

To: Communities, Housing and Planning Policy Board

On: 30 October 2018

Report by: Director of Communities, Housing and Planning Services

Heading: Renfrewshire Strategic Housing Investment Plan 2019/20 – 2023/24

1. Summary

- 1.1 The new Strategic Housing Investment Plan (SHIP) has been developed for the five-year period 2019/20 to 2023/24.
 - 1.2 The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of the Renfrewshire Local Housing Strategy 2016-2021 and to deliver 1000 new affordable homes across Renfrewshire over the next five years.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) approves the Renfrewshire Strategic Housing Investment Plan 2019/20 to 2023/24, which is attached to this report;
 - (ii) authorises the Director of Communities, Housing and Planning Services to submit the Strategic Housing Investment Plan 2019/20 to 2023/24 to the Scottish Government; and
 - (iii) agrees that the site at St Ninian's Crescent and Rowan Street, Paisley (as shown on Plan A), is declared surplus to requirements and authorises the Head of Property Services to negotiate disposal to a housing association for affordable housing, as explained in Section 5 of this report.
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3. Background

- 3.1 Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) and submit this to the Scottish Government. The SHIP sets out how investment in affordable housing will be targeted to achieve the objectives set out in the Renfrewshire Local Housing Strategy (LHS).
- 3.2 The Strategic Housing Investment Plan is reviewed on an annual basis. It includes a wide range of projects which have been rolled forward from the programme set out in last year's Strategic Housing Investment Plan.
- 3.3 The draft Strategic Housing Investment Plan 2019/20 – 2023/24 was approved for consultation by the Communities, Housing and Planning Policy Board in August 2018. Consultation took place over a 4-week period from 22 August 2018, involving all housing associations operating in Renfrewshire, local stakeholder groups such as Community Councils and tenants and residents' associations, community planning partners and other stakeholder groups and residents.
- 3.4 This consultation included meeting with housing association partners to discuss current and future projects within the programme, ensuring a continuing programme of investment in new affordable homes in Renfrewshire.
- 3.5 The finalised Strategic Housing Investment Plan has taken account of the comments received from respondents during the consultation period. Key amendments to the SHIP are highlighted below.

4. The New Strategic Housing Investment Plan 2019/20-2023/24

- 4.1 Renfrewshire's Local Housing Strategy 2016-2021 includes a target for affordable housing which equates to 1,000 new affordable homes by 2021. This will be delivered through the new Strategic Housing Investment Plan programme.
- 4.2 In line with Scottish Government guidance, the Strategic Housing Investment Plan has been rolled forward to 2023/24. The level of grant funding for the period beyond March 2021 is not yet known. Renfrewshire's new Strategic Housing Investment Plan therefore includes a number of newbuild projects which will be brought forward in the later stages of the plan period, depending on the availability of grant funding.
- 4.3 Taking account of this funding position, the new Strategic Housing Investment Plan now includes both a 'core' and 'shadow' programme. Projects within the 'core' part of the programme plan will be progressed in the early years of the programme, with shadow projects progressed as funding becomes available, or where the Council or housing association are able to front-fund their projects in the short term.

- 4.4 In the event that additional funding from the Scottish Government becomes available and/or slippage occurs within the programme, additional sites may be incorporated within the Strategic Housing Investment Plan programme where these sites could help to deliver new affordable housing in line with Local Housing Strategy strategic outcomes and agreed investment priorities.
 - 4.5 The Strategic Housing Investment Plan includes provision for grant funding to support the strategic acquisition of existing residential property, where funding is available and where properties meet specified criteria relating to need/demand, house type, location and condition.
 - 4.6 A project at Seedhill Road, Paisley which was being progressed by Renfrewshire Council and Williamsburgh Housing Association, has been removed from the current development programme for the time-being due to on-site drainage and water capacity constraints. Despite protracted discussions between the Council's technical advisors and Scottish Water over several years, it has not been possible to identify a viable drainage solution which is acceptable to Scottish Water.
 - 4.7 Officers from Communities, Housing and Planning Services continue to work very closely with the Scottish Government and housing associations to ensure effective management of the local affordable housing programme, making adjustment as required to the timing of project starts and grant spend in order to maximise the number of affordable homes which can be completed by 2021.
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5. The Re-development of Council Owned Land at Thrushcraigs, Paisley

- 5.1 Appendix 3 of the attached Strategic Housing Investment Plan lists the affordable housing projects which the Council and housing associations will take forward over the next five years. A number of these projects are proposed on previously used sites which are owned by the Council.
 - 5.2 Several Council-owned sites had various actions approved or noted at the Communities, Housing and Planning Board on 21 August 2018 to support the delivery of new affordable homes across Renfrewshire. One of these sites is an area of ground at St Ninian's Crescent, Paisley which is part of the Thrushcraigs Phase II project.
 - 5.3 To fully progress this development and deliver 20 new affordable homes as set out in the SHIP, a further area of HRA ground (0.07ha at St Ninian's Crescent and Rowan Street as illustrated in Plan A attached), requires to be declared surplus to requirements with authority given for the Head of Property Services to negotiate disposal to a housing association for affordable housing.
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Implications of the Report

1. **Financial** – Subject to valuation and negotiations by the Head of Property Services, there may be a financial receipt and cost to the HRA associated with the land transaction listed in Section 5.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Building strong, safe and resilient communities* - Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land disposals.
5. **Property/Assets** – Disposal of HRA land to housing associations for affordable housing.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** - The procurement of contracts in relation to Council newbuild projects.
10. **Risk** – Risks will be identified and managed for individual projects.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** – Not applicable.

List of Background Papers

- (a) Attachment - Renfrewshire Strategic Housing Investment Plan 2019/20 – 2023/24
- (b) Appendix 2 - Thrushcraigs Phase 2 Plan A
- (c) Report to Housing and Community Safety Policy Board, 21 August 2018: 'Draft Strategic Housing Investment Plan 2019/20 - 2023/34'.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk

FC/LM/MC
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