

To: Communities, Housing and Planning Policy Board

On: 26 October 2021

Report by: Chief Executive and Director of Communities and Housing Services

Heading: Renfrewshire Strategic Housing Investment Plan 2022 – 2027

1. Summary

- 1.1 Following consultation and engagement, the Strategic Housing Investment Plan 2022 to 2027 has been finalised for submission to the Scottish Government. It sets out how investment in affordable housing will be targeted to meet the objectives of the Renfrewshire Local Housing Strategy.
- 1.2 The Strategic Housing Investment Plan 2022 to 2027 can be found on the Council webpages at [Strategic Housing Investment Plan 2022-2027](#)
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) approves the Renfrewshire Strategic Housing Investment Plan 2022 to 2027; and
 - (ii) notes that Strategic Housing Investment Plan 2022 to 2027 will be submitted to the Scottish Government.
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3. Background

- 3.1 Local authorities are required to prepare an annual Strategic Housing Investment Plan and submit this to the Scottish Government. The Strategic Housing Investment Plan sets out how Scottish Government funding for affordable housing will be targeted to achieve the objectives set out in Renfrewshire's Local Housing Strategy.

- 3.2 Through the Affordable Housing Supply Programme, the Scottish Government allocates grant funding (known as Resource Planning Assumptions) to local authority areas.
- 3.3 The Scottish Government confirmed the future Resource Planning Assumptions in July 2021, providing around £90 million of funding for Renfrewshire.
- 3.4 The funding will support the delivery of a range of projects within the Renfrewshire Strategic Housing Investment Plan and will provide a significant level of funding each year as set out below:
- £19.942M in 2021/22;
 - £17.189M in 2022/23;
 - £17.140M in 2023/24;
 - £17.200M in 2024/25; and,
 - £17.485M in 2025/26.
- 3.5 Resource Planning Assumptions support the delivery of new affordable homes across Renfrewshire by providing grant support at a benchmark rates. The Scottish Government are currently considering proposals to revise the benchmark rates following discussions between the Scottish Government, COSLA, local authorities and housing associations.
- 3.6 If implemented, the benchmark rates would be set at £71,500 for new Council homes and £78,000 for new social rented homes delivered by housing association partners.
- 3.7 Additional grant above the basic benchmark rate may also be made available to affordable housing developers who meet Scottish Government criteria which covers a range of factors including: zero emissions; the installation of automatic fire suppression systems; electric vehicle charging points; space for home working; and digital connectivity.
- 3.8 Following discussions with the Scottish Government, the potential changes to benchmark rates have been factored into the development programme set out in the new Strategic Housing Investment Plan 2022-2027.

4. The Strategic Housing Investment Plan 2022 – 2027

- 4.1 The draft Strategic Housing Investment Plan 2022 to 2027 was approved for consultation by the Communities, Housing and Planning Policy Board on 17 August 2021. A 4-week consultation period followed which involved all housing associations operating in Renfrewshire, local stakeholder groups such as Community Councils and tenants and residents' associations, community planning partners, other stakeholder groups and Renfrewshire's residents.
- 4.2 This finalised Strategic Housing Investment Plan 2022 to 2027 takes account of comments received from respondents during the consultation period.

- 4.3 The Strategic Housing Investment Plan 2022 – 2027 details how the Council and partners will deliver new affordable homes across Renfrewshire over the next five years, maximising the delivery of existing projects currently included within the plan.
- 4.4 If additional funding becomes available, or if slippage occurs within the programme, the Strategic Housing Investment Plan programme would look to incorporate additional sites to facilitate new affordable housing delivery where it is consistent with the outcomes of the Local Housing Strategy and agreed investment priorities.
- 4.5 In keeping with Scottish Government guidance, the Strategic Housing Investment Plan programme has been rolled forward to 2027 taking a flexible approach to programme management, with affordable development projects able to be brought forward within the programme, if additional resources become available to Renfrewshire.
- 4.6 The Council continues to work closely with the Scottish Government and developing partners to manage the development programme and facilitate delivery of the affordable housing programme.
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Implications of the Report

1. **Financial** – Provision has been made within the HRA Budget in relation to the projects where the Council is the developing organisation.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Building strong, safe and resilient communities* - Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land transfers.
5. **Property/Assets** – Transfer of General Services land to HRA for affordable housing.
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 arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.

