

To: Communities, Housing and Planning Policy Board

On: 15 March 2022

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

Heading: Draft Renfrewshire Local Housing Strategy 2022-2027

1. Summary

- 1.1 This report presents the draft Renfrewshire Local Housing Strategy 2022-2027 and seeks approval of the Board to consult for a period of 12 weeks to obtain the views of communities and stakeholders.
 - 1.2 The progress in the preparation of the updated local housing strategy is outlined along with the continued approach of the Council and its partners in delivering high quality housing and housing related services across Renfrewshire.
 - 1.3 The draft Local Housing Strategy and Summary Report which provides the basis for consultation and engagement is available to view on the Council's webpage at [Local Housing Strategy](#).
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the draft Local Housing Strategy 2022-2027 for consultation and authorises the necessary publicity and consultation in relation to the strategy.
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3. Background

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

3.2 The draft Local Housing Strategy 2022-2027 sets out the strategic vision for housing and housing-related services in Renfrewshire and seeks to provide a clear direction for strategic housing investment and housing related support for Renfrewshire residents.

4. **Draft Local Housing Strategy 2022-2027**

4.1 The preparation of the draft Local Housing Strategy has involved extensive consultation and engagement with local communities and a range of stakeholders over the last two years.

4.2 The draft Local Housing Strategy builds on the previous housing strategy and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient and sustainable places.

4.3 The draft strategy proposes five Strategic Priorities for Renfrewshire, which the Council and partners will seek to deliver over the next five years.

- **Strategic Priority 1:** The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
- **Strategic Priority 2:** People live in high quality, well managed homes in sustainable neighbourhoods;
- **Strategic Priority 3:** Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
- **Strategic Priority 4:** Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and,
- **Strategic Priority 5:** People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

4.4 The draft strategy also contains a number of actions which the Council and partners require to deliver to achieve Strategic Priority. These actions will form the basis of a action plan to accompany the finalised local housing strategy and will be monitored and reported on an annual basis.

5. **Next Steps**

5.1 Consultation on the draft Local Housing Strategy will take place over a 12 week period between 21 March 2022 and 13 June 2022 using various consultation techniques, in accordance with the latest Scottish Government guidance on Covid-19 safe practice.

5.2 This consultation will gather the views of local communities, residents and tenants, housing association partners, the Health and Social Care Partnership and Third Sector organisations across Renfrewshire.

- 5.3 Following the consultation period, the Local Housing Strategy 2022-2027 will be finalised and presented to this Board for approval later in 2022.
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Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – Actions within the Local Housing Strategy will help improve housing conditions and enable more affordable homes to be built, encouraging people to live and stay in Renfrewshire.
 - *Our Renfrewshire is well* – Actions within the Local Housing Strategy will help support older and disabled residents to live healthier, for longer, in their own homes.
 - *Our Renfrewshire is fair* - Actions within the Local Housing Strategy will help to prevent homelessness and ensure vulnerable people get the advice and support they need.
 - *Building strong, safe and resilient communities* – Significant regeneration programmes are being progressed through the Local Housing Strategy.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.

11. **Privacy Impact** – None.
 12. **COSLA Policy Position** – Not applicable.
 13. **Climate Risk** – The Local Housing Strategy aims to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.
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List of Background Papers

- (a) None.
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RENFREWSHIRE'S DRAFT LOCAL HOUSING STRATEGY

2022-2027

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- **Strategic Priority 1** - *The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places.*
- **Strategic Priority 2** - *People live in high quality, well managed homes in sustainable neighbourhoods.*
- **Strategic Priority 3** – *Address the challenges of the*

climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized.

- **Strategic Priority 4** – *Preventing and addressing Homelessness with vulnerable people getting the advice and support they need.*
- **Strategic Priority 5** – *People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.*

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How to get involved

The on-going development and continuous review of the Local Housing Strategy is undertaken in consultation with key partners and stakeholders including local communities, housing associations and Renfrewshire's Health and Social Care Partnership.

This draft Local Housing Strategy which covers the period 2022-2027 will be subject to public consultation between **21 March 2022 and 13 June 2022**.

It is important that we obtain views from our local communities and all stakeholders to ensure that all aspects of housing need and support requirements across Renfrewshire are fully considered.

A consultation questionnaire is available on the Council's [Local Housing Strategy webpage](#). Full details of the consultation activities that will be undertaken are also available on this webpage.

Hard copies of the document and consultation questionnaire will also be available in local libraries.

Please give us your feedback or return completed questionnaires by emailing strategyandplace@renfrewshire.gov.uk

You can speak to someone within the Place Strategy Team by calling 0141 618 6148

You can also post any comments to:

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

Following the end of the consultation period, a final Local Housing Strategy will be prepared that is informed and shaped by the feedback received during the consultation process from local communities, partners and other stakeholders.

If any individual, group or organisation would like to discuss the new draft Local Housing Strategy, please let us know using the contact details above.

Draft Renfrewshire's Local Housing Strategy 2022-2027

This is Renfrewshire's fourth Local Housing Strategy and covers the period 2022 to 2027.

The Local Housing Strategy identifies the strategic housing priorities for Renfrewshire. Following the consultation, a detailed action plan will be prepared that will support the delivery and monitoring of the final Local Housing Strategy over the next five years.

The Local Housing Strategy sets out the strategic approach of the Council and its partners to deliver high quality housing and housing related services across all tenures to meet identified housing need for Renfrewshire.

The strategy recognises the important contribution housing makes to people's lives with affordable, warm and energy efficient homes having a positive impact on health and general wellbeing.

Renfrewshire has a diverse mix of communities with a range of housing needs. Housing provision is required across different property types and tenures as well as different needs groups. This includes individuals, families, older and younger people and those who require accommodation to meet a particular housing need such as supported accommodation, housing for older people or housing to meet the needs of those with physical disabilities.

The Local Housing Strategy 2022-2027 builds on the success of our previous strategies and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

Taking account of current national and local policy priorities, this Local Housing Strategy identifies the following strategic priorities for Renfrewshire.

Local Housing Strategy Strategic Priorities

- 1.** The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
- 2.** People live in high quality, well managed homes in sustainable neighbourhoods;
- 3.** Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
- 4.** Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
- 5.** People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

Preparing the Local Housing Strategy

This draft Local Housing Strategy has been developed through close working with local communities, our housing association partners and other stakeholders such as the Health and Social Care Partnership.

The Local Housing Strategy aims to be transparent and accessible to all with feedback encouraged and welcomed.

The strategy promotes inclusiveness and we will continue to aim for continuous improvement through innovation and shared learning across all partners.

