
To: Communities and Housing Policy Board

On: 22 August 2023

Report by: Director of Environment, Housing and Infrastructure

Heading: Draft Renfrewshire Strategic Housing Investment Plan 2024/25 – 2028/29

1. Summary

- 1.1 The draft Strategic Housing Investment Plan 2024-2029, attached at Appendix 1, sets out the housing priorities for investment in projects across Renfrewshire that will benefit from the Scottish Government's Affordable Housing Supply Programme support.
 - 1.2 Renfrewshire's Strategic Housing Investment Plan is reviewed and updated each year in consultation with developing Housing Associations and the Scottish Government.
 - 1.3 The draft Strategic Housing Investment Plan for the period 2024 to 2029 is attached and will be subject to a four-week consultation.
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2. Recommendations

It is recommended that the Communities and Housing Policy Board:

- 2.1 approves the draft Renfrewshire Strategic Housing Investment Plan 2024 to 2029, as set out in Appendix 1, for consultation, before a finalised plan is presented to the Communities and Housing Policy Board.
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3. Background

- 3.1 The Strategic Housing Investment Plan outlines how Scottish Government funding for affordable housing will be targeted to achieve the priorities set out

in Renfrewshire's Local Housing Strategy and supports the delivery of a range of affordable housing projects across Renfrewshire.

- 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 three-year period to 2026, as set out below:
 - £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
- 3.4 Resource Planning Assumptions support the delivery of new affordable homes across Renfrewshire by providing grant support at a benchmark rates. The Scottish Government benchmark grant rates were recently increased to £83,584 for new Council homes and £91,182 for new social rented homes delivered by housing association partners.
- 3.5 Additional grant funding is also available on top of the grant benchmark rates, where affordable housing developers include design features related to zero emissions; the installation of automatic fire suppression systems; electric vehicle charging points; space for home working; provision of balconies and digital connectivity.

4. Draft Renfrewshire Strategic Housing Investment Plan 2024 – 2029

- 4.1 The range of housing projects contained in the draft Strategic Housing Investment Plan vary in size and location across Renfrewshire. The draft plan highlights a healthy and ambitious affordable housing programme being delivered by the Council and Housing Associations which is supported by the Scottish Government.
 - 4.2 In accordance with current Scottish Government guidance, the draft Strategic Housing Investment Plan 2024 to 2029 takes a flexible approach to programme management. By being ambitious and including a degree of over-programming, affordable housing projects can be brought forward within the programme, taking advantage of any additional resources that may become available to Renfrewshire over the financial year.
 - 4.3 The draft Strategic Housing Investment Plan also contains funding provision for newbuild Council housing in the Housing Regeneration and Renewal areas where newbuild housing is proposed.
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5. Next Steps

- 5.1 Consultation on the draft Renfrewshire Strategic Housing Investment Plan will take place between August and September 2023. This will involve further engagement with 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.
- 5.2 Following consultation and taking account of feedback, the Strategic Housing Investment Plan 2024-2029 will be finalised and presented to this Policy Board for consideration.

Implications of the Report

1. **Financial** - Provision has been made within the Housing Revenue Account (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 disposals
5. **Property/Assets** – None.
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** – None.
11. **Privacy Impact** – None.

12. **COSLA Policy Position** – None.
13. **Climate Risk** – The Draft Strategic Housing Investment Plan aims to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.

Appendix 1 - Draft Strategic Housing Investment Plan 2024 to 2029

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Renfrewshire Draft Strategic Housing Investment Plan 2024-2029

Preparation and Consultation

This draft Renfrewshire Strategic Housing Investment Plan 2024/25 to 2028/29 has been prepared for consultation and engagement following on-going discussions with the Scottish Government and Registered Social Landlords operating in Renfrewshire.

All interested parties are encouraged to shape, comment and provide feedback on the Strategic Housing Investment Plan to ensure that it reflects the views of Renfrewshire's communities and stakeholders.

The finalised Strategic Housing Investment Plan will be submitted to the Council's Communities and Housing Policy Board on the 31st October 2023, it will also be submitted to the Scottish Government.