9. **Procurement** - The procurement of contracts in relation to Council newbuild projects.
 10. **Risk** – Risks will be identified and managed for individual projects.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** – None.
 13. **Climate Risk** – The Strategic Housing Investment Plan aim to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.
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Appendix 1

- Renfrewshire Strategic Housing Investment Plan 2022 – 2027

List of Background Papers

None.

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Strategic Housing Investment Plan 2022 to 2027

STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Renfrewshire Strategic Housing Investment Plan

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy whilst meeting current and future affordable housing supply targets.

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

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

The Scottish Government Housing Programme

The Scottish Government published their 'Housing to 2040 Strategy' and the accompanying document - 'Housing to 2040 Vision & Principles' in March 2021.

In terms of affordable housing, the '[Housing to 2040 Strategy](#)' includes a target to build 100,000 affordable homes over the 10-year period to 2032 with 50,000 affordable homes delivered in the 5-year period to 2027 with at least 70% of these homes to be developed for social rent.

Affordable Homes for Renfrewshire

A Housing Need and Demand Assessment will inform the preparation of the next Local Housing Strategy which will cover the period 2022 to 2027 and will consider housing need across Renfrewshire.

There continues to be a clear demand for affordable housing throughout Renfrewshire for a range of property types and sizes to meet a range of identified housing needs.

The delivery of affordable housing will be further strengthened over the next five years with continued working with a range of partners to ensure effective delivery of sustainable communities throughout Renfrewshire.

Resources for Housing Delivery

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

Future Resource Planning Assumptions (RPA's) from the Scottish Government that support delivery of projects within the Strategic Housing Investment Plan were confirmed by the Scottish Government in July 2021.

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For the five year period 2021/22 to 2025/26, the following minimum levels of grant funding are being provided by the Scottish Government:

- **£19.942M** in grant support for the financial year 2021/22;
- **£17.189M** in grant support for the financial year 2022/23;
- **£17.140M** in grant support for the financial year 2023/24;
- **£17.200M** in grant support for the financial year 2024/25; and
- **£17.485M** in grant support for the financial year 2025/26.

Revised Scottish Government Grant Benchmarks and New Affordable Housing Design Features

Resource Planning Assumptions support the delivery of new affordable homes across Renfrewshire by providing grant support at benchmark rates. The Scottish Government are currently considering proposals to revise the benchmark rates following discussions between the Scottish Government, COSLA, local authorities and housing associations.

If implemented, the benchmark rates would be set at £71,500 for new Council homes and £78,000 for new social rented homes delivered by housing association partners.

Following discussions with the Scottish Government, the potential changes to benchmark rates have been factored into the

development programme set out in the new Strategic Housing Investment Plan 2022-2027.

Additional grant above the basic benchmark rate may also be made available to affordable housing developers who meet Scottish Government criteria in relation to:

- The delivery of homes to Silver Level of the 2019 Building Regulations in respect of Energy for Space Heating;
- The provision of balconies within flatted developments where the provision of private or communal outdoor space is not possible;
- The provision of space for home working or study where it is not possible to incorporate such space within the design of the homes under current space standards;
- By ensuring that all new social rented homes are digitally enabled with tenants able to arrange for an internet connection without the internet service provider having to provide additional cabling to the premises;
- The installation of ducting infrastructure for electric vehicle charge point connectors;
- The installation of automatic fire suppression systems; and
- Installation of heating systems which produce zero direct emissions at the point of use.

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Renfrewshire Local Housing Strategy

Renfrewshire's current Local Housing Strategy 2016-2021 was approved in January 2017. It identifies seven outcomes which the Council and its partners continue to work to achieve.

A refreshed Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed following initial pre-consultation activity in late 2020/early 2021 with full consultation expected to take place in early 2022.

Taking account of current national and local policy priorities as well as new evidence, the new Local Housing Strategy will look to build upon past successes whilst aiming to meet need and demand for both housing and related services.

Moving forward, this collaborative working will continue. The seven existing outcomes are shown opposite.

