

To: Housing & Community Safety Policy Board

On: 24th January 2017

Report by: Director of Development and Housing Services

Heading: Local Housing Strategy 2016 - 2021

1. Summary

- 1.1. A Draft Local Housing Strategy (LHS) was approved for Consultation by the Housing and Community Safety Policy Board on 10 November 2015. Following consultation, the LHS was revised taking account of feedback from partners and stakeholders. The finalised LHS is attached for approval.
 - 1.2. The LHS sets out the strategic vision for housing and housing related services in Renfrewshire and seeks to provide a clear direction for strategic housing investment.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) Approves the Renfrewshire Local Housing Strategy 2016-2021 and Action Plan (Appendix 1& 2).
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3. Renfrewshire's Local Housing Strategy 2016-2021

- 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 and related services in the area.
- 3.2. The attached finalised LHS sets out the strategic approach of the Council and its partners to the delivery of high quality housing and housing related services across all tenures to meet identified need in Renfrewshire.

Renfrewshire's LHS – 7 Strategic Outcomes

1. The supply of homes 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.
7. Affordable housing is accessible to people who need it.

- 3.3 The LHS Action Plan (Appendix 2) sets out the key actions that the Council and partners will undertake over the next 5 years to assist in achieving these seven outcomes. Through the Housing Providers Forum, the Council and RSLs will monitor implementation of the Action Plan. Annual update reports on the LHS will be presented to the Policy Board.

4. Background and Consultation

- 4.1. A draft LHS 2016-2021 was approved by the Board on 10 November 2015 and a summary version of the draft LHS was presented to board on the 26 January 2016. A range of consultation activities were used to engage with a wide range of stakeholders in preparation of the final LHS:
- Information on social media including online articles and survey monkey feedback questionnaire on Renfrewshire Council website;
 - Presentation and discussion with Elected Members, the Council Wide Forum, the Renfrewshire Homelessness Partnership, the Joint Planning and Performance Group for Physical Disability and Sensory Impairment, representatives from the Carers Centre;
 - Further collaboration with RSLs in Renfrewshire through the Housing Providers Forum;

- Circulation of the document and feedback survey to all Council Tenants and Residents Associations, Community Councils, developers and other relevant local groups ;
 - Article in “Peoples News” (Renfrewshire Council tenants’ newsletter) inviting comments; and
 - Three public drop-in sessions arranged in Paisley, Johnstone and Renfrew town centres;
 - 11 representations were received during the consultation and 25 people attended the public drop-in sessions providing a range of comments.
- 4.2 A range of different views were expressed by individuals and organisations during consultation, however the broad themes emerging were:
- a requirement for greater clarity on housing supply targets;
 - the need for more affordable housing in Renfrewshire, including housing for families, housing which is affordable for young people, as well as more housing which is accessible and flexible housing for older people;
 - the need for regeneration, including town centre regeneration and redevelopment of brownfield land for housing;
 - concerns about poor quality and affordability in the private rented sector;
 - concerns about the inability of many people to afford to heat their homes.

Where possible, the final LHS has been revised to take account of consultation feedback. LHS Background Paper 2 is available on the Council’s website (www.renfrewshire.gov.uk) which provides further information on consultation feedback and how this is addressed in the finalised LHS.

- 4.3 The LHS has been developed taking account of guidance issued by the Scottish Government. In addition, the Government reviewed Renfrewshire’s draft LHS and provided feedback in 2016 identifying a number of strengths and also a small number of areas where additional information could be included.
- 4.4 Following approval by the Policy Board, the finalised LHS will be submitted to the Scottish Government and will be made available to stakeholders and partners. It will also be published on the Council’s website.

Implications of the Report

1. **Financial** - None

2. **HR & Organisational Development** - None

3. **Community Planning** –

Community Care, Health & Well-being - The LHS sets out actions that will help to meet the housing and housing related support requirements for a range of groups including older people, those with mental health issues, physical disabilities and/or learning disabilities.

Greener – The LHS sets out actions that will help to improve the energy efficiency of homes which will help to reduce CO₂ emissions and reduce levels of fuel poverty. In line with the Local Development Plan, it notes that new house building will be encouraged in sustainable locations, on previously used sites. Various actions will support a more efficient use of existing assets to meet housing needs.

Safer and Stronger – The LHS sets out targets for new homes which will help to attract new residents and meet the housing needs and demands of existing residents. Regeneration priorities are highlighted along with actions to improve the estate environment.

4. **Legal** - None

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights** - 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. An Equality Impact Assessment has been completed for the Local Housing Strategy 2016-2021. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified.

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** - None

Appendix 1

LHS 2016-2021

List of Background Papers

Report to Housing and Community Safety Policy Board, 26 January 2016, Draft
Local Housing Strategy 2016-21

Report to Housing and Community Safety Policy Board, 10 November 2015, Draft
Local Housing Strategy 2016-21

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RENFREWSHIRE LOCAL HOUSING STRATEGY 2016-2021



This document can be found online at

www.renfrewshire.gov.uk

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Please note, there are four Background Papers available on the Council website; www.renfrewshire.gov.uk

Background Paper 1, "Summary of Key Achievements LHS 2011-2016.

Background Paper 2, "Consultation Report"

Background Paper 3, "Equality and Human Rights Impact Assessment"

Background Paper 4, "Summary of National and Local Policy Context".

1. Housing and the Wider Context

Renfrewshire's Local Housing Strategy 2016-2021

Local authorities have a duty under the Housing (Scotland) Act 2001 to prepare a five-year Local Housing Strategy which is supported by an assessment of housing provision and related services in the area.

This is Renfrewshire's third Local Housing Strategy (LHS) covering the period 2016 to 2021. It sets out the strategic approach of the Council and its partners to delivering high quality housing and housing related services across all tenures to meet identified need in Renfrewshire.

Renfrewshire Council has the lead role in preparing and reviewing the LHS but this is undertaken in consultation with key partners and stakeholders, including housing associations, Renfrewshire Health and Social Care Partnership and local communities.

The LHS is informed by research evidence and partnership activity, including the Housing Need and Demand Assessment which was carried out by a partnership of the eight local authorities in the Glasgow and Clyde Valley area. A draft LHS was issued for public consultation between November 2015 and March 2016 and a revised version was prepared for approval by the Council's Housing and Community Safety Policy Board in January 2017.

Strategic Outcomes

Significant progress has been achieved since the last Local Housing Strategy was approved in 2011 (Background Paper 1). Taking account of new evidence and current national and local policy priorities, the aim of this new strategy is to consolidate and build on these successes to achieve seven strategic outcomes for Renfrewshire.

Outcome
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 households they need.
6 People are able to live independently for as long as possible in their own home.
7 Affordable housing is accessible to people who need it.

1. Housing and the Wider Context

Housing Provision and links with other Plans and Strategies

Renfrewshire Council and its partners recognise the important contribution which housing makes to the quality of people's lives. Housing impacts on health and wellbeing, economic prosperity and the quality of local neighbourhoods.

This strategy includes ambitious plans to help achieve the **Community Plan** aim of '**making Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive**'.

Housing Strategic Outcome 1 – The Supply of Housing is Increased

This outcome requires investment in existing housing and the development of new housing of the right type and tenure, and in the right locations, to meet Renfrewshire's need and demand. It also requires partnership activity, targeted to tackle poverty and achieve economic and social improvements, as well as deliver physical improvements in areas of housing regeneration.

City Deal

Along with the seven other councils in Glasgow and the Clyde Valley area, Renfrewshire Council is working in partnership to deliver

economic growth through a 20 year investment programme of infrastructure projects which will generate new jobs and boost the local economy. Around £274 million of the total £1.13 billion **City Deal programme** will be spent on three major projects in Renfrewshire which will improve the transport infrastructure and unlock sites for development – Clyde Waterfront/ Renfrew Riverside new bridge crossing, Glasgow Airport Investment Area and the Airport Access project. Through investment in the three major City Deal projects in Renfrewshire and other economic development initiatives, the Council and its partners aim to increase jobs and spread the economic benefits of economic growth. Investment in new housing will help to promote economic growth and achieve the Community Plan aim of increasing Renfrewshire's population by 5% by 2023.

Housing Need and Demand Assessment / Housing Supply Targets

Building on the Housing Need Estimates set out in the Housing Need and Demand Assessment and included in the **Clydeplan Strategic**

Development Proposed Plan, this LHS includes **Housing Supply Targets** for the next five years – 2,500 private homes and 1,000 affordable homes in Renfrewshire. The Council will work with housing associations and the private sector to deliver at least 700 new homes in Renfrewshire each year to 2021 – around **500 new private homes and 200 new affordable homes each year**.

1. Housing and the Wider Context

Renfrewshire Local Development Plan

Renfrewshire's **Local Development Plan (LDP)** was approved in 2014. It sets out the spatial strategy for facilitating investment and supporting sustainable economic growth and allocates sites for new development, including housing.

Renfrewshire Council is committed to providing an up to date policy framework in line with new and emerging policies and strategies. Consultation on the 2017 Main Issues Report, which includes options for identifying land for housing to meet the Housing Supply Targets set out in this LHS, will inform the review of the Local Development Plan which is anticipated to be in place in 2018. This LHS also identifies the need for the LDP to consider an Affordable Housing Policy which is targeted to increase the supply of affordable housing in areas of shortfall. Consultation on this will take place as part of the LDP review process.

Strategic Housing Investment Plan (SHIP)

The **Strategic Housing Investment Plan (SHIP)** shows how grant funding from the Scottish Government's affordable housing programme (£11.5m in 2016/17 and at least £25m in the next four years to 2020/21), will be targeted in Renfrewshire to help achieve the LHS strategic outcomes, deliver the right type of housing in the right places to meet identified needs, achieve local housing supply targets and assist in meeting the national target of 50,000 affordable homes over the next five years.

Building on progress over the last five years, when an average of around 168 affordable homes were completed each year, a revised SHIP has been approved for the five years to 2021/22 which will be implemented in partnership with the housing associations in Renfrewshire.

Strategic outcome 2 – Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well functioning town centres.

Promoting economic growth and tackling poverty are key priorities for Renfrewshire Council and Renfrewshire's **Community Planning Partnership**.

Tackling Poverty in Renfrewshire

Following a report by Renfrewshire's Tackling Poverty Commission in March 2015, which was established to consider the nature, causes and impact of poverty in Renfrewshire and recommend actions to mitigate and minimise the impact of child poverty, the Council approved a

Tackling Poverty Strategy

The LHS outcomes recognise the important contribution which access to good quality affordable housing can make in tackling economic and social disadvantage.

1. Housing and the Wider Context

Renfrewshire's Economic Framework

Renfrewshire's Economic Framework highlights that since the recession there have been positive economic indicators showing Renfrewshire's Employment Rate at 75% compared with 67% in 2011. There have also been improvements in terms of the overall unemployment rate, including youth unemployment, as well as average local earnings which remain above the national average. However, the report also highlights that high levels of deprivation remain in some parts of Renfrewshire and below average life expectancy.

The geographic areas where people experience social deprivation are very often the same areas which are characterised by housing market difficulties, including low demand for social rented housing and private market failure. Targeted intervention is required through local area-based regeneration strategies to improve the quality of housing and the local environment and to provide a better range of tenure options and create more mixed and sustainable communities.

Paisley Town Centre Action Plan

Paisley is Scotland's largest town and it is crucial to the success of the wider Renfrewshire economy. Paisley town centre is the focus of collaborative partnership activity and investment, capitalising on the town's heritage assets, its location close to the airport and transport connections to Glasgow and the wider conurbation.

One of the key objectives of the **10 year Action Plan for Paisley Town Centre** is to increase the number of people living in the town centre.

Recent investment in the construction of new housing on cleared sites in the heart of the town centre is bringing about real change. The success of this approach will be built upon over the next five years.

Strategic outcome 3 – People live in high quality, well managed homes

Across all tenures, continued action is needed to improve the quality of housing. Within the private sector, older tenements and flats within mixed ownership blocks present particular challenges.

There has been significant growth in the private rented sector and action is required to improve maintenance and management standards within the sector.

Strategic outcome 4 – Homes are energy efficient and fuel poverty is minimised

Significant energy efficiency and quality improvements have been made in the social rented sector over the last five years through major capital investment programmes implemented by the Council and housing associations to meet the Scottish Housing Quality Standard (SHQS) by March 2015.

1. Housing and the Wider Context

The Council and housing associations will develop strategies to meet the Scottish Government's new national Energy Efficiency Standards for Social Housing (EESH) by 2020 and to promote the use of renewable technology.

Action to tackle fuel poverty and reduce fuel costs for households in the private sector as well as the social rented sector remains a priority over the next five years.

Strategic outcome 5 – Homelessness is prevented and vulnerable people get the advice and support they need

Homelessness prevention work and housing options advice have contributed to a decrease in the number of people applying to the Council as homeless over the last five years in Renfrewshire.

Homelessness is not just a housing issue and many people who become homeless have support needs associated with alcohol or substance misuse, offending behaviour or mental health issues.

Effective multi-agency working is required across a range of statutory and voluntary services to help people with complex needs gain access to and sustain housing. This includes joint working on the **Health and Homelessness Action Plan** and partnership initiatives with the voluntary sector to deliver Housing First and Foundations First models of intervention and support.

Strategic outcome 6 – People are able to live independently for as long as possible in their own home

The population is ageing and the projected increase in the number of older people, particularly those aged over 75 years, means there will be greater need and demand for suitable accessible housing and housing support services.

Ten Year Joint Commissioning Plan for Older People

Renfrewshire's **Ten Year Joint Commissioning Plan for Older People** emphasises the importance of the right type of housing, including different models of specialist housing for older people as well as support services which enable older people to stay safe and healthy in their own home.

Renfrewshire Health and Social Care Partnership's Strategic Plan 2016-2019

The Renfrewshire Health and Social Care Partnership's **Strategic Plan 2016-2019** sets out challenges, priorities and actions for the next three years. Within the context of increasing demand for services, significant health inequalities, financial constraints and the increasing incidence of multiple long term conditions, the Plan describes the need for a shift towards a new way of commissioning and delivering services, with more joined up care, more self care and targeted preventative approaches.

1. Housing and the Wider Context

The **Housing Contribution Statement**, an appendix to the Strategic Plan, highlights the critical role of housing in improving health, social care and wellbeing outcomes for people in Renfrewshire.

Best Use of Existing Stock

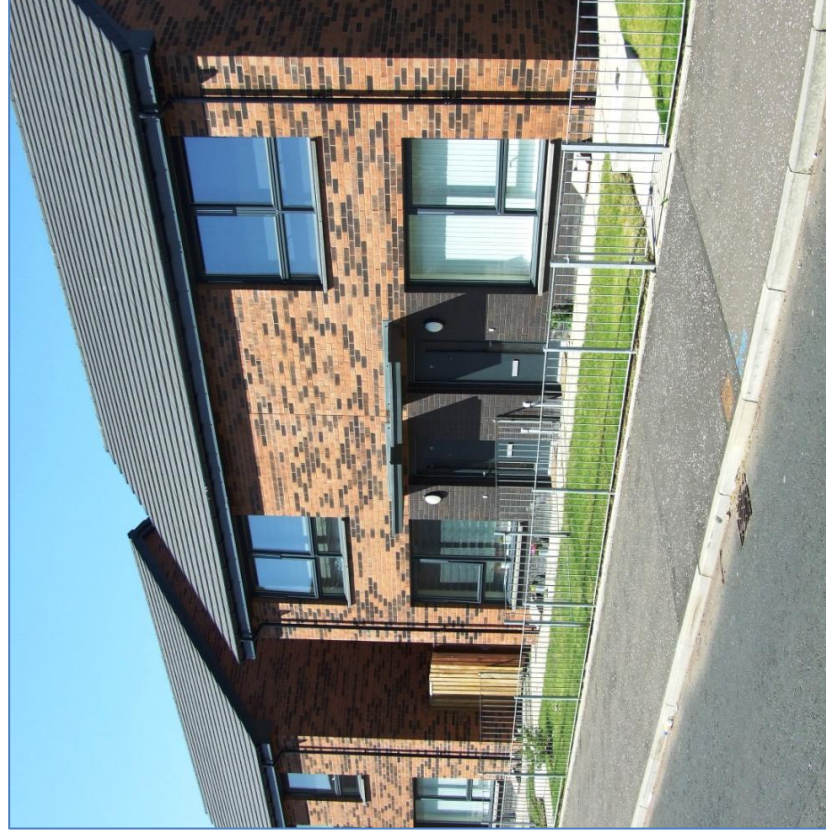
All housing providers will work with the Renfrewshire Health and Social Care Partnership to develop strategic needs assessments for a range of client groups.

Not all people with disabilities require specialist housing and different solutions which enable people to live independently will include aids and adaptations, telecare services, community alarms, care at home and housing support services.

The Council and its partners will seek to make the best use of existing stock where possible but will also continue to make some provision for housing for particular needs within new build programmes.

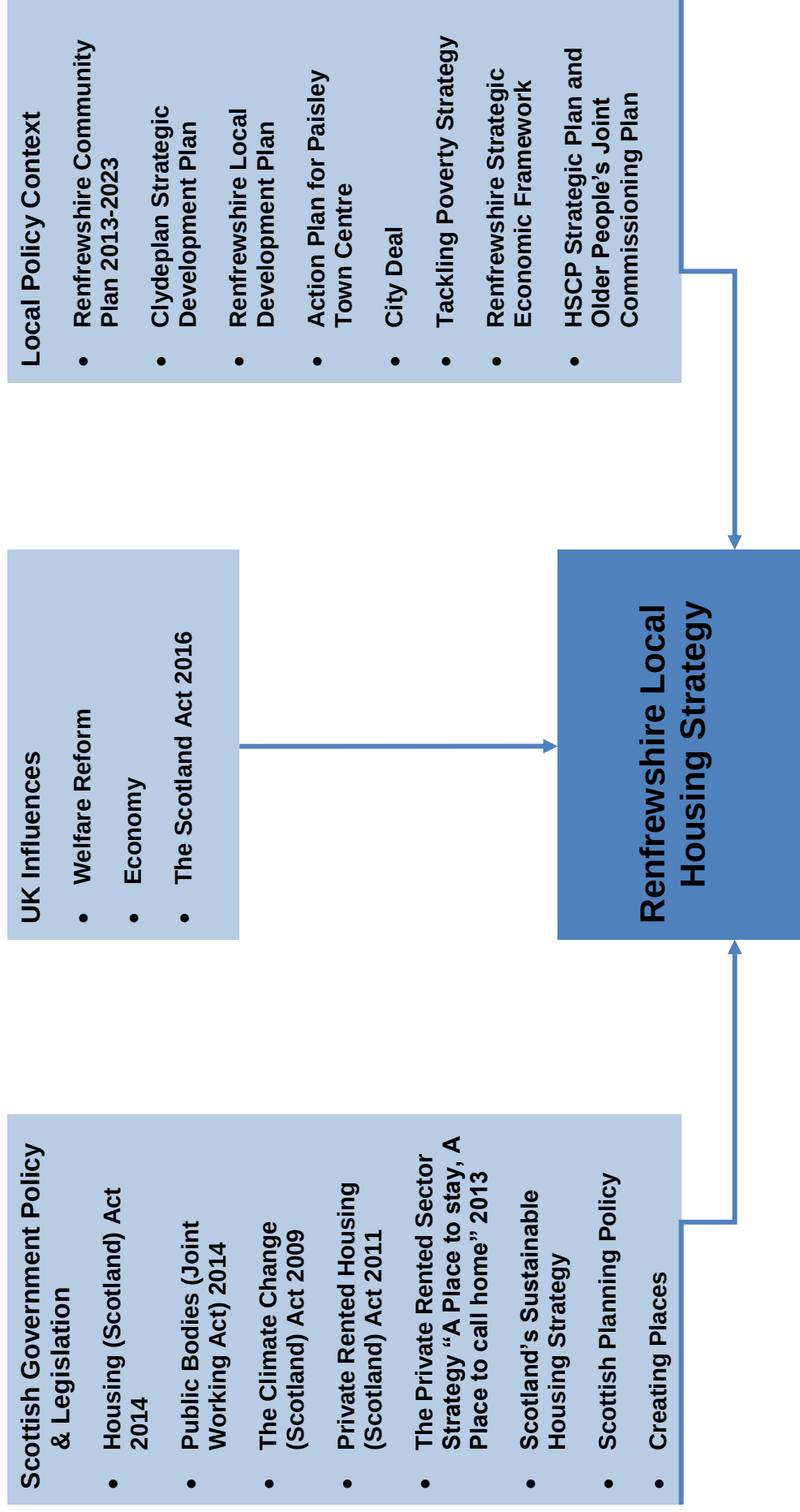
Strategic outcome 7 – Affordable housing is accessible to people who need it

As well as working to ensure there is an appropriate supply of suitable, affordable housing in Renfrewshire, the Council and housing associations recognise the need to ensure that advice and information about housing is readily available and that people are able to get access to housing which suits their needs.