Following submission of the finalised Strategic Housing Investment Plan to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific affordable housing projects as outlined in the finalised Strategic Housing Investment Plan.

This Draft Strategic Housing Investment Plan is to be published for consultation from **23rd August 2023 to 25th September 2023.**

Comments should be returned by email or by post to:

Email: strategyandplace@renfrewshire.gov.uk

Economy and Development Team, Chief Executives Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB



New build social rented housing, Albert Road, Renfrew (Williamsburgh Housing Association)

Renfrewshire's Draft Strategic Housing Investment Plan

The Scottish Government's Affordable Housing Supply Programme (AHSP) sets out a national framework to provide affordable homes across Scotland.

The Scottish Government allocate grant funding to Councils who then direct this support towards the development of predominantly new affordable homes, delivered by either the Council or one of its housing association partners.

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

Renfrewshire's draft Strategic Housing Investment Plan identifies affordable housing projects which are to be supported by Scottish Government funding and sets out how this investment will be targeted to meet the strategic priorities of Renfrewshire's Local Housing Strategy.

Projects included within the draft Strategic Housing Investment Plan aim to support the delivery of the right homes in the right places and assist in providing safe, warm and energy efficient

homes that meet people's housing needs and contribute to the creation of sustainable thriving communities.

The Scottish Government's Housing Programme

The Scottish Government published their 'Housing to 2040 Strategy' in March 2021 with the strategy setting out the Scottish Government's approach to increasing the supply of homes across all tenures in the period to 2040.

In terms of affordable housing, the 'Housing to 2040 Strategy' includes a target to provide 110,000 affordable homes by 2032 with at least 70% of these homes to be developed for social rent.

The ambitious 'Housing to 2040 Strategy' requires 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 and an understanding of rising development and tender costs will also be essential to support the ongoing delivery of new affordable homes across Renfrewshire.

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

This draft Strategic Housing Investment Plan takes account 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 national planning policies.

Renfrewshire's Strategic Housing Investment Plan, Local Housing Strategy and the Renfrewshire Development Plan (including Renfrewshire's Local Development Plan 2021 and National Planning Framework 4) support the implementation of the Housing and Planning Delivery Framework and aim to increase the supply of housing; make the housing system more responsive to demand; improve long term housing affordability and contribute to reducing volatility in the housing market.

Development Plan for Renfrewshire

Renfrewshire's Development Plan consists of National Planning Framework 4 and the Renfrewshire Local Development Plan 2021. Renfrewshire's Development Plan supports the development of new homes that improve affordability and choice as well as

increasing access to homes for all which are accessible and adaptable, including wheelchair accessible homes.

When the Council is assessing development projects included within this draft Strategic Housing Investment Plan, it will consider these proposals against the policies in the National Planning Framework 4 and the Renfrewshire Local Development Plan 2021.

Affordable Homes for Renfrewshire

Renfrewshire Council continue to work with local authorities across the Glasgow City Region to finalise a Housing Need and Demand Assessment (HNDA 3) that will assist in identifying the number of new homes required across Renfrewshire.

In addition to HNDA3, a comprehensive local affordable housing study of the Renfrewshire area is currently being prepared. This detailed local research will complement the wider HNDA3 as well as provide a robust and credible evidence base by identifying housing need at a lower level geography across Renfrewshire's towns and villages. This comprehensive evidence base will also inform the application of Renfrewshire's Affordable Housing Policy.

Following the publication of HNDA3 and the completion of the local affordable housing study, the Council will identify Housing Supply Targets to meet the needs for both private and affordable housing. These targets will be included in new Renfrewshire Local Housing Strategy due to be published later in 2023.

Resources for Housing Delivery

It is essential that a healthy, flexible and ambitious affordable housing development programme is maintained to ensure that sites can be progressed 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 the longer term planning and delivery of projects within the Strategic Housing Investment Plan.

For the three-year period 2023/24 to 2025/26, the following minimum levels of grant funding have been confirmed by the Scottish Government:

- **£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

Scottish Government Grant Benchmarks

Resource Planning Assumptions provide grant support at benchmark rates for each affordable home developed.