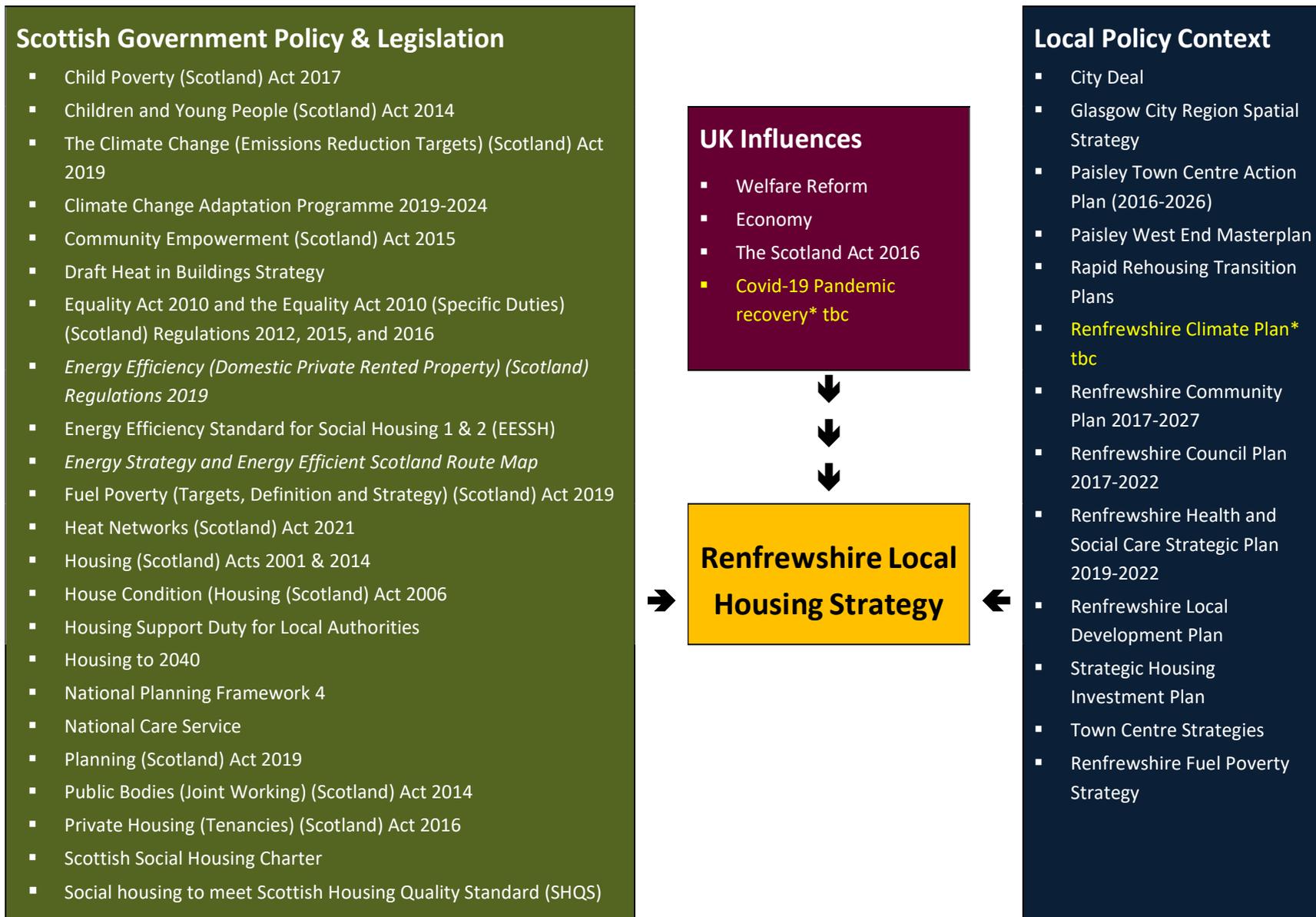
The Local Housing Strategy is informed by and supports other Council plans and strategies as well as national policy and guidance.

See Figure 1.



Dargavel Village Bishopton (Community Growth Area)

Figure 1 – Strategies and Policing informing preparation of LHS



‘Housing to 2040’

The Scottish Government published their ‘[Housing to 2040 Strategy](#)’ and the accompanying document - ‘[Housing to 2040 Vision & Principles](#)’ in March 2021.

Together these documents set out a vision for housing and how it should be delivered regardless of where people live or at what point in their lives they are at.

The Scottish Government’s ambition is that everyone should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of.

Housing to 2040 advocates that Scotland’s housing system requires to meet the needs of an ageing population and address the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.

Successful delivery of Housing to 2040 will require an appropriate level of ongoing financial support as well as joint working between local authorities, housing providers, landlords, the construction and house building sectors and others.

Across tenures, all new homes should contribute to creating sustainable and vibrant places with community involvement in place making through the use of place plans that enable communities to express their aspirations for the future of their places.

Housing to 2040 also looks to support existing communities through regeneration activity and the reuse of previously developed sites and existing buildings, including supporting conversion of former retail spaces for residential use to facilitate town centre development.

Making best use of existing infrastructure and amenities and the creation of ‘20-minute neighbourhoods’ is to be encouraged to support sustainable development and vibrant communities.

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

This Local Housing Strategy has fully considered the Housing to 2040 strategy when forming the actions and strategic housing priorities for Renfrewshire.

Renfrewshire's Local Context

Appendix 1 provides an overview of the geography, demographic trends, housing supply and key market issues across Renfrewshire. It outlines Renfrewshire's geography in terms of its settlements, population centres and sub-market areas as well as Renfrewshire's strong links with neighbouring local authorities across the wider Glasgow City Region.

Consideration is given to the current population as well as future population and household projections and trends with information drawn from the 2022 Housing Need and Demand Assessment and National Records of Scotland population data.

Appendix 1 also provides an overview of existing housing supply across different tenures as well as levels of recent development activity and recognises the need for new housing to meet people's current and future housing needs.

An overview of Renfrewshire's housing market in terms of affordability and availability in the private sector is also outlined in Appendix 1.

Appendix 1 also includes an overview in terms of homelessness in Renfrewshire.