1. Housing and the Wider Context

Figure 1 – Scottish Government policy and legislation, UK influences and local policy context for the LHS



Background Paper 4 provides more detail on the national and local policy context

2. About Renfrewshire's Housing Strategy

Consultation

Following consultation with key partners, including housing associations, the Council prepared a draft LHS for consultation. This was approved by the Council's Housing and Community Safety Board in November 2015 for consultation over a four month period.

Various consultation activities were undertaken to gather views and feedback in late 2015 and 2016, including meetings with a range of partners and stakeholders, public drop-in sessions in different parts of Renfrewshire and use of social media. Background Paper 2 (Consultation Report) contains details of consultation activities.

A range of different views were expressed by individuals and organisations during consultation, however, some broad themes emerged, including:

- a requirement for greater clarity on housing supply targets;
- the need for more affordable housing in Renfrewshire, including housing for families, housing which is affordable for young people, as well as more housing which is accessible and flexible housing for older people;
- the need for regeneration, including town centre regeneration and redevelopment of brownfield land for housing;
- concerns about poor quality and affordability in the private rented sector; and,

- concerns about the inability of many people to afford to heat their homes.

Where possible, the final LHS has been revised to take account of consultation feedback. Background Paper 2 is available on the Council's website and shows how the strategy has been amended to take account of feedback (www.renfrewshire.gov.uk)

Partnership Working

Developing and delivering actions within this LHS involves close working between a range of community planning partners and different services within the Council. Housing partners include the 15 housing associations that operate within the Renfrewshire area (see Appendix 1). Through the Housing Providers Forum, housing associations and the Council will work to monitor the implementation of the LHS Action Plan.

2. About Renfrewshire's Housing Strategy

Equalities

The Equalities Act 2010 introduced a general equality duty for the public sector in the UK. The Act requires public bodies to pay due regard to the need to:

- eliminate unlawful discrimination, victimisation and harassment
- advance equality of opportunity
- foster good relations.

These requirements apply across the 'protected characteristics' of age; disability; gender; gender reassignment; pregnancy and maternity; race; religion and belief; sex and sexual orientation and to a limited extent to marriage and civil partnership.

An Equality Impact Assessment (EQIA) has been undertaken which provides a framework for considering the impact (both positive and negative) on those in the protected characteristics. The EQIA (Background Paper 3) was subject to consultation at the same time as the full draft LHS.

The whole range of actions presented in the LHS should be of a positive benefit to the wider population in Renfrewshire. In particular, older people and those with disabilities are particular groups with protected characteristics who will particularly benefit from specific actions in the strategy.

Strategic Environmental Assessment

The Council completed a pre-screening notification Strategic Environmental Assessment. This was submitted to the Scottish Government's Strategic Environmental Gateway. It was determined that a Strategic Environmental Assessment was not required for the LHS. It was considered that the LHS has minimal environmental impacts either directly or indirectly.

Monitoring and Evaluation

Each outcome has a number of actions that will be delivered by a combination of the Council, partners and voluntary organisations. These are summarised at the end of each of the 7 Outcomes and brought together in an Action Plan.

A LHS update will be produced each year, setting out key achievements, progress against actions and progress in meeting targets. The LHS update will report on any significant developments that require changes to the LHS approach or that will affect the ability of partners to deliver actions.

The LHS update will be reported to the Council's Housing and Community Safety Policy Board and will be displayed on the Council's website.

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

This section highlights some of the key issues in population and housing market trends and identifies how the LHS will respond to these. It also details the findings of two recent housing need and demand assessments that form the evidence base for the housing supply targets and actions to increase the range and supply of housing as set out below.

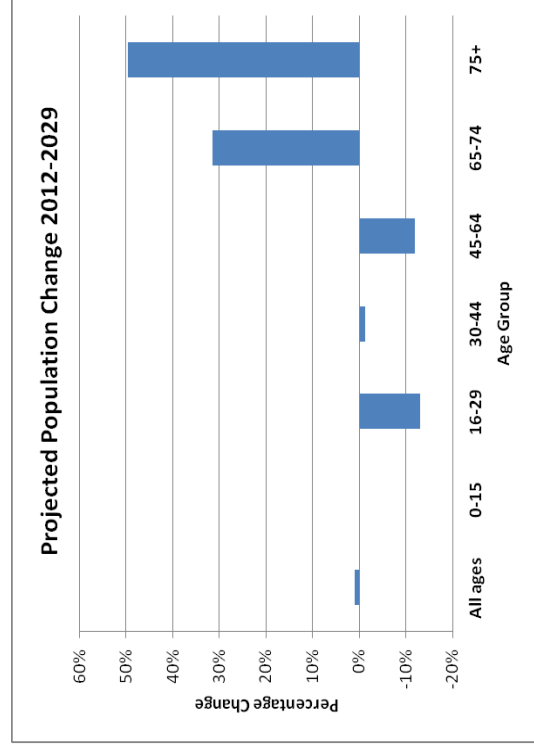
The Renfrewshire Area

Renfrewshire Council is the ninth largest local authority in Scotland with a population of 174,560¹. The area covers 261km², with the population concentrated within the three main urban areas of Paisley/Linwood, Johnstone and Renfrew.

Renfrewshire is centrally located, and has strong links with neighbouring authorities in the wider Glasgow city region. It is one of the eight local authorities within the Clydespan Strategic Development Plan area shown on Map 1.

For LHS and strategic housing investment purposes, the area is split into five sub-market areas: West Renfrewshire; North Renfrewshire; Paisley and Linwood; Renfrew; and Johnstone and Elderslie as shown on Map 2.

¹ NRS Renfrewshire Factsheet 30.11.16



Source: NRS 2012 based population projections

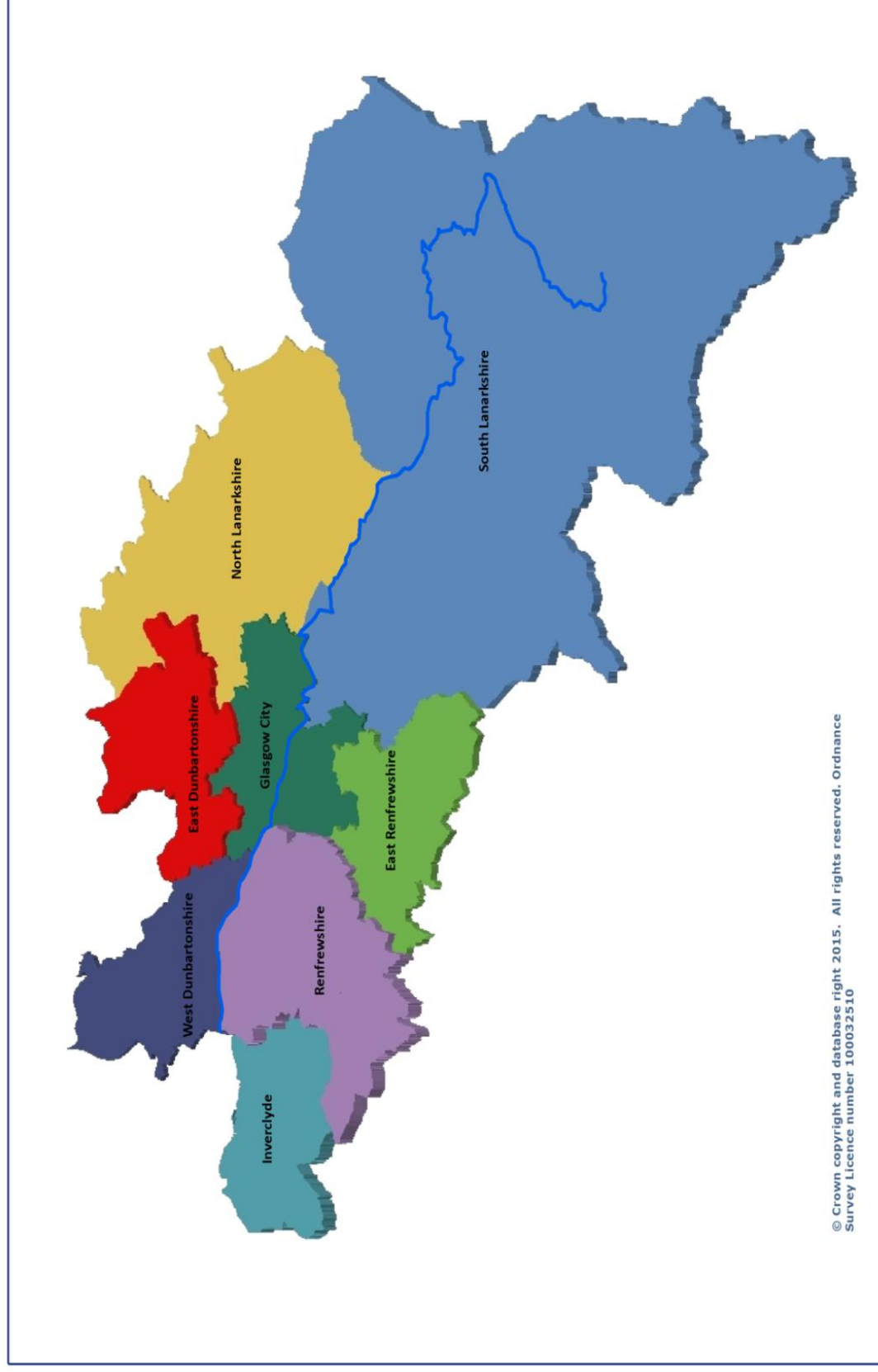
Population and Households

Just over 174,000 people live in Renfrewshire. Between 2012 and 2029 the number of people in all age groups living in Renfrewshire is projected to rise marginally, by 1% (1,740 people), compared to 6% across the whole of Scotland.

Despite the projected overall small growth, there is significant projected growth in the number of older people aged 75+ in this period, rising by almost 50%. This contrasts with a decline in the number of people across all working age groups.

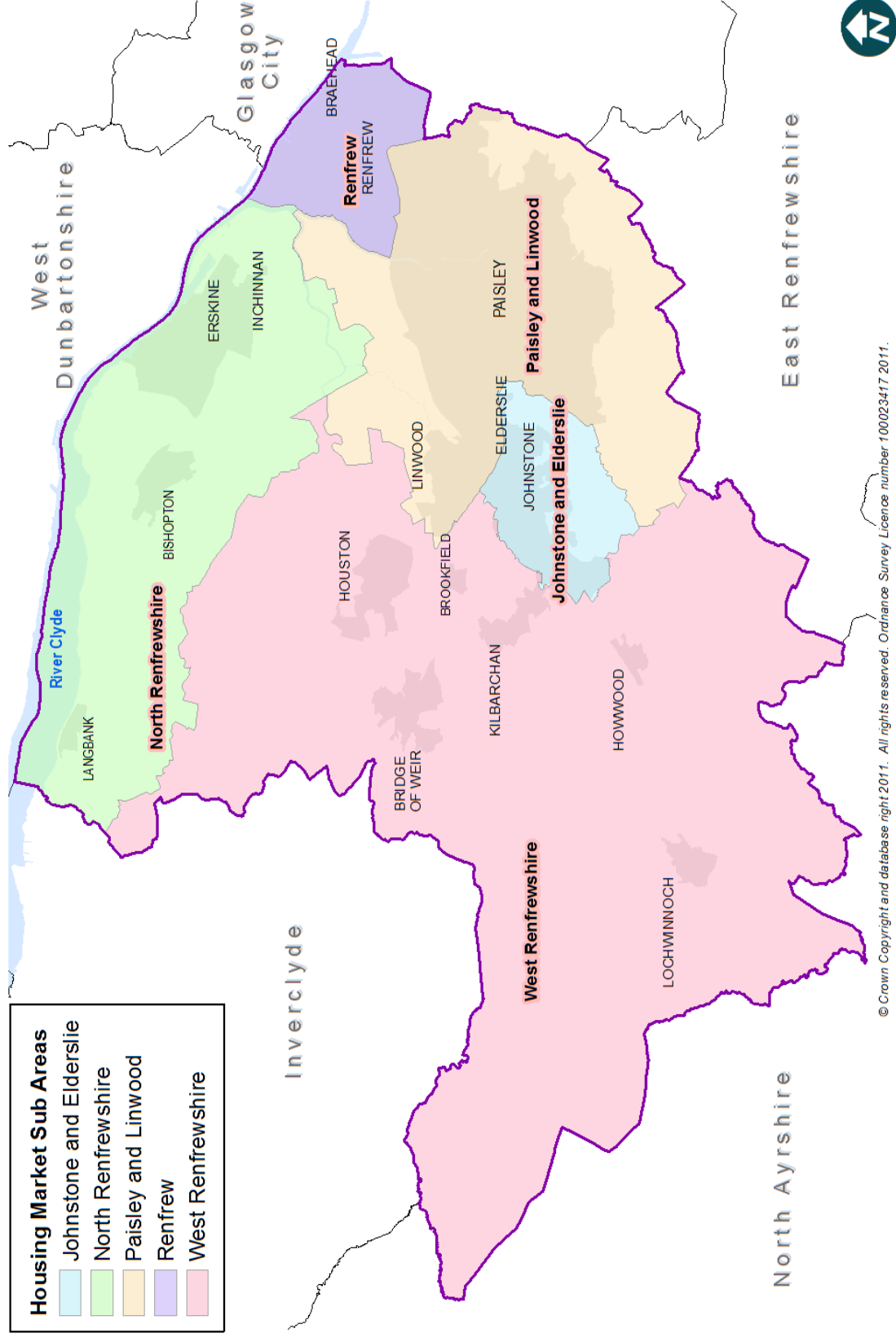
3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Map 1: Local Authority areas in the Clydeplan Strategic Development Planning Authority



3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Map 2: Renfrewshire Sub-Areas



3. The Housing System in Renfrewshire – Key Market and Demographic Trends

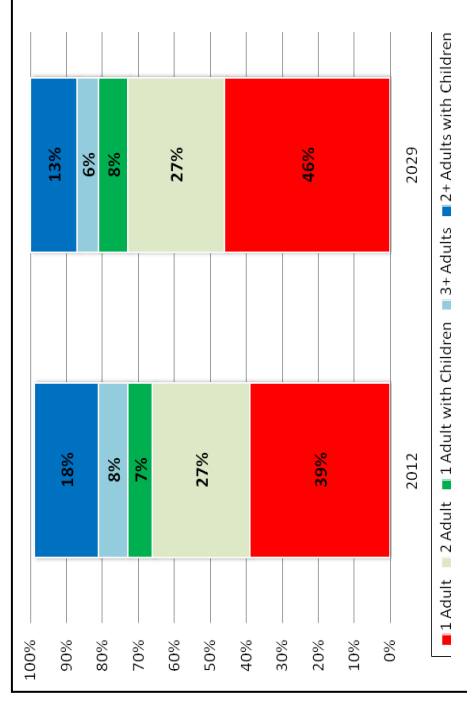
In order to attract and retain working age groups, it is essential that there is good quality affordable housing in the right places. Outcome 1 sets out plans to deliver new affordable housing and to ensure that there is a sufficient range of housing options over a range of tenures to meet identified need and demand.

Continuing to plan for housing and services for an ageing population will remain important. There will be increasing pressure on health and social care services at a time of budgetary pressures. Outcome 6 details actions in relation to housing and related services for older people.

While the population is projected to rise only marginally, the number of households is projected to increase by 8% from 2010 to 2029, compared to 10% across Scotland.

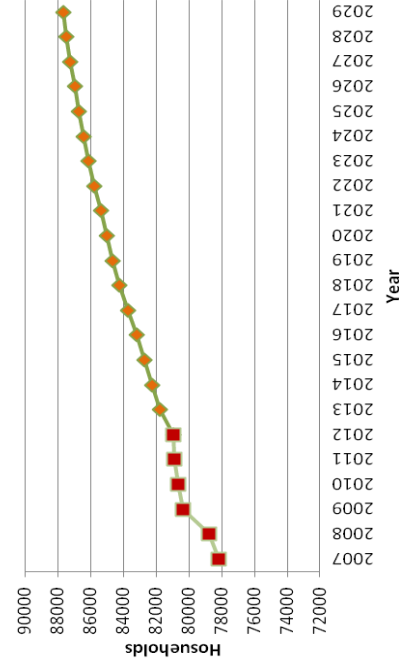
The rate of household growth is faster than population growth because people are increasingly living in smaller sized households, driven by the increase in the elderly population who tend to be one person households and more single parent families. By 2029 the average household size is projected to be 1.98 compared to 2.13 in 2012.

Percentage of household type 2012 and projected 2029



Source: NRS 2012 based projections

Household Projections 2012-2029



Source: NRS 2012 based projections

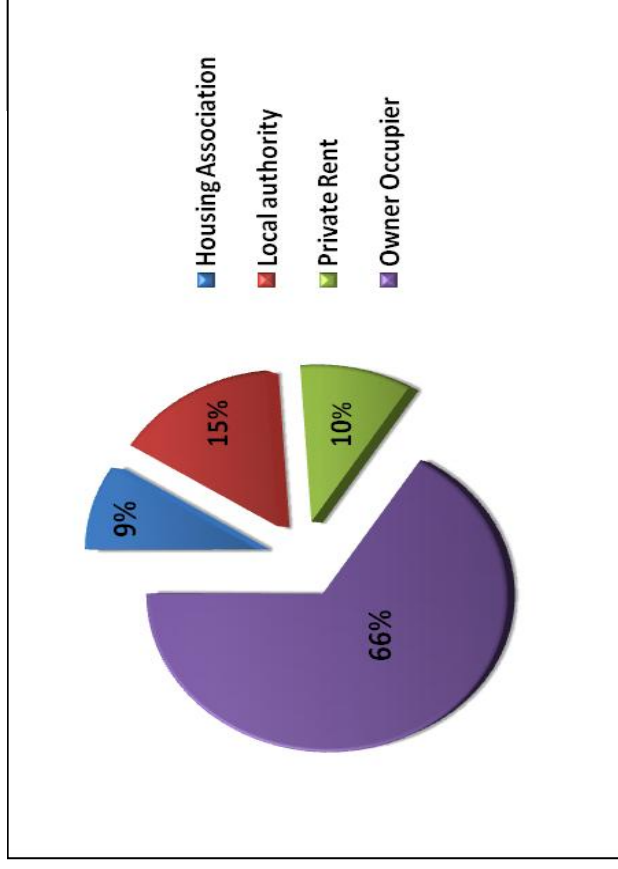
3. The Housing System in Renfrewshire – Key Market and Demographic Trends

While it will be important to plan for housing that suits older people and smaller families, it is also important to take action to ensure there are more affordable family homes, to help encourage population and household growth in line with Community Plan ambitions. Outcomes 1 and 2 set out actions in relation to new housing provision and regeneration of low demand areas.

Housing Tenure

The total housing stock in Renfrewshire is just under 84,000. Two thirds of the stock is owner occupied. The number of private rented properties continues to grow and now stands at in excess of 9,000 properties, up by almost half since the last LHS was developed in 2011. The sector plays an increasingly important part in meeting the housing needs of those unable to access social housing or owner occupation.

Renfrewshire Tenure Breakdown 2014



Source: RC Records, 2014

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

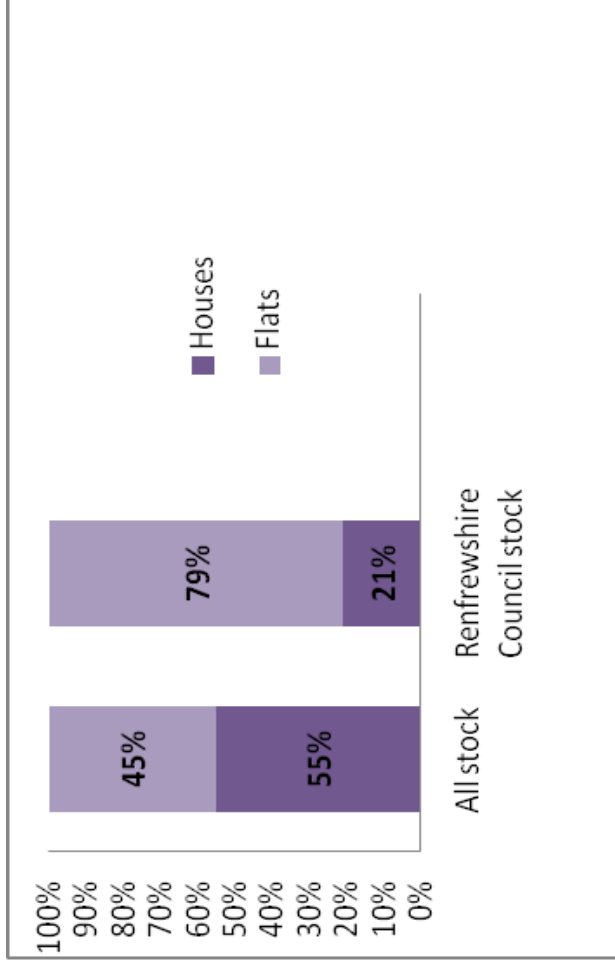
As the sector expands, action is required to ensure that privately rented properties provide well managed good quality accommodation. Outcome 3 details action in this area.

