

To: Communities, Housing and Planning Policy Board

On: 26 October 2021

Report by: Chief Executive

Heading: Renfrewshire Local Housing Strategy - Annual Update 2021

1. Summary

- 1.1 This report presents the fifth and final annual update for the current Renfrewshire Local Housing Strategy 2016 - 2021.
 - 1.2 The update highlights progress over the last 12 months in the delivery of identified strategic outcomes and actions within the current Renfrewshire Local Housing Strategy.
 - 1.2 A copy of the update report can be found on the Council webpages at [Renfrewshire Council Local Housing Strategy](#)
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) Notes progress in implementing the actions of the Renfrewshire Local Housing Strategy 2016-2021.
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3. Background

- 3.1 Under the Housing (Scotland) Act 2001 local authorities have a duty to prepare a five-year Local Housing Strategy, which is informed by an assessment of housing provision, need and related services in the area.
- 3.2 The Local Housing Strategy sets out the strategic vision for housing and housing-related services in Renfrewshire and seeks to provide a clear direction for strategic housing investment.

- 3.3 The Local Housing Strategy links with a number of other key plans and strategies for Renfrewshire including, the Local Development Plan, Economic Strategy, Renfrewshire's Community Plan 2017-2027 and the Renfrewshire Health and Social Care Partnership Strategic Plan.

4. Preparation of the new Local Housing Strategy 2022 - 2027

- 4.1 Work is progressing well to prepare the next Local Housing Strategy for Renfrewshire.
- 4.2 The first stage of consultation and engagement took place early in 2021, with an online questionnaire returning 101 responses. The results of this consultation were reported to the Communities, Housing and Planning Policy Board on 16 March 2021. These responses have been reviewed and feedback is being used to shape and inform the development of a draft Local Housing Strategy.
- 4.3 It is anticipated that a draft Local Housing Strategy 2022-2027 will be presented to the Communities, Housing and Planning Policy Board in early 2022.
- 4.4 This will be followed by a 12-week period of consultation and engagement with a wide range of stakeholders and partners, including tenants, local communities, housing providers, Health and Social Care Partnership and the Scottish Government.
- 4.5 The final Local Housing Strategy 2022-2027 will be presented to this Board later in 2022.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – Actions within the Local Housing Strategy will help improve housing conditions and enable more affordable homes to be built, encouraging people to live and stay in Renfrewshire.
 - *Our Renfrewshire is well* – Actions within the Local Housing Strategy will help support older and disabled residents to live healthier, for longer, in their own homes.
 - *Our Renfrewshire is fair* - Actions within the Local Housing Strategy will help to prevent homelessness and ensure vulnerable people get the advice and support they need.
 - *Building strong, safe and resilient communities* – Significant regeneration programmes are being progressed through the Local Housing Strategy.
4. **Legal** – None.

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** – Not applicable.
13. **Climate Change** – The policies and actions in the Local Housing Strategy aim to maintain and deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.

Appendix 1

- Renfrewshire Local Housing Strategy - Annual Update 2021

List of Background Papers

None.

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Renfrewshire Local Housing Strategy Update Report 2021

Contents

<u>Section</u>	<u>Page</u>
1. About Renfrewshire's Local Housing Strategy	2
2. Changes in Policy and Strategic Context	3
3. Outcomes	
▪ Outcome 1 The supply of housing is increased;	4
▪ Outcome 2 Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres;	5
▪ Outcome 3 People live in high quality, well managed homes;	7
▪ Outcome 4 Homes are energy efficient and fuel poverty is minimised;	8
▪ Outcome 5 Homelessness is prevented and vulnerable people get the advice and support they need;	9
▪ Outcome 6 People are able to live independently for as long as possible in their own homes; and	10
▪ Outcome 7 Affordable housing is accessible to people who need it.	11

About Renfrewshire's Local Housing Strategy

This is the fifth and final annual update of the Local Housing Strategy 2016-2021. A new Local Housing Strategy for the period 2022 to 2027 is currently being prepared.

This update report outlines the progress in delivering the identified strategic outcomes of the Local Housing Strategy 2016-2021 in partnership with housing providers and key partners over the last year.



Private Sector Homes, Renfrew

Renfrewshire's Local Housing Strategy 2016-2021 aims to successfully deliver the following 7 key Strategic Outcomes:

LHS 2016-2021 Strategic Outcomes

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 homes and;
7. Affordable housing is accessible to people who need it.

