressing tenement disrepair develops, consideration may be given to a further Housing Renewal Area or tenement repairs scheme.

## Resources for Future Housing Delivery

### Affordable Housing Policy

Currently there is no overall shortage of land for affordable housing. However there are specific challenges in identifying land for affordable housing in both north and west Renfrewshire.

At present there is no affordable housing policy in place in Renfrewshire. However, an action under outcome 1 of the 2016-2021 Local Housing Strategy is to *‘consult on an Affordable Housing Policy, targeted to increase the supply of affordable housing in areas of identified shortfall’*. The proposed Local Development Plan will include a policy that is appropriate for Renfrewshire.

### Delivery

In terms of procurement, the Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

Renfrewshire Council is working with a number of Councils and Scotland Excel to develop a joint framework for housing construction procurement.

Land has previously been made available by the Council at below market value to facilitate the development of affordable housing to meet identified needs. However, there is a need to balance this against the Housing Revenue Account’s (HRA) interests and the

very significant pressures facing Council budgets. The costs for acquiring sites will be reviewed on a case by case basis and housing association partners will be expected to review their ability to make full use of existing assets and borrowing capacity.

Throughout the lifetime of the Strategic Housing Investment Plan, the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing.

As mentioned earlier, the finalised Strategic Housing Investment Plan will include both a ‘core’ and ‘shadow’ programme.

Projects within the ‘core’ element of the programme will be progressed in specific years with available Scottish Government grant funding used in these years to progress these projects.

Projects included in the ‘shadow’ programme will be progressed as funding becomes available either through additional funding allocations from the Scottish Government or through the exploration of opportunities with partners in terms of front funding whereby developing partners would cover the full cost of the development initially with the Scottish Government grant element to be repaid to the developing partner as resources become available in future years.

## Resources for Future Housing Delivery

### Potential Site Constraints

In terms of site constraints, two projects in the programme are currently subject to site constraints.

Williamsburgh Housing Association and the Council are progressing plans to develop 23 general needs houses (WHA) and 24 amenity standard flats for older people (RC) at Seedhill Road, Paisley. This development has been subject to delays due to issues with site drainage and Scottish Water system capacity issues. Discussions are ongoing between the Council, Williamsburgh Housing Association and Scottish Water to identify potential solutions to bring this site forward for development.

Link Group are also progressing plans to develop 36 general needs homes at Amochrie Road in Foxbar, Paisley. There are some issues in terms of an existing building on this site which is due to be demolished and a water mains in close proximity to the demolition area. Link Group are currently exploring ways to resolve these issues and bring the site forward for redevelopment.

### Housing Infrastructure Fund

Following the issue of new Scottish Government guidance in relation to the Housing Infrastructure Fund in July 2017, partners

will look at appropriate available sites and determine if any of these sites are viable for housing development should funding be made available to address particular development constraints arising from exceptional infrastructure works required to make sites viable for housing. Potential Housing Infrastructure Fund projects include:

- Seedhill Road, Paisley
- Smithhills Street, Paisley
- Dargavel Village, Bishopton



**Barrhead Road, Paisley, Renfrewshire Council Development**



## Appendices

### Strategic Housing Investment Plan Appendices and Priorities

**Appendix 1** shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

Housing associations have a strong track record of delivering good quality affordable housing in Renfrewshire. As shown in **Appendix 2** - 842 affordable homes were completed over the course of the last Local Housing Strategy (2011/12- 2015/16) with a further 108 homes completed in 2016/17, 77 new homes completed in 2017/18 and 166 new homes expected to be completed in 2018/19.

**Appendix 3** lists projects that are expected to start in 2019/20 as well as 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.

Potential projects have been assessed for inclusion in the Strategic Housing Investment Plan by taking account of three key factors:

- Strategic fit with the Local Housing Strategy,
- Deliverability and
- Grant funding requirement taking account of current Scottish Government benchmarks.