Private Sector Homes, Renfrew

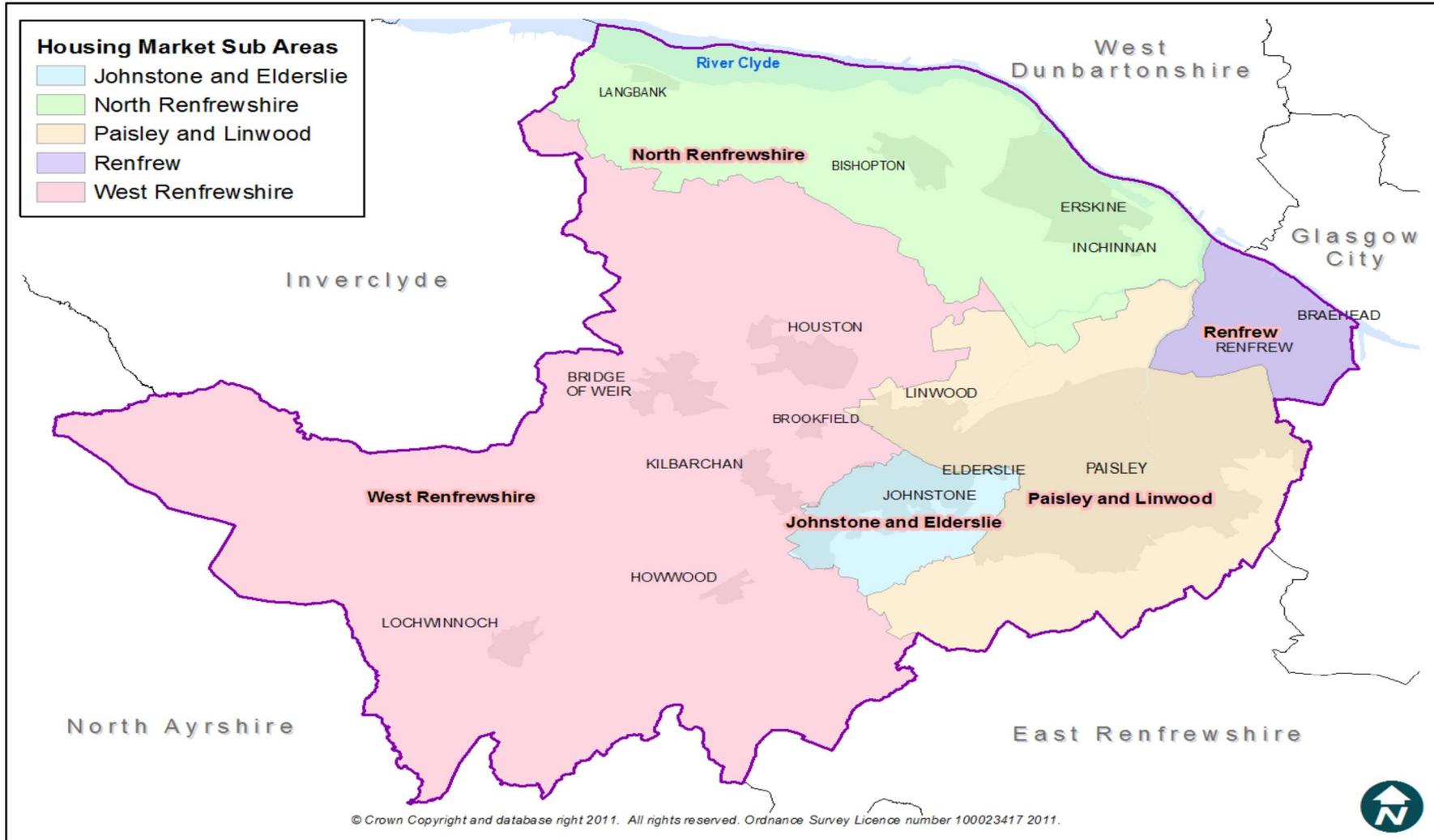


Renfrewshire Council new build development, Johnstone Castle

Renfrewshire's Local Context

- In 2020, 179,390 people lived in Renfrewshire across 87,241 households. By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 (*National Records of Scotland*).
- Renfrewshire's population like Scotland's is ageing. In 2020, almost one fifth of Renfrewshire's population was aged 65+. Projections for the period 2018-2028 suggest the number of people in both the 65-74 and 75+ age groups will increase by around 20% over this period (*National Records of Scotland*).
- In 2020, total housing stock in Renfrewshire was 88,624 properties (*National Records of Scotland*). Scottish House Condition Survey (2017-2019) suggests that 61% of Renfrewshire's housing stock is owner occupied, 29% is social rented and 10% is private rented. Renfrewshire's comprises 56% houses and 44% flats.
- Around 78% of the Councils approximately 12,200 properties are flats. New homes delivered as part of the Strategic Housing Investment Plan over are helping redress the balance of property type within the affordable housing sector.
- Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with 3,411 new private homes built during the last 5 years.
- The housing market in Renfrewshire has strengthened in recent years with strong year on year sales growth (*Registers of Scotland*). The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.
- Across Renfrewshire, the average residential property price in 2020-21 was £152,608. This compares with an average national price of £184,694 (*Registers of Scotland*).
- There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural areas across North and West Renfrewshire.
- In 2020-21 the number of homeless applications received in Renfrewshire was slightly less than in 2019-20 with the overall number of homeless applications received remaining relatively stable since 2017-2018. A more detailed homelessness profile can be found in **Appendix 1**.
- Renfrewshire had 5.6 known adults per 1,000 population with learning disabilities in 2019, within this group, 40% of adults live with a family carer. More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire.
- **More detailed local context information can be found within Appendix 1.**

Settlements within Renfrewshire and Housing Market Sub Areas



Housing Need and Demand

Renfrewshire Council has worked with 7 other local authorities in the Glasgow City Region Housing Market Partnership to develop a Housing Need and Demand Assessment 3 (HNDA 3) for the region, prepared in line with Scottish Government guidance.

Following consultation on the HNDA 3 the assessment will be submitted to the Scottish Government.

The HNDA 3 has informed the review of the Local Housing Strategy and sets out the following all tenure housing needs for Renfrewshire:

Housing Need Estimates for Renfrewshire

	2022 - 2026	2027 - 2031	2032 - 2036	2037 - 2040	Total
Buyers	685	676	786	550	2,697
Private Rented Sector	506	492	570	406	1,973
Below Market	312	286	306	204	1,108
Social rent	438	403	252	155	1,248
Total	1,940	1,857	1,914	1,315	7,026

Glasgow City Region HNDA 3 (2022)

 *Period of the Local Housing Strategy*

Annual Housing Need Estimate for Period of Local Housing Strategy (2022-2027)

Market Homes Need – 238 homes per year

Affordable Homes Need – 150 homes per year

These estimates are based on the outputs of the Scottish Government’s HNDA Tool mechanism, developed by the Scottish Government’s Centre for Housing Market Analysis (CHMA).

These estimates are based on a) existing/backlog need; - i.e. those existing households whose needs cannot be met in situ and therefore require a new unit of housing and b) future demand/newly arising need – this is mainly demand from newly forming households.

HNDA 3 provides broad, long-term estimates of future housing need by tenure. To gain a more comprehensive and detailed output of the operation of the housing system in Renfrewshire, a detailed study to build upon the outputs of HNDA 3 has been commissioned and will set out the local housing need and demand for Renfrewshire.

Should this local housing need and demand study alter the housing need for Renfrewshire these changes will be subject to a further period of consultation with local communities and key stakeholders.

Renfrewshire's Strategic Priorities



Strategic Priority 1 - The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places.

Increasing the supply of housing across Renfrewshire

Renfrewshire Council and its partners will continue to increase the supply of new housing in Renfrewshire over the next five years. As set out in the outputs of HNDA3, the housing need in Renfrewshire for the next five years is:

- **238** new market homes each year; and
- **150** new affordable homes each year over the lifetime of this Local Housing strategy.

The delivery of new homes will support identified housing needs through the provision of new homes that are of the right type, size and tenure in the right locations.

New homes will create mixed and sustainable communities that include a range of energy efficient property types and sizes that meet the housing needs of different groups, including accessible housing and housing for different income groups that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions'.

Action 1: Identify and maintain a continuous supply of housing land in sustainable locations across Renfrewshire to support delivery of a mix of housing types and tenures to meet housing need and demand.



Private Sector development, Bellway Homes, Renfrew



Williamsburgh Housing Association development, Milliken Road, Kilbarchan

This Local Housing Strategy will increase the supply of housing across Renfrewshire by:

- Ensuring that a continuous supply of land in sustainable locations is available for new housing through the Renfrewshire Local Development Plan process;
- Supporting development of previously used and brownfield sites in line with the objectives of the Renfrewshire Local Development Plan, making best use of existing and planned infrastructure;
- Delivering new build affordable housing projects through the Strategic Housing Investment Plan in partnership with housing associations and other stakeholders;
- Applying the use of the Affordable Housing Policy to increase the supply of affordable homes;
- Promoting access to Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures;
- Supporting the development of sustainable mixed communities that provide a range of tenures, property type and size options in the right locations;
- Supporting the development of modern energy efficient homes that embrace carbon reduction and zero technologies; and
- Supporting the development of appropriate particular needs housing in partnership with Renfrewshire's Health and Social Care Partnership (HSCP) and specialist RSL's and third sector organisations.

Land Supply for New Homes

The Renfrewshire Local Development Plan supports Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan by providing a generous and flexible supply of land to deliver a mix of housing types and tenures to meet current and future housing needs.

The Local Development Plan aims to deliver sustainable, well-designed homes in the right places through the creation of sustainable communities and great places, focusing on the regeneration and renewal of existing urban areas and supporting sustainable development.

The focus on the development of brownfield and previously used sites across Renfrewshire provide opportunities for sustainable residential development with good transport links and connections to existing services and facilities with such sites capable of supporting 20-minute neighbourhoods.

The redevelopment of sites supported by existing or planned physical infrastructure and services is a priority of both this Local Housing Strategy and the Local Development Plan.

The Council through its Vacant and Derelict Land Strategy also supports the Local Housing Strategy and includes actions to support housing delivery.

The delivery of development of brownfield and previously used sites across Renfrewshire will also include trying to access Scottish Government funding through the Housing Infrastructure Investment Fund (HIF) to allow sites to be developed following remedial or required infrastructure works to facilitate viable development of these sites.

Action 2: Support development of previously used and brownfield sites making best use of existing and planned infrastructure.

Action 3: Utilise the Scottish Government Housing Infrastructure Investment Fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.

Housing Delivery

The delivery of a mix of house types and tenures in the right location to meet current and future housing need is essential in creating and maintaining sustainable mixed communities across Renfrewshire.