Current Local Housing Strategy Outcomes

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

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Meeting Renfrewshire's Housing Need

In 2020, 179,390 people lived in Renfrewshire according to the latest official population and household statistics from National Records of Scotland. Renfrewshire's population was spread across 87,241 different households with an average household size of just over two people.

By 2028, the number of households in Renfrewshire is expected to increase to around 90,600 through a combination of small projected increases in the population combined with an increasing number of people living alone which places upwards pressure on the overall number of households.

Renfrewshire's population like Scotland's is ageing with people living longer. In 2020, almost one fifth (19%) of Renfrewshire's population was 65 years of age or older.

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

All affordable housing is built to Housing for Varying Needs standard and has flexibility built into its design to allow for future

adaptation and reconfiguration to meet tenant and resident's future needs.



New Build Council housing, Dargavel Village, Bishopton (Renfrewshire Council)



New Build Council Housing for social rent, Johnstone Castle, Johnstone

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Renfrewshire Affordable Housing Investment Priorities

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

Good quality affordable homes also contributes to enhancing Renfrewshire's towns and villages by encouraging a sense of place and community.

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

This includes the needs of individuals, families and those who require accommodation to meet a particular housing need such as supported accommodation, housing for older people and housing to meet the needs of those with physical disabilities.

Provision is included for both general and particular needs affordable housing with particular needs provision included as standalone purpose-built accommodation and within mainstream general needs developments. This provision alongside appropriate support will assist people to live successfully and independently for as long as possible in their own homes and communities.

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

In recent years, affordable homes have been delivered through the Strategic Housing Investment Plan process across a range of affordable tenures with homes for social rent, low cost home ownership/shared equity and Mid-Market Rent.

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

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

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Renfrewshire Council has started a consultation process with local communities around area specific options for targeted regeneration activity which may include new build Council development and/or significant investment and improvements to existing homes.

Newbuild Council housing is proposed in four of the eight areas in Phase 1 of the Council's housing-led regeneration and renewal programme, and provisional allowance has been included in this Strategic Housing Investment Plan pending the outcome of this consultation and approval of finalised plans for these areas by the Council.

The current Local Housing Strategy (2016-2021) identifies nine strategic priorities that projects within the Strategic Housing Investment Plan aim to contribute towards meeting.

All projects included within this Strategic Housing Investment Plan have clear links to the outcomes of the current Local Housing Strategy.

Renfrewshire current Local Housing Strategy Priorities:

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

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Particular Housing Needs

The current Local Housing Strategy highlights the need for housing that meets the particular housing needs of a range of client groups with a particular focus on homelessness prevention (strategic outcome 5) and enabling people to live independently in their own home for as long as possible with appropriate support (strategic outcome 6).

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

- Amenity housing - all of which will be designed to amenity standard for older people and includes Westerfield House,
- Paisley Phase II - **16** unit development, Abbey Quarter Phase 4, Paisley - **16+** unit development and Station Road, Paisley - around **45** unit development.
- Sheltered housing re-provisioning, Erskine (around **25** purpose built sheltered houses to replace existing housing).

Regular discussions take place with Renfrewshire Health and Social Care Partnership (HSCP) when planning new developments along with the continued need to investigate the requirements for particular needs developments at an early stage to ensure that

projects are viable, sustainable and capable of meeting tenants and residents' needs.

Wheelchair Accessible Housing

Renfrewshire Council and Housing Association partners aim to deliver wheelchair accessible homes on new residential developments delivered through the Strategic Housing Investment Plan.

This includes provision of a range of property types and sizes, with a proportion of properties to be developed to wheelchair accessible standards.

In line with Scottish Government guidance, targets for the inclusion of wheelchair accessible homes as part of new build developments will be identified in the next Local Housing Strategy.

Rapid Rehousing Transition Plans

The Council and partners worked together to prepare a Rapid Rehousing Transition Plan for Renfrewshire which covers the 5 year period to April 2024.

The Plan outlines how the Council and partners will plan for those who are homeless to reduce time spent in temporary

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accommodation, improve access to support and to provide settled accommodation more quickly.

The strategic housing priorities contained within this Strategic Housing Investment Plan are aligned with and consistent with Rapid Rehousing Transition Plan priorities and outcomes.