Changes in Policy and Strategic Context

Housing to 2040

The Scottish Government published their 'Housing to 2040 Strategy' and the accompanying document - 'Housing to 2040 Vision & Principles' in March 2021. Together these documents set out an aspirational vision of what housing should look like and how it should be delivered.

'Everyone should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of.'

Housing to 2040 aims to ensure that Scotland has a housing system that can address current and future challenges. This includes meeting the needs of an ageing population and addressing the global climate emergency by supporting carbon neutral development and technologies within the housing system.

Successful delivery of Housing to 2040 will require the continued joint working between local authorities, housing providers, landlords and the construction and house building sectors.

Housing to 2040 aims to support existing communities through regeneration activity and the reuse of previously developed sites and existing buildings and by making the best use of existing infrastructure to support sustainable development and vibrant communities.

In terms of affordable housing, Housing to 2040 includes a target to build 100,000 affordable homes over the 10-year period to 2032 with 50,000 affordable homes delivered in the 5-year period to 2027 with at least 70% of these homes to be developed for social rent. The strategy also includes a target for all new homes delivered by housing associations and Councils to be zero emissions by 2026.

Renfrewshire Local Development Plan

It is anticipated that the new Renfrewshire Local Development Plan will be adopted late 2021. The Plan provides a range and choice of housing sites to meet Housing Supply Targets across all tenures as well as housing need and demand across Renfrewshire. The Local Development Plan also supports the delivery of the Strategic Housing Investment Plan.

The emerging Renfrewshire Local Development Plan includes a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.

Outcome 1: The supply of housing is increased

Progress in delivering Strategic Outcome 1 include:

- 751 new private sector homes were completed in 2020/21.
- 255 new affordable homes were completed during the last year, delivering a range of property types and sizes to meet local need and demand.
- 80 new Council homes for social rent were completed and are now occupied at Dargavel Village in Bishopton, providing both general needs and amenity standard housing for social rent.
- 95 new Council homes for social rent have been delivered as part of the regeneration of Johnstone Castle.
- 26 new social rented homes were completed by Link Group at Smithhills Street, Paisley. These social rented general needs and amenity standard homes form part of Phase 3 of the regeneration of the former Arnott's department store site in Paisley Town Centre.
- Williamsburgh Housing Association completed 18 new one and two bedroom homes for social rent at Milliken Road in Kilbarchan, expanding the supply of affordable homes in this high demand area of West Renfrewshire.
- 23 homes by Link Group at St Ninian's will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
- A development of 36 social rented homes by Link Group will add to the affordable housing supply at Amochrie Road in the Foxbar area bringing a vacant site back in to use.
- The Council's Empty Homes Officer continues works with and encourages owners of empty homes in Renfrewshire to bring their properties back into use. Offering advice and assistance and access to the Empty Homes Loan Fund where applicable, the Empty Homes Officer has successfully brought 23 long-term empty properties back into use in 2020/21.
- The emerging Renfrewshire Local Development Plan identifies a generous supply of housing sites to meet need and demand across Renfrewshire for the next 10 years.
- A draft Strategic Housing Investment Plan for the period 2022 to 2027 is being prepared for consultation.

Outcome 2: Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres

Progress in delivering Strategic Outcome 2 include:

- In December 2020 Renfrewshire Council gave authority to progress ambitious proposals for a 10 year major programme of investment in housing led regeneration and renewal. The programme will significantly enhance the Council's housing stock through enhanced investment in existing stock, including works to the external fabric of properties and environmental improvements.

This will be further complimented with the construction of new housing. These proposals are subject to extensive consultation with tenants, tenant representatives, residents, owners, local communities, partners, and other stakeholders to prepare and finalise area-based implementation plans.

- The second phase of affordable housing at Dargavel Village is being delivered by Loretto Housing Association, who are making good progress to deliver 58 new homes.
- The Link Group are moving forward with their plans to redevelop the fourth and final phase of the former Arnott's store site in Paisley Town Centre delivery 81 affordable homes.
- Great progress continues with the delivery of 131 homes in Glenburn to provide a range and choice of homes for Paisley Housing Association and Sanctuary Housing Association.

- The Link Group and Linstone Housing Association have commenced initial discussions and site investigations to progress the Phase II regeneration proposals for Johnstone Castle delivery an additional 52 affordable homes.
- 16 flats by Paisley Housing Association providing housing suitable to meet the needs of older people are being delivered at Westerfield House, High Calside in Paisley.