New homes will require to be warm, energy efficient and digitally enabled and will assist in meeting both local and national net zero carbon emissions targets.

The requirements of people of all ages, health and mobility needs and incomes will be considered when developing new homes across all tenures to contribute to the health and wellbeing of Renfrewshire's population. This will support delivery of 'lifetime homes' that meet people's needs as they age and their needs change.

The Local Housing Strategy will support families and children by ensuring that we develop sustainable communities that are safe while embracing the Getting it Right for Every Child approach and the Child Poverty (Scotland) Act 2017.

To achieve this aim new developments should be well connected to local services and open space and designed to meet the needs of modern living, including flexible space that can be used for home learning and working.



Link Group development, Amochrie Road, Paisley, Contractor JR Group



Renfrewshire Council new build development, Dargavel Village, Bishopton

Delivering New Affordable Homes

The Renfrewshire Strategic Housing Investment Plan (SHIP) supports a partnership approach in delivering new affordable homes each year in Renfrewshire.

The Scottish Government have set an ambitious target to deliver 100,000 new affordable homes over the 10-year period to 2032 with Renfrewshire Council committed to contributing towards this target.

A tri-partite partnership approach between Renfrewshire Council, developing housing association partners and the Scottish Government supports the delivery of a range of affordable housing options for both general and particular needs groups.

The following minimum levels of grant funding are being provided by the Scottish Government to support the delivery of affordable homes across Renfrewshire to 2026:

- **£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.

Renfrewshire Council is committed to the delivery of the Strategic

Housing Investment Plan and will continue to maximise opportunities to deliver an appropriate range of affordable housing options that meets the needs of different groups.

Development viability and the appropriate housing mix for an area will be key considerations when determining the level of affordable and fully accessible homes to be delivered on each site.

The future delivery of affordable homes will be informed by identified housing need as well as resource availability to ensure that the affordable housing supply programme correlates with the priorities of this Local Housing Strategy.

Additional funds may be made available over the lifetime of this Local Housing Strategy through further funding allocations from the Scottish Government. The Council will work with partners to maintain a continuous programme of affordable development opportunities which is ready to take advantage of any additional funding that may become available.

Action 4: Deliver the rolling affordable housing supply programme set out in the Strategic Housing Investment Plan and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.

The Strategic Housing Investment Plan will support the delivery of the Local Housing Strategy by:

- Supporting local housing regeneration programmes;
- Including new affordable housing provision to replace social rented housing no longer fit for purpose;
- Addressing mismatch between the current supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Increasing the supply of affordable housing in areas where there is demand but limited provision;
- Supporting the development of sustainable mixed communities by including affordable provision on private sector development sites;
- Expanding the supply of housing for older people and those with particular and complex needs, including those who are homeless or on a repeat and persistent cycle of homelessness; and
- Continuing to support town centre regeneration through residential development.



Providing the right mix of Housing – the right size, type and tenure and in the right places

Renfrewshire consists of a range of different localised housing markets with significant differences in terms of property price and the range of property types and sizes available within these different local markets.

Issues in terms of affordability vary across the area with both North and West Renfrewshire significantly more expensive than the more urban centres of Paisley, Renfrew and Johnstone.

There are particular pressures on the supply of affordable housing in both North and West Renfrewshire with the majority of housing in the owner-occupied sector. This housing stock consists of predominantly larger family houses with a limited supply of affordable smaller properties.

The limited supply of affordable and smaller properties in these areas constrains the ability of newly forming households to move to or remain within these areas and also restricts households looking to downsize to meet changing long-term needs in these areas.

The urban centres of Paisley, Renfrew and Johnstone include a more balanced range of property types and sizes with private sector housing available at different price points to meet the needs of different income groups.

A new Housing Mix and Affordable Housing Policy was included in the new Renfrewshire Local Development Plan supporting the delivery of sustainable mixed communities across Renfrewshire.

This policy will enable the inclusion of affordable housing units on private sites and allow people to trade up or trade down depending on their housing needs; and move to different tenures, types and sizes of properties in order to meet changing needs and aspirations.

Providing the right Mix of Housing

- The Strategic Housing Investment Plan will provide social rented homes as well as homes for shared equity low-cost home ownership and Mid-Market Rent in response to local need;
- Delivering new build housing will address imbalances in the provision of particular property types and sizes in line with identified local needs;
- Working with private developers will promote the development of a range of property types and sizes;
- New build developments will include a mix of house types and tenures to meet the needs of local communities; and,
- Working with developers will ensure properties are accessible and adaptable and able to meet the needs of households with particular needs.

A range of tenure options and routes to access housing are required to meet the housing needs of Renfrewshire's residents. As well as social rented housing or market housing, this strategy promotes intermediate tenure options to widen access to home ownership and increase choice of tenure for people.

These alternative routes to home ownership are supported by the Scottish Government as part of their 'More Homes Scotland' approach and include:

- **New Supply Shared Equity Low-Cost Home Ownership:** Potential buyer purchases a majority equity stake in an available affordable new build housing association home - normally 60% to 80% of the full purchase price/market value, the remaining share is paid through grant from the Scottish Government with the Scottish Government retaining an equity stake in the property.
- **Open Market Shared Equity:** This scheme assists potential homebuyers to purchase a second-hand home on the open market by reducing affordability barriers, with potential purchasers required to obtain a mortgage of between 60% and 90% of the purchase price (less any deposit) with the Scottish Government retaining any remaining equity stake.
- **Help to Buy Scotland:** This scheme support both house builders and potential buyers by providing up to 15% equity against the purchase price of a new build private sector

home up to the value of £200,000.

- **Build to Rent:** This consists of purpose-built accommodation for rent within high-quality, professionally managed developments. Typically, residents will have access to wider on-site amenities. Developments may include the conversion of existing buildings as well as new build; and
- **Self-Building Plots:** Opportunities for new self-build plots in sustainable locations will be supported where they make a positive contribution to the existing place.

The Council will signpost interested households to these schemes by providing more information on the Council's website.



Link Group development under construction, Thrushcraigs, Paisley

The Private Rented Sector

The private rented sector continues to play an important role in Renfrewshire's housing market.

The private rented sector accommodates a broad range of household types and can be a good tenure option for households looking for flexibility and choice in terms of property type, size, and location.

The Scottish Government's 'Housing to 2040' strategy outlines the need to expand access to the private rented sector, including improving access for homeless households.

A new 'Rented Sector' strategy is being developed by the Scottish Government in 2022 and that will promote accessibility, affordability, and improved standards across both the social rented and private sectors.

The new 'Rented Sector' strategy will form part of a revitalised functional housing system that places quality, access, tenants' rights and protections as well as community involvement at its core.

The Scottish Government's More Homes Scotland 'Build to Rent' initiative which aims to support purpose-built accommodation for private rent through private investment is more likely to be viable

for investors in city locations where private sector rents tend to be higher than in areas like Renfrewshire where private sector rents tend to be lower.

'Build to Rent' will be considered where demand for such development can be demonstrated to support any increase in the supply and choice of tenure for Renfrewshire's residents.

Issues relating to quality of housing and management in the private rented sector will be addressed in more detail under Strategic Priority 2 of this Local Housing Strategy.

Action 5: Make use of the Affordable Housing Policy to increase the supply of affordable housing and help create mixed sustainable communities.

Action 6: Promote access to the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of tenure options.

Action 7: Promote partnership working on procurement issues and consider different models of funding and tenure options maximise the delivery of affordable housing.

Housing-led Regeneration and Renewal

Renfrewshire Council have approved investment of £100m over the next 10 years to deliver modern, high quality, energy efficient and affordable Council housing.

This investment programme is intended to significantly improve the Council's housing stock through enhanced investment in existing homes, including works to the external fabric of properties as well as environmental improvements.