Child Poverty (Scotland) Act 2017

The development programme contained within this Strategic Housing Investment Plan aims to deliver a range of property types and sizes to address the needs of families and create high quality accommodation conducive to both health and educational attainment.

Gypsy/Travellers

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

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

Climate Change Adaptations

This affordable housing programme aims to tackle fuel poverty by maximising opportunities for innovative energy efficient development with greener measures included within the majority of new build developments.

Both Renfrewshire Council and our housing association partners are looking to incorporate additional energy efficiency measures as part of new build design and will actively target reduced carbon emissions from development activity and will target net zero emissions from new build development over the next few years.



Milliken Road, Kilbarchan (Williamsburgh Housing Association)

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Council Tax on Empty and Second Homes

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

This includes the Council's Empty Homes Officer who works with and encourages owners of empty homes in Renfrewshire to bring their properties back into use, offering advice and assistance and access to the Empty Homes Loan Fund where applicable.

Acquisition of Private Housing

Building on recent successes by both the Council and our housing association partners, provision will again be made as part of this Strategic Housing Investment Plan to enable a small amount of resources to be used to assist housing association partners to acquire tenement properties, where this would help to meet housing needs and enable the housing association partners to undertake pro-active management and maintenance of common areas of the block.

This limited provision may also support the acquisition of empty homes and other types of property where these properties meet an identified housing need.

This support will be subject to the availability of funding with new build development given priority access to grant funding. Where funding is available, grant may be made available to the Council and housing association partners of up to £30,000 per unit to support the strategic acquisition of existing private properties where this would increase the supply of affordable housing and address the priorities set out in the current Local Housing Strategy.

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

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

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

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Delivering New Affordable Homes in Renfrewshire

As shown in Appendix 4, plans are in place to deliver significant levels of new affordable homes throughout Renfrewshire.

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

The importance of strategic regeneration is reflected in the projects currently on site or proposed to be taken forward over the next five years as shown in Appendices 1 and 4.

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

Renfrewshire Council New Build Programme

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

Plans are progressing well on other newbuild Council housing projects with recent site starts at both Ferguslie Park, Paisley and at Auchengreoch Road, Johnstone.

The Council is targeting investment of at least £100 Million in both the development of new Council housing and major improvement to existing stock in identified areas.

Financial provision is included within this Strategic Housing Investment Plan to ensure additional new build Council development can be accommodated within the programme should new build Council housing be the preferred option following community consultation activity.

Programme Management - Core and Shadow Programme

To manage the development programme in terms of available funding, this Strategic Housing Investment Plan splits projects in to two groups through the use of a 'core' and 'shadow' programme. Projects within each group are shown in Appendix 4.

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

Projects included in the 'shadow' programme will be progressed as funding becomes available or where there is the ability to 'front fund' projects to allow projects to proceed. This may mean that project timescales may be subject to change.

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

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

Delivery

The Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

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

Housing Infrastructure Fund

The Scottish Government issued guidance in relation to the Housing Infrastructure Fund (HIF) in July 2017.

A number of housing association partners have reviewed this guidance and either have or are looking at options to bid for support from the Housing Infrastructure Fund.

Monitoring Progress

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

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

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

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Strategic Housing Investment Plan Appendices and Priorities

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

Appendix 2 shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

Appendix 3 shows recent affordable housing completions.

Appendix 4 lists projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this Strategic Housing Investment Plan.

Appendix 5 gives details of sub-areas and settlements within Renfrewshire.

Equalities

In line with The Equality Act 2010 and the associated protected characteristics, an Equality and Human Rights Impact Assessment has been prepared alongside the preparation of the Strategic Housing Investment Plan 2022 to 2027.

The aim of this assessment was to identify the likely or actual effects of this Strategic Housing Investment Plan 2022 to 2027 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we have identified actions required to eliminate or mitigate these negative impacts.