The ending of the Right to Buy (from August 2016) will prevent further loss of social rented homes available for future generations. Outcome 1 includes plans to further increase the supply and mix of affordable housing.

House Types

Houses account for 55% of all stock in Renfrewshire. However there are significant differences between tenures and areas. Of the Council’s stock of around 12,000 properties, only 21% are houses compared to 79% flats. North and West Renfrewshire have a higher proportion of houses than Paisley and Linwood and Johnstone and Elderslie, where tenement flats are more common.

House Types 2013



Source: SNS 2013 and RC Records 2013

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Only around 100-120 houses become available for let each year in the Council sector. There is a slightly better mix of house types within the housing association sector in Renfrewshire (an estimated 32% houses, 68% flats), where new build additions to the stock have enhanced the number of family homes.

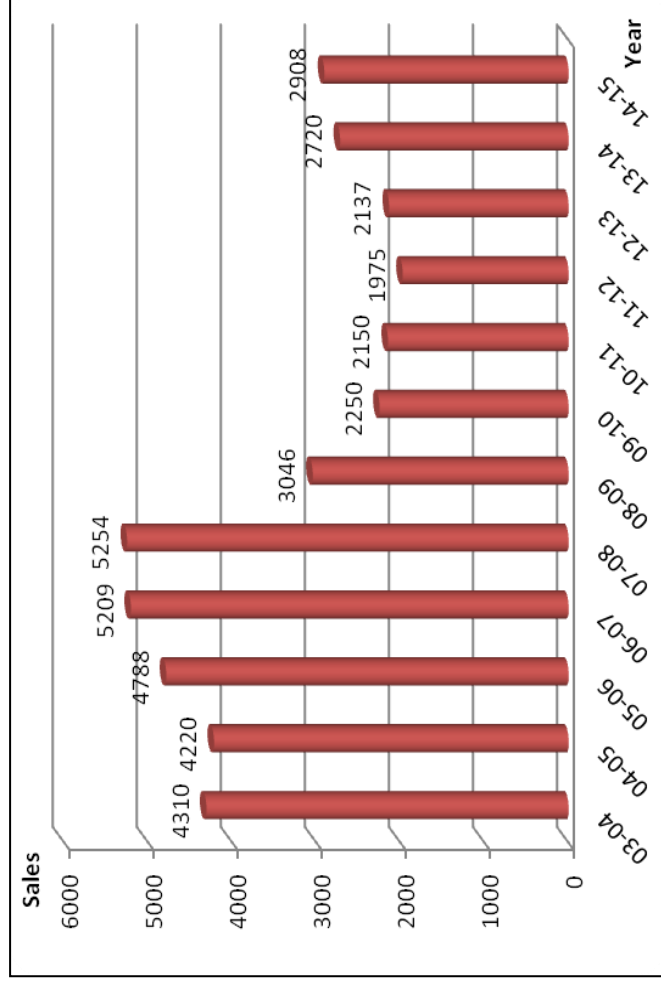
Such a split limits the Council’s ability to meet the aspirations of low income households who want to live in houses with gardens rather than in flatted accommodation. It also has implications for accessibility and for repairs and maintenance in blocks of flats in mixed tenure ownership. Outcome 2 includes action to improve the house type profile in the social rented sector, particularly Council housing, through newbuild programmes.

Renfrewshire’s Housing Market

The housing market is showing signs of recovery in Renfrewshire. The number of house sales in Renfrewshire in 2014/15 was 2,908², up almost 50% from the lowest point in 2011/12, but still well below the peaks of 2006-08 when nearly 5,000 properties a year were sold.

² Register of Sasines

Renfrewshire volume of house sales 2003/4 – 2014/2015

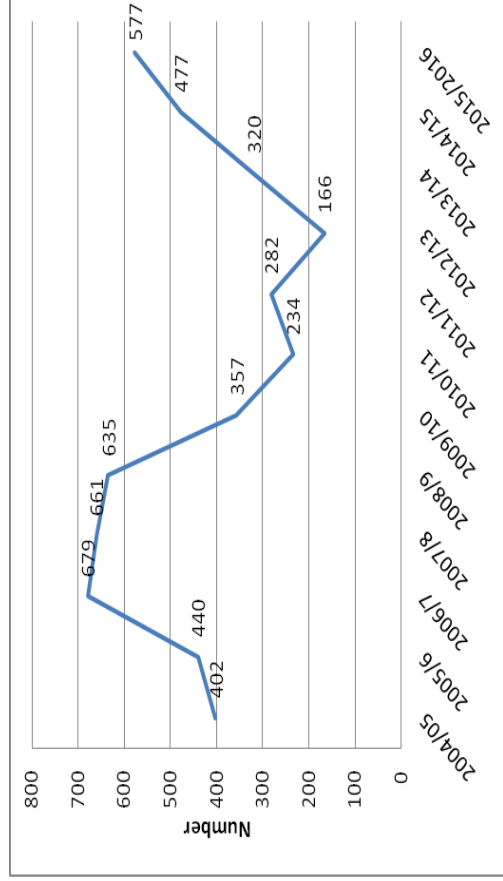


A more regulated mortgage market, coupled with substantial deposit requirements act to restrict access to home ownership for buyers without substantial savings or access to wealth. Outcome 1 includes action to develop a better mix of tenure options to meet affordable housing need.

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

The upturn in the market is reflected in levels of house building in Renfrewshire. In the last two years, 577 and 477 private sector homes were completed³, the highest level since 2009/10. Outcome 1 explains that through the LDP, the Council will identify sufficient land for newbuild housing to deliver the supply targets set out in this LHS and will work to help bring forward sites for developments across Renfrewshire.

Private sector house completions 2004/5 – 2015/16



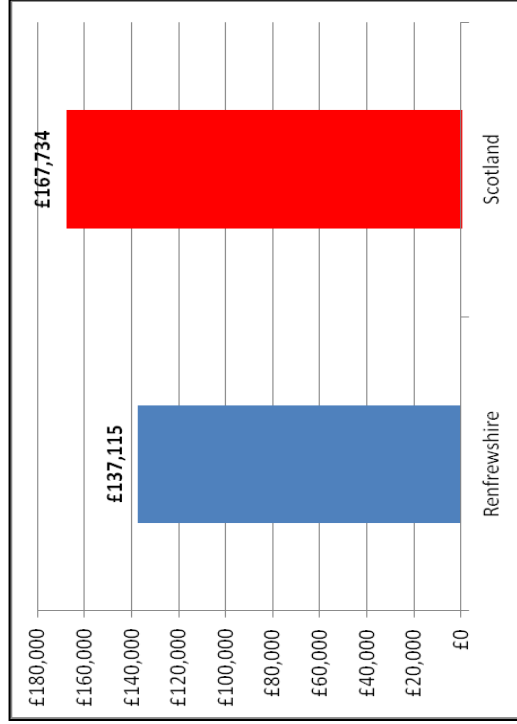
Source: Renfrewshire Council



³ RC, Planning

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Average house prices Renfrewshire and Scotland. Q3 2015/16



Source: Registers of Scotland

The average house price in Q3 2015/16 was £137,115, compared to an average of £167,734 in Scotland. With median incomes in Renfrewshire slightly higher than the Scottish average at £534 per week, compared to £518 respectively⁴, this suggests that owner occupation is relatively more affordable in Renfrewshire.

⁴ Nomis 2015

However this is not a uniform picture across the Renfrewshire area. Prices in the North and West of Renfrewshire are particularly high and sit above the Scottish average. This can partly be attributed to higher levels of new build and larger detached homes being developed for market sale and the make-up of the stock, the majority of which are houses.

By comparison, the least expensive areas are Paisley and Linwood and Johnstone and Elderslie where there are concentrations of tenemental property. Pockets of low house prices (under £50,000) and low market rents exist in some areas, particularly in Paisley, demonstrating evidence of market failure. These also tend to be the areas of least popular social housing.



3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Table 1 Average and Lower Quartile Sales Price (2014)

House Price (£)	Paisley & Linwood	Renfrew	Johnstone & Elderslie	North Renfrewshire	West Renfrewshire	Total
Average	£108,765	£118,471	£110,629	£173,733	£180,413	£127,849
Lower Quartile	£58,414	£77,250	£60,000	£105,750	£103,500	£70,000

Source: RC, Sasines Analysis

The lower quartile price is the level at which those entering owner occupation for the first time, or those with lower incomes could be expected to look to buy.

The differences across the sub-areas in these prices are notable, with the lower quartile price in North Renfrewshire and West Renfrewshire around 80% higher than that in Paisley and Linwood, suggesting affordability issues for those seeking to buy in North and West Renfrewshire.

Outcome 1 sets out plans to consult on an affordable housing policy to address affordability issues and Outcome 2 sets out plans to develop strategies to address areas of low demand housing.

Poverty and Deprivation

Despite higher average income levels and improvements in unemployment levels, issues of poverty and deprivation remain in Renfrewshire.

The latest Scottish Index of Multiple Deprivation data show that almost 35,000 people in Renfrewshire live in the 15% most deprived datazones in Scotland. Many of these areas contain the least popular social housing.

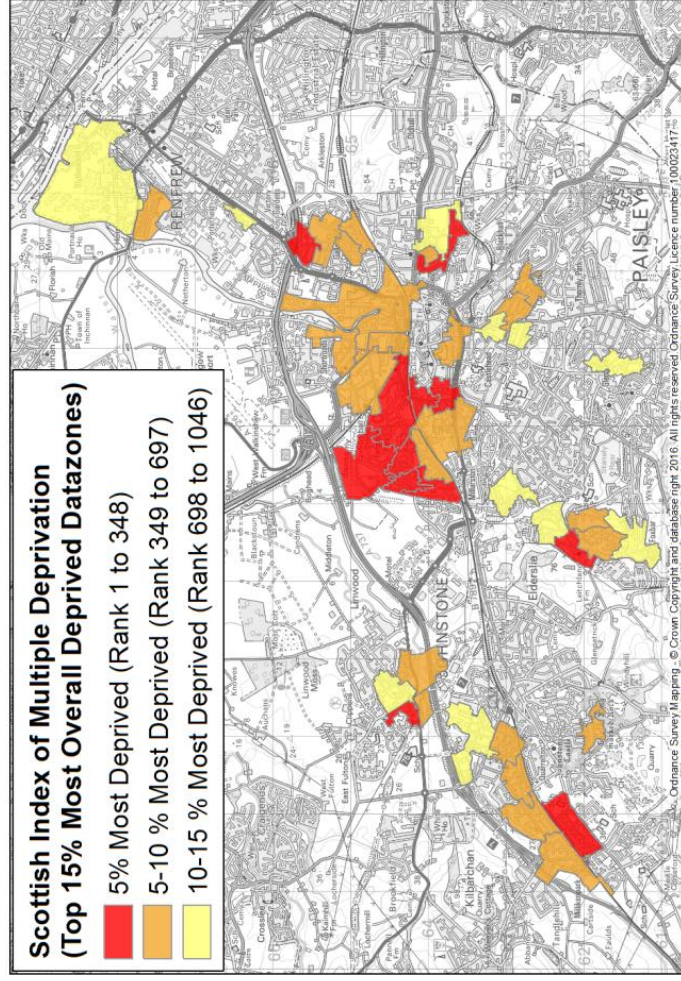
Child poverty in Renfrewshire is estimated to be 21%, which means more than 7,000 children are living in poverty in Renfrewshire today⁵.

Partners in Renfrewshire recognise poverty as a key driver of ill health and disadvantage. Renfrewshire’s Tackling Poverty Strategy sets out a range of actions to mitigate and minimise the impact of poverty in Renfrewshire and Renfrewshire Council has committed significant resources to implement this.

⁵ Tackling Poverty Strategy 2015-2017, RC

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

A number of actions are included within this LHS to help tackle poverty and break the generational cycles of deprivation by regenerating areas with the poorest quality and least desirable housing, preventing homelessness and addressing housing affordability issues.



3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Housing Need and Demand

The “Glasgow and the Clyde Valley Housing Need and Demand Assessment 2 (HNDA2)”⁶ was undertaken by a partnership of the eight local authorities in the Glasgow and Clyde Valley Housing Market Area (see Map 1) following Scottish Government guidance⁷ and provides estimates of the **additional** homes required over the period 2012-2029 (Table 2).

This study has informed the Strategic Development Plan, this LHS, the review of the Local Development Plan and the preparation of housing supply targets for Renfrewshire.

Table 2 All Tenure Housing Need Estimates for Renfrewshire, 2012-2029 from HNDA2

	2012-2029	Annual equivalent
Social Rent and Below Market Rent	2,513	148
Private*	5,781	340
Total	8,294	488

Source: Glasgow and Clyde Valley HNDA, May 2015. *Private figures are estimated approximated to the local authority area.

⁶ http://www.clydeplan-sdpa.gov.uk/files/GCVHNDA2_PostAppraisal_190515.pdf

⁷ <http://www.gov.scot/Topics/Built-Environment/Housing/supply-demand/chma>

HNDA2 provides the starting point in the evidence base for addressing housing needs. In order to gain a fuller picture of the operation of the housing system in Renfrewshire, including affordability issues for existing households, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand, the Council commissioned a further study to add to the work of the HNDA2.

This study focused on the sub-market area level, utilising other statistical data, local housing market information and qualitative data in relation to tenure, cost and choice and the local housing market.



3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Key findings on the further study identified that:

- There is considerable **market imbalance** across the five sub-areas in Renfrewshire with affordability issues in North Renfrewshire and West Renfrewshire where the housing market is characterised by larger, expensive and predominantly owner occupied housing. There are affordability pressures and limited affordable housing options.
- **Paisley/Linwood, Johnstone/Elderslie and Renfrew** - have higher levels of social renting and below average house prices in the private sector. There is a predominance of small flats and smaller properties in Paisley/Linwood, and a higher proportion of middle-sized properties in Johnstone/Elderslie.
- **Renfrewshire is a relatively self contained market as are the five sub-areas:** people tend to move within the area in which they currently live. The study identified that for many, location is the most important factor. People do not want to move far from their “own” area.

- There is a **continuing problem of low demand housing** in parts of Paisley/Linwood, and some parts of Johnstone/Elderslie and Renfrew. At the same time there is a strong waiting list demand for areas where people do want to live.
- There is a need to create communities which are sustainable in the long term. This requires the promotion of greater tenure mix and creation of a range and choice of housing, where people can trade-up or trade-down depending on their housing needs and move to different tenures, types and sizes to meet changing needs and aspirations.
- The study also identified additional housing need among people who are economically active in the age range 30+ who are “stuck” in their parental home due to a limited range and choice of appropriate housing options that meets their needs in specific areas.
- Modelling suggests an **estimated 2,700 households are currently in unaffordable private housing** (paying more than 25% of their income on housing costs) and experiencing financial hardship or with a low income. Of these, an estimated 700 households could afford lower quartile market housing. An estimated 500 could not afford market housing but could afford an intermediate housing option.

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Renfrewshire’s Housing Supply Target

Taking the above studies of housing need and demand as the evidence base, housing supply targets for Renfrewshire for the period of this LHS (2016-2021) have been developed.

As required by the Scottish Government’s LHS Guidance and Scottish Planning Policy, these supply targets are broadly consistent with the estimates set out in the SDP for the Clydeplan area.

The starting point for these targets is the need estimates from HNDA2 shown in Table 2 (an annual equivalent of 148 social rent/ below market rent properties and 340 private properties).

For the private sector, the supply target of 500 new homes each year is set above the HNDA2 need estimate to take account of recent private sector completion rates, Renfrewshire’s Community Planning Partnership target of increasing the population by 5% by 2023, and the anticipated impact of the City Deal investment.

For the affordable housing sector, the target has been set above the HNDA2 estimate to take account of the additional need identified through the research described above. The ambitious higher target of 200 homes each year is considered to be realistic and deliverable in the context of average completion rates over the last five years in Renfrewshire (842 or an average of 168 completions each year over the last five years) and current Scottish Government funding levels for affordable housing linked to the target to deliver 50,000 new affordable homes over the next five years.

Table 3 Renfrewshire’s Housing Supply Targets

	2016-2021	Annual equivalent
Affordable*	1,000	200
Private	2,500	500
Total	3,500	700

* Affordable housing includes: social rent, below market rent, shared equity, shared ownership, and low cost home ownership

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

The table below summarises the factors which were considered in setting supply targets for the LHS based on the HNDA2 estimates. In line with Scottish Planning Policy, 10% generosity will be added to the housing supply target for the private sector taking the land requirement for the period of this LHS to 200 affordable and 550 private homes each year. The LDP will identify a range of sites to meet this level of housing need and demand.

Table 4 Factors considered in developing Renfrewshire’s housing supply targets

Affordable Housing

HNDA2 estimate: 148 properties each year

Affordable supply targets were increased from HNDA2 need estimates as a result of the following considerations:

- Additional need identified from households “stuck” living with other households due to limited affordable options. It is the Council’s aim to help these new households form;
- Affordable housing completions between 2011/12 and 2015/16 have averaged 168pa, demonstrating capacity to deliver;
- The Scottish Government aims to increase the amount of affordable housing across Scotland and have increased the levels of funding available to Councils to facilitate this.

LHS Affordable Housing Supply target: 200 completions each year

Private Housing

HNDA2 estimate: 340 properties each year

3. The Housing System in Renfrewshire – Key Market and Demographic Trends

Private sector housing supply targets were increased from HNDA2 need estimates as a result of the following considerations:

- Renfrewshire's ambitions are to grow the resident population by 5% by 2023. This is higher than the National Records of Scotland population projections used in HNDA2, and consequently will increase the need for private sector housing;
- The economic benefits associated with City Deal are likely to increase jobs in the area which may require additional housing. It is likely there will be a need to identify housing sites associated with City Deal projects from 2019;
- Longer term average previous private sector completions have been higher than need estimates: 12 years 2002/2003 - 2013/2104= 420pa and 17 years 1997/98-2013/14 =482pa. Recent completions have also been higher: 2014/15=477 and 2015/16 = 577 .

These levels demonstrate capacity and demand in the local market for additional private sector housing.

LHS Private Housing Supply Target: 500 completions each year

Outcome 1 The Supply of Housing is Increased

Renfrewshire Council and its partners aim to increase the supply of housing in Renfrewshire over the next five years. As set out in the previous section, the target is to build 500 new private homes and 200 new affordable homes each year.

As well as meeting identified housing need, this housebuilding activity will support local economic growth by creating and sustaining jobs and training opportunities in the construction sector.

This LHS also highlights the importance of making sure that these new homes are of the right size, type and tenure and are in the right locations to meet current and future need and aspirations and to help create balanced and sustainable communities.

This LHS sets out plans to increase the supply of housing by:

- Ensuring that sufficient land is made available for new housing through the Local Development Plan process and that brownfield sites are brought forward for redevelopment;
- Delivering new build affordable housing projects through the SHIP programme in partnership with housing associations;
- Developing a better mix of housing of the right tenure, type and size and in the right places; and,
- Developing innovative approaches which facilitate mixed tenure housing developments on brownfield sites.

Outcome 1 The Supply of Housing is Increased

Land Supply for Housing

The housing supply targets indicate the number of new homes to be built during the period covered by the LHS. Renfrewshire's Local Development Plan is the vehicle to ensure that there is sufficient land allocated to facilitate this amount of housing development.

To comply with Scottish Planning Policy requirements to ensure that a generous supply of land is identified, the private sector supply target is increased by 10% to give a requirement for housing land for 550 units each year for the private sector in addition to land for 200 properties each year for the affordable sector.

The overarching objective in meeting the housing land requirement in the next Renfrewshire Local Development Plan will be the delivery of sustainable, well-designed homes in the right places.

The Local Development Plan will continue to promote sustainable patterns of development, prioritising redevelopment and regeneration of brownfield and previously used sites before greenfield sites.

The current Local Development Plan Action Programme identifies actions to help increase the amount of house building in Renfrewshire including:

- developing initiatives to assist with unlocking development sites;
- preparing and promoting development briefs for development sites;
- taking a proactive approach to delivering infrastructure on regeneration sites by developing different approaches and funding mechanisms to help deliver development;
- preparation of development frameworks for twelve "Transition Areas", which are areas that were previously zoned for business and industrial purposes but where comprehensive redevelopment is now encouraged which could include residential uses.