Phase one of the investment proposals includes a total of 1,648 properties, of which 1,147 are council owned and 501 are privately owned across the eight areas.

These eight areas were identified based on having a combination of one or more of the following factors - low demand, high void rates, high turnover, estate management issues including anti-social behaviour, high current repair costs and high future investment requirements. These areas also are some of the most deprived areas of Renfrewshire according to the Scottish Index of Multiple Deprivation (SIMD).

A range of regeneration and renewal proposals are being consulted upon, which in some areas may include selective demolition with

plans being developed for newbuild housing on these cleared sites where possible.

The investment options identified for each of the phase one areas take account of factors such as housing demand, sustainability, wellbeing objectives, council priorities and deliverability as well as opportunities to leverage additional funding.

The areas included in phase one are:

- Auchentorlie Quadrant/Seedhill Road, Paisley;
- Howard Street, Paisley;
- Waverley Road, Paisley;
- Thrushcraigs area, Paisley;
- Broomlands area, Paisley;
- Springbank area, Paisley;
- Moorpark, Renfrew and;
- Howwood Road area, Johnstone.

In areas where properties are being retained, a package of enhanced capital investment will be delivered which will include elements such as whole house retrofitting including fabric works as well as measures to improve energy efficiency that help reduce energy costs for tenants and residents.

More generally within the phase one areas, improvements to the external environment and common areas, as well as the external fabric of the building will be undertaken. An enhanced estate management programme is also being developed to compliment investment in new and existing housing.

It is the Council's ambition that this housing led regeneration become a catalyst for wider regeneration and a means to address inequalities including health inequalities, recognising that good quality housing can be a contributor to positive health outcomes. The Council along with the Health and Social Care Partnership are involved in delivering the regeneration programme.

In addition to the 10-year housing-led regeneration and investment programme for Council housing, there are existing regeneration schemes that are progressing well within Renfrewshire that will be delivered within the initial years of this Local Housing Strategy. These developments include the delivery of 101 new affordable homes at Ferguslie Park, Paisley, the final phase of the Johnstone Castle regeneration as well as the delivery of the ambitious regeneration plans at Paisley West End.

In delivering regeneration proposals, there may be a requirement for the Council to consider the use of Compulsory Purchase Order powers.¹

¹ <https://www.gov.scot/publications/compulsory-purchase-orders-introduction/>

The Council will exhaust all avenues to voluntarily acquire properties, offering owners compensation in terms of disturbance and home loss payments (where eligible), together with the current market value of the property as determined by the District Valuer or other appointed independent valuer.

In some instances, owners may also be given the opportunity to exchange their property for that of a Council owned property through an excambion process.

Compulsory Purchase Orders will only be considered where it is in the public interest to proceed with the regeneration of the area. This approach has been applied successfully in housing regeneration programmes at Johnstone Castle.

Action 8: Deliver local regeneration strategies providing new affordable, energy efficient and digitally enabled homes in sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions'.

Supporting Town Centre living

Town centres are at the heart of Renfrewshire's communities and are hubs for a range of activities.

Many people live and work in centres and it is important for the local economy that centres thrive and meet the needs of residents, businesses and visitors.

The Council prepares centre strategies reflecting the 'Town Centre First' approach to support the health of town centres. The focus of these strategies is to enable town centres to grow, ensuring they are fit for purpose and can adapt to changing markets, needs and demands, which includes town centre living.

The Local Housing Strategy and Strategic Housing Investment Plan supports the provision and delivery of suitable homes for people to live in sustainable town centre locations.

Action 9: Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.

Bringing Empty Homes Back into Use

Bringing empty homes back into productive use increases the supply of homes available to meet housing needs and assists in improving local amenity.

In recent years, Renfrewshire's Empty Homes Officer has supported owners of empty properties with advice and assistance. We used the 'Homes Again Renfrewshire' scheme which is a joint initiative between Renfrewshire Council, West Dunbartonshire Council and the Scottish Government to support these homeowners.

As well as providing assistance and advice, the initiative aims to link buyers looking to purchase empty properties with owners wanting to sell. Empty home loans are also available to support eligible owners of empty properties to carry out required works to bring properties up to a lettable standard.

Where there is no viable resolution, enforcement powers including Works Notices and Compulsory Purchase Orders may be used to address issues with empty homes. The use of such powers is considered on a case by case basis and where the empty home is dangerous or causing significant problems.

To encourage owners to bring empty properties back into use Renfrewshire Council also makes 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 subject to a 100% increase in Council Tax charges.

The Scottish Government's 'Housing to 2040' Strategy includes proposals to support bringing empty homes back into productive use through enhanced powers for Councils and funding potentially being made available to support Councils to bring empty homes back into use or to convert suitable vacant commercial premises in town centre locations.

The Council will continue to explore all available options to reduce the number of empty properties throughout Renfrewshire and will continue to support property owners to bring these empty homes back in to productive use.

Action 10: Support owners of empty properties to bring these homes back into productive use.

Renfrewshire's Places and Empowering Local Communities

This Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development, the Council will support the 20-minute neighbourhood concept.

This approach aims to ensure that homes are located with infrastructure, services and facilities that support people's everyday needs which are within easy and safe walking distance of their homes including schools, shops, health care, open space, public transport and active travel connections.

In delivering new homes the infrastructure, connections and services needed to support the development will require to be in place including footpath connections; provision for waste storage; recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.

This approach does not apply purely to new development, the priority for creating 20-minute neighbourhoods is within existing towns and villages where infrastructure and community services currently exist.

The Council will work with local communities, infrastructure providers, key agencies and developers to ensure new homes are built in accessible locations and are flexible enough in their design to meet the needs of people as their circumstances change.

Providing opportunities for local communities to become more involved in the planning, development and enhancement of their places is central to the delivery of this Local Housing Strategy.

Powers were introduced in the Planning (Scotland) Act 2019 for communities to prepare Local Place Plans for their area. This approach jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.

In keeping with the requirements of the Community Empowerment Act 2015 Renfrewshire Council will support local residents, businesses and community groups across Renfrewshire including considering the preparation of Place Plans to shape their neighbourhoods.

In 2018 the Council used the Place Standard Tool to inform consultation and supported the local community in the Foxbar area of Paisley to prepare a Place Plan for their area and will continue to support other local communities to progress community led plans.

A similar process is currently underway to support the development of a masterplan for the 'The Making of Ferguslie Park' with the Council also currently working with a range of communities to support the delivery of area based strategies to enhance and regenerate places across Renfrewshire.

Action 11: Deliver new energy efficient and digitally enabled homes in sustainable locations which includes provision for waste storage, recycling and collection in support of the 20-minute neighbourhood concept and reflect Renfrewshire Council's commitment to net zero carbon emissions.

Action 12: Support the preparation and delivery of community-led Place Plans to reflect the aspiration of local communities to shape their neighbourhoods.

Strategic Priority 2 - People live in high quality, well managed homes in sustainable neighbourhoods.

Renfrewshire’s Local Housing Strategy recognises that being able to live in a good quality, energy efficient and warm home in a pleasant and well managed environment can promote improvements to physical health and mental wellbeing.

High quality homes can also enhance places making them great places to live, helping to create demand and stability for neighbourhoods. This outcome sets out the Council’s approach to improving existing housing across Renfrewshire.



Sanctuary Scotland/Paisley Housing Association development, Glenburn, Paisley

Council’s regeneration and renewal programme – improving the quality of Council housing and mixed tenure estates

Within the first phase of the Council’s regeneration and renewal programme as referred to in Strategic Priority 1, the Council has set out plans to undertake an extensive regeneration and renewal programme across 8 priority areas.

Most of the 1,100 Council properties in these areas are tenements and deck access flats, originally built by the Council between the 1930s and 1960s. Where properties are being retained, the Council’s investment works will take a “whole house retrofit” approach tailored to each property type, ensuring that the properties are as energy efficient as possible and that the ongoing maintenance burden is reduced.