The Strategic Housing Investment Plan Guidance includes a set of technical templates which local authorities are required to complete. These will be provided separately to the Scottish Government.

The appendices to this document provide a summary of the detailed project information which will be submitted to the Scottish Government.

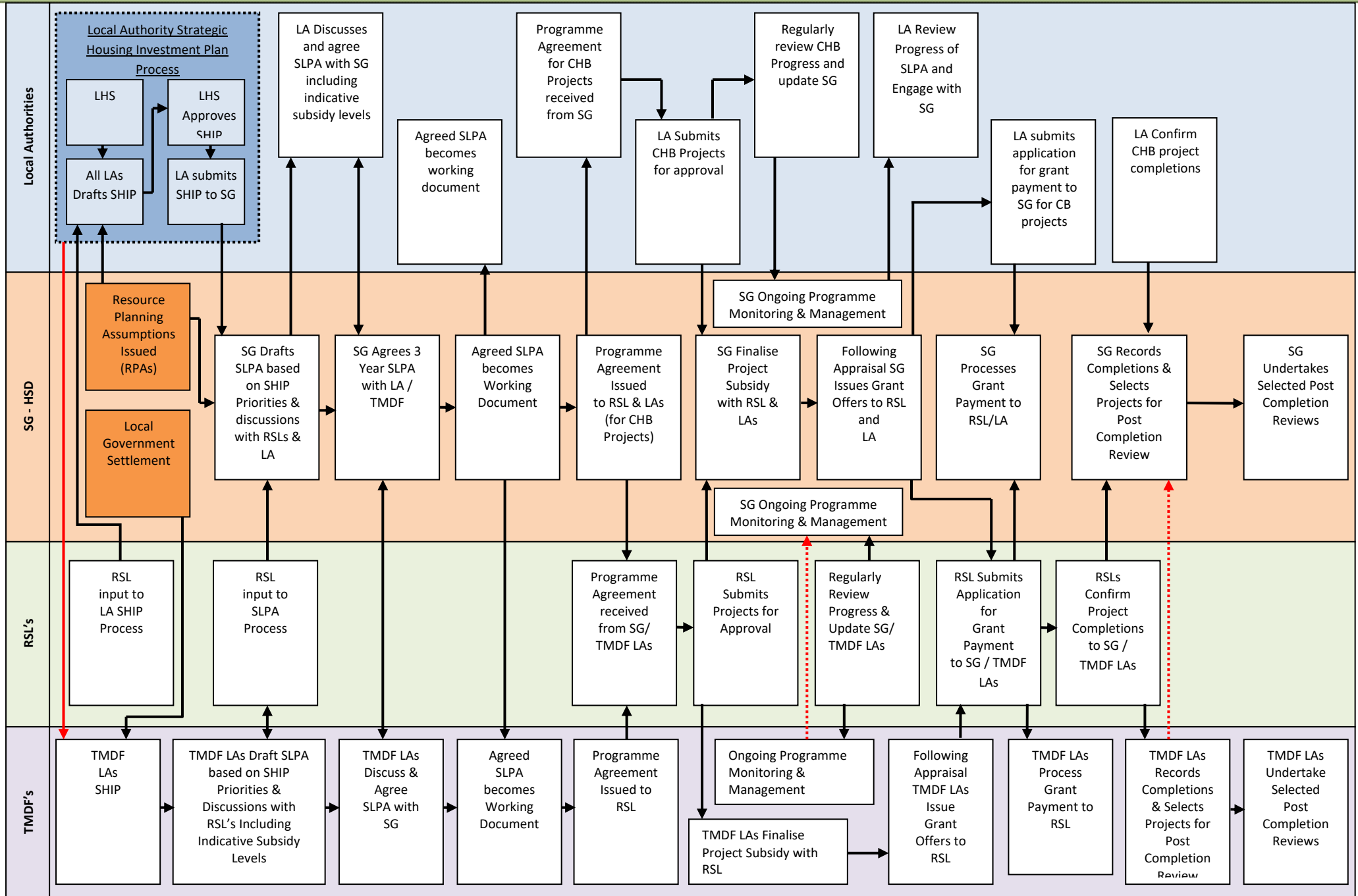
**Appendix 4** gives details of sub-areas and settlements within Renfrewshire.