Outcome 1 The Supply of Housing is Increased

Delivering Affordable Housing through the SHIP Programme

The Strategic Housing Investment Plan (SHIP) provides a partnership approach for delivering the target of at least 200 new affordable homes each year in Renfrewshire. While this target represents an increase in the rate of affordable housing completions compared to recent years (over the last five years, an average of 168 affordable homes were completed), there are well established joint working arrangements in place between different services within the Council (Community Resources as well as Development and Housing), housing associations and the Scottish Government. These arrangements will be further strengthened over the next five years, with greater emphasis also placed on working with private sector partners to ensure effective delivery of mixed tenure developments.

Taking account of the themes emerging from the draft LHS, a new SHIP was developed by the Council and RSL partners and submitted to the Scottish Government in November 2016. This includes an ambitious pipeline programme of new development sites, designed to meet the annual 200 affordable homes target in Renfrewshire, while also aligned to LHS outcomes on regeneration and town centre development and independent living.

Investment in affordable housing through the SHIP programme will continue to be targeted to help achieve LHS outcomes:

- Support local housing regeneration programmes. [Outcome 2]
- Replace obsolete social rented housing (where major improvements to existing stock would not be cost effective and/or sustainable) and where there is continued need. [Outcome 2]
- Address 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. [Outcome 2]
- Address shortfall in the areas where there is pressure on the supply of affordable housing. [Outcome 1]
- Support the development of a graduated housing market in areas of pressure and in areas where there is a requirement for affordable options. [Outcomes 1 and 2]
- Support the development of sustainable mixed communities by including affordable housing in Community Growth areas and other larger housing developments. [Outcomes 1 and 2]
- Expand the supply of housing for people with particular needs. [Outcomes 5 and 6]

Outcome 1 The Supply of Housing is Increased

- Complete the comprehensive tenement improvement programme for strategically important locations (Orchard St, Paisley). [Outcome 2]
- Support town centre residential development and regeneration. [Outcome 2]

To help support the delivery of the national target of 50,000 new affordable homes, the Scottish Government increased the grant subsidy benchmark for housing associations from £58,000 per unit to £70,000 and for Councils from £48,000 to £57,000. While this should aid deliverability by reducing the amount of private finance required for new build developments, some of this grant increase will be absorbed by higher construction costs, as tender price inflation feeds through to the newbuild programme.

Renfrewshire's Resource Planning Assumption (RPA) for 2016/17 is £11.521m. Along with minimum RPAs for the next five years to March 2021, at least £36.9m will be available over the lifetime of this LHS to support delivery of new affordable housing in Renfrewshire.

It is anticipated that additional funds will be made available through further allocations from the Scottish Government during the lifetime of the LHS and partnership planning activity is therefore geared towards

over-programming in order to achieve delivery of at least 200 new affordable homes each year.

The Council and its partners will continue to pursue a range of mechanisms to allow the maximum amount of affordable housing to be delivered with the resources available. This will include consideration of different models of funding and tenure options, promotion of joint working between the Council and housing associations on procurement issues, and opportunities for joint initiatives with private developers to promote mixed tenure developments.

Providing a Better Mix of Housing – the right size, type and tenure and in the right places

Local evidence outlined in the previous section highlighted the nature of segmented markets in Renfrewshire, affordability issues in parts of the authority area and the existence of low demand/low value housing in parts of the private sector and areas of social rented housing within the SIMD most deprived areas.

The LHS aims to develop more balanced housing markets to help achieve sustainable communities throughout Renfrewshire. This will be achieved by creating the conditions which enable more flexible

Outcome 1 The Supply of Housing is Increased

options which allow people to trade up or trade down depending on their housing needs, and move to different tenures, types and sizes of houses in order to meet changing needs and aspirations.

A better mix of size, type and tenure of housing is needed. This will be achieved through:

- **Continuing to provide a mix of tenures through the affordable housing programme.** To date, this has included shared equity ownership and more recently the first development of mid market rent in 2015.

Evidence suggests there is a potential market for intermediate/low cost home ownership products for those unable to buy/rent at market price or struggling with current housing costs, and recent developments have all been let or sold successfully confirming this demand. (However, current grant levels for RSL shared equity homes are acting as a constraint on the development of this type of housing, and opportunities to review arrangements will be raised with the Scottish Government.)

The opportunity for low cost home ownership and below market rent - either as part of larger developments or as stand alone developments - will be reviewed on a case by case basis, taking account of local factors including site capacity, the local

private market, and local demographic and housing need indicators. Options for new models of affordable housing will also be explored.

- **Continuing to increase the supply of houses through the affordable housing programme and regeneration programmes**
 - The affordable housing programme to date has expanded the supply of affordable houses. However, flats are still the predominant property type within the affordable sector and demand clearly demonstrates a requirement for significant further provision of back and front door houses. This is a particular challenge within the Council sector and work will be taken forward within the lifetime of this LHS to address this as part of local housing regeneration initiatives.
- **Consulting on an Affordable Housing Policy** – It is proposed that an affordable housing policy would be targeted to require a proportion of affordable provision to be included in newbuild housing developments above an agreed number of units in areas with identified shortfall to support sustainable mixed communities. This will be taken forward through the review of the current LDP and is highlighted in the 2017 Main Issues Report.

Outcome 1 The Supply of Housing is Increased

- To ensure that new affordable housing is of a high quality, irrespective of its type or size or tenure, the Council will work with partners to **develop a standard for affordable housing**, that takes into account design and space standard considerations.

Bringing Empty Homes Back Into Use

Bringing empty homes back into use can play a small part in helping to increase the supply of housing available to meet housing needs, as well as having a wider benefit in terms of local amenity and perceptions of community safety.

Within Renfrewshire, the aim is to bring 25 empty properties back into use per year through the “Homes Again Renfrewshire” scheme which is a joint initiative between Renfrewshire Council, West Dunbartonshire Council and the Scottish Government. This includes a Matchmaker scheme that helps to link up buyers wishing to purchase empty homes with owners of empty homes. Loans can also be made available to enable owners of empty properties to carry out work required to bring properties to a lettable standard.

Enforcement powers (Works Notices and Compulsory Purchase Orders) which can be used to deal with empty homes will be considered on a case by case basis where an owner fails to engage with the Council and the empty home is dangerous or causing significant problems. As an additional measure to encourage owners to bring empty properties back into use, Renfrewshire Council is making use of discretionary powers under the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013, with properties unoccupied and unfurnished for a year or more now subject to a 100% increase in council tax charges.

Outcome 1 The Supply of Housing is Increased

Outcome 1: Summary of Key Actions

1. Increase the supply of new housing in Renfrewshire
2. Ensure Renfrewshire's new LDP identifies sufficient land in existing places to deliver the housing supply targets set out in this LHS.
3. Review the 2014 LDP Action Plan Programme to bring forward brownfield and previously used sites for housing development.
4. Consider bids to the Scottish Government Infrastructure fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.
5. Deliver projects in the existing SHIP programme and develop new projects which assist in meeting the strategic outcomes in this LHS.
6. Prepare an annual review and update of the SHIP to ensure it is a live and responsive plan.
7. Promote a mix of tenure options to meet affordable housing need.
8. Consult on an Affordable Housing Policy, targeted to increase the supply of affordable housing in areas of identified shortfall.
9. Develop a standard for affordable housing in Renfrewshire that takes into account design and space standard considerations.
10. Promote partnership working on procurement issues to maximise opportunity and efficiency in the delivery of affordable housing.
11. Encourage owners of empty homes to bring them back into use.

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

Sustainable places can be defined as those that have a range of services, housing types and households, which promote integration and positive, diverse neighbourhoods. They are places designed around people and provide easy access to services, cultural amenities and green space.

Sustainable communities are places where people want to live, use local facilities and have a real sense of community. This outcome focuses on creating attractive environments and town and village

centres that support the growth of local communities and the economy, getting people involved in activities that improve the health and wellbeing of the community.

Over the last five years, local housing regeneration strategies in Renfrewshire have focused on providing high quality, modern, energy efficient houses to replace less popular high density Council flats, with more than 500 new affordable homes completed through regeneration projects in Paisley, Linwood and Johnstone.

This LHS sets out plans to build on this success and to create sustainable communities by:

- Building new affordable homes in housing regeneration areas – including Johnstone Castle, Ferguslie Park, Paisley West End;
- Developing area based strategies for areas with low demand / low value housing stock and creating opportunities for graduated housing markets with greater tenure mix; and,
- Continuing to support housing investment in Renfrewshire's town and village centres to increase the number of people living in the town centre and promote economic growth.

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

Local Housing Regeneration Initiatives

A key priority for the next five years is to implement local housing regeneration strategies in partnership with local communities:

- **Johnstone Castle.** The first phase involves demolition of around 250 Council tenement properties and replacement with around 100 new build Council homes for rent. Demolition started in 2015 and construction is due to start in summer 2017. Future phases will include a mix of new private housing and some new build housing by Linstone Housing Association.
- **Paisley West End.** The Council and Sanctuary Housing Association are working together to develop plans for new mixed tenure housing in the Well Street area, taking account of the significant challenges posed by the mixed ownership of existing tenements flats, commercial properties and vacant land in the area. Redevelopment of the former Co-op site in Wellmeadow Street, due to start in early 2017, is an early opportunity to kick start investment in the area.

- **Ferguslie Park.** Housing regeneration proposals are being prepared for the Tannahill area of Ferguslie Park, following consultation with local communities and linked to proposals for the wider regeneration of the area involving major investment in a Regional Sports Facility.
- Development of new housing on brownfield sites in the **Community Growth Areas** at Bishopton (including at least 200 new homes for social rent as part of an overall development of around 2,500 new homes) and South West Johnstone (where a masterplan approach is being developed to deliver around 500 new homes on vacant and derelict previously used land).

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

Tackling Low Demand/Low Value Areas

The further study into the Housing Need and Demand Assessment in Renfrewshire confirmed that alongside a requirement for additional new homes in Renfrewshire to meet the housing need and demand, there is also strong evidence of issues with low demand, stock imbalance and segregated markets. This is demonstrated in low demand low value stock in the social rented sector and low demand poor condition stock in the private sector.

These areas of low demand correlate with the most income deprived areas and frequently also have a poor quality local environment (for example, lack of proper bin storage areas and large vacant open spaces). The mixed tenure nature of some of these areas - with absent owners, private landlords, and several social housing providers - make the development of a comprehensive approach to management and maintenance of the housing stock and the provision of related services particularly challenging.

A vicious cycle can develop, with higher turnover and low demand leading to further decline in neighbourhood perception and quality. As well as developing a better mix of house types and sizes for social rent, options for intervention in some areas may require strategies for market restructuring - creating opportunities for intermediate rent and ownership options which meet aspirations for home ownership, as well as more middle market and larger housing than has historically been available in urban areas.

Along with investment in housing, the need for environmental improvements and links to employment, health and wellbeing initiatives also need to be addressed.

Further work will be carried out to build the evidence base to inform option appraisal for the housing stock which is most at risk and to develop area-based strategies and masterplans for these areas. This will potentially require alignment of asset management planning for existing social rented housing with resources from the SHIP programme to help deliver restructuring in these areas.

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

Experience of recent and current projects demonstrate that additional costs and constraints are often involved in delivering regeneration projects (for example, land assembly, demolition costs, and the need for redevelopment of fragmented and infill sites) compared with other new housing developments.

Opportunities will be explored to develop partnership arrangements which may assist in delivering regeneration projects in the most cost-effective way and the need for additional funding support will be identified where necessary.

Town Centres

Renfrewshire Council is committed to promoting economic growth and regeneration of town centres. The Council continues to identify and deliver a range of innovative approaches to sustain and encourage investment to ensure that our Centres remain the economic and social hubs of our communities and places.

Consultation work is currently ongoing to help finalise a Town Centre Strategy and Action Plan for each of Renfrewshire's Town Centres which will identify the role of the centre, their strengths and opportunities for enhancement and change. These should be finalised in 2016-17 and thereafter reviewed every two years.

Supporting Town Centre Living

Increasing residential use contributes to the vitality of towns, enhances new communities, increases the demand for services and can improve perceptions of community safety.

The previous LHS included a commitment to deliver housing projects that would increase the number of people living in town centres. This commitment will be maintained through this LHS, building on the successful approach to the redevelopment of the "Abbey Quarter" in Paisley Town Centre.

Around 160 affordable homes have been completed in Paisley Town Centre between 2011 and the end of 2016 including mid-market rent, social rent and low cost home ownership options for older people.

Along with new private housing, these developments provide a range of opportunities for town centre living across different tenures on former brownfield sites, transforming the landscape of the area and assisting with the wider regeneration of Paisley Town Centre.

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

Looking further forward, priority projects to aid town centre regeneration and town centre living are:

- **Orchard Street/ Causeyside Street, Paisley** There are five tenement blocks in very poor condition within the Paisley Town Centre Conservation Area. Following work by the Council, Paisley South Housing Association and the Scottish Government to review costs and grant funding requirements, consultation is taking place on a proposed Housing Renewal Area which would support the comprehensive improvement of the tenements at this strategically important location.
- **Renfrew Town Centre** is the focus for an innovative 'Simplified Planning Zone' (SPZ), the first of its kind in Scotland. Adopted in August 2015, the scheme removes the need for planning permission relating to certain developments and/or uses. This innovative measure aims to increase residential use in the Town Centre. It is suggested that consideration should be given towards establishing similar SPZ initiatives targeted to housing across all of Renfrewshire's centres.

Outcome 2: Summary of Key Actions

1. In partnership with local communities develop and implement local regeneration strategies for: Johnstone Castle; Paisley West End; Ferguslie Park.
2. Review low demand social rented housing, undertake option appraisal and develop area based strategies.
3. In mixed tenure areas, review opportunities for joint initiatives on estate management and environmental improvements with potential links to employment and training initiatives.
4. Through newbuild activity, improve the range of house types and sizes available for social rent.
5. Through the LDP, ensure action plans are in place for Renfrewshire's Town Centres and that they are reviewed and updated regularly.
6. Identify opportunities and initiatives for housing development projects which would assist in increasing the number of people living in and using Renfrewshire's Town Centres.

Outcome 3 People live in high quality, well managed homes

The quality and energy efficiency of social rented stock has improved in recent years as a result of significant investment by social housing providers to meet the Scottish Housing Quality Standard by 2015. Across the social rented sector further improvements will be made to improve the energy efficiency of homes as providers move towards meeting the Energy Efficiency Standard for Social Housing, the first milestone of which is 2020.

The main stock quality issues are within the private sector. In particular, poorer property conditions exist within older private sector tenement properties. A lack of regular maintenance and a poor or non effective property management regime has contributed to these issues. Condition issues also exist within mixed tenure areas where the lack of majority ownership by the Council and/or RSLs has limited the ability to carry out improvement works. The growth of the private rented sector in Renfrewshire has brought further challenges, with little incentive for landlords to invest in expensive repairs.

This LHS sets out plans to improve the quality of homes by:

- Developing the information base on private tenemental property which is in poor condition and inform policy development;
- Achieving the comprehensive improvement of 5 tenement blocks at Orchard Street and Causeyside Street; and,
- Improving conditions in the private rented sector through registration enforcement activity and raising awareness.

Outcome 3 People live in high quality, well managed homes

Below Tolerable Standard (BTS) and Sub Standard Housing

The tolerable standard is a list of minimum requirements a residential property must meet in order to be fit for habitation. BTS homes represent the poorest quality housing.

The most recent evidence available from the Scottish House Condition Survey (SHCS)⁸ covers the period 2012-2014 and suggests that 4% of properties in Renfrewshire are BTS, compared to 3% nationally.

The principle approach in Renfrewshire to tackling BTS stock has been housing association led Comprehensive Tenement Improvement (CTI), supported by grant funding for owners. Since the last LHS in 2011, a CTI project has been completed at Gordon Street, Paisley by Paisley South Housing Association which included 47 flats and also a tenement refurbishment project by Linstone Housing Association which included 16 flats.

The Council's own experience indicates that the poorest quality housing in Renfrewshire continues to be concentrated in older private sector tenement properties in inner urban areas. Drawing on

information available across different Council services and from RSLs, work will be undertaken to develop a database of poorer stock.

The Council will continue to offer advice and practical assistance to owners through the Scheme of Assistance to help maintain properties and facilitate repairs, and with RSL partners, will consider potential initiatives targeted at poor quality tenements.

The Housing (Scotland) Act 2006 introduced Housing Renewal Areas (HRA's) which replaced Housing Action Area (HAA) designations. Local authorities can designate an HRA where a significant number of the houses are sub-standard, or where the appearance or state of repair of any houses is adversely affecting the amenity of the area.

Designating an HRA lets a local authority secure an improvement in the condition and quality of housing in the HRA. This may be through carrying out works to houses or through the demolition of houses.

Consultation is taking place on a draft HRA for Orchard Street / Causeyside Street in Paisley Town Centre Conservation Area to support the comprehensive improvement of around 50 tenement flats.

Consideration will be given to the potential use of HRAs for other areas of sub-standard housing.

⁸ Source: Scottish House Condition Survey. Local authority report 2012-2014, released December 2015. However this survey may not capture all improvements in stock condition achieved through social housing providers' recent investment programmes to meet the Scottish Housing Quality Standard (SHQS).

Outcome 3 People live in high quality, well managed homes

Supporting Owners - Scheme of Assistance

The Housing (Scotland) Act 2006 makes clear that the primary responsibility for repairing and maintaining homes rests with the property owner. Grants are no longer generally available to owners with the exception of adaptations for disabled people or in particular situations where owners have been asked to participate in large common works programmes.

Whilst responsibility for repairs lies with owners, the Council through its Scheme of Assistance will provide information, advice and support to help owners with their responsibilities. Figure 2, outlines the range of support available through the Scheme of Assistance.

Figure 2: Scheme of Assistance



Outcome 3 People live in high quality, well managed homes

Care and Repair

Care & Repair Renfrewshire is a joint initiative between Renfrewshire Council, East Renfrewshire Council and Bridgewater Housing Association. In Renfrewshire, this service provides free confidential advice and assistance to older and disabled homeowners as well as private tenants about home repairs, adaptations and possible options for funding work to homes with the aim of enabling people to maintain their independence and remain in their own homes.

Care and Repair can co-ordinate major repairs such as roof, roughcast and structural repairs as well as smaller repairs such as minor joinery or plumbing repairs. In 2015/16, 498 households received advice through Care and Repair in Renfrewshire⁹. Additionally, 100 adaptations and 1,760 small repairs were carried out.

⁹ [Care and Repair Renfrewshire Review 2015/16](#)

Supporting owners in mixed tenure areas

As a result of Right to Buy sales, much of the social rented stock is now interspersed with private stock in mixed tenure blocks. This can hinder a social landlord's ability to improve social rented stock where not all owners/landlords agree to these works progressing.

In recent years the Council has used the Tenements (Scotland) Act 2004 as the main means of organising works to blocks of flats where properties have been sold.

A property management/factoring service would potentially allow the Council or an RSL partner to assess conditions in blocks at the outset and help plan repairs and maintenance throughout the year. This has benefits for all owners in the tenement and prevents minor repairs developing into serious repairs.

The Council and RSLs will consider options and opportunities to promote factoring initiatives for properties in mixed ownership blocks.

Outcome 3 People live in high quality, well managed homes

The Private Rented Sector

The private rented sector plays an important role in Renfrewshire's housing market with significant growth in the sector in recent years. The 2011 Scottish Census estimated that 10% of all Renfrewshire households now live in the private rented sector, compared to just under 5% in 2001.

The majority of privately rented properties in Renfrewshire are in Paisley/Linwood (approximately 5,200)⁴⁰. There are around 1,240 in Johnstone/Elderslie and 1,210 in Renfrew, many of which are relatively modern new build flats in the area surrounding Braehead. The remaining private rented sector properties are in the more rural areas of North and West Renfrewshire which have around 390 and 350 respectively.

The sector can provide both flexibility and choice for tenants, enabling people to live in property types and sizes in areas that may not be an option to them in either the owner occupied or social rented sectors. The private rented sector accommodates a broad range of household types with an increasing number of families with children now living within the sector. It is also recognised that the private rented sector contains some of the most financially vulnerable households in Renfrewshire.

⁴⁰ Private landlord registrations as at April 2015

In 2012, the Council undertook a sample survey of private rented sector tenants¹¹. The results of this survey indicated that the majority of tenants were satisfied with the various aspects and condition of their home with the main areas of dissatisfaction relating primarily to rent levels, repairs and communication issues with landlords.

Improving Management and Maintenance issues in the Private Rented Sector

The Council wants to raise awareness amongst both private landlords and tenants of their rights and responsibilities, while also using existing powers in terms of registration and regulation.

- **Private Landlord's Forum** - The Private Landlord's Forum enables landlords, letting agents and Council departments to discuss relevant issues and helps to develop good working relationships. These forums remain popular with participants and promote good practice within the sector. Regular training/information sessions are made available to landlords in partnership with Landlord Accreditation Scotland.

¹¹ 3,000 randomly selected private rented sector tenants with a response rate of 9.1% achieved.