In June 2023, the Scottish Government increased the benchmark grant rates for a social rented new build home to £83,584 for new Council homes and £91,182 for housing association partners.

These grant rates are flexible which means that projects may be eligible for a higher grant award per property following a detailed assessment of project viability and development costs.

In recent years, tender costs have been significantly higher due to increased labour and material costs. This has had an adverse impact on development costs, levels of grant requirement and timescales for the delivery of projects. The recent uprating of grant levels is intended to assist in mitigating these higher development costs.

Following the recent uprating of Scottish Government grant benchmarks in June 2023, discussions will now take place with affordable housing providers as part of the draft Strategic Housing Investment Plan consultation process to determine any consequential impact on the level of grant to be made available

to affordable housing providers from current Resource Planning Assumptions to support delivery of projects identified within appendix 3 of this draft Strategic Housing Investment Plan. Following these discussions, appendix 3 of the finalised Strategic Housing Investment Plan will be updated to reflect any eligible increase in the level of grant funding for each project.

New Affordable Housing Design Features

Additional grant funding is available from existing Resource Planning Assumptions for affordable housing related 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;
- Digitally enabled homes 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;

- Installation of electric vehicle charge points;
- The installation of automatic fire suppression systems; and
- Installation of heating systems which produce zero direct emissions at the point of use.

The flexible benchmark rates of grant as well as any 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.



New build Council housing, Auchengreoch Road, Johnstone

Renfrewshire's Local Housing Strategy

A new Local Housing Strategy for Renfrewshire that will cover the next five year period is currently being finalised following consultation with local communities, housing associations, tenants and resident's associations, community councils, the third sector, Renfrewshire's Health and Social Care Partnership and other key stakeholders.

It is anticipated that new Local Housing Strategy will be submitted for approval to the Communities and Housing Policy Board in late 2023.

The new 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 includes 5 strategic priorities as shown opposite.

New Local Housing Strategy Draft 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.
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.

Meeting Renfrewshire's Housing Need

When developing proposals for new build private and affordable housing, development proposals require to promote balanced mixed communities that include a range of property types and sizes to meet a range of housing needs, including the provision of accessible homes and homes designed to wheelchair standard.

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

- **In 2021, Renfrewshire's had a population of 179,940 people living across 87,910 different households with an average household size of just over two people** *(National Records of Scotland)*.
- **By 2028, the number of households is expected to increase to around 90,600 through small projected increases in the population combined with an increasing number of people living alone** *(National Records of Scotland)*.
- **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** *(National Records of Scotland)*.

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.

Affordable homes delivered through the Strategic Housing Investment Plan 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.

This draft Strategic Housing Investment Plan recognises that good quality affordable homes enhance Renfrewshire's towns and villages and encourages a sense of community and place.

The delivery of high quality homes can have a positive impact on people's lives. The projects identified within this plan support the provision of a range and choice of affordable housing of the right type and size to meet the housing needs of different groups throughout Renfrewshire.

The projects included in this plan will help 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.

Projects for both general and particular needs provision are included as both standalone purpose-built accommodation as well as within mainstream general needs developments. Particular needs provision alongside appropriate support, will assist people to live independently and successfully for as long as possible in their own homes and communities.

In recent years, affordable homes delivered through the Strategic Housing Investment Plan have primarily focused on adding to the supply of new build affordable homes for social rent. There is also a recognised ongoing need for shared equity provision, as well as some limited open market acquisitions where such acquisitions meet an identified housing need in line with the new Local Housing Strategy.

The delivery of new affordable homes on private sector sites is also supported by making use of Renfrewshire's Affordable Housing Policy to promote the creation of mixed tenure communities.

As well as new build affordable housing, this draft Strategic Housing Investment Plan places a strong emphasis on making best use of existing stock where possible and addressing issues in terms of housing quality and sustainability. This includes progressing the Council's ambitious regeneration plans through new build Council development and/or significant investment and improvements to existing homes.

The draft Strategic Housing Investment Plan supports the delivery of the 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.