Skye Crescent, Glenburn (Sanctuary Scotland/Paisley Housing Association Development)

Outcome 2: Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres

- The delivery of 101 Council homes for the Tannahill area of Ferguslie Park and 39 units Council homes in South West Johnstone are currently under construction. Both developments will deliver a mix of 1 and 2 bed cottage flats and 2, 3 and 4 bedroom homes with the Ferguslie development also providing a number of 1 and 2 bed bungalows.
- During 2021, The Council, Scottish Government and Sanctuary Scotland are progressing regeneration proposals for Paisley West End. Sanctuary have completed the demolition of the former student halls of residence at Underwood Lane in preparation for development of Phase 1 of the new build programme, which will deliver 22 units for social rent at Sutherland Street and 13 units for shared equity sale at Underwood Lane.
- All consent are in place and work has commenced on site at Albert Road in Renfrew for 42 units for Williamsburgh Housing Association.



New Build Council Housing for social rent, Artist Impression, Auchengreoch Road

Outcome 3: People live in high quality, well managed homes

Progress in delivering Strategic Outcome 3 include:

- Paisley Housing Association in partnership with the Council and the Scottish Government, continue to progress the Orchard Street Housing Renewal Area which aims to deliver improvement of the 5 pre-1919 tenemental blocks of flats at 33 Causeyside Street and 3 to 9 Orchard Street, Paisley.
 - The Council also consulted and provided information and advice on common repairs to 973 owners in Renfrewshire.
 - A total of £27,170 has been paid out in missing shares and a total of 7 projects are now complete.
 - The Council promoted 4 training events online for Renfrewshire landlords/agents delivered by Landlord Accreditation Scotland. The total number of Accredited landlords/Agents as of June 2021 was 60 with 1,029 properties registered.
 - As at the end of August 2021, there were 7,810 registered landlords in Renfrewshire. The Council continues to consider a substantial number of applications for private landlord registration in Renfrewshire.
- Between 1st April 2020 and 31st March 2021, 28 landlords were referred to the Regulatory Functions Board, either due to potentially adverse factors relevant to their applications or for a hearing into their potential removal from the register of private landlords.



Millarston, Paisley, Link Group, New development currently on site

Outcome 4: Homes are energy efficient and fuel poverty is minimised

Progress in delivering Strategic Outcome 4 include:

- Renfrewshire Council have appointed Strathclyde University to lead an innovation project to identify best practice and design principles to move towards a 'zero carbon' social housing model that can be delivered as standard and at scale, over the next decade for all social housing within Renfrewshire.
- Renfrewshire Council's energy advocates continue to provide advice to tenants and owners in Renfrewshire, with around 1,049 visits, resulting in £314,962 of total savings.
- Sanctuary are working with partners to assist householders in energy efficiency and reducing fuel costs by providing advice and signposting to relevant organisations.
- Williamsburgh Housing Association have received grants totalling over £27,000 for Warm Home initiatives, with grants also received for various white goods, carpets, curtains, furniture etc, in addition to other funding to provide carpets and curtains to tenants.
- Williamsburgh Housing Association have received grants totalling: £22,778, Warm Home Discounts totalling £4,860, Community Care Grant Gains of 49 awards of various white goods, carpets, curtains, furniture etc, in addition to other funding to provide carpets and curtains to tenants.
- Linstone Housing Association received £21,000 to assist tenants experiencing fuel poverty and distributed vouchers to households across Linwood and Johnstone and also received funding to install over £8,000 of energy saving measures in homes.
- Paisley Housing Association secured funding from a variety of sources and distributed £36,000 of emergency assistance in the year 2020/2021.
- In 2020/2021, Renfrewshire Council were allocated £1.6million from the Scottish Government's Home Energy Efficiency Initiative for Scotland: Area Based Schemes (HEEPS:ABS) programme. The projects are focussed in the areas of Elderslie, Johnstone, Gallowhill, Lochwinnoch and Foxbar.
- Through investment in fabric improvements and energy efficiency measures, 93% of Council housing stock was compliant with the EESSH1 meeting the Band C rating by December 2020, where the first milestone of EESSH was required.