Within the 8 priority areas there are around 500 owned properties, most within blocks where the Council has properties i.e mixed tenure blocks.

The Council will develop an approach to work with owners to help maximise the coverage of the investment programme. Levering in any external funding and accessing any new Scottish Government/UK wide funding as national schemes change, will form an important strand of work.

The housing investment programmes will be supported by complementary environmental works to improve the immediate environment and assist with enhanced estate management.

Neighbourhood Renewal plans will be prepared for each area, considering in conjunction with local communities, improvements required to the local area.

Action 13: Develop strategies to maximise investment in Council homes and owned homes within the Council's regeneration and renewal areas

Action 14: Develop enhanced estate management services across Council estates with a high proportion of flatted accommodation.

Below Tolerable Standard Housing

The Tolerable Standard is a list of minimum requirements a residential property must meet to be fit for habitation. Below Tolerable Standard homes are the poorest quality housing.

Figures from recent available estimate of the prevalence of Below Tolerable Standard housing across Renfrewshire (the Scottish

House Condition Survey 2015-2017) estimated that 1% of properties in Renfrewshire failed at least one requirement of the Tolerable Standard. For the pre 1945 properties, 5% were estimated to be Below Tolerable Standard. The national estimates were 1% and 3% respectively.

The requirement for smoke and heat alarms in all homes in Scotland in February 2022 will become part of the Tolerable Standard and is likely to lead to an increase in the number of properties below the tolerable standard. In line with Scottish Government guidance, in relation to these changes, any intervention the Council may take would be proportionate, rational and reasonable, with it being preferable that owners carry out these works on a voluntary basis.

It is anticipated that there will be further changes to the regulatory and enforcement provisions concerning house standards, aligned to changes in energy efficiency standards. The Scottish Government has proposed a new all tenure Scottish Housing Standard to replace the Tolerable Standard, that would be introduced on a phased basis from 2025.

Addressing Below Tolerable Standard Properties

While Below Tolerable Standard housing exists across Renfrewshire, the poorest quality housing continues to be concentrated in older private sector tenement properties.

The Council and housing association partners continue to work together to address Below Tolerable Standard issues. Work is currently ongoing to progress a comprehensive improvement project in Orchard Street, Paisley while the Paisley West End regeneration scheme will see comprehensive regeneration and replacement of existing stock with new build housing association homes.

The Council will continue to offer advice and assistance to owners to help them bring their properties up to the tolerable standard. Enforcement action may be taken as a last resort. This could include issuing Works Notices and undertaking necessary repairs in default and recharging the owner or applying a Closing Order or Demolition Order.

Where the Council finds private landlords renting out Below Tolerable Standard property and those landlords fail to address the required issues, the Council will take appropriate enforcement action.

Private tenants living in Below Tolerable Standard housing are given a high priority for social housing within the common housing allocation policy in Renfrewshire in recognition of the poor-quality living conditions.

Action 15: Continue to address Below Tolerable Standard properties across Renfrewshire.

Housing Renewal Areas

Renfrewshire Council is one of the two councils in Scotland to use the Housing Renewal Area designation power within the Housing (Scotland Act) 2006.

The Orchard Street Housing Renewal Area designated in 2017 covers 5 blocks of older tenements consisting of 52 flats and 7 commercial units within the Paisley Town Centre Conservation Area.

Through a partnership project between the Council, Paisley Housing Association and the Scottish Government, the project involves working with owners to either acquire their property or help them to participate in a comprehensive tenement improvement scheme that will further increase good quality affordable town centre living options and contribute to the regeneration of Paisley town centre.

Supporting Owners - Scheme of Assistance

The Council provides advice and assistance through the Scheme of Assistance to help support owners to improve house conditions.

The Scheme of Assistance promotes the principle that homeowners have primary responsibility for maintaining and repairing their own homes. Advice is given on a range of matters including appointing a factor, how to organise common repairs, title issues and signposting for financial advice.

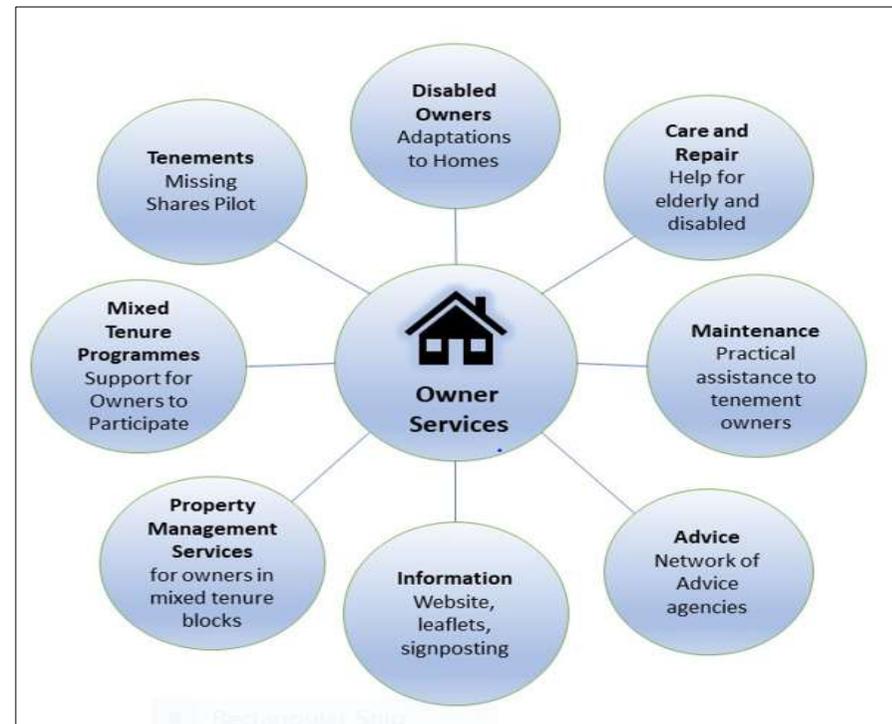
Grant funding for repair issues is limited with an annual allowance of around £150,000 to support owners who have been asked to participate in common works programmes in mixed tenure blocks carried out as part of ongoing external investment programmes.

The other mainstream of financial support is for Disabled Adaptations (covered in Strategic Priority 5). In addition, one -off funding of in the region of £800,000 has been committed for the Orchard Street Project and a further £90,000 available for the Missing Shares pilot.

The Scheme of Assistance diagram opposite sets out the range of support available. The Scheme of Assistance was last reviewed in 2018 and will be reviewed again during the lifetime of this strategy, taking into account any new legislation around housing standards.

Action 16: Continue to provide advice and assistance to private homeowners through the Scheme of Assistance.

Action 17: Undertake a review of the Council's Scheme of Assistance for private home owners taking into account legislative changes.



Range of Services provided by Owner Services Team via the Scheme of Assistance

Supporting repair and maintenance of tenement properties

Tenements provide a home to almost one third of Renfrewshire's population and many town centre tenements form an important part of our built and cultural heritage.

The tenement requires good management, ongoing maintenance and planned replacement of parts that reach the end of their life to keep the integrity and fabric of the building in good condition. This has been challenging for many owners due to a number of factors.

In Renfrewshire, as in other parts of Scotland, ongoing maintenance of properties including a lack of routine maintenance to common parts has resulted in deteriorating building conditions, particularly of older traditional pre 1919 tenements.

The Scottish Government recognise this and following a report from the Scottish Parliamentary Working Group on tenement maintenance, have committed to a number of actions around law reform, tenement condition reports, building reserve funds and factoring services.

There is a significant challenge to halt the further decline of some older tenement buildings. The Council and housing association partners have in the past (and currently at Orchard Street, Paisley)

taken forward comprehensive tenement improvement schemes with grant funding from the Scottish Government. These schemes can be complicated and very costly often taking a number of years to deliver.