Outcome 3 People live in high quality, well managed homes

- **Information Resources** - The Council continues to produce a variety of documents specifically for private landlords including a regular newsletter (Landlord Matters) which is sent to all registered private landlords in Renfrewshire. These are updated regularly and are made available on the Council's website alongside a range of other publications intended to assist both landlords and tenants in the private rented sector.

Landlord Registration and Accreditation

Under the Anti-Social Behaviour etc (Scotland) Act 2004 private landlords are required to register with the local authority and renew their registration every three years. The local authority has to deem a private landlord as "fit and proper" before they can be registered. In April 2016, there were around 8,700 private rented sector properties registered in Renfrewshire, owned by just over 7,000 private landlords.

Through the Tackling Poverty programme a temporary Enforcement Officer has been appointed within the Council to identify unregistered landlords and to improve conditions in the private rented sector.

The Council shares information with other departments and agencies, where appropriate, to identify landlords who give cause for concern. At present, a sample of applications in Renfrewshire are passed to Police Scotland to allow them to comment on the fitness of landlords.

In addition to registration, the Council actively encourages landlords to become accredited landlords working in partnership with Landlord Accreditation Scotland. To become accredited, landlords must be registered under the national landlord registration scheme, must subscribe to the standards set for management and condition of properties and must agree to undertake a minimum of one training session per year.

Improving the quality of private rented housing

Approaches used by the Council to help improve quality include:

- Use of statutory intervention by Community Resources and/or Building Standards to respond to complaints from tenants or concerned residents about the quality and condition of properties.
- Refusing applications from landlords seeking registration who are not deemed "fit and proper".
- De-registering landlords who fail to comply with improvement works ordered by the Private Rented Housing Panel (PRHP).
- Issuing rent penalty notices where a landlord is renting out a property but is not registered.

Outcome 3 People live in high quality, well managed homes

Measures contained within the Housing (Scotland) Act 2014 give councils the power to inspect private rented properties where it has concerns about the quality of a private rented property and to make third party representations to the PRHP on behalf of a private rented tenant. A policy for the use of these powers in Renfrewshire has been developed by the Council.

Work is being undertaken in Renfrewshire by Shelter Scotland to identify issues that affect tenants in the private rented sector. This will include establishing a local private rented sector tenants forum linked to Shelter's national forum.

Houses in Multiple Occupation (HMOs)

There are 97 licensed Houses in Multiple Occupation¹² (HMO's) in Renfrewshire (as at March 2016) with many of these associated with the University of the West of Scotland.

Licensed HMO's are generally well managed and in themselves pose no particular issues. However, the Council's Community Resources Service is able to respond to any specific concerns, including evidence of unlicensed HMOs to help protect the interests of tenants.

¹² A HMO is a house or a flat where 3 or more unrelated tenants live and share facilities such as a toilet, washing facilities or cooking facilities.

Private Sector Resources

Renfrewshire Council Private Sector Housing Grant (PSHG) supports a range of services to private sector homeowners including disabled adaptation grants, support costs for Care and Repair Renfrewshire and support for homeowners involved in Council investment programmes, including works carried out as part of the Scottish Housing Quality Standard programme.

With ongoing pressure on Council budgets resources will continue to be prioritised to ensure that mandatory grants for homeowners are available (i.e. grants to provide adaptations for disabled people) and that grants are available to support other Council priorities (e.g. tackling BTS housing, tenement improvement, SHQS, and Care and Repair).

Improving the quality of Council and Housing Association properties

All properties in the social rented sector were required to meet the Scottish Housing Quality Standard (SHQS) by 2015 and must continue to meet this standard thereafter. To meet this standard, properties should be:

- Compliant with the Tolerable Standard;
- Free from serious disrepair;
- Energy efficient;

Outcome 3 People live in high quality, well managed homes

- Provided with modern facilities and services; and be
- Healthy, safe and secure.

The Scottish Housing Regulator published annual performance statistics on this in autumn 2016 with RSLs and the Council demonstrating full compliance, allowing for exemptions and abeyances.

The sale of social housing through the Right to Buy has resulted in a large number of mixed tenure buildings which can include social housing, owner occupiers and privately rented properties.

In the drive to meet the SHQS by 2015, the Council and housing association partners asked owners to participate in the SHQS programme with significant numbers of owners opting to participate.

However the non-participation of some owners has meant that full delivery of the SHQS programme has not always been possible. In these instances, both the Council and RSL partners have used abeyances in line with Scottish Government guidance.

For internal works the Council has a dedicated programme of works that will identify any previous refusals or no access issues so that when a property becomes void, works can be conducted to bring properties up to SHQS standards.

For owners who have refused external works, the Council will monitor sales house sales data and identify when a private property has changed hands in order to reassess the situation and the new owner's willingness to participate in any future programme.

Outcome 3: Summary of Key Actions

1. Develop an information base of poorer condition private tenemental stock using a range of sources to complement the Scottish House Condition Survey to inform policy development.
2. Achieve the comprehensive improvement of the pre-1919 tenements at 3-9 Orchard Street and 33 Causeyside Street .
3. Review the Scheme of Assistance for private owners.
4. Investigate current arrangements for factoring tenement blocks in private and multi-tenure ownership and consider options for a partnership initiative to tackle disrepair.
5. Continue to ensure private landlords are registered and promote enforcement action as required.
6. Promote the Landlord Accreditation Scheme through the Private Landlords Forum.
7. Increase awareness of the rights and responsibilities of private tenants and landlords using a range of communication media.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

The Council and partner organisations aim to ensure that people in Renfrewshire live in warm, energy efficient homes which they can afford to heat.

Local Authorities are required, in terms of the Housing (Scotland) Act 2001, to ensure that, “so far as reasonably practicable, persons do not live in fuel poverty (where more than 10% of income is spent on fuel)” by 2016.

Good progress has been made over the last five years to improve the energy efficiency of homes through the SHQS investment programme.

In the private sector investment in advice and energy advocacy services alongside investment from national energy programmes have helped deliver energy efficiency improvements in private sector homes. However, meeting this target is increasingly difficult because of economic circumstances and energy costs.

This LHS sets out plans to make homes more energy efficient and tackle fuel poverty by:

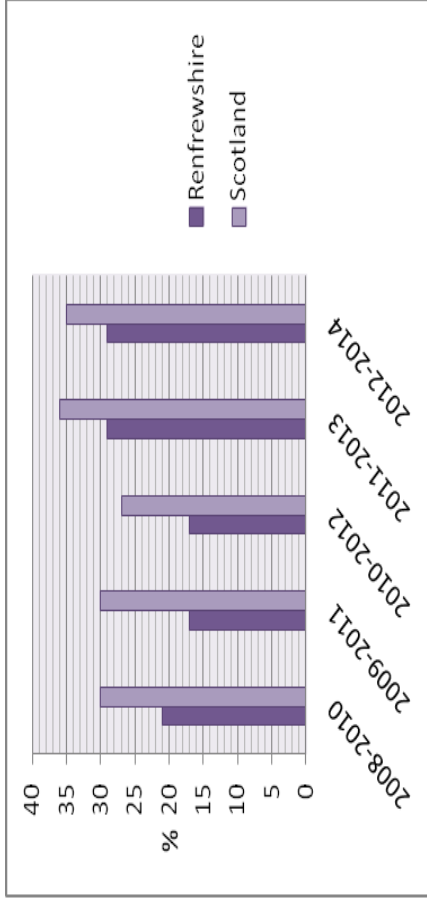
- Improving energy and fuel efficiency of housing stock;
- Ensuring people have access to good quality, easily accessible, fuel poverty and energy efficiency advice;
- Maximising household budgets;
- Assisting householders to use their energy efficiently to reduce their fuel costs; and
- Maximising grant funding secured from national energy efficiency programmes.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Fuel Poverty

The nationally accepted definition of fuel poverty states that fuel poverty occurs where a household spends more than 10% of household income, including housing benefit and income support for mortgage interest, on fuel costs in order to maintain a satisfactory heating regime¹³. 'Extreme Fuel Poverty' exists where a household spends more than 20% of household income on fuel.

Fuel Poverty Levels: Renfrewshire and Scotland



¹³ The definition of a 'satisfactory heating regime' for elderly and infirm households is 23°C in the living room and 18°C in other rooms, to be achieved for 16 hours in every 24. For other households, it is 21°C in the living room and 18°C in other rooms for a period of 9 hours in every 24 (or 16 in 24 over the weekend), with two hours being in the morning and seven hours in the evening.

Renfrewshire displayed a downward trend in levels of fuel poverty between 2008/10 and 2010/12, however the latest figures suggest levels of fuel poverty in Renfrewshire have increased to 29% in 2012/14 and to 35% across Scotland. The recent increase in fuel poverty levels at both a Renfrewshire and national level can partly be attributed to changes in the methodology used to calculate levels of fuel poverty which have resulted in increased projections in the rate of energy consumption by households.

Table 5 highlights the factors that influence fuel poverty and their incidence in Renfrewshire.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Table 5 Factors influencing fuel poverty and incidence in Renfrewshire

Fuel Poverty Risk Factors	Incidence in Renfrewshire
Low income households	It is estimated that 23,450 people in Renfrewshire (13% of the total population) experience income deprivation. (Scottish Index of Multiple Deprivation (SIMD) 2016) Ferguslie Park is the most deprived datazone in Scotland. In 2016, 61 of Renfrewshire's 225 datazones were assessed as in the 20% most deprived datazones in Scotland. The datazones used in all earlier releases of the SIMD were based on outputs from the 2001 census. In 2014 the Scottish Government published updated datazones based on the 2011 census and these were used in the 2016 release of the SIMD.
Fuel Poverty Risk Factors	Incidence in Renfrewshire
Older person households	42,557 adults were aged 60+ in Renfrewshire in 2015. (National Records of Scotland (NRS)). An estimated 27,439 households in Renfrewshire are headed by someone aged 60+ in 2012. The number of older person households is projected to rise substantially.
The Scottish House Condition Survey (SHCS) 2012-2014 estimates that 41% of pensioners were in Fuel Poverty compared to 13% of families and 29% of 'All Adult' households.	

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Households living in properties with a 'poor' energy efficiency rating of 'F' or 'G' (properties with poor fuel efficiency)	3% of Renfrewshire dwellings had a poor energy efficiency rating of 'F' or 'G' according to the 2012-14 SHCS. This poor energy efficiency rating applied to 5% of houses and 1% of flats.
Households in rural areas	Renfrewshire is a largely urban area with 76% of the population living in large urban areas, 10% living in other urban areas, 9% living in accessible small towns and 5% living in accessible rural areas. (Scottish Government Urban/Rural Classification 2013/14)
Households living in the private sector are more likely to experience extreme fuel poverty (where more than 20% of income is used to meet fuel costs) than those living in social rented sector	According to the SHCS 2012-14, 8% of owner occupied households are in Extreme Fuel Poverty compared to 6% of Social Housing households. 68% of all dwellings in Renfrewshire are owner occupied, 11% are in the private rented sector with the social rented sector accounting for 20% of all dwellings.
Households with partial central heating or no central heating	95% of dwellings in Renfrewshire had full central heating with the remaining 5% having partial or no central heating. (SHCS 2012-2014).
Households living in older dwellings are more likely to experience fuel poverty	Renfrewshire has a relatively high proportion of tenement properties. Many of these will have been built before 1919.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Strategy to Address Fuel Poverty

Renfrewshire's Fuel Poverty Strategy was developed and is monitored by the Fuel Poverty Steering Group which is a partnership including the Council, a local RSL, the Wise Group, Home Energy Scotland, Paisley CAB and Renfrewshire Association for Mental Health.

A key strand in reducing fuel poverty is to provide good quality, easily accessible, fuel poverty and energy efficiency advice. Recognising the benefits of a joined up approach to tackling fuel poverty, the Council and the Wise Group – Home Energy Scotland Strathclyde and Central advice centres have developed a strategic partnership agreement that sets out a framework for co-operation between the two organisations, detailing service level commitments and referral routes between the two organisations.

Levering in external funding, the Council and partners have further developed advice services which now include:

- Connect 4 Renfrewshire – funded by the Big Lottery, the project is a direct response to Welfare Reform, and the challenges it presents to people living in social housing. The project helps tenants who are experiencing financial hardship with support including energy advice to tackle fuel bills and fuel debt.

- Four Energy Advisors/advocates have been funded initially from the Welfare Reform Resilience Fund and now from Tackling Poverty funds. Advocates help and advise tenants struggling with fuel costs and offer visits for all new social rented tenants to assist them with energy supply matters.

There is a developing recognition that while fuel poverty results from a combination of factors – low incomes and high fuel costs of poor quality housing can have a particularly significant impact on people facing physical and mental health challenges. The energy advocates are developing expertise in tailoring their advice and developing links with appropriate agencies such as Renfrewshire Association of Mental Health.

The approach to fuel poverty and energy advice in Renfrewshire ensures residents benefit from local tailored advice and home visits, and at the same time can easily access national programmes aimed at reducing fuel poverty. The multi-agency fuel poverty steering group oversees and monitors the provision of energy advice and advocacy schemes ensuring that they complement one another, and will continue to look for opportunities to ensure that the right type of advice and support is easily available to vulnerable households in Renfrewshire.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Improving the Energy Efficiency of the Housing Stock

Improving the energy efficiency of existing housing is a priority nationally and locally. It is a key part of reducing greenhouse gas emissions and meeting climate change targets as well as the best long term way of reducing fuel poverty.

Energy efficiency can be measured through the Standard Assessment Procedure (SAP) which is used by the Government to assess and compare the energy and environmental performance of dwellings. The scale runs from 1 to 100, 100 being the most efficient. Table 6 shows how Renfrewshire's stock performs.

Table 6: Mean SAP Ratings for Households in Renfrewshire

	Owner Occupier	Social Housing	Private Rented
Renfrewshire	62.3	68.3	*
Scotland	61.8	66.9	61.9

Source: Scottish House Condition Survey 2012 – 2014

* Sample size too few to establish accurate rating

The table shows that the energy efficiency of social rented homes is on average better than that of private housing.

The completion of the Scottish Housing Quality Standard programme of works in social rented stock will have greatly improved the energy efficiency of social housing.

Table 7: Key features of Renfrewshire housing stock quality

Estimates for key features of the housing stock	Renfrewshire			Scotland		
	Social Housing	Owner Occ	Private Rented	Social Housing	Own Occ	Private Rented
% dwellings with any disrepair	82%	73%	N/A	81%	74%	84%
% of dwellings with dispair that have urgent disrepair*	48%	31%	N/A	35%	34%	44%
% of dwellings considered below the tolerable standard (BTS)	2%	4%	N/A	2%	3%	4%
% of Dwellings with a Low Energy Efficiency Rating of F or G	N/A	5%	N/A	1%	4%	6%

Source: Scottish House Condition Survey. Local authority report 2012-2014.

*Urgent disrepair - any disrepair which if not rectified would cause the fabric of the building to deteriorate further and/or place the health and safety of the occupier at risk. Urgency of disrepair is only assessed for external and common elements.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

There are still issues in terms of disrepair and urgent disrepair across the tenures as outlined in table 7 which is a significant contributory factor in causing fuel poverty. Outcome 3 of this LHS provides more information on how property condition across the public and private sectors can be addressed.

To help meet Energy Efficiency Standard for Social Housing (EESH), local authorities and RSL partners will seek to take advantage of a range of different funding streams including Energy Company Obligation (ECO), Home Energy Efficiency Programme Area Based Scheme (HEEPS: ABS) and Green Homes Cashback as well as low cost loans that are on offer from the Energy Savings Trust (EST).

In September 2016 the Scottish Government made available funds to assist social landlords in meeting the EESH, as part of their Capital Stimulus Programme to support and stimulate the economy in the wake of the EU referendum.

The Council has submitted bids for 11 projects across Renfrewshire including from 9 social landlords for a total almost £1.4m worth of energy efficiency works.

The affordable housing newbuild development programme will contribute to the pool of energy efficient social rented homes. Recent

completions have seen developments with energy efficiency measures over and above those required by current building regulations.

Loretto Housing Association recently completed a new build 'low carbon' development in Paisley that has extremely high levels of insulation, air tightness and photovoltaic (solar) panels to reduce fuel costs for tenants. This development has received 'Eco-Homes Very Good' accreditation.

The Council's new build development at Barrhead Road, Paisley also included solar panels for heating hot water and warm air distribution systems designed to reduce fuel consumption and energy costs for tenants.

The private sector is currently lagging behind the social rented sector in relation to energy efficiency. At present, there is no regulatory framework in place that requires homeowners or landlords to make energy efficiency improvements to their properties with many owners/landlords unable or unwilling to invest in energy efficiency measures, despite the advice and funding streams available to owners.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Community planning partners will continue to promote advice and to lever in funds from external agencies, energy companies and the government to continue to support energy efficiency improvements. Funding is subject to regular change and review, which makes forward planning more difficult.

Examples of recent and planned projects include:

- **The Energy Company Obligation (ECO)** requires larger energy suppliers to deliver energy efficiency measures to people living in hard to heat homes and lower income and vulnerable households. ECO commenced in 2013 and currently runs to 2017.

Through this scheme, the Council in partnership with British Gas recently completed a £6.8m project in the Charlestown area of Paisley (with no cost to the Council or residents). Just under 500 tenants and private owners benefitted from the replacement of an unreliable and inefficient district heating system as well as external wall insulation.

Together these works will result in a significant reduction in carbon emissions and estimated fuel savings of 25-30% each year for households.

There are feasibility studies ongoing to assess the cost and feasibility of replacing the existing communal heating systems within seven Council sheltered complexes, supplying fuel to around 200 properties.

- **The Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS)** The majority of the Scottish Government's budget to tackle fuel poverty is directed at area based schemes. Resources are being targeted at fuel poor areas with insulation measures for private sector properties a priority. The programme complements and supports a wide range of social housing initiatives including maintaining stock at the levels required by the SHQS as well as the requirements of the new Energy Efficiency Standard for Social Housing (EESHS). Local authorities act as the coordinating agents for all HEEPS:ABS and £10.7m has been secured for Renfrewshire since August 2013.

Completed projects include external wall insulation projects in multi-tenure blocks to support the Council, Linstone and Bridgewater Housing Associations' SHQS programmes as well as tenement insulation works by Williamsburgh Housing Associations, energy efficiency projects of external wall insulation in the Lochwinnoch and Gallowhill areas, and the replacement of obsolete district heating in the George Street area of Paisley with modern individual central heating systems.

Renfrewshire's allocation for 2016/17 was just over £1.1m and will be utilised to deliver external wall insulation in the Gallowhill area.

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Local authorities were invited to bid for additional HEEPS:ABS funding and Renfrewshire was successful in securing a further £800,000 in late 2016. This will allow the completion of work in Gallowhill, as well as contributing to new external wall insulation projects in Johnstone, Renfrew, Houston, Bridge of Weir and Kilbarchan areas. This will benefit 102 privately owned properties and 74 social rented properties.

Scotland's Energy Efficiency Programme (SEEP)

The Scottish Government's SEEP programme aims to improve the energy efficiency rating of domestic and non domestic buildings over a 15-20 year period, and will be fully rolled out from 2018. The first two years will involve "pathfinder" projects designed to test ways to improve and/or increase the current success. Renfrewshire Council is currently considering its strategy to respond to the requirements of the SEEP programme, which will require an integrated approach with a range of stakeholders, including utility providers and Community Planning partners in order to maximise all available sources of funding.

Climate Change

The Climate Change (Scotland) Act 2009 established a statutory target of a 80% reduction in green house gas emissions by 2050 with an interim target of 42% by 2020. This Act also places a duty on local authorities to act in a way that best contributes to these targets.

The energy used in homes accounts for more than a quarter of energy use and carbon dioxide emission in the UK, more than the either road transport or industry and housing therefore represents a major opportunity to cut energy use and CO2 emissions.¹⁴

In 2012, greenhouse gas emissions from housing accounted for 25% of Scotland's total emissions.

Renfrewshire Council has signed the Scottish Climate Change Declaration which brings together other Scottish local authorities and the Scottish Government in a commitment to work with others to lessen the effects of climate change.

By tackling fuel poverty and promoting the efficient use of energy through advice, the installation of modern heating systems, improving property conditions and adjusting household behaviours, a significant contribution can be made towards meeting the emissions reductions target.

¹⁴ United Kingdom Housing Energy Fact File, Department of Energy and Climate Change 2013

Outcome 4 Homes are energy efficient and fuel poverty is minimised

Outcome 4: Summary of Key Actions

1. Continue to promote energy savings, fuel poverty, and income maximisation advice to tenants and owners;
2. Ensure strategies are in place for social rented housing to meet the requirements of EESSH by 2020;
3. Continue to support energy efficiency improvements in the private sector by promoting access to energy savings advice and external funding;
4. Continue to maximise HEEPS funding from the Scottish Government to benefit private owners and enable participation in energy efficiency programmes;
5. Consider proposals and recommendations from the Scottish Government SEEPS working group when available to address issues of energy efficiency and fuel poverty;
6. Encourage the use of renewable technology in new housing developments.