Outcome 5: Homelessness is prevented and vulnerable people get the advice and support they need

Progress in delivering Strategic Outcome 5 include:

- Advice and assistance was provided to 2,084 people in housing need in Renfrewshire.
- 99.65% of homeless assessments were completed within 28 days, and the average time from a household presenting themselves as homeless to completion of duty was 25.5 weeks – which is significantly better than the national average.
- The Council was allocated £187,000 by the Scottish Government to support the implementation of the 5-year Rapid Rehousing Transition Plan for Renfrewshire. The Plan details how homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have access to up-scaled support.
- Of the 76 homeless households who completed 'exit surveys' when they moved out of temporary accommodation, 94.8% said they were either 'very satisfied' or 'satisfied' with the overall quality of the flat they had been provided with.
- The Council has implemented a 'Move-On' project to support and assist homeless applicants to move out of temporary accommodation and into settled tenancies. Over 300 moves have been co-ordinated for homeless applicants into settled tenancies.
- The Council developed an innovative approach to prevent repeat homelessness, with the WRAP project, in partnership with Blue Triangle Housing Association - 36 individuals are now living in their own settled accommodation for the first time, after many periods of homelessness.
- A Tenancy Sustainment Service was established in partnership with 'SAY Women' that supported young women aged 16 – 25 years who are identified as survivors of child sexual abuse and/or survivors of other forms of sexual violence, having housing/homeless/ tenancy related issues.
- Paisley Housing Association worked with the Council to increase the number relets being given to homeless applicants during the Pandemic.

Outcome 6: People are able to live independently for as long as possible in their own homes

Progress in delivering Strategic Outcome 6 include:

- Renfrewshire Council approved 109 grants to private owners for adaptations with a total grant spend of £370k on adaptations.
- 98 medical adaptations were completed in private homes and 162 medical adaptations were completed in housing association homes throughout Renfrewshire.
- Care & Repair completed 579 projects to support older people and people with disabilities to live independently in their own home.
- The Council signed up to the Technology Enabled Care in Housing Charter, hosted by the Scottish Federation of Housing Associations, which provides opportunities to exchange and promote good practice with health and housing partners to introduce innovative technical solutions to help older and vulnerable people live at home more independently.
- The Council's Sheltered Housing Service continues to maintain daily contact with the 300+ tenants who live in the 10 Council owned sheltered complexes. Broadband lines in the lounges of the 10 sheltered complexes were installed with many tenants being trained on various devices to enhance opportunities for increased social interaction. Approximately 44 new devices were sourced for tenants through donations and funding applications.
- Autism Connections, hosted by Renfrewshire Learning Disabilities Service (RLDS), continued to engage with housing support providers to support/assist people to manage their accommodation and sustain mainstream living arrangements.
- Linstone Housing Association received funding to employ a Digital Transformation Officer to increase capacity and expertise to help residents in Sheltered accommodation but will be extended to help other vulnerable tenants to remain in their homes for longer.

Outcome 7: Affordable housing is accessible to people who need it

Progress in delivering Strategic Outcome 7 include:

- Benefit uptake remains high with 76% of Council tenants in receipt of some form of benefit.
- Increase in the caseload for Universal Credit with the number of customers increasing by 19% since 2020.
- Across Renfrewshire, 3,298 Council tenants were in receipt of Universal Credit (Housing Costs) as of May 2021.
- The threshold for households impacted by the Benefit Cap for 2021/2022 remains as £384.62 per week for families and £257.69 per week for single people. Contact continues to be made through a variety of channels to offer advice and support to any households affected by the reduced benefit cap.
- Officers within the Council's Housing Services Team:
 - conducted a telephone campaign for all tenants aged 70 and over to ensure they were safe and well during the initial stages of the pandemic in April/May 2020 – this involved sharing and collation of data with colleagues in the Health and Social Care Partnership.
 - proactively contacted tenants which allowed officers to respond to emerging issues e.g., through targeted contact with those tenants whose rental payment patterns had changed and by responding to contacts from those seeking assistance on a full range of housing issues.
- directed tenants to the full range of supports available from within the Council, external agencies and partners to enable the relevant support to be provided when other issues emerged during contact that were impacting on general wellbeing, such as financial issues, support needs and digital access.
- The Renfrewshire Common Housing Allocation Policy continued to be successfully implemented by the Council and its local Housing Association partners with a focus on meeting housing needs and a common approach to how homes that are available to let are allocated in Renfrewshire.
- Linstone Housing Association worked as a community anchor organisation during the pandemic, distributing almost £300,000 of Communities Recovery Funds to 52 organisations across Renfrewshire which helped to sustain communities.

For any further information on the Local Housing Strategy
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