Renfrewshire Council Regeneration and Renewal Programme

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

In addition to adding to the supply of new build Council housing, the investment programme will target enhanced investment to the existing housing stock, including works to the external fabric of properties and environmental improvements.

Following consultation, detailed plans are now being progressed for newbuild housing in the regeneration areas or where redevelopment is not possible, on alternative sites nearby.

This draft Strategic Housing Investment Plan includes new build Council development projects for social rent with available grant support from the Affordable Housing Supply Programme being used to supplement the Council's £100 million investment.

New build projects included within this draft Strategic Housing Investment Plan that will provide new build Council housing for social rent include:

- **Broomlands Area, Paisley;**

- **Carbrook Street, Paisley;**
- **Foxbar, Paisley;**
- **Garthland Lane, Paisley;**
- **Gallowhill, Paisley;**
- **Thrushcraigs Area, Paisley;**
- **Springbank Area, Paisley; and**
- **Howwood Road, Johnstone.**

More information on the Council's Regeneration and Renewal Programme can be found on the Council's website by visiting:

[Housing regeneration in Renfrewshire - Renfrewshire Website](#)

Addressing the Climate Crisis in Renfrewshire

Tackling the Climate Crisis is a major priority for Renfrewshire Council with work currently being progressed as part of 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, also 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

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

Projects included within this draft 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.

Particular Housing Needs

The draft Renfrewshire 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 as well as enabling people to live independently for as

long as possible in their own home with their different housing needs being met.

This draft Strategic Housing Investment Plan includes a range of projects to address identified particular needs, with these projects having been refined since the last Strategic Housing Investment Plan.

- **Abbey Quarter Phase IV, Paisley - 20 amenity standard homes and 5 fully wheelchair accessible homes for social rent that will sit alongside general needs housing;**
- **Older Persons housing at Station Road, Paisley - around 45 homes being developed to meet the particular needs of older people for social rent;**
- **Older Persons housing reprovioning, Erskine – 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 to investigate the requirements for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meetings tenants and residents' needs.

Wheelchair Accessible Housing

All affordable housing providers in Renfrewshire 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.

When preparing new build development proposals, developers will be required to design homes that are able to meet occupants changing needs over time and the needs of an ageing population, by looking to incorporate design features that promote accessible and adaptable homes.

Targets for the delivery of wheelchair accessible homes as part of new build developments have been identified as part of the development of the new Renfrewshire Local Housing Strategy.

The 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.**

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 draft Strategic Housing Investment Plan align with the Rapid Rehousing Transition Plan, supporting the delivery of homes to meet the requirements of different needs groups, household types and sizes.

Child Poverty (Scotland) Act 2017

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

Early discussions with affordable housing providers ensures that the housing mix proposed for each project takes account of housing waiting lists with this information reflected in terms of any agreed property mix and household sizes.

Refugee Resettlement

Renfrewshire Council have been working with the Scottish Government and Convention of Scottish Local Authorities (COSLA) to determine what Renfrewshire can provide in terms of the housing stock of the Council and our housing association partners to support the matching of refugee arrivals from the Ukraine to properties in Renfrewshire.

To date, most accommodation required has been smaller with one or two bedrooms being used due to the arriving household size.

The extent of ongoing support in terms of the number of homes required to support Renfrewshire's contribution towards this national resettlement scheme is unclear and will be reviewed when preparing future Strategic Housing Investment Plans.

Gypsy/Travellers

The Council continue to review the need to allocate land to meet the housing needs of Gypsy/Travellers taking account of the Joint Action Plan published by the Scottish Government and Convention of Scottish Local Authorities (COSLA).

The Council will also await the outcome of the additional Scottish Government research into Gypsy/Travellers and use the proposed toolkit which is intended to assist local authorities build an understanding of the changing needs of Gypsy/Travellers in our area, in particular in relation to accommodation, services and supporting travel throughout Renfrewshire and beyond.

Once the toolkit is made available this will inform the current Gypsy/Travellers assessment work that has been undertaken by Renfrewshire Council and will allow for both a strategic and local insight into the Gypsy/Traveller community and the implications for Renfrewshire.