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects currently on site and expected to complete in full during 2021/22

| Development | Units | Status | Comment |
|--------------------------------|-------|---------------------------------------|---|
| Johnstone Castle Phase I | 95 | Completed April 2021 | Renfrewshire Council completed development of 95 new homes for social rent in the Johnstone Castle area. |
| Westerfield House, Phase II | 16 | On site, due to complete early 2022 | This development of 16 flats by Paisley Housing Association will provide housing suitable to meet the needs of older people. |
| Thrushcraigs Phase II, Paisley | 23 | On site, due to complete October 2021 | This social rented development of 23 homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17. |
| Amochrie Road, Foxbar, Paisley | 36 | Completed August 2021 | This social rented development of 36 homes by Link Group adds to the affordable housing supply in the Foxbar area and will bring a vacant site back in to use. |

1B: Projects currently on site or due to start in 2021/22 (includes phased completions in 2021/22 and beyond)

| Development | Units | Status | Comment |
|--|-------|--|---|
| Bishopton Phase II, North Renfrewshire | 58 | On site, due to complete August 2022 | This second phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide 58 social rented homes by Loretto Housing Association. |
| Millarston, Paisley | 99 | On site, due to complete early 2023 | This development of 99 new homes for social rent will add to the mix of new homes in this area. This development will complete in phases across 2021/22 and 2022/23. |
| Ferguslie Park, Paisley | 101 | On site, due to complete end of 2022 | This development of 101 new Council homes will assist in the regeneration of the Ferguslie Park area. This development will complete in phases across 2021/22 and 2022/23. |
| Auchengreoch Road, Johnstone | 39 | On site, due to complete Mid 2022 | This development of 39 new Council homes will add to the affordable housing supply in South West Johnstone. This development will complete in phases across 2021/22 and 2022/23. |
| Glenburn Regeneration | 131 | On site, due to complete July 2022 | This affordable development of 131 homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with 22 homes also developed for low cost home ownership. This development will complete in phases across 2021/22 and 2022/23. |
| Albert Road, Renfrew | 42 | Due to early 2023 | This social rented development of 42 homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew. |
| Paisley West End, Sutherland Street | 22 | Due on site Autumn 2021, Due to complete late 2022 | Sanctuary Scotland are progressing plans for the redevelopment of this site as part of the regeneration of Paisley's West End with 22 new homes developed for social rent. |

| | | | |
|--|----|--|--|
| Paisley West End, Underwood Lane | 13 | Due on site Autumn 2021, Due to complete late 2022 | Sanctuary Scotland is progressing plans for the redevelopment of the former University of the West of Scotland student accommodation site as part of the Paisley West End Regeneration Masterplan. It is anticipated that 13 new affordable homes will be developed. |
| Abbey Quarter Phase 4, Paisley Town Centre | 81 | Due on site Autumn 2021, Due to complete mid 2023 | Link Group are progressing plans for a variety of affordable tenures for around 81 new homes. This fourth phase will complete the redevelopment of the former Arnott's site which is a key strategic location in the heart of Paisley Town Centre. This development will complete in phases throughout 2022/23. |
| Gallowhill, Paisley | 60 | Site Investigations ongoing | This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area. |
| MacDowall Street, Johnstone | 35 | Due on site late 2021, Due to complete mid 2023 | This social rented development of around 35 homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area. |