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

Homelessness is not solely a housing issue but requires action from the full range of agencies providing health, social care, advice, information and support across both the statutory and voluntary sector. In Renfrewshire a multi-agency steering group – the Renfrewshire Homelessness Partnership (RHP) – oversees actions to prevent and alleviate homelessness in Renfrewshire.

Following significant progress through two previous stand-alone homelessness strategies (2003-2008 and 2010-2015), the Council and RHP, has agreed to incorporate high level outcomes into this LHS. The

RHP will prepare and monitor a separate operational Homelessness Action Plan.

While the number of homeless applications has decreased over recent years through greater prevention activity and the introduction of the Housing Options approach, the challenge of assisting the increasing proportion of applicants with multiple complex needs is becoming more prominent. This requires a holistic approach by all partners to better provide sustainable solutions for homeless people including those with multiple complex needs.

This LHS sets out plans to tackle homelessness which focus around four key themes:

- Preventing homelessness occurring in the first place through a range of initiatives;
- Developing the housing options approach which looks at an individual's housing options and choices in the widest sense at an early stage in the hope of avoiding a housing crisis;
- Ensuring there is access to appropriate services, particularly for people with complex needs associated with alcohol misuse, substance abuse and/or mental health issues; and,
- Providing sustainable solutions for homeless households through the provision of appropriate support.

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

Profile of Homelessness in Renfrewshire in 2015/16

- 2,098 people approached Homelessness Services for assistance
- 832 homeless applications made, similar to the number of homeless applications made over the last 2 years
- 84% of homeless applications came from single people
- 67% of homeless applications were made by a male main applicant (2nd highest figure in Scotland and well above the national figure of 55%)
- 14% of homeless applicants had children (lower than the 26% national average figure)
- 28% of applications were from people aged 16-24 years
- 31% of applicants gave “being asked to leave” as the main reason for homelessness while 13% gave “discharge from prison/hospital care or other institution ” as the main reason (higher than the national figure of 6% and is the joint highest in Scotland (people leaving prison account for the majority of this group)
- 11% (75) of applicants in 2015/16 were reassessed as homeless within a year of previous application

Preventing Homelessness

The Homelessness Strategy 2010-2015 placed the highest priority on preventing homelessness from occurring in the first place. A range of successful prevention services and activities are now in place, including:

- the George Street Service which provides a broad range of dedicated prevention services;
- dedicated youth housing options advisors;
- a dedicated homelessness prevention officer;
- a New Start Officer working with people being released from prison to ensure a planned transition back into the community via the Joint Protocol for Low Moss prison;
- Hospital Discharge Protocol in place with Dykebar Hospital;
- a specialist Housing Addictions and Liaison Officer (HALO) who assists those in housing need where there are issues with substance or alcohol misuse;
- the “Time2Mend” project which provides a mediation service for young people and their families;
- Joint Throughcare Protocol for looked after children and young people to ensure planned moves from care to independent living and
- Foundations First, a new initiative delivered by Shelter Scotland to support vulnerable families in the community in line with Renfrewshire’s Tackling Poverty programme.

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

Over the next 5 years the Council and its partners will build on existing homelessness prevention activities and support the roll out of Foundations First.

Housing Options

The Council will continue to develop a Housing Options approach across all housing services to help to prevent homelessness and this will remain a key focus over the lifetime of this strategy.

Housing Options also links to a broader approach to providing effective housing advice to everyone who requires it.

The Scottish Government has supported the setting up of five Housing Options Hubs nationally to promote a Housing Options approach. As part of the West of Scotland Housing Options Hub, Renfrewshire Council is working closely with other neighbouring Councils and Glasgow Housing Association (Limited) to share best practice, knowledge and understanding, benchmark and provide training for front line staff. An Action Plan has been developed by the West Hub which includes commissioning research and carrying out thematic studies; developing guidance and good practice advice to mitigate the impacts of Welfare Reform.

Renfrewshire Council is using the national 'PREVENT1' mandatory data collection system to record and track information on all homelessness prevention activities provided to people during Housing Options interviews. This will help to establish a clearer picture of how effectively Housing Options are being delivered.

Access to the private rented sector is available through the Rent Deposit Guarantee Scheme which offers homeless people or those threatened with homelessness an alternative to social rented accommodation (although this is becoming more difficult for people under 35 years old due to recent benefit changes).

Over the next 5 years the Council and its partners will continue to develop the Housing Options approach including the rollout of the new Housing Options Toolkit to all frontline staff when it becomes available and ongoing participation in the West of Scotland Hub.

Access to Services

As a relatively high proportion of homeless people have complex needs associated with alcohol misuse, substance abuse, offending behaviour and/or mental health issues, it is critical that existing links between health, support services and homelessness services are further developed to ensure that all homeless people can access the health, support and care services they require.

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

There is a high level of non engagement with services by some homeless applicants with complex needs. Service delivery arrangements will be reviewed with a view to identifying ways of increasing levels of engagement.

Strong links already exist between mental health, addictions, support and advice services through the Integrated Alcohol Team (IAT). Through implementation of the Health and Homelessness Action Plan (HHAP) there continues to be a focus on joint activity which includes ensuring that homeless people are offered a referral to an appropriate Health or Social Care Service.

Homeless people and those threatened with homelessness have access to a range of services depending on their requirements, including:

- temporary accommodation, including out-of- hours access;
- commissioned specialist supported accommodation;
- the “Housing First” service for people with complex needs;
- support from specialist agencies to deal with addiction/alcohol/mental health issues;
- the “Foundations First” service which assists vulnerable families; and
- employability services.

Through the establishment of the new Health and Social Care Partnership, there will be greater opportunities to strengthen the strategic focus on homelessness and further develop partnership working.

Temporary and Supported Accommodation and the Impact of Welfare Reform

The Council is continually reviewing its portfolio of temporary homeless furnished flats. In response to the impact of Welfare Reform and the increasing number of single person homeless applicants, the number of smaller properties has been increased.

There are around 135 temporary furnished flats owned by the Council, and 30 owned by RSLs. There are also around 60 units of supported accommodation managed by Blue Triangle Housing Association and Loretto Care/Wheatley Group for a range of client groups including young people; families with children; people with mental health issues and people with complex needs.

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

A review of the current models of temporary accommodation and existing provision, taking account of the changing profile of homelessness in Renfrewshire will be undertaken. This will include:

- Thrushcraigs, Paisley – originally designated for families, but with increasing demands now from single people requiring smaller accommodation.
- Dundonald Road, Paisley – taking account of the more intense support needs of homeless people.

There is currently no provision of “hostel” type accommodation in Renfrewshire. Different models of provision will be considered, taking account of best practice from other areas.

Welfare Reform and the continuing roll-out of Universal Credit (UC) since June 2015 in Renfrewshire could significantly impact on the way that accommodation services are provided to homeless people. There is uncertainty at this point on what the specific impacts will be, particularly when Renfrewshire migrates to full service in May 2018. There will be financial risks to the Council arising from the use of Local Housing Allowance (LHA) rates to determine benefit levels for temporary housing, UC assessment periods, payment methods of management costs and the potential capping of temporary accommodation rents.

Given the potential negative financial impacts of UC for the Council, financial modelling work is continuing to consider scenarios on how temporary homeless accommodation could be financed and managed in the future. The lack of clarity on how UC will operate when it is fully rolled out increases financial uncertainty for the Council.

The picture is different for the category of supported accommodation defined as “Specified Exempt Accommodation” where a claimant has been assessed as being in need of, and has been admitted to supported housing to receive care, support or supervision. This definition is sufficient for that accommodation to be considered exempt from bedroom tax and the benefit cap.¹⁵ There is however, uncertainty over how supported accommodation will be financed as the core rent and service charges will be funded through Housing Benefit or UC while any additional support costs will require top up funding from the Scottish Government, the levels of which have not yet been announced.

¹⁵ Defining Specified Accommodation for Housing Benefit Purposes: SHBVN

Impacts of the “Shared Room Rate” for Under 35 Year Olds

Young single people under the age of 35 years are already restricted to the “shared room rate” of the Local Housing Allowance which narrows their options in terms of securing or sustaining private rented accommodation. The current subsidy regime for Council and RSL temporary accommodation for the under 35’s ignores the shared room rate but this will change with the introduction of UC, which may mean subsidy rates will be below actual rents charged.

This places restrictions on the type and size of property that single people under the age of 35 can secure. As well as financial issues, there will be operational difficulties in matching appropriately sized accommodation to meet the needs of increasing numbers of single person households.

Over the next 5 years the Council and its partners will:

- review the existing temporary accommodation model to ensure it meets the changing needs of service users;
- support the expansion of the “Housing First” service following an additional award of Big Lottery Funding to Turning Point Scotland;

- develop an action plan to ensure Employability Services meet the needs of homeless applicants to access training skills to assist them in obtaining employment particularly in light of the recently published research on links between homelessness and reoffending¹⁶ ;
- review current and develop new opportunities for the provision of financial advice and support for homeless people as a response to the impact of Welfare Reform.

Sustainable Solutions

The proportion of previously homeless people who accepted an offer of permanent accommodation from the Council and who have maintained their tenancy for at least twelve months has fallen from 81% to 72%, following progress in the previous year. There is a broad range of support provision available to assist people to sustain their tenancies including:

¹⁶ Housing and Reoffending: Supporting People Who Serve Short Term Sentences to Secure and Sustain Stable Accommodation on Liberation; Reid Hunter Associates
June 2015

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

- a team of dedicated officers who provide financial advice and assistance;
- Housing Support staff who assess needs and either provide support or refer/direct to other appropriate services;
- provision of furnished tenancy grants, starter packs and vouchers for people to obtain good quality recycled household furnishings and white goods;
- “Homes for Keeps” pre tenancy training programme;
- links to the Employability Hub in Paisley;
- introduction of the Housing First service into Renfrewshire delivered by Turning Point Scotland to intensively support 20 households at any one time with extremely complex needs;
- delivery of the ‘Keys to Learn’ course by the Glasgow Homelessness Network offering support, advice and assistance with links to Invest in Renfrewshire.

The Housing Support Services (Homelessness) (Scotland) Regulations 2012 place a duty on local authorities to assess the need for housing support services for anyone who may be in need of housing support services and who is unintentionally homeless or threatened with homelessness. Renfrewshire Council has fully complied with the duty and uses the “Better Futures” assessment tool to determine the level of support needed at the point of access to the Homelessness Service. In 2015/16, the Council and other specialist support providers provided

support to 375 homeless people and to those threatened with homelessness.

As previously highlighted, the support needs of homeless service users are increasingly becoming more complex.

Over the next 5 years the Council and its partners will:

- develop targets and referral processes with the HSCP to improve access to Health and care Services for homeless people and vulnerable households, particularly for those with complex needs;
- analyse the reasons behind repeat homelessness and develop an action plan to reduce the number of people presenting within a year of original application;
- undertake research to understand why some homeless applicants do not sustain their social rented tenancies for at least 12 months.

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

Outcome 5: Summary of Key Actions

1. Work with partners to build on existing and identify new homelessness prevention activities, including initiatives such as “Foundations First”, “Housing First” and “Keys to Learn”
2. Develop initiatives to minimise the proportion of people presenting as homeless giving reasons as “leaving prison/hospital/other institution”.
3. Review the existing temporary accommodation model to ensure it meets the changing needs of homeless people.
4. Develop targets and referral processes with the HSCP to improve access to Health and Social Care services for homeless people.
5. Contribute to the delivery and implementation of the Health and Homelessness Action Plan.
6. Review current and develop new opportunities for financial advice and support for homeless people as a response to Welfare Reform.
7. Develop initiatives to address the training and employment needs of homeless people.
8. Undertake research into repeat homelessness and the reasons for the lower rate of tenancy sustainment among former homeless applicants; and develop interventions for improvement.
9. Continue to monitor outcomes for homeless applicants and ensure they have access to permanent social rented housing through effective use of Section 5 referrals and other partnership arrangements.

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

This section sets out how it is intended to meet the housing and housing related support requirements of specific groups of people in Renfrewshire, including older people, young people previously “looked after” by the local authority, people with physical disabilities, people with learning disabilities, people with mental health issues, people with alcohol or drug issues, refugees and migrants, Gypsy/Travellers and Travelling Showpeople.

Not all people with specific needs require new housing as a solution to meeting their needs. Making the best use of existing housing stock through physical remodelling, conversion or through the provision of the right type of support also needs to be considered.

The range of support that can be provided to help people live independently includes: the installation of adaptations and equipment, telecare services, community alarms, care at home and housing support services.

This LHS sets out plans to:

- Ensure that appropriate community based supports and preventative services are provided to enable people to live as safely and independently as possible within the local community and which help to prevent the need for more expensive and disruptive interventions at a later stage;
- Identify, facilitate and deliver an appropriate range of accommodation options, that gives people choice and an appropriate home environment; and,
- Consider the need to provide a site for Gypsy/Travellers.

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

Integration of Health and Social Care

Following the Public Bodies (Joint Working) (Scotland) Act 2014, Renfrewshire Health and Social Care Partnership (HSCP) was established in April 2016. It brings together adult social care services, local health services and some elements of housing services. The specific housing functions that have been delegated to the integrated authority are housing adaptations and equipment and garden assistance.

Integration is designed to improve strategic planning, strengthen the connections between housing, health and social care, use resources more flexibly to better meet needs and to shift the balance of care towards prevention and away from acute settings to community-based settings.

A Strategic Plan has been prepared along with a Housing Contribution Statement which sets out the role and contribution of the local housing sector in meeting the outcomes and priorities identified within the Plan.

Separate commissioning strategies/strategic needs assessments for mental health, learning disabilities, physical disabilities/sensory impairment/long term conditions will be prepared.

Social housing providers in Renfrewshire are fully committed to contributing to health and social care integration through long term investment planning, the provision of suitable homes that meet people's needs, the provision of tailored advice and support for tenants and residents and by working in partnership with tenants and residents.

Housing representatives are a vital part of the HSCP Board and will take an active role in developing the above plans.

Older People

Profile of Renfrewshire's Older Population

- In 2015 it was estimated that there were 42,557¹⁷ people aged over 60 (24.4% of the Renfrewshire population);
- The over 65 population is forecast to increase by 56% over the period 2012 to 2037;
- The over 75 population is expected to increase by 83% over the period 2012 to 2037,¹⁸

¹⁷ NRS Population Estimates 2016 Renfrewshire Council Area – Demographic Factsheet

¹⁸ NRS Population Estimates 2015 Renfrewshire Council Area – Demographic Factsheet

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

- By 2035, 20% of all households will be headed by someone aged 75 or over;¹⁹
- 78% of pensioner households are owner occupiers²⁰, 20% of pensioner households live in social rented housing ²¹while 2% live in the private rented sector;²²
- Single pensioner households account for 58% of all pensioner households compared to 50% of pensioner households nationally;²³
- Average male life expectancy ranges from 64.9 years in Ferguslie to 81.3 years in Bishopton and for females 70.2 years and 84.2 respectively;²⁴
- 53% of all households over the age of 65 years in Renfrewshire include someone with a health problem, disability or a long standing limiting illness.²⁵

The projected population increase in the number of older people will place additional pressures on social housing providers and partners to meet the greater demand for suitable accessible housing, health care and support services to cater for a rising number of people with increasingly complex needs.

While people are living longer, they may not necessarily be living in good health for longer, with the prevalence of dementia expected to rise and support for those who are frail or suffering falls, likely to increase.

Renfrewshire's Ten Year Joint Commissioning Plan for Older People sets out how services and support are expected to be delivered to older people over the next ten years. Older people identified the importance of having the right type of place to live as one of the six key strategic priorities included in the Plan:

“To ensure appropriate types of accommodation, including suitable housing, for older people in Renfrewshire.”

The approach to ensuring suitable housing for older people focuses on:

- Providing a range of different types of accommodation for older people;

¹⁹ NRS Population Estimates 2015 Renfrewshire Council Area –Demographic Factsheet

²⁰ Scottish Household Survey 2013: Local Authority Tables Renfrewshire

²¹ Scottish Household Survey 2013: Local Authority Tables Renfrewshire Demographic Factsheet

²² Scottish Household Survey 2013: Local Authority Tables Renfrewshire Demographic Factsheet

²³ Review of Sheltered Housing in Renfrewshire: Craigforth Consultants, 2014 P8

²⁴ Reshaping Care for Older People: a 10 Year Plan for Older People in Renfrewshire: RC 2014

²⁵ Scottish Household Survey 2013: Local Authority Tables Renfrewshire

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

- Ensuring existing specialist accommodation for older people meets needs and can continue to meet future needs, and;
- Providing support for older people to help ensure they can stay safe and healthy in their own home.

Specialist Housing for Older People in Renfrewshire - Sheltered Housing and Very Sheltered/Extra Care

In Renfrewshire there are **22** sheltered housing developments - the Council owns and manages **11** of these and another **11** are owned and managed by four RSLs. Overall, there are **669** sheltered housing units and **212** Very Sheltered and Extra Care units.²⁶ There are **10** specialist dementia units located within one of the Extra Care developments in Johnstone.

Using funding from the Reshaping Care for Older People programme, the Council commissioned consultants, to carry out two reviews of sheltered provision - one for Sheltered accommodation and another for Very Sheltered and Extra Care Housing.

The Sheltered Housing Review examined supply and demand, identified gaps and weaknesses in existing provision and considered

the contribution that sheltered housing could make to older people in the surrounding area. The Very Sheltered and Extra Care review looked at whether the model was meeting its objectives to meet health and care needs, reviewed supply and demand and considered the cost effectiveness of the model.

Key recommendations from both reviews have been incorporated into an action plan which includes proposal for:

- the development of a “hub and spoke” model (where services based in one development are extended out to residents of another development as part of a wider community resource);
- re-provisioning of existing sheltered housing in Erskine;
- the development of additional extra care housing in Paisley;
- extra care housing which can meet a wider range of dementia needs while remaining distinct from residential care;
- supporting older people with complex needs.

²⁶ In 2015 Bield Housing Association and Cairn Housing Association changed their sheltered complexes to a Retirement Model of Housing for older people so the total of 67(29 and 38 respectively) units have been removed from the figure for sheltered units in Renfrewshire .

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

Other housing appropriate for older people

In recent years the supply of housing suitable for older people has been expanded through both new build amenity developments and conversion of existing accommodation.

Amenity developments include:

- the conversion of a high rise block of 90 flats at Gallowhill, Paisley to amenity standard housing and the creation of a dedicated social space at the foot of the blocks for residents which provides opportunities for social engagement and reducing isolation;
- the conversion of Council properties in four high rise blocks at Neilston Road, Paisley to amenity standard (one of which has a dedicated social space at its base) with the overall aim of creating a “retirement village” model with easy access to officers working as a local team to meet the housing, health and support needs of older people;
- a Council new build development of 15 grouped amenity flats at Blackhall, Paisley, with a separate communal social space and programmed activities allowing for social interaction.

Further developments are planned, including a new development by the Council in Paisley and investment by Linstone Housing Association in Linwood.

Housing Options for Older Home Owners

There is limited specialist private sector housing provision for older people. Just over three quarters of pensioner age households in Renfrewshire own their homes.

Around 80% of applicants on the Council’s sheltered housing waiting list are owners although a high proportion are not actively seeking housing. Many of them will have purchased their home through “Right to Buy” and may now be unable to afford high maintenance and upkeep costs with homes no longer meeting their needs.

Link Housing Association has worked with Renfrewshire Council and the Scottish Government to develop a newbuild low cost home ownership development for older people in Paisley Town Centre. An evaluation of this innovative model will be undertaken to help determine whether this model can be replicated.

Findings from the Housing Need and Demand Study also confirmed the need for smaller affordable housing to enable older owners to downsize to more suitable accommodation.

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

Older People with Dementia

It is estimated that 2,912 people in Renfrewshire have dementia and prevalence rates²⁷ indicate that there could be around 4,400 older people with dementia by 2035.

It is considered that between two thirds and three quarters of older people in local authority residential homes in Renfrewshire have a diagnosis of dementia.

This presents challenges for the people who develop dementia and their families and carers as well as for the statutory and voluntary services that provide care and support.

Scotland's National Dementia Strategy 2013-2016,²⁸ highlights that the majority of people with dementia stay in mainstream housing and that a familiar home environment is important.

In order to support people with dementia staying at home there will be increasing demands on community based services to assist people to remain comfortable and safe in their own home.

The National Dementia Strategy highlights the importance of services such as Care and Repair, handypersons services and adaptations to

reduce the level of accidents in the home and prevent the need for hospital admission.

The Scottish Government published a guide on "Improving the Design of Housing" for people with dementia. This guidance will be taken into consideration in any future older persons housing provision.