This work will be undertaken as an on-going action in the new Renfrewshire Local Housing Strategy. This on-going work will identify the potential needs and support requirements of the Gypsy/Traveller community and whether site provision is

required. If accommodation is required, this could be in the form of seasonal, transit, permanent or stopping places.

Cross boundary and regional implications continue to be explored in partnership with neighbouring authorities as part of the Glasgow City Region Housing Market Partnership and will look at the potential of utilising negotiated stopping in defined areas to meet transient needs.

If there is a need to allocate land to meet the accommodation need of Gypsy/Travellers, this will be addressed through the Renfrewshire Local Development Plan and its associated Delivery Programme.

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 of these projects with funding potentially also being sought from the Gypsy/Traveller Accommodation Fund where appropriate.

Travelling Showpeople

There are currently no permanent Travelling Showpeople sites in Renfrewshire. Over the course of the new Local Housing Strategy, the Council will identify if there is a need to allocate land to meet

the housing needs of Travelling Showpeople and this will be addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

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 homes.

This includes the role of the Council's dedicated 'More Homes Officer' who works with owners of long-term empty properties to provide advice and assistance with a view of bringing long term empty properties back into productive use.

The More Homes Officer manages the Councils Buy back/Acquisition scheme where properties that meet strategic objectives may be purchased and added to the Council's lettable housing stock, with Council funding and/or Scottish Government grant used to support these strategic acquisitions.

The Council continues to monitor developments in terms of the Scottish Government's 'Housing to 2040' Strategy proposals to

support bringing empty homes back into productive use through enhanced powers for Councils and funding potentially being made available to support Councils in bringing empty homes back into use, or to convert suitable vacant commercial premises in town centre locations.

In recent years, the Council's Empty Homes Officer (now called More Homes Officer) 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*).



New build social rented housing, Millarston, Paisley, (Link Group)

Acquisition of Private Housing (Rental Off the Shelf)

Provision is included for a small 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 need 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 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 permitted where there is slippage in the programme in any given year and funding may therefore be available, with cognisance to the quality standards that require to be met when purchasing second-hand residential dwellings with vacant possession.

Subject to the availability of funding, grant support may be made available to support strategic acquisitions for up to £35,000 per property.

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.

Delivering New Affordable Homes in Renfrewshire

Detailed information on the ongoing and proposed affordable new build developments can be found in **Appendix 1**.

Appendix 3 outlines the ambitious new build programme proposed throughout Renfrewshire over the next 5 years.

The significance 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**.



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

Renfrewshire Council New Build Programme

This draft Strategic Housing Investment Plan rolls forward the Council's own ambitious new build programme. This follows the completion of new build Council homes at Dargavel Village, Bishopton, at Johnstone Castle in Johnstone at Auchengreoch Road in Johnstone and more recently with new homes at Ferguslie Park in Paisley.

The Council are also progressing new build plans at both Gallowhill and at Garthland Lane in Paisley, with the Council's regeneration programme including additional new Council homes in the Howwood Road area of Johnstone, Thrushcraigs area of Paisley, Broomlands area of Paisley, Springbank area of Paisley and Foxbar area of Paisley.



New build Council housing, Ferguslie Park, Paisley

Programme Management and Project Prioritisation

This draft 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**.

The methodology used to prioritise project delivery is based on the ability to progress each project at key milestones in terms of an assessment of project viability, site acquisition, design work, procurement and potential site start with these milestones considered against availability of Scottish Government grant.

This approach allows for the programming of individual projects as part of the 'core' and 'shadow' programme which together outline the on-going 5 year affordable housing supply programme delivered through the Strategic Housing Investment Plan.

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 when additional funding becomes available or where there is the ability to 'front fund' projects to

allow projects to proceed earlier. This means that project timescales may be 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 use of a 'core' and 'shadow' programme supports the effective management of available resources whilst permitting some flexibility that assists in addressing any slippage of projects 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 which may influence how projects are prioritised within the programme with all projects subject to regular review.

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 need to align with the Local Housing Strategy.