To better understand and the scale and nature of work required, the Council will identify blocks in key strategic locations, including those within or adjacent to the council's regeneration and renewal areas where condition issues exist and examine if appropriate improvement schemes can be developed that would prevent future decline and ensure the blocks have a long-term future.

This approach may include targeted acquisitions, factoring arrangements, helping owners seek external funding, or statutory enforcement work.

Action 18: Identify traditional tenements in strategic locations to determine stock quality issues and establish if appropriate schemes can be developed to ensure the tenements have a long-term future.

The Council implemented a “Missing Shares” pilot scheme in early 2019 to support private homeowners of older traditional tenement property who want to undertake essential repairs and maintenance but cannot do so because one or more owners is unable or unwilling to pay their share.

The Council pay the missing share and seek to recover the cost from the defaulting owner(s). Over 430 tenement blocks meeting the pilot criteria were identified and all owners were contacted to promote the scheme.

Some initial success has been achieved, with an outlay of around £63,000 across 8 blocks in 2020/21 (as at November 2021).

A relatively small expenditure, recoverable by the Council, can therefore be effective at facilitating a much larger spend on essential repairs, helping to prevent further condition deterioration and creating expenditure in the local economy.

Given this success, the Council will consider extending the pilot and will continue to evaluate the outcomes during the period of this Local Housing Strategy.

The council supports and promotes the “Under One Roof” website which provides impartial advice on repairs and maintenance for flat owners in Scotland and promotes the need for tenement

maintenance amongst tenement owners.

The Council and some local housing associations also provide factoring services to owners within mixed tenure blocks. Greater uptake of factoring services providing a co-ordinated maintenance regime would help address some of the existing condition issues and prevent further deterioration.

Action 19: Continue the Missing Shares pilot for older tenement property and review its effectiveness.

Action 20: Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.

Scottish Housing Quality Standard

The Scottish Housing Quality Standard required that all social landlord's stock met a minimum level of housing quality by 2015 and that this standard be maintained beyond that date.

Levels of compliance across Council stock and Renfrewshire's 5 local housing associations ranges from 100 % to 78% (2019/2020).

The non-participation of tenants, or owners in mixed tenure buildings has meant that full delivery of Scottish Housing Quality Standard works has not always been possible. In these instances, social landlords have used "abeyances", for example where owners do not want to install door entry systems.

Social housing providers with stock in abeyance will monitor house sales and changes of tenancy and identify when ownership changes and reassess if the new owner wishes to participate in common works that would allow the social stock to meet Scottish Housing Quality Standards.

Renfrewshire Council will prepare a revised asset management strategy which will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard and programmes to maintain the delivery of the standard in coming years.

Consideration will be given to the ability of these homes to meet the Energy Efficiency Standard for Social Housing by 2032. Longer term a strategy to address those homes that meet the Scottish Housing Quality Standard but will not be able to meet Energy Efficiency Standard for Social Housing by 2032 will be required.

Action 21: Revise Asset Management Strategy and set out proposals to deal with abeyances arisen from the Scottish Housing Quality Standard and maintain the delivery of the standard for Council stock. All social housing providers should adopt a similar approach.

The Private Rented Sector

There are around 7,800 landlords registered with approximately 10,000 properties registered in Renfrewshire, 11% of all homes.

The proportion of homes in Renfrewshire in this sector has stabilised following an earlier period of rapid growth from around only 4% of homes in 2004 to 10% of homes in 2010.

Providing flexibility and a range of house types, rent levels and locations, the private rented sector forms an important part in meeting housing needs in Renfrewshire including helping to meet the needs of those unable to afford owner occupation but unable to/or don't want to access social housing.

Most private rented housing (around two-thirds of the total) is located in Paisley and Linwood, a very small number in the more rural areas of North and West Renfrewshire, with the rest being evenly split between Johnstone/Elderslie and Renfrew². The most common size of property is 2 bedrooms.

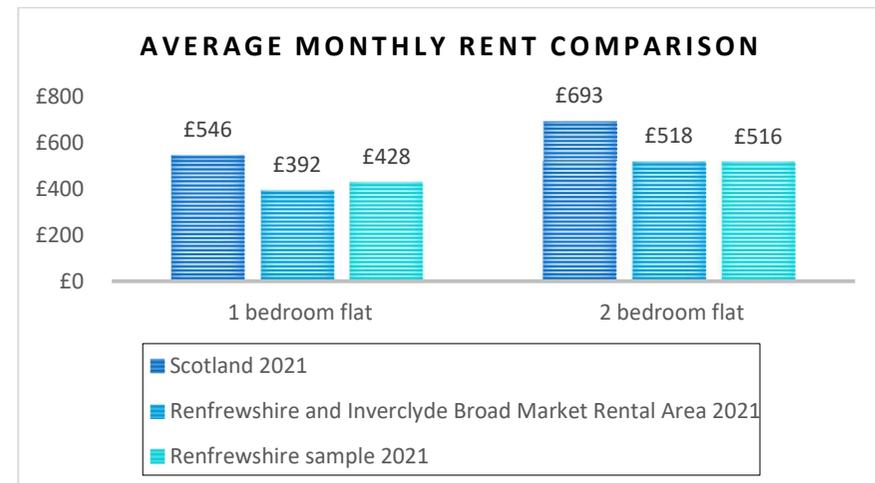
Rent levels and consequently affordability of the private rented sector varies considerably depending on size and location. Overall rents within Renfrewshire are more affordable than other areas in Scotland.

² Based on % split from private landlord registrations data as at April 2015

The Scottish Government publishes statistics on private sector rent levels in Scotland for different property sizes across each of the 18 Broad Market Rental Areas in Scotland. These show that in the Renfrewshire and Inverclyde Broad Market Rental area, average rents are lower than the Scottish average. The following chart provides a comparison.

Over the 11-year period 2010-2021, the cumulative price rise of rents for a 2 bed flat was 25% across Scotland, compared to just 9.5% in Renfrewshire and Inverclyde area.

Average Private Rented Sector Monthly Rents



Source: Scottish Government Private Sector Rent Statistics 2010-2020, RC data collection April 2021

There are some very low rental prices in Renfrewshire, which are found generally in the smaller mainly tenement properties in urban areas. In these areas there are often vulnerable tenants.

Recognising the challenges that may be faced by residents living in the private rented sector and the ending of the temporary legal protections for tenants that have operated during COVID19 pandemic, the Council has allocated additional resources to improve access to advice and advocacy for tenants and where appropriate to support the use of enforcement powers.

The Council will provide specialist housing support to those having difficulty sustaining independent living and assist tenants to address issues with physical conditions within privately rented accommodation.

Rent Pressure Zones

Currently there is no evidence to support any rent pressure zones. The Council will monitor trends in the sector and establish any longer-term changes to the supply and rent levels of privately rented homes in Renfrewshire.

Build to Rent

As set out in Strategic Priority 1, the Scottish Government's More Homes Scotland 'Build to Rent' initiative is more likely to be viable for investors in city locations where private sector rents tend to be higher than in areas like Renfrewshire where private sector rents are lower.

New opportunities will be considered where demand for such development can be demonstrated to support any increase in the supply and choice of tenure for Renfrewshire's residents.

Action 22: Monitor the operation of the private rented market in Renfrewshire and consider the future viability of Build to Rent.

Action 23: Provide additional support, advocacy and representation for private tenants as temporary legal protections for tenants that have operated during COVID-19 end.