Findings from the External Review of Very Sheltered and Extra Care Housing showed that the model of extra care and very sheltered housing can meet the care and housing needs of older people who may otherwise require residential care - around 40% of tenants in extra care and very sheltered developments have a level of dementia needs. The Banktop Court complex in Johnstone includes 10 specialist dementia friendly units and a number of other complexes also have residents with a dementia diagnosis.

²⁷ Ten Year Joint Commissioning Plan for Older People's Services 2014, Renfrewshire Partnership
²⁸ Scotland's National Dementia Strategy 2013-2016: Scottish Government

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

Supporting Older People to remain safe and secure in their own home for as long as possible

Studies confirm that older people want to be able to stay in their own home for as long as possible and wherever possible remain out of institutional care. Housing providers have a role in helping older people to achieve this.

Lower level preventative services have an important role to play in reducing demand on acute services.

- **Care and Repair** A Care and Repair Scheme currently operates in Renfrewshire to manage the installation of adaptations and carry out small repairs for older people and disabled people. Care and Repair also provides a Handypersons Service which carries out low level repairs including the removal of trip hazards to prevent falls, consequently reducing the costs of emergency hospital admission. Funding for the Handyperson service is via the Integrated Care Fund until March 2017.

- **Health and Well Being Activities** The Council has a dedicated Health and Well Being Co-ordinator, to develop a range of activities and initiatives for older people. Since the post was originally established (previously funded by the Change Fund on a temporary basis) there has been a substantial increase in the scale of health related and social activities for tenants aged over

60 years. A part-time Activities Co-ordinator has been recruited to facilitate more health related activities.

- **Equipment and Adaptations** Equipment and adaptations can help older and disabled people to live independently in their own homes. They can reduce the risk of falls and other accidents in the home and also reduce the need for home care or long term admission to a care home.

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

Within Renfrewshire, Occupational Therapists carry out assessments for homeowners and tenants with disabilities and there are different delivery routes for adaptations depending on tenure (the Council undertakes Council tenants adaptations, RSLs each have their contracts for the provision of adaptations and Care and Repair organises adaptations for owners).

Table 8 Adaptations and Aids and Equipment: Renfrewshire 2015/16

Adaptations: social rented stock	622 adaptations undertaken in social rented properties
Adaptations: private sector housing	108 private sector housing grants to owners to facilitate adaptations to owner occupied homes
Aids and Equipment	Equipu provided 7,719 items of daily living equipment (eg bathboards and hoists)

Source: Adaptations: social rented stock - Renfrewshire Council Development and Housing Services and Scottish Government, Adaptations: private sector housing - HSCP, Aids and Equipment - HSCP

The demand for adaptations has steadily increased and is linked to the success in Renfrewshire of initiatives designed to reduce the number of delayed discharges from hospital.

Given demographic projections, demand is expected to increase further and Renfrewshire Health and Social Care Partnership is

reviewing the service provision to minimise delays, reduce waiting times and improve levels of personalisation.

- **Community Alarms and Telecare Service** Renfrewshire Community Alarm and Telecare Service provides a community alarm responder service to 3,600 service users across the Authority area. The service works closely with all sections of the community and plays a major part in managing risk and collaborating with other care and health services. These partnerships help to support people to live independently and safely at home. Services provided can range from a basic alarm unit to a range of discrete sensors around a service user’s home to monitor personal risks such as falls, smoke and fire. The service continually invests in new equipment has been able to purchase additional equipment and recruit additional staff through investment from the Scottish Government Technology Enabled Care Fund.

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

Learning Disability and Autism

Renfrewshire has 5.4 adults known per 1000 population with learning disabilities and the most recent overall figure for Renfrewshire indicates there are almost 800²⁹ adults with a learning disability.

Many people with a learning disability remain in their own home and are looked after by parents and carers. Where parents and carers themselves are ageing, this raises concerns over the future care needs of the person with the disability.

Renfrewshire's Autism Strategy 2014 highlights the need to develop a broader range of housing options for individuals whose needs may not be suited to mainstream housing and to support people to live independently where possible or with family carers.

There are a number of specialist housing options developed to provide accommodation for adults with learning disabilities in Renfrewshire which have been designed to also accommodate people with autism. Further work is required to explore options for services and support for people with autism who do not have a learning disability yet who may require specialist housing provision.

The Council will address this with the HSCP as part of the joint commissioning approach for specific community care groups.

²⁹ Learning Disability Statistics Scotland, 2015:SCLD 2016

Physical Disability & Sensory Impairment

Information from the Census 2011 indicated that 7.2%³⁰ of Renfrewshire's population reported having a physical disability, this corresponds to 12,622 people in the area.

The Scottish Household Survey 2013 highlights that 55%³¹ of social rented sector households in Renfrewshire contain someone in the household with a longstanding illness, health problem or disability compared with 37% of owner occupier households. This indicates the disproportionate level of people with disabilities living in the social rented sector.

According to 2011 census figures, 6.9% of the population reported having a hearing impairment while 2.4% of the population reported having a visual impairment.

As the definition of "physical disability" is broad, it is difficult to make an accurate assessment of the levels of unmet need.

The HSCP has carried out initial scoping work to develop strategic commissioning plans for learning disabilities, physical disability and sensory impairment. Over the lifetime of this LHS there will be participation and a contribution to the development of the joint strategic commissioning plans.

³⁰ 2011 Census

³¹ 2013 Scottish Household Survey

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

Addictions

There are an estimated 2,800 problem drug users in Renfrewshire with the highest percentage of users being male within the 25-34 age group (which is consistent with the rest of Scotland). The number of drug related deaths in the area has decreased from 30 in 2014 to 19 in 2015. Drugs services received 2,425 referrals during 2015/16 and at the end of March 2016 there were 2,904 active clients.³² The main presenting issue continues to be heroin and it is becoming more common for individuals also reporting an alcohol problem at the same time.

Many people with complex needs associated with alcohol and substance misuse fall into a pattern of repeat homelessness and potential persistent reoffending.

The rate of alcohol related hospital discharges has decreased by over 3% from 1,011 in 2013/14 to 982 in 2014/15.

Individuals accessing local alcohol and drug services with housing needs are assessed and referred to housing services as required. Close working links exist between drug and alcohol services and housing services. In particular the Housing Addiction Liaison Officer (HALO) based within Homelessness Services ensures people with addictions issues are supported in their tenancies.

³² Waiting Times Framework

The introduction of the Housing First model into Renfrewshire with Turning Point Scotland, will significantly contribute to addressing a range of complex issues relating to alcohol abuse and substance misuse which has resulted in repeat homelessness. The majority of people participating in Housing First are linked to Addiction Services and to Mental Health Services.

Partners will continue to work together to investigate other ways of addressing the housing and support needs of people with complex needs related to alcohol and substance abuse.

Mental Health

According to the 2011 Census, 5.2% of residents in Renfrewshire reported that they had a mental health condition which corresponds to over 9,000 people. The Reshaping Care for Older People: a 10 Year Plan for Older People in Renfrewshire, highlights that it is estimated that one in four older people living in the community show symptoms of depression and that only one in six older people discuss their situation with a GP.

This high proportion of people with varying degrees of mental health conditions reflects the requirement for a broad spectrum of support options ranging from specialist support provision to the provision of lower level community based supports and services.

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

The HSCP has carried out initial scoping work for the development of a Joint Strategic Commissioning Plan for Mental Health Services in Renfrewshire. Areas highlighted as potential strategic priorities include:

- ensuring that there are appropriate community based supports and services for people with mental health problems to enable them to live as independently as possible within the local community and
- ensuring there is an appropriate range of accommodation options, including suitable housing, for people with mental health problems.

Partners will work with the HSCP to determine specific housing needs for this client group, using existing housing stock where possible to match needs. While many people with mental health needs are able to live in mainstream housing with appropriate support, there are others who require more intensive supported living arrangements.

Maximising Independence – Housing Support

Housing support is central to assisting people to live independently and prevents independent living situations from breaking down. The Council and local RSLs provide a range of housing support services to help people remain and feel secure in their own homes with the added benefits of assisting in maintaining sustainable communities.

Since 2013, the lottery funded Connect4Renfrewshire project has been in place with four local Housing Associations, in partnership with the Council, RAMH and Renfrewshire Credit Union, offering varied support services to people at risk or in financial hardship including:

- mental health support;
- financial skills/budgeting;
- furniture provision; and
- energy advice.

Housing Associations also offer financial advice and support services through their dedicated Welfare Rights Officers.

The Council uses the Better Futures matrix to assess record and track an applicant's support needs. Support staff decide whether to provide housing related support directly or commission support from one of the specialist providers on the Council's Supported Living Framework.

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

In 2015/16, 774 households accessed the Council's Housing Support Services with 519 people receiving direct support from the Housing Support Team and 255 receiving financial support delivered by Advice Works. The majority of people who were provided with support had come through the homelessness route, and there is now a higher proportion of people with complex needs related to alcohol and substance misuse or mental health issues.

Young People

The Children and Young People (Scotland) Act 2014 puts in place new legislative duties in respect of looked after children. The Act extends the age of eligibility for Aftercare Services (advice, guidance and assistance) from 21 years to 26 years. This may impact on the need for supported accommodation for care leavers.

The Council re-launched a Joint Protocol for Looked After Children to establish a seamless transition from local authority care to independent living to prevent homelessness occurring. In Paisley, 10 new build interim specialist accommodation units for young care leavers were developed. In addition the Council made available 10 satellite flats which are interim supported properties geographically dispersed throughout Renfrewshire.

The Glasgow and the Clyde Valley Housing Market Partnership (GCVHMP) in its 2015 report, highlights that there are increasing numbers of care leavers and that care leavers are at greater risk of homelessness than other young people. Research has also shown that care leavers often have problems in accessing employment and have a lower level of educational attainment than the general population.

Young care leavers are a priority for the Council and, as Corporate Parent, the Council will ensure the provision of necessary support to assist young care leavers in the transition to independent living.

Refugees and Migrants

The Council is responsible for the Vulnerable Persons Resettlement Programme in Renfrewshire. The UK Government's Vulnerable Person's Relocation (VPR) Scheme allows Syrian people affected by the humanitarian crisis to come to the UK and hold "special" refugee status. This status allows Syrian people to live in the UK for up to 5 years and entitles refugees to access benefits and employment. Over 80 Syrian refugees have recently moved to Renfrewshire through the VPR Scheme.

The Council has prepared a "Welcome to Renfrewshire" information pack for new migrants from Poland, Estonia, Lithuania, Hungary, Latvia, Slovakia, Slovenia Romania and Bulgaria which includes information on how to access housing.

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

Gypsy/Travellers

At present there is no permanent or transit site provision for Gypsy/Travellers in Renfrewshire.

In recent years, Renfrewshire Council together with neighbouring local authorities (including Glasgow, East Renfrewshire and Inverclyde Councils) formed a gypsy traveller working group. This group was established to look at the provision of a transit gypsy traveller site within one of the local authority areas.

In early 2016, Renfrewshire Council participated in a desktop study with 10 other local authorities across the Glasgow Clyde Valley and Ayrshire area. This study established current site provision and trends in terms of authorised and unauthorised encampments and the provision of facilities across this wider area.

Following this desktop study and findings in relation to the preparation of HNDA 2, Renfrewshire Council established an internal Gypsy/Traveller group to discuss site provision in Renfrewshire which will inform the review of the Renfrewshire Local Development Plan.

Through the review of the current Renfrewshire Local Development Plan, there will be consideration given to the need to provide a site for Gypsy/Travellers. This will be addressed in the Local Development Plan Main Issues Report which will be published for consultation early 2017. Following consultation the Council will consider this matter further in line with any comments and/or future evidence received from the internal Renfrewshire Gypsy/Traveller Group.

The Council will also consider the need for additional policy provision in the Renfrewshire Local Development Plan for small privately owned sites in Renfrewshire in line with Scottish Planning Policy for Gypsy/Travellers and Travelling Showpeople.

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

Outcome 6: Summary of Key Actions

1. Implement actions arising from the External Reviews of Older Persons Housing;
2. Develop proposals with partners for additional Extra Care Housing in the Paisley area;
3. Develop proposals for sheltered housing re-provisioning in Erskine;
4. Develop proposals to establish a “retirement village” model of housing for older people at the four high rise blocks at Neilston Road, Paisley;
5. Evaluate the low cost home ownership amenity development for older people in Paisley to inform future policy development;
6. Contribute to the implementation of the Renfrewshire Autism Strategy Action Plan;
7. Identify the needs of those living with aged carers to develop planned pathways for independent living arrangements;
8. Work in partnership with the HSCP to develop Joint Needs Assessments for Mental Health Services, Learning Disability Services, Physical Disability, Sensory Impairment /Long Term Conditions and to identify housing related need;
9. Consider the need for site provision for Gypsy/Travellers and Travelling Show People.

Outcome 7 Affordable housing is accessible to people who need it

With an increasing range of affordable housing options and landlords in Renfrewshire, providing good quality housing options advice is critical to ensure that people have appropriate information to make the right choice for their circumstances.

This LHS sets out plans to:

- Strengthen the housing options approach and pilot new ways of delivering housing and related advice;
- Develop a single housing allocation policy for the Council and local RSLs;
- Assist tenants to downsize and exchange homes;
- Look at ways to reduce “whole house costs” and tenancy start up costs as far as possible; and,
- Prepare for the roll out of Universal Credit in Renfrewshire and monitoring and preparing for the potential impact of future welfare changes.

Housing Options Approach

Providing a full Housing Options service involves discussion of all different solutions to find the type of housing that best meets a person’s needs which may include signposting to other housing options such as private rented property or low cost home ownership. This housing options approach is now fully embedded within Renfrewshire Council and some other local RSLs.

Opportunities exist to strengthen the housing options approach to include related advice. For example, the Council has recently extended this approach to include employment sign posting with referrals made to an Employment Adviser.

Linstone Housing Association is piloting a new community Housing and Health Information Hub in partnership with Renfrewshire Association of Mental Health and Active Communities through resources provided for 12 months by the Integrated Care Fund and Linstone.

The aim of the project is to link a new social prescribing initiative with third sector partners in the area and to divert people requiring non-medical supports to alternative support services.

Outcome 7 Affordable housing is accessible to people who need it

This project seeks to provide a community health, information, support and networking service for the three partner organisations in Linwood and Johnstone.

The aim is to demonstrate how new ways of working can benefit individuals and reduce pressures on other health and care services. It is intended that there will be a focus on preventative work, utilising existing community support networks and the third sector in Renfrewshire.

Common Allocation Policy

Work is in progress to develop a single Renfrewshire housing allocation policy. This is being developed by the Council and local RSLs working together with the aim to create a uniform approach to housing allocations. A common allocation policy will assist customers in understanding how homes are allocated and their priority on the waiting list. The common policy will take into account the provisions of the Housing (Scotland) Act 2014 and guidance from the Scottish Government is expected.

Helping People Move

- **Homexchange Shop** - A joint initiative between the Council and seven RSLs, the shop in Paisley Town Centre offers a “drop in” housing options and mutual exchange service. It was set up to help people who want to move to a more suitable property, particularly those affected by the underoccupancy charge.

In its first full year (14/15), almost 2,000 customers visited the shop and received advice and assistance; 61 tenants were involved in mutual exchanges. More than 1,000 customers visited the shop in 2015/16 and a further 44 tenants were involved in mutual exchanges.

Although relatively small in number, the increase in mutual exchanges is a valuable outcome for the housing system in Renfrewshire. There are positive outcomes from mutual exchanges in terms of meeting housing needs with an element of choice. With high numbers of people visiting the shop, opportunities for extended promotion and marketing of stock exist as well as co-location of RSLs who do not have a base in Renfrewshire.

Outcome 7 Affordable housing is accessible to people who need it

- **Choice Based Lettings (CBL)** – the Council is currently operating a pilot CBL in two areas. The aim of the CBL pilot is to increase choice for applicants, increase demand for properties, cut down on bureaucracy and speed up the letting process. During 2017 the Council will assess the pilot, and agree on the future direction of this service.

Housing providers in Renfrewshire currently have a range of different approaches to help address these costs such as the provision of decoration vouchers or white goods.

Action will focus on reviewing current arrangements and assessing the scope for improvement, taking account of good practice from other areas.

Welfare Reform

The UK Government's under occupancy charge came into effect in 2013. The Scottish Government has made funding available through Discretionary Housing Payments to fully mitigate the impact of this policy in Scotland. During 2015/16 just over £1.9m was accessed from the Discretionary Housing Payment fund to assist tenants in Renfrewshire who were affected by the under-occupancy charge and/or suffered financial hardship. At present it is expected that this funding will continue to be made available.

Reducing the cost of housing

Renfrewshire's Tackling Poverty Commission identified a key priority for community planning partners to support low income families to make the most of their money, and to create neighbourhoods where people want to live and can afford to live.

In partnership with RSLs, the Council commissioned work to consider the whole cost of housing to low income families - not just rent but including fuel and other costs – as well as the start up/move in costs which can act as a barrier for households trying to access affordable housing. Key costs for people moving into social rented housing can include decoration, white goods and floor coverings.

Outcome 7 Affordable housing is accessible to people who need it

Roll out of Universal Credit

In June 2015 the UK Government's roll out of Universal Credit (UC) was extended to Renfrewshire. This was initially limited to single new claimants in receipt of Job Seekers Allowance, with other claimant groups affected as the process is fully rolled out by 2018.

Under UC the payment of the housing element direct to the tenant monthly rather than the landlord (as is the case under the existing system), represents a risk to social sector landlords and tenants.

Housing providers will no longer be certain of rent payments that previously would have come direct from Housing Benefit. For many tenants, monthly budgeting and being directly responsible for payments will be unfamiliar with a consequent risk of arrears.

"Alternative payment" arrangements exist for vulnerable tenants who can continue to have their rent paid direct to the landlord and the Scottish Government has indicated a policy intention to use devolved powers to mitigate some of the risks associated with direct payments but it is not clear at present how and when this would be introduced.

Social housing providers will need to have more detailed knowledge of their tenants and household circumstances as the roll out of UC progresses. During the initial period while numbers are relatively low, the Council and partners are using the time to strengthen relationships with tenants, colleagues and the Department of Work and Pensions to make sure that:

- Communications are effective and contacts are targeted;
- Incomes for customers impacted by the benefit change are maximised;
- Rental incomes are protected as far as possible.

Outcome 7 Affordable housing is accessible to people who need it

Future Welfare Reform changes

Further waves of benefit changes were announced in the UK budget in summer 2015. If implemented as planned, there will be an impact on certain groups of people's housing options and income levels.

Lowering the benefit cap, freezing child benefit rates and changes to the child elements of certain benefits will affect both working and non-working larger families and their ability to afford accommodation large enough to meet their needs.

From 2017 most out of work 18-21 year olds will no longer automatically be entitled to receive the equivalent of housing benefit and from 2018 housing benefit for single people in social housing under 35 without children will be restricted to shared accommodation rates. This means they will only be able to claim the same amount of benefit as a private tenant is able to claim for a room in a shared house. The policy will apply to tenancies signed after 1 April 2016, with the entitlement changing from 1 April 2018.

The extent to which these announcements will impact in Scotland is not clear at present. Proposals within the Scotland Act 2016 will give the Scottish Government and the Scottish Parliament more powers over certain welfare and housing related benefits and employment programmes. As yet it is not clear how these powers will be used.

Housing Partners will continue the work associated with the Tackling Poverty Action Plan and the Welfare Reform working group to mitigate against the impacts of Welfare Reform, plan for future changes and to continue to maximise opportunities that arise to access external funding in partnership for the benefit of Renfrewshire tenants and residents. Local housing associations also employ staff both directly and through Connect4Renfrewshire to help their tenants to mitigate against the worst impact of welfare reform.

Outcome 7 Affordable housing is accessible to people who need it

Outcome 7: Summary of Key Actions:

1. Develop and implement a single housing allocation policy for Renfrewshire Council and local housing associations;
2. Consider recommendations from research into the affordability of social rented housing commissioned as part of the Tackling Poverty agenda and agree appropriate interventions;
3. Promote partnership arrangements to monitor the impact of Universal Credit on tenants, provide information to tenants and maximise incomes;
4. Monitor national policy development on future Welfare Reform changes and develop action to mitigate against the impact on tenants.

Appendices

Appendix 1 List of Housing Associations in Renfrewshire

Housing Association	Units	Housing Association	Units	Housing Association	Units
Bridgewater	850	Bield*	29	Horizon*	98
Ferguslie Park	803	Blackwood*	48	Key*	63
Linstone	1,579	Cairn*	38	Link*	449
Paisley	1,176	Cube*	30	Loretto*	298
Williamsburgh	1,623	Hanover*	399	Sanctuary*	511
Total RSL Units					7,994

Source: Scottish Housing Regulator ARC 2015/16 figures and *National HA's figures 2014/15.