### Equalities

This draft Strategic Housing Investment Plan (SHIP) has been subjected to an Equality and Human Rights Impact Assessment with respect to The Equality Act 2010 and the associated protected characteristics.

The aim of this assessment was to identify the likely or actual effects of this draft Strategic Housing Investment Plan 2019/20 to 2023/24 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 will identify any action that is required to eliminate or mitigate these negative impacts.

# Appendices



## Appendix 2 - Affordable Housing Investment Programme: Completions 2011/12 to 2018/19

<b>2011/2012</b>				
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47
Sanctuary	Linwood Regeneration	Paisley & Linwood	Community renewal	190
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30
Sanctuary	Abercorn St Phase II	Paisley & Linwood	Town centre/Ten rehab	16
				<b>283</b>
<b>2012/2013</b>				
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83
				<b>175</b>
<b>2013/2014</b>				
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37
				<b>196</b>
<b>2014/2015</b>				
Linstone	Brown Street	Paisley & Linwood	Community renewal	16
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40
				<b>56</b>
<b>2015/2016</b>				
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31
				<b>132</b>
<b>2016/2017</b>				
Link	Thushcraigs	Paisley & Linwood	Community renewal	70
Link	Abbey Place	Paisley & Linwood	Particular needs	38
				<b>108</b>
<b>2017/2018</b>				
Sanctuary	Andrew Avenue Phase I	Renfrew	Affordable supply	77
				<b>77</b>
<b>2018/2019 Est. Completions</b>				
Sanctuary	Andrew Avenue Phase II	Renfrew	Affordable supply	60
Sanctuary	Inchinnan Road (Western Park)	Renfrew	Affordable supply	67
Sanctuary	West End Phase I (Co-op)	Paisley & Linwood	Affordable supply	39
				<b>166</b>
<b>TOTAL</b>				<b>1,193</b>