Due to current high tender and development costs, timescales for the progression of projects may change depending on the developing organisations financial position and ability to proceed in a high inflationary environment. This may cause movement within the development programme with projects moving between the core and shadow programme to ensure all funding available to Renfrewshire can be fully utilised.

Delivery

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.

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

Housing Infrastructure Fund

As part of the Scottish Government's Housing to 2040 strategy, Scottish Ministers have agreed to continue with the Housing Infrastructure Fund (HIF) in the period up to 2026.

The Housing Infrastructure Fund provides both Councils and housing association partners with additional grant to support the unlocking of challenging sites where the scale and nature of infrastructure costs would prevent these sites from being progressed as part of the Strategic Housing Investment Plan where projects can deliver affordable homes in line with the Council's strategic priorities. The funding allocated to the Housing Infrastructure Fund nationally is expected to be around £50 million in the 2021-2026 period.

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 draft Strategic Housing Investment Plan is looking to access Housing Infrastructure Fund support, however this may change as developments move on site.

Heat Network Fund

Developing partners that are considering the installation of large-scale heat networks may now be eligible for support through the Scottish Government's Heat Network Fund. This Fund provides grant funding for the installation of zero emissions communal and district heating systems.

Applications should be made to the Heat Network Fund prior to applying for grant assistance through the Affordable Housing Supply Programme.

Monitoring Progress

A range of project management activities are used to ensure resources are managed effectively and projects are 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.**

Draft Strategic Housing Investment Plan Appendices

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

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

Equalities

This draft Strategic Housing Investment Plan includes housing provision for a range of different needs groups including housing for older people and those with physical disabilities.

The development programme includes clustered accommodation projects to meet an identified need as well as blended projects that provide both general and particular need accommodation at the same location to support inclusive and independent living.

This draft 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 specific needs.

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 draft Strategic Housing Investment Plan to identify the likely or actual effects of it on people.

The assessment includes identifying where there will be a positive impact and further opportunities to promote equality. The assessment did not identify any negative impacts on people in relation to this draft Strategic Housing Investment Plan.

Should any unforeseen negative impacts arise during the finalisation of plan, we will take action to eliminate or mitigate these.

Viewing the draft Strategic Housing Investment Plan

This draft 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>

Following the end of the consultation period, a revised draft of the Strategic Housing Investment Plan will be prepared which will also be available on the Council's website by visiting:

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

If you require a printed copy of the draft Strategic Housing Investment Plan, please email:

strategyandplace@renfrewshire.gov.uk

or please write to:

Economy and Development Team, Chief Executives Service,
Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley,
PA1 1WB



Environment, Housing and Infrastructure

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley

PA1 1BR

www.renfrewshire.gov.uk



Renfrewshire
Council

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects completed in 2023/24 or currently on site and expected to complete in full during 2023/24

Development	Units	Status	Comment
Ferguslie Park, Paisley	101	On site, due to complete July 2023	These 101 new homes being developed by Renfrewshire Council will contribute to the regeneration of the Ferguslie Park area. This project is being completed in phases with the final homes handed over by the end of July 2023.
Abbey Quarter Phase IV, Paisley Town Centre	81	On site, due to complete November 2023	Link Group are on site delivering 81 new homes for social rent. 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 is being completed in phases with the final homes due to be handed over by the end of November 2023.
Woodend House, Houston, West Renfrewshire	14	On site, due to complete November 2023	Link Group are providing 14 new homes for social rent within a larger private sector development in Houston, West Renfrewshire as part of the Council's Affordable Housing Policy. These affordable homes will add to the supply of affordable homes in West Renfrewshire with the project expected to complete by the end of November 2023.
Napier Street, Linwood	51	On site, due to complete March 2024	This social rented development of around 51 homes by Sanctuary Scotland Housing Association will add to the affordable housing supply in Linwood. This project is expected to be completed by the end of March 2024.