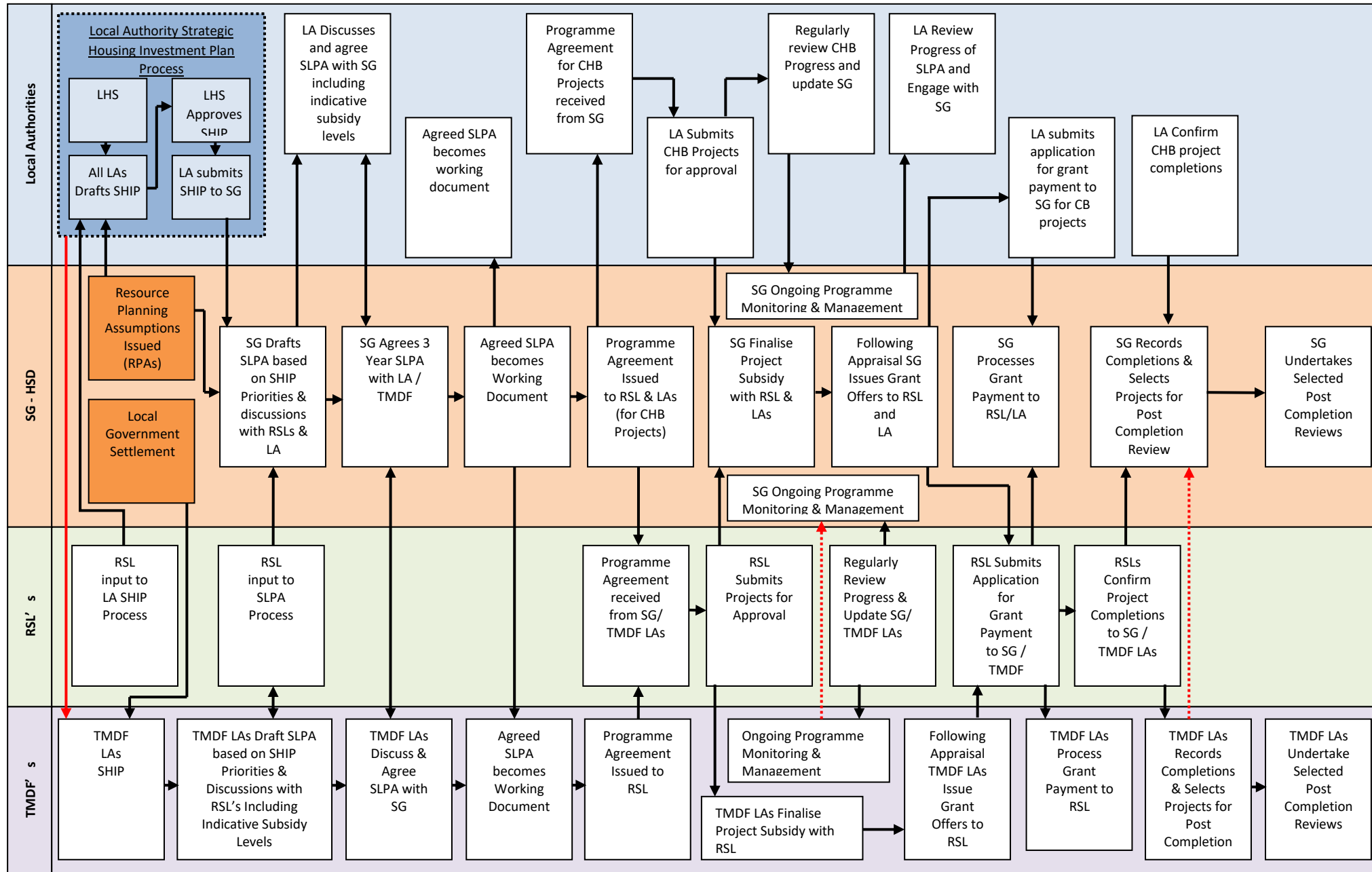
1C: Projects expected to start on site in 2022/23 or later

| Development | Units | Status | Comment |
|---|-------|--------------------------------------|--|
| Bishopton Phase III, North Renfrewshire | 62 | Due to start on site in 2022/23 | This third phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide around 62 affordable homes with a developing housing association still to be identified. |
| Ryefield, Johnstone | 31 | Due to start on site in 2022/23 | This social rented development of approximately 31 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area. |
| Station Road, Paisley | 45 | Due to start on site in 2022/23 | This development by Linstone Housing Association will provide amenity housing for older people (around 45 new homes). |
| Orchard Street, Paisley | 47 | Due to start on site in 2022/23 | Plans are progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017. |
| Paisley West End, Phase II | 111 | Anticipated Site Starts from 2022/23 | Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 111 new homes at Well Street and Clavering Street East as part of the Paisley West End Regeneration Masterplan. |
| Johnstone Castle Phase II | 74 | Due to start on site in 2022/23 | Link Group in partnership with Linstone Housing Association are progressing plans for a second phase of affordable housing in Johnstone Castle. This second phase of development will provide around 74 new homes for social rent as well as associated infrastructure and green spaces with around 67 of these new homes to be developed on two sites being transferred from the Council to Link Group for redevelopment. |