## Appendix 3 - Affordable Housing Projects 2019/20 to 2023/24

					Number of Affordable	£ Million			
Projects in the Affordable Housing Supply Programme	Sub-Area	Category	Developer	Units	Core Grant Requirement (€M)*	Estimated Spend by End March 2019	Estimated Grant Requirement (Yrs 1-3) 2019/20-2021/22	Estimated Grant Requirement (Yrs 4-5) 2022/23-2023/24	
Andrew Avenue Phase II (Station Road)	2	Affordable Supply	Sanctuary Scotland	60	£4.738	£4.738	£0.000	£0.000	
Inchinnan Road (Western Park)	2	Affordable Supply	Sanctuary Scotland	67	£5.320	£5.320	£0.000	£0.000	
Paisley West End Phase I (Co-op)	1	Regeneration	Sanctuary Scotland	39	£3.356	£3.356	£0.000	£0.000	
Smithhills Street, Paisley Town Centre	1	Affordable Supply/Regen	Link Group	26	£1.996	£1.996	£0.000	£0.000	
Johnstone Castle Phase I	3	Regeneration	Renfrewshire Council	95	£5.415	£3.897	£1.518	£0.000	
Bischopton Phase I	4	Affordable Supply	Renfrewshire Council	80	£4.560	£2.377	£2.183	£0.000	
Milliken Road, Kilbarchan	5	Affordable Supply	Williamsburgh HA	18	£1.214	£0.408	£0.806	£0.000	
Paisley Regeneration (Love Street)	1	Regeneration	Sanctuary Scotland (SR)	132	£9.615	£9.615	£0.000	£0.000	
Amochrie Road, Foxbar	1	Affordable Supply	Link Group	36	£2.615	£0.750	£1.865	£0.000	
Thrushcraigs Phase II	1	Regeneration	Link Group	20	£1.400	£0.250	£1.150	£0.000	
Seedhill Road Regeneration	1	Regeneration	Williamsburgh HA/Ren Council	47	£3.116	£0.000	£3.116	£0.000	
Westerfield House	1	Particular Needs	Paisley HA	10	£0.700	£0.200	£0.500	£0.000	
Bischopton Phase II	4	Affordable Supply	RSL tbc/Renfrewshire Council	120	£8.400	£0.000	£8.400	£0.000	
Ryefield, Johnstone	3	Affordable Supply/Regen	Linstone HA	24	£1.680	£0.000	£1.680	£0.000	
Millarston, Paisley	1	Regeneration	Link Group	80	£5.120	£0.500	£4.620	£0.000	
Albert Road, Renfrew	2	Affordable Supply	Williamsburgh HA	44	£3.433	£0.000	£3.433	£0.000	
Gallowhill, Paisley	1	Affordable Supply/Regen	Renfrewshire Council	60	£3.420	£0.000	£3.420	£0.000	
Glenburn Regeneration	1	Affordable Supply/Regen	Sanctuary/Paisley HA	120	£8.400	£0.000	£8.400	£0.000	
Auchengreoch Road, Johnstone	3	Affordable Supply	Renfrewshire Council	35	£1.995	£0.000	£1.995	£0.000	
Spateston, Johnstone	3	Affordable Supply	Renfrewshire Council	35	£1.995	£0.000	£1.995	£0.000	
Paisley West End Phase II	1	Regeneration	Sanctuary Scotland	155	£11.797	£1.458	£10.339	£0.000	
Ferguslie park, Paisley	1	Regeneration	Renfrewshire Council	100	£5.700	£0.000	£5.700	£0.000	
Orchard St/Causeyside St (HRA)	1	Town Centre/CTI	Paisley HA	47	£4.422	£0.209	£4.213	£0.000	
Extra Care/Amenity Housing (Station Road), Paisley	1	Particular Needs	Linstone HA	48	£3.360	£0.250	£3.110	£0.000	
Foxbar Rivers, Paisley	1	Affordable Supply/Regen	Paisley HA/Ren Council	80	£5.080	£0.000	£5.080	£0.000	
Erskine - Sheltered Housing Reprovisioning	4	Particular Needs	Bridgewater HA	25	£1.750	£0.000	£1.750	£0.000	
Cartha Crescent, Paisley	1	Regeneration	Williamsburgh HA	25	£1.962	£0.000	£1.962	£0.000	
Paisley TC Site 1 (tbc)	1	Affordable Supply/Regen	Williamsburgh HA	30	£2.100	£0.000	£2.100	£0.000	
Johnstone Castle Phase II	3	Regeneration	Link Group/Linstone HA	40	£2.800	£0.000	£1.400	£1.400	
Gibson Crescent (North Road)	3	Regeneration	Williamsburgh HA	25	£1.962	£0.000	£0.000	£1.962	
Linwood	1	Affordable Supply/Regen	Linstone HA	50	£3.500	£0.000	£0.000	£3.500	
North & West Ren (sites tbc)	4 & 5	Affordable Supply	tbc	tbc	tbc	tbc	tbc	tbc	
Town Centres (Paisley/Johnstone/Renfrew) (tbc)	1, 2 & 3	Affordable Supply	tbc	tbc	tbc	tbc	tbc	tbc	
* Excluding any Greener Subsidy					1773	£122.921	£35.324	£80.735	£6.862

Sub-Areas
1. Paisley & Linwood
2. Renfrew
3. Johnstone & Elderslie
4. North Renfrewshire
5. West Renfrewshire

Year	Minimum SG Funding (RPA) (£M)	3 Year Total: £36.986
2019/20	£15.665	
2020/21	£16.713	
2021/22	£4.608	
2022/23	tbc	
2022/23	tbc	



## Appendix 4 – Housing Sub Market Areas