1B: Projects currently on site or due to start on site in 2023/24 (includes phased completions in 2023/24 and beyond)

Development	Units	Status	Comment
East Lane, Paisley Town Centre	48	On site May 2023, Due to complete August 2024	This social rented development of 48 homes by Loretto Housing Association will add to the affordable housing supply in central Paisley.
Paisley West End, Sutherland Street	35	On site May 2023, Due to complete October 2024	Sanctuary Scotland are now on site developing 35 new homes for social rent as part of the regeneration of Paisley's West End.
Orchard Street, Paisley	50	Due to start on site in September 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 2024/25.
Cartha Crescent, Paisley	33	Due to start on site in September 2023	This social rented development of around 33 homes by Williamsburgh Housing Association will add to the affordable housing supply in central Paisley.
Phase 3A, Bishopton, North Renfrewshire	46	Due to start on site in September 2023	This third phase of development at Bishopton Community Growth Area (CGA) (Dargavel Village) by Loretto Housing Association will provide 46 new homes for social rent. These initial 46 homes are expected to be completed in March 2025 with a further 16 new homes (Phase 3B, Bishopton) expected to be completed in Spring 2026).
Johnstone Castle Phase II	68	Due to start on site in October 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 2024/25 and 2025/26.

Carbrook Street, Paisley	18	Due to start on site in January 2024	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver 18 new Council homes in the Carbrook Street Area of Paisley.
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1C: Projects expected to start on site in 2024/25 or later or when a projected site start date has still to be confirmed

Development	Units	Status	Comment
Gallowhill, Paisley	60	Due to start on site in May 2024	This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.
Howwood Road, Johnstone (Site 1 of 2)	55	Due to start on site in October 2024	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver 55 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.
Phase 3B, Bishopton, North Renfrewshire	16	Due to start on site in March 2025	This phase of development at Bishopton Community Growth Area (CGA) (Dargavel Village) by Loretto Housing Association will provide an additional 16 new homes next to the 46 new social rented homes completed for Loretto at the Phase 3A Bishopton project. Completion is anticipated in Spring 2026.
Springbank, Paisley (Phase 1 of 2)	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.
Station Road, Paisley	45	Due to start on site in August 2026	This development by Linstone Housing Association will provide around 45 amenity standard homes for older people.
Gibson Crescent, Johnstone	28	Due to start on site in October 2026	This social rented development of around 28 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
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, Remaining sites	111	Site start date tbc	Sanctuary Scotland are updating the Regeneration Masterplan for Paisley's wider West End and will progress plans for approximately 111 affordable new homes developed as part of the regeneration of Paisley's West End.
Row Avenue, Renfrew	63	Site start date tbc	Sanctuary Scotland are progressing plans for approximately 63 affordable new homes in Renfrew.
Ryefield, Johnstone	36	Site start date tbc	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.

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 of around 24 units 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.
Garthland Lane, Paisley	32	Site start date tbc	This social rented development of around 32 homes by Renfrewshire Council will add to the affordable housing supply in central Paisley.
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.
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.
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.
MacDowall Street, Johnstone	35	Site start date tbc	Discussions will take place to identify an affordable housing provider to develop this gap site for affordable housing.
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 2018 and 2023 & estimated completions 2023/24

Appendix 2

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
2022/23				
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	369
				985

2023/2024 - Estimated Completions				
Renfrewshire Council	Ferguslie Park	Paisley & Linwood	101	
Link Group	Abbey Quarter Phase 4 (AQP4)	Paisley & Linwood	81	
Link Group	Woodend House, Houston	West Renfrewshire	14	
Sanctuary	Napier Street, Linwood	Paisley & Linwood	51	247
				1232