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|--|----|---------------------------------|--|
| Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley | 22 | Due to start on site in 2022/23 | This social rented development of around 22 homes by Ferguslie Park Housing Association will add to the affordable housing supply in the Ferguslie Park area. |
| Foxbar Rivers, Paisley | 80 | Due to start on site in 2023 | This mixed tenure development with around 80 houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent. |
| Erskine - Sheltered Housing Reprovisioning | 25 | Site tbc | Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine. |
| Linwood (Napier Street) | 51 | Due to start on site in 2022/23 | This social rented development of around 51 homes by Sanctuary Scotland Housing Association will add to the affordable housing supply in Linwood. |
| Linwood (Stirling Drive) | 64 | Due to start on site in 2022/23 | This social rented development of around 64 homes by Linstone Housing Association will add to the affordable housing supply in Linwood. |
| Cartha Crescent, Paisley | 25 | Due to start on site in 2023/24 | This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area. |
| Gibson Crescent, Johnstone | 31 | Due to start on site in 2023/24 | This social rented development of around 31 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone. |
| Supported Housing Development, Paisley | 14 | tbc | Provision is included within this Strategic Housing Investment Plan to develop approximately 14 properties for supported housing in Paisley. No site has been identified as yet. |

| | | | |
|--|----|----------------|--|
| Paisley Town Centre | 70 | Site start tbc | Efforts will continue to identify potential sites for affordable housing in Paisley Town Centre to promote mixed tenure communities and the growth of the resident town centre population. |
| Local Development Plan Affordable Housing Policy Future Requirements | | | An allowance will be made within the programme for new affordable homes within new development sites as part of the new Affordable Housing Policy in Renfrewshire. |

Appendix 2 Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance)



Completions over the last LHS Period 2016 to 2021 & Estimated completions 2021/22
Appendix 3

| | | | | |
|--|---|-----------------------|-----|------------|
| 2016/2017 | | | | |
| Link | Thushcraigs | Paisley & Linwood | 70 | |
| Link | Abbey Place | Paisley & Linwood | 38 | 108 |
| 2017/2018 | | | | |
| Sanctuary | Andrew Avenue Phase I | Renfrew | 77 | 77 |
| 2018/2019 | | | | |
| Sanctuary | Inchinnian Road (Western Park) | Renfrew | 67 | |
| Sanctuary | Andrew Avenue Phase II | Renfrew | 60 | 127 |
| 2019/2020 | | | | |
| Sanctuary | Paisley West End (Phase I (Co-op) | Paisley & Linwood | 39 | |
| Sanctuary | Love Street | Paisley & Linwood | 132 | |
| Link | New Sneddon Street | Paisley & Linwood | 24 | 195 |
| 2020/21 | | | | |
| Link | Smithhills Street | Paisley & Linwood | 26 | |
| Renfrewshire Council | Bishopton Phase I | North Renfrewshire | 80 | |
| Williamsburgh HA | Milliken Road, Kilbarchan | West Renfrewshire | 18 | 124 |
| | | | | 631 |
| 2021/2022 - Estimated Completions | | | | |
| Renfrewshire Council | Johnstone Castle | Johnstone & Elderslie | 95 | |
| Link Group | Amochrie Road, Foxbar, Paisley | Paisley & Linwood | 36 | |
| Link Group | Thrushcraigs Phase II (St Ninians), Paisley | Paisley & Linwood | 23 | |
| Paisley HA | Westerfield House, Paisley | Paisley & Linwood | 16 | 170 |