Improving the quality of property condition, management, and service in the Private Rented Sector

The Council will continue to promote and encourage improvement in standards by:

- Ensuring resources regarding landlord and tenants' rights and responsibilities are accessible on the Council's website.
- Making the Council's "Landlord Matters" yearly newsletter available to all registered landlords.
- Working in partnership with Landlord Accreditation Scotland to make training/Information sessions available to private landlords within Renfrewshire.
- Promoting the Landlord Accreditation Scheme – 60 accredited landlords, with 1,029 properties at September 2021.
- Working corporately and sharing intelligence in partnership with Police and Fire and Rescue Service.
- Advising private sector tenants on their rights and how to put them into practice and assisting more vulnerable private sector tenants to do this.
- Making available Housing Support Services to vulnerable tenants within the private rented sector to help them sustain and manage their tenancies.

Renfrewshire Council is responsible for landlord registration. Our approach is to work co-operatively with landlords, however where landlords fail to continue to meet required standards, the Council will use the powers it has and take enforcement action. This could include:

- Making third party referrals of landlords to the Housing and Property Chamber (First Tier Tribunal) on matters relating to rent and repair issues.
- Submitting referrals to the Council's Regulatory Functions Board seeking the removal of landlords from the register who have failed to comply with relevant legislation and requirements, *(In 2020/21, 28 landlords were referred)*.
- Issuing rent penalty notices where a landlord is renting out a property but is not registered.
- Refusing applications from landlords who are not deemed "fit and proper" including those who do not confirm that relevant standards have been met.

Action 24: Continue to make effective use of enforcement actions against private landlords who fail to meet the required standards in relation to the management and maintenance of their property.

Strategic Priority 3 - Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimised.

The aim of the strategy is to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat, meeting the net zero Renfrewshire target by 2030 and in turn exceeding the 2045 Scottish net-zero greenhouse gas emissions target.

To assist in achieving this goal, the aim is to reduce energy consumption in homes and promote the use of renewable energy sources and innovations.

Tackling the climate emergency, better energy efficiency and dealing with fuel poverty are inextricably linked. Housing is a key source of carbon emissions and the Local Housing Strategy plays an important role in linking action on the climate emergency with mainstream housing and fuel poverty policies.

The Scottish Government produced their Energy Strategy in 2017 and have committed to achieving the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The national policy direction remains guided by the three core principles set out in the 2017 strategy: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

The Scottish Government's Energy Efficient Scotland 20-year programme (Route Map) is one of the main elements of the energy strategy containing actions aimed at making Scotland's buildings near zero carbon. There are two clear objectives aimed at:

- Reducing poor energy efficiency as a driver for fuel poverty.
- Reducing greenhouse gas emissions through more energy efficient buildings and decarbonising heat supply.

In June 2019 Renfrewshire Council declared a climate emergency, agreeing to work to ensure net zero status by 2030.

Renfrewshire's Plan for Net Zero is being prepared and will consider actions to be taken across areas including transport, waste and housing to reduce carbon emissions to achieve this target.

Key priorities for this Local Housing Strategy:

- Mitigate fuel poverty by creating warm homes and improving energy efficiency and fuel efficiency of housing stock across all tenures;
- Mitigate and address the effects of the climate emergency meeting local and national net-zero greenhouse gas emissions targets and encouraging net zero carbon behaviour;
- Work to address housing related actions that are identified as part of Renfrewshire's Plan for Net Zero to achieve Renfrewshire's net zero ambitions;
- Maximising grant funding secured from national energy efficiency programmes;
- Ensuring access to good quality, easily accessible advice to help households use their energy efficiently and make improvements to their energy efficiency, reduce emissions and are able to afford to heat their homes.

The Climate Emergency

A household's greenhouse gas emissions are influenced by property condition, energy efficiency of homes, the type of fuel used in a property and how individuals use and run their homes through inefficient heating, etc.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, set legally binding targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045 at the latest, with interim targets for reductions of 75% by 2030 and 90% by 2040. Any remaining emissions will have to be entirely offset with measures.

The Scottish Government's Climate Change Plan was updated in December 2020 to reflect the adoption of the net-zero target and the new targets within the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.

All Scottish local authorities signed up to Scotland's Climate Change Declaration, which recognises the key role local authorities play in helping to tackle the challenges of the climate emergency.

Renfrewshire Council reports annually on progress to mitigate and adapt to climate change, complying the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015.

The Second Climate Change Adaptation Programme 2019-2024, sets out the Scottish Government's five-year programme for climate change adaptation; a requirement of the Climate Change (Scotland) Act 2009. It contains a set of seven high-level outcomes for the programme and is designed to deliver a step change in collaboration and emphasise the wider co-benefits of climate action. Work has commenced to progress Renfrewshire's priorities in relation to this.

Addressing the Climate Emergency in Renfrewshire

The Climate Emergency is a major priority for Renfrewshire Council, with a Renfrewshire aiming to be net zero by 2030 and work is being progressed to develop Renfrewshire's Plan for Net Zero. Actions to achieve this are to be embedded in related Council plans and strategies, working in partnership to address the risk to different groups.

In 2020 Renfrewshire Council established a Climate Change Sub-committee to provide oversight and scrutiny of the Council's activities on the climate emergency.

The Council's £1m Climate Change Action Fund, which funds innovative projects and initiatives, supports engagement and partnership working across Renfrewshire and accelerates the pace of change of existing projects in order to tackle the climate emergency.

It is recognised that changing climate has a direct impact on Renfrewshire's current housing stock and that some residents will be more vulnerable to this than others.

The '20-minute neighbourhoods' concept is supported by this Local Housing Strategy and will create places where people can live, work and learn in communities close to home, enabling people to live better, healthier lives to support the net zero ambitions and create sustainable communities.

Action 25: Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards the 2030 Renfrewshire net zero target.

Reducing emissions in social rented housing

The Scottish Government is developing a Zero Emissions New Build Affordable Homes Strategy, based on greater use of offsite construction and zero emissions heating to support this.

Within newbuild social rented housing, the Council and developing housing associations will work together to deliver new affordable housing that has net zero carbon emissions.

To assist with this, the Scottish Government provide a higher

'greener' subsidy within the Affordable Housing Supply Programme grant funding, where newbuild homes meet Section 7, Silver Level of the 2011 Building Regulations in respect of Energy for Space Heating.

Housing to 2040 introduces a new cross-tenure 'Housing Standard' which will align with work to tackle emissions to make the best use of the opportunities and resources for improvements.

Renfrewshire's Climate Change Action Fund awarded £75,000 to design and deliver a social housing new build development within the context of the Council approved Regeneration and Renewal Programme, in partnership with a research organisation. This will involve the development of best practice and design principles, around a sustainable social housing model that can be delivered as a 'standard' at scale for social housing within Renfrewshire: the 'RenZEB' standard.

The project aims to address the principles that should be assessed and adopted within the Council's new build developments to meet climate change commitments to deliver homes that are operationally sustainable for our tenants and the environment and mitigate fuel poverty.

Renfrewshire's social landlords will also continue to explore and develop ways to improve and 'future proof' existing homes.

Action 26: In newbuild affordable homes, the Council and housing associations will use renewable technology to provide energy efficient, well ventilated homes that are low or zero emissions by 2024 in line with the Scottish Government's proposed New Build Zero Emissions Heat Standard.

Action 27: Where feasible, retrofit existing social rented homes with renewable technology to improve aspects including energy efficiency, heating, ventilation and carbon emissions; including alternatives to gas boilers such as heat pumps and assessing suitability of properties to connect connection to heat networks if within a heat network zone.

Reducing emissions in private housing

Within existing private housing, owner-occupiers and private landlords will be provided with advice, support and signposted as appropriate to opportunities that may exist for funding work that will assist reducing emissions, through a range of approaches, by Renfrewshire Council and their registered social landlord partners.

In Renfrewshire, owners will continue to be directed to Home Energy Scotland in relation to interest free loans, in addition to other schemes for owners that may become available.

In addition, for owners who are less able to afford improvements area based schemes will continue, plus other schemes to replace Warmer Homes Scotland will be introduced to support private households at risk of fuel