Appendix 3 - Core & Shadow Programme
Core Programme

£ Million					
Projects in the Affordable Housing Supply Programme	Number of Affordable Units	Total Grant Requirement (£M)	Estimated Total Spend by End March 2024	Estimated Grant Requirement (Yrs 1-3) 2024/25-2026/27	Estimated Grant Requirement (Yrs 4-5) 2027/28-2028/29
Ferguslie Park, Paisley	101	£6.112	£6.112	£0.000	£0.000
Abbey Quarter Phase 4, Paisley	81	£7.893	£7.893	£0.000	£0.000
Woodend House, Houston	14	£1.230	£1.230	£0.000	£0.000
Napier Street, Linwood	51	£4.280	£4.280	£0.000	£0.000
East Lane, Paisley	48	£5.766	£5.766	£0.000	£0.000
West End, Paisley (Sutherland Street/UWS)	35	£4.838	£4.838	£0.000	£0.000
Cartha Crescent, Paisley	33	£2.806	£2.806	£0.000	£0.000
Phase 3A, Bishopton	46	£5.536	£1.716	£3.820	£0.000
Orchard St/Causeyside St, Paisley (HRA)	50	£5.241	£3.891	£1.350	£0.000
Johnstone Castle Phase II, Johnstone	68	£12.653	£5.064	£7.589	£0.000
Phase 3B, Bishopton	16	£1.920	£0.000	£1.920	£0.000
West End, Paisley - Remaining Sites	111	£7.994	£3.171	£3.600	£1.223
Gallowhill, Paisley	60	£4.290	£1.106	£3.185	£0.000
Older Person's Housing Reprovisioning, Erskine	24	£2.004	£0.750	£1.254	£0.000
Carbrook Street, Paisley	18	£1.287	£0.287	£1.000	£0.000
Howwood Road, Johnstone (Site 1 of 2)	55	£3.933	£0.240	£3.693	£0.000
Thrushcraigs, Paisley	50	£3.575	£0.000	£3.575	£0.000
Springbank, Paisley (Phase 1 of 2)	65	£4.648	£0.655	£2.800	£1.193
Foxbar Rivers, Paisley (Housing Association)	40	£3.120	£0.100	£3.020	£0.000
Foxbar Rivers, Paisley (Council)	40	£2.860	£0.500	£2.360	£0.000
Stirling Drive, Linwood	64	£6.936	£1.109	£4.384	£1.443
Row Avenue, Renfrew	63	£4.914	£1.950	£2.964	£0.000
Broomlands (West Campbell Street), Paisley	25	£1.788	£0.000	£0.500	£1.288
Howwood Road, Johnstone (Site 2 of 2)	80	£5.720	£0.000	£1.200	£4.520
ROTS (Rental Off the Shelf) 2024 to 2029*	50	£1.750	£0.000	£1.050	£0.700
LDP Affordable Housing Policy Future Reqs	tbc	tbc	tbc	tbc	tbc
	1288	£113.094	£53.464	£49.264	£10.367

* Subject to funding availability each year

Shadow Programme

Projects in the Affordable Housing Supply Programme	Number of Affordable Units	Total Grant Requirement (£M)	Estimated Total Spend by End March 2024	Estimated Grant Requirement (Yrs 1-3) 2024/25-2026/27	Estimated Grant Requirement (Yrs 4-5) 2027/28-2028/29
Gibson Crescent/North Road, Johnstone	28	£2.381	£0.000	£1.381	£1.000
Ryefield, Johnstone	36	£3.664	£0.300	£2.343	£1.021
Station Road, Paisley	45	£4.591	£0.758	£1.361	£2.472
Springbank, Paisley (Phase 2 of 2)	35	£2.503	£0.000	£0.350	£2.153
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	£1.716	£0.143	£1.573	£0.000
Garthland Lane, Paisley	32	£2.288	£0.225	£1.032	£1.032
Town Centre, Paisley	48	£3.744	£0.000	£1.872	£1.872
Phase 4 & Future Phases, Bishopton	136	£10.608	£0.000	£3.536	£7.072
West Renfrewshire Villages - (3 potential sites)	59	£4.602	£0.000	£2.886	£1.716
MacDowall Street, Johnstone	35	£2.730	£0.000	£2.730	£0.000
	476	£38.827	£1.426	£19.064	£18.338
Sub-Areas					
1. Paisley & Linwood	All Units	Core + Shadow	Core + Shadow	Core + Shadow	Core + Shadow
2. Renfrew	1764	£151.921	£54.890	£68.328	£28.705
3. Johnstone & Elderslie					
4. North Renfrewshire					
5. West Renfrewshire					

Appendix 4 Renfrewshire sub-areas