Appendix 2 Glossary of Terms

Acute Health Services	Emergency room and admitted hospital services.
Affordable housing	Broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. Includes social rent, below market rent, shared equity, shared ownership, and low cost home ownership.
Affordable Housing Investment Programme	A programme managed by the Scottish Government used to provide grants to registered social landlords to build new homes for rent and low-cost home ownership
Alternative Payment	Direct payment of Housing Costs from Universal Credit to the landlord.
Amenity housing	Similar to the design features in Sheltered Housing, but without any communal facilities or warden service.
Below Tolerable Standard	A term used to describe properties which fails to meet the basic minimum housing standard.
Better Futures Matrix Tool	Housing Support assessment and review tool.
Brownfield site	Previously developed land, often disused or derelict with higher development costs due to varying degrees of contamination.
Carbon emissions	Carbon dioxide and carbon monoxide in the atmosphere, produced by vehicles and industrial processes.
Choice based lettings	Available properties are publicly advertised and applicants notify an interest in particular properties.
Community Based Health Services	Services delivered within the community including home care services.
Comprehensive Tenement Improvement	Extensive tenement refurbishment scheme.
Demographic Trends	Demographic trends relate to changes in a population's age, gender, geographical location, marital status, educational attainment, employment status, household income, race, religion, and health.
Discretionary Housing Payment Fund	UK Government and Scottish Government financial fund administered by Local Authorities to support householders in receipt of a partial benefit but unable to meet the outstanding housing cost. Primarily used in Scotland to mitigate the cost of the 'bedroom tax'.
District Heating Systems	Communal heating system.

Exemptions and Abeyances	Properties where SHQS cannot be met due to circumstances outlined in Scottish Government guidance (e.g access refused by tenant or permission refused by owner).
Extra Care Housing	This is very sheltered housing designed with the needs of frailer older people in mind with varying levels of care and support available on site.
Green Network	A green network has multiple objectives, often with a primary aim of improving the environment for people, and usually to help to improve the economic status of an area, by making it a more attractive place to live and work.
House in Multiple Occupation (HMO)	Property where a number of households share basic amenities (e.g. kitchen or bathroom facilities).
Housing Association	A not-for-profit company registered by the Scottish Government to provide social housing. Also known as “Registered Social Landlord”.
Housing First Model	Housing Support model where homeless households are provided settled accommodation first followed by an intensive support package.
Housing Land Audit	Annually revised document which provides details of all housing sites in Renfrewshire.
Housing Need and Demand Assessment (HNDA)	An exercise that seeks to identify the balance between housing supply and demand, the scale of need for affordable housing and the demand for market housing, and the extent to which affordability is an issue.
Housing Options	Access to housing and non housing related advice and support to those who have a housing problem.
Housing Renewal Area	Designated area of investment in housing in poor condition.
Local Development Plan	This document sets out the local authority’s planning policies and proposals for land use and development, to assist in the evaluation of planning applications.
Low Cost Home Ownership	Home purchase schemes sometimes referred to as shared equity schemes, that provide an affordable route into home ownership.
Main Issues Report	An engagement and consultation document, it helps set the direction of the final Development Plan by highlighting the key changes from previous plan.
Median	The middle value of an ordered set of values.
Mid Market Rent	Intermediate rent prices between lower social rents and higher private rents.

Mixed Tenure	A combination of different types of tenure (e.g. social rented housing and owner occupied housing are different 'tenures').
Priority Need	Groups represented in the priority criteria for statutory homelessness assistance (e.g. households with children, households with a physical or medical condition).
Private Sector Housing Grant	Grant assistance from local authorities to the owners of properties in need of improvement or repair.
Right to Buy	Purchase of social housing stock at discounted rates for long term tenants. Right to Buy ended in Scotland in August 2016.
Scottish Housing Quality Standard (SHQS)	A standard of housing which social housing should comply with by 2015.
Settled Accommodation	Accommodation bound by a tenancy agreement, can be both in the social or private rented sectors.
Sheltered Housing	Housing designed to meet the needs of elderly people or other groups with special housing needs. Some form of communal social area and a warden service is usually included.
Single Outcome Agreement	Agreements between the Scottish Government and Community Planning Partnerships which set out how each will work towards improving outcomes for local people within the context of the Government's National Outcomes.
Social housing	Housing provided for let by a local authority or housing association.
Social Rent	Property rented from a social landlord. Rents are usually cheaper than in the private rented sector.
Specialist Provision	Availability of housing that meets a particular needs group (e.g specialist housing for older people or people with physical disabilities).
Strategic Development Plan	A document used to explain the Strategic Development Planning Authority's overall vision for the long-term and the development strategy needed to deliver that vision.
Supported accommodation	Housing for client groups requiring additional management support (e.g. people with learning difficulties, young people at risk).
Temporary Accommodation	Emergency accommodation provided on a temporary basis to homeless applicants.
Tolerable Standard	A term used to describe properties which meet the basic minimum housing standard.

Very Sheltered Housing	Very sheltered has the same features as sheltered housing and it offers extra support to residents, including at least one main meal a day, additional warden cover, and special bathroom facilities.
Void	Vacant property.
Welfare Reform	Changes to the Social Security and Welfare Benefit eligibility.
Working age groups	Population groups aged between 16 and pensionable age.

Alternative Formats

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ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

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RENFREWSHIRE LOCAL HOUSING STRATEGY 2016-2021:

Action Plan



Outcome 1: The Supply of Housing is Increased					
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency
1.1 Increase the supply of new housing in Renfrewshire.	2015/16 – 577 Private 132 - affordable	Affordable Housing Completions and Private Sector Completions	200 affordable homes each year 500 private homes each year	Annually	RC Development and Housing Services, housing associations, private developers
1.2 Ensure Renfrewshire's new LDP identifies sufficient land in existing places to deliver the housing supply targets set out in this LHS.	LDP Action Programme agreed 2014	Actions implemented	LDP anticipated to be approved 2018	Ongoing	RC Development and Housing Services
1.3 Review the 2014 LDP Action Plan programme to bring forward brownfield and previously used sites for housing development.	LDP Action Programme agreed 2014	Actions implemented	Brownfield sites brought forward through a range of initiatives New LDP Action Programme 2017	Ongoing	RC Development and Housing Services
1.4 Consider bids to the Scottish Government Infrastructure fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.	Sites identified in LDP and SHIP	Bids considered	Secure funding	Ongoing	RC Development and Housing Services, housing associations, private developers, Scottish Government, key agencies
1.5 Deliver projects in the existing SHIP programme and develop new projects which assist in meeting the strategic outcomes in this LHS.	SHIP 2017/18 - 2021/22 agreed by HACS Board November 2016	SHIP updates	November 2017	2016-2021	RC Development and Housing Services, housing associations, Scottish Government

Outcome 1: The Supply of Housing is Increased						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
1.6 Prepare an annual review and update of the SHIP to ensure it is a live and responsive plan.	SHIP 2017/18 – 2021/22 agreed by HACS board November 2016	SHIP updates	November 2017	2016-2021	RC Development and Housing Services, housing associations, Scottish Government	
1.7 Promote a mix of tenure options to meet affordable housing need.	13/14 and 14/15 affordable completions were all social rent.	No. of different tenure options provided	Indicator only	Ongoing	RC Development and Housing Services, housing associations, private developers	
1.8 Consult on an Affordable Housing Policy, targeted to increase the supply of affordable housing in areas of identified shortfall.	N/A	Policy developed and consulted on through new RLDP	Policy introduced 2018	2018	RC Development and Housing Services	
1.9 Develop a standard for affordable housing in Renfrewshire that takes into account design and space standard considerations.	N/A	Standard developed	Standard implemented	2017	RC Development and Housing Services, housing associations	
1.10 Promote partnership working on procurement issues to maximise opportunity and efficiency in the delivery of affordable housing.	N/A	Partnership opportunities explored	Joint procurement opportunities maximised	2017	RC Development and Housing Services, housing associations, other local authorities and agencies	

Outcome 1: The Supply of Housing is Increased						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
1.11 Encourage owners of empty homes to bring them back into use.	Yr Aug 15- Aug 16 17 properties brought back into use through direct engagement with owners	No. of empty homes brought back into use	25 per annum	ongoing	RC Development and Housing Services, RC Finance and Resources, private owners, housing associations	

Outcome 2: Through targeted investment and regeneration activity, Renfrewshire has attractive sustainable neighbourhoods and well functioning town centres						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
2.1 In partnership with local communities, develop and implement local regeneration strategies for Johnstone Castle; Paisley West End; Ferguslie Park.	Housing regeneration plans approved by RC for Johnstone Castle 2014	Strategies developed	Strategies in place and being implemented	2016 - 2021	RC Development and Housing Services, housing associations, private developers	
2.2 Review low demand social rented housing, undertake option appraisal and develop area based strategies.	Housing management information, Housing Needs and Demand Assessment	Strategies Developed	Strategies in place and being implemented	2018	RC Development and Housing Services, housing associations	
2.3 In mixed tenure areas, review opportunities for joint initiatives on estate management and environmental improvements with potential links to employment and training initiatives.	Existing local initiatives	Options developed	Options implemented and joint scheme established	2017	All social housing providers	
2.4 Through newbuild activity, improve the range of house types and sizes available for social rent.	Council Stock: 79% flats 21% houses Local RSL stock: 70% flats 30% houses	No. of newbuild house completions	Increase number of houses available for social rent	2016 - 2021	All social housing providers	
2.5 Through the LDP, ensure action plans are in place for Renfrewshire's town centres and that they are reviewed and updated regularly.	Town Centre action plans developed.	Action plans for town centre and Place Plans developed	Action plans and Place Plans developed and thereafter reviewed every 2 years	2018	RC Development and Housing Services, community groups, community councils, tenants and residents of Centres and Places	

Outcome 2: Through targeted investment and regeneration activity, Renfrewshire has attractive sustainable neighbourhoods and well functioning town centres						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
2.6 Identify opportunities and initiatives for housing development projects which would assist in increasing the number of people living in and using Renfrewshire's town centres.	Cotton Street and former Arnotts site completions 2011-2016	Potential projects identified	Projects delivered	2016 - 2021	RC Development and Housing Services	

Outcome 3: People live in high quality, well managed homes						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
3.1 Develop an information base of poorer condition private tenemental stock using a range of sources to complement the Scottish House Condition Survey to inform policy development	SHCS 2012-2014 Suggests 4% of stock is BTS	Information sources used	Information base developed	2017	RC Development and Housing Services, RC Finance and Resources, RC Community Resources, housing associations, private owners, private factors	
3.2 Achieve the comprehensive improvement of the pre-1919 tenements at 3-9 Orchard Street and 33 Causeyside Street.	Consultation on Orchard Street Housing Renewal Area (HRA) Draft Designation Order commenced late 2016	Improvement schedule agreed	Comprehensive Improvement complete	2021	Paisley Housing Association, RC Development and Housing Services, RC Community Resources, private owners and tenants	
3.3 Review the Scheme of Assistance for private owners	Advice provided to 3,401 households in 2015/16	Review progress	Review complete	2018	RC Development and Housing Services	
3.4 Investigate current arrangements for factoring tenement blocks in private and multi-tenure ownership and consider options for a partnership initiative to tackle disrepair.	N/A	Research current arrangements and options developed.	Initiatives considered and agreed.	2018	RC Development and Housing Services, housing associations	
3.5 Continue to ensure private landlords are registered and promote enforcement action as required.	7,016 private landlords registered at April 2016	Number of registered private landlords	Data indicator only	2016-2021	RC Finance and Resources	
3.6 Promote the Landlord Accreditation Scheme through the Private Landlords forum.	23 private landlords accredited at April 2016	Number of accredited landlords	Data indicator only	2016-2021	RC Development and Housing Services, private landlords	

Outcome 3: People live in high quality, well managed homes						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
3.7 Increase awareness of the rights and responsibilities of private tenants and landlords using a range of communication media.	Provision of information on the Council's website. Landlord Matters newsletter	N/A	Continue to increase awareness among tenants and landlords of rights and responsibilities	2017	RC Development and Housing Services, RC Finance and Resources, RC Community Resources, housing associations	

Outcome 4: Homes are Energy Efficient and Fuel Poverty is minimised						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
4.1 Continue to promote energy savings, fuel poverty, and income maximisation advice to tenants and owners.	1,318 requests received by Renfrewshire Council's Advocacy Service from Renfrewshire residents in 2015/16	Number of requests received by Renfrewshire Council's Energy Advocacy Service from Renfrewshire residents	Increase the number of households in receipt of advice each year	Ongoing	RC Finance and Resources, RC Development and Housing Services, housing associations, Fuel Poverty Steering Group	
4.2 Ensure strategies are in place for social rented housing to meet the requirements of EESSH by 2020.	SHQS compliance	Strategies developed and implemented	Housing stock meets EESSH	2020	All social housing providers	
4.3 Continue to support energy efficiency improvements in the private sector by promoting access to energy savings advice and external funding.	2012-2014 SHCS average SAP of 68.3 for Council stock and 62.3 for owner occupied stock	Annual SHCS	Increased SAP rating	Ongoing	RC Finance and Resources, Development and Housing Services, housing associations, private owners and tenants	
4.4 Continue to maximise HEEPS funding from the Scottish Government to benefit private owners and enable participation in energy efficiency programmes.	N/A	N/A	Data indicator only	Ongoing	RC Development and Housing Services	
4.5 Consider proposals and recommendations from the Scottish Government SEEPS working group when available to address issues of energy efficiency and fuel poverty.	2012-2014 SHCS Renfrewshire fuel poverty levels 29%	Proposals and recommendations available	Proposals and recommendations considered	Ongoing	RC Development and Housing Services, Finance and Resources	

Outcome 4: Homes are Energy Efficient and Fuel Poverty is minimised					
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency
4.6 Encourage the use of renewable technology in new housing developments	Renewable technology used in Council development at Barrhead Road, Paisley across 37 units Renewable technology used in Loretto development at Charleston Square, Paisley across 53 units	Incorporation of renewable technology were possible in both social and private sector new build developments where feasible	Two developments each year	2016-2021	RC Development and Housing Services, housing associations, private developers

Outcome 5: Homelessness is prevented and vulnerable people get the advice and support they need						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
5.1 Work with partners to build on existing, and identify new, homelessness prevention activities, including initiatives such as “Foundations First” and “Housing First”	Foundations First started in 2015 20 service users supported by Housing First service in Year 2 (2015/16) and living in settled accommodation 505 Prevent1 cases opened by Prevention team in 2015/16	New prevention activities identified Number of service users accessing prevention activities	Increased number of service users accessing prevention activities	2018	RC Development and Housing Services, Homelessness Partnership, Shelter Scotland, Turning Point Scotland	
5.2 Develop initiatives to minimise the proportion of people presenting as homeless giving reasons as “leaving prison/hospital/other institution”.	2015/16 - 13%	HL1 Report -Reasons for Homelessness	Reduce proportion of presentations	Annually	RC Development and Housing Services	
5.3 Review the existing temporary accommodation model to ensure it meets the changing needs of homeless people	N/A	Review of provision of temporary accommodation	Completion of Review	2017	RC Development and Housing Services	
5.4 Develop targets and referral processes with the HSCP to improve access to Health and Social Care services for homeless people	N/A	Targets and referral processes considered	Targets and referral processes developed	2018	RC Development and Housing Services, HSCP, Homelessness Partnership	

Outcome 5: Homelessness is prevented and vulnerable people get the advice and support they need						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
5.5 Contribute to the delivery and implementation of the Health and Homelessness Action Plan	HHAP reviewed 2015/16	Targets and referral processes with HSCP developed for homeless people and vulnerable households	Annual review of HHAP completed	2018	HSCP , Homelessness Partnership, RC Development and Housing Services	
5.6 Review current and develop new opportunities for financial advice and support for homeless people as a response to Welfare reform	N/A	Review complete and new opportunities developed	Increased proportion of homeless people accessing financial support	2017	RC Development and Housing Services , Advice Works	
5.7 Develop initiatives to address the training and employment needs of homeless people	N/A	New opportunities developed	Increased proportion of homeless people accessing training or employment	2017	RC Development and Housing Services	

Outcome 5: Homelessness is prevented and vulnerable people get the advice and support they need						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
5.8 Undertake research into repeat homelessness and the reasons for the lower rate of tenancy sustainment among former homeless applicants and develop interventions for improvement.	Rate of repeat homelessness in 2015/16 - 10.6% Proportion of previously homeless people sustaining permanent social rented tenancies for 12 months 2015/16 RC - 72% Bridgewater HA – 86% Ferguslie Park HA – 100% Linstone HA – 79% Paisley HA – 71% Williamsburgh HA – 68%	Analysis of reasons complete and Action Plan in place to decrease figure Annual Council and RSL records	Decrease proportion of repeat homelessness Increase proportion of previously homeless people sustaining permanent social rented tenancies for 12 months	Annually Annually	RC Development and Housing Services, housing associations	
5.9 Continue to monitor outcomes for homeless applicants and ensure they have access to permanent social rented housing through effective use of Section 5 referrals and other partnership arrangements.	2015/16 - 28% of general Council lets to homeless; 14.5% of RSL general lets to homeless through S5 referrals	Charter Return; Council and RSL records	Increase lets to homeless people	Annually	All social housing providers	

Outcome 6: People are able to live independently for as long as possible in their own home					
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency
6.1 Implement actions arising from the External Reviews of Older Persons Housing.	Reports by Craigforth consultants	Actions considered and recommendations developed	Actions agreed and implemented	2016 - 2021	RC Development and Housing Services, housing associations, HSCP
6.2 Develop proposals with partners for additional Extra Care Housing in the Paisley area.	Reports by Craigforth consultants	Proposals developed and included in the SHIP, 2018	Increased provision of extra care housing	2021	RC Development and Housing Services HSCP, housing associations
6.3 Develop proposals for sheltered housing reprovisioning in Erskine.	Reports by Craigforth consultants	Proposals developed and included in the SHIP, 2018	Plans in place for sheltered housing reprovisioning	2021	Bridgewater Housing Association, RC Development and Housing Services, HSCP,
6.4 Develop proposals to establish a “retirement village” model of housing for older people at the four high rise blocks at Neilston Road, Paisley .	Existing RC initiatives in multi-storey blocks	Research undertaken and options reviewed	Proposals developed and implemented	2019	RC Development and Housing Services, HSCP
6.5 Evaluate the low cost home ownership amenity development for older people in Paisley to inform future policy development.	Site completed August 2016	Success of new model of provision evaluated using a range of information	Evaluation complete	2018	RC Development and Housing Services, Link Group Ltd
6.6 Contribute to the implementation of the Renfrewshire Autism Strategy Action Plan.	N/A	Housing contribution/ requirements identified	Proposals developed	Ongoing	HSCP, RC Development and Housing Services, housing associations

Outcome 6: People are able to live independently for as long as possible in their own home						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
6.7 Identify the needs of those living with aged carers to develop planned pathways for independent living arrangements.	N/A	Research undertaken and options considered.	Proposals developed	2017	HSCP, RC Development and Housing Services, housing associations	
6.8 Work in partnership with the HSCP to develop Joint Needs Assessments for Mental Health Services, Learning Disability Services, Physical Disability, Sensory Impairment /Long Term Conditions and to identify housing related needs.	N/A	Housing needs identified as part of Joint Needs Assessments	Housing requirements/ contribution identified and proposals developed	2016 - 2021	HSCP, RC Development and Housing Services, housing associations	
6.9 Consider the need for site provision for Gypsy/Travellers and Travelling Show People.	N/A	Consultation through the review of the LDP	Need for site provision addressed in LDP	2018	RC Development and Housing Services , other local authorities in Glasgow and Clyde Valley area and Ayrshire	

Outcome 7: People can access affordable housing that meets their needs at the right time						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner / Lead agency	
7.1 Develop and implement a single housing allocation policy for Renfrewshire Council and local housing associations	Single housing allocation policy in development	Policy developed	Policy approved and implementation plan in place.	2017	RC Development and Housing Services , local housing associations	
7.2 Consider recommendations from research into the affordability of social rented housing commissioned as part of the Tackling Poverty agenda and agree appropriate interventions.	Study commissioned	Study complete	Report complete and interventions agreed	2017	RC Development and Housing Services , housing associations	
7.3 Promote partnership arrangements to monitor the impact of Universal Credit on tenants, provide information to tenants and maximise incomes.	UC introduced in Renfrewshire from June 2015 for some claimant groups	Partnership arrangements prepared	Universal Credit and income maximisation information available to social rented tenants	2017	RC Development and Housing Services , housing associations	
7.4 Monitor national policy development on future Welfare Reform changes and develop action to mitigate against the impact on tenants.	Welfare Reform Working Group established	Monitor national policy and impact identified	Actions to mitigate impacts developed	Ongoing	All social housing providers , Welfare Reform Working Group	

This document can be found online at

www.renfrewshire.gov.uk

For any further information on the Local Housing Strategy please contact:

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