Appendix 4 - Core & Shadow Programme

Core Programme

| Projects in the Affordable Housing Supply Programme | Number of Affordable Units | £ Million | | | |
|---|----------------------------|------------------------------|---|---|---|
| | | Total Grant Requirement (£M) | Estimated Total Spend by End March 2022 | Estimated Grant Requirement (Yrs 1-3) 2022/23-2024/25 | Estimated Grant Requirement (Yrs 4-5) 2025/26-2026/27 |
| Bishopton Phase II | 58 | £4.658 | £4.658 | £0.000 | £0.000 |
| Millarston, Paisley | 99 | £10.618 | £10.618 | £0.000 | £0.000 |
| Glenburn, Paisley | 131 | £11.719 | £11.719 | £0.000 | £0.000 |
| Auchengreoch Road, Johnstone | 39 | £2.302 | £2.302 | £0.000 | £0.000 |
| Ferguslie Park, Paisley (RC) | 101 | £6.111 | £6.111 | £0.000 | £0.000 |
| Abbey Quarter Phase 4, Paisley | 81 | £7.892 | £4.348 | £3.544 | £0.000 |
| Albert Road, Renfrew | 42 | £3.317 | £3.317 | £0.000 | £0.000 |
| Orchard St/Causeyside St (HRA), Paisley | 47 | £4.381 | £1.457 | £2.924 | £0.000 |
| West End - Sutherland Street & UWS Site, Paisley | 35 | £4.154 | £0.838 | £3.316 | £0.000 |
| Paisley West End - Remaining sites | 111 | £7.994 | £1.430 | £6.564 | £0.000 |
| MacDowall Street, Johnstone | 35 | £2.747 | £0.300 | £2.447 | £0.000 |
| Gibson Crescent/North Road, Johnstone | 31 | £2.613 | £0.000 | £2.613 | £0.000 |
| Gallowhill, Paisley | 60 | £4.290 | £0.044 | £4.246 | £0.000 |
| Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley (FPHA) | 22 | £1.716 | £0.235 | £1.481 | £0.000 |
| Station Road, Paisley | 45 | £4.590 | £0.308 | £4.282 | £0.000 |
| Ryefield, Johnstone | 31 | £3.664 | £0.100 | £3.564 | £0.000 |
| Johnstone Castle Phase 2, Johnstone | 74 | £6.863 | £0.300 | £6.563 | £0.000 |
| Bishopton Phase 3 | 62 | £4.836 | £0.000 | £4.836 | £0.000 |
| LDP Affordable Housing Policy Future Reqs | tbc | tbc | tbc | tbc | tbc |
| | 1104 | £94.465 | £48.085 | £46.380 | £0.000 |

Shadow Programme

| Projects in the Affordable Housing Supply Programme | Number of Affordable Units | Total Grant Requirement (£M) | Estimated Total Spend by End March 2022 | Estimated Grant Requirement (Yrs 1-3) 2022/23-2024/25 | Estimated Grant Requirement (Yrs 4-5) 2025/26-2026/27 |
|--|----------------------------|------------------------------|---|---|---|
| | | | | | |
| Cartha Crescent, Paisley | 25 | £1.962 | £0.000 | £1.962 | £0.000 |
| Foxbar Rivers, Paisley | 80 | £5.980 | £0.000 | £4.300 | £1.680 |
| Sheltered Housing Reprovisioning, Erskine | 25 | £1.950 | £0.000 | £1.950 | £0.000 |
| Paisley Town Centre (Sites tbc) | 70 | £5.460 | £0.000 | £5.460 | £0.000 |
| Stirling Drive, Linwood | 64 | £6.936 | £0.724 | £3.000 | £3.212 |
| Napier Street, Linwood | 51 | £3.978 | £0.000 | £2.652 | £1.326 |
| Supported Housing, Paisley (Site tbc) | 14 | £1.092 | £0.000 | £0.000 | £1.092 |
| Howwood Road, Johnstone (Two Phases) | 120 | £8.580 | £0.000 | £2.020 | £6.560 |
| Thrushcraigs, Paisley | 45 | £3.218 | £0.000 | £0.000 | £3.218 |
| Broomlands, Paisley | 25 | £1.788 | £0.000 | £0.000 | £1.788 |
| Springbank, Paisley | 120 | £8.580 | £0.000 | £0.000 | £1.500 |
| North Renfrewshire Villages - sites to be identified | tbc | tbc | tbc | tbc | tbc |
| West Renfrewshire Villages - sites to be identified | tbc | tbc | tbc | tbc | tbc |
| Strategic Acquisition of Private Dwellings | tbc | tbc | tbc | tbc | tbc |
| | 639 | £49.523 | £0.724 | £21.344 | £20.376 |

| Sub-Areas | All Units | Core + Shadow | Core + Shadow | Core + Shadow | Core + Shadow |
|--------------------------|-------------|-----------------|----------------|----------------|----------------|
| | | | | | |
| 1. Paisley & Linwood | 1743 | £143.988 | £48.809 | £67.724 | £20.376 |
| 2. Renfrew | | | | | |
| 3. Johnstone & Elderslie | | | | | |
| 4. North Renfrewshire | | | | | |
| 5. West Renfrewshire | | | | | |

Appendix 5 Renfrewshire sub-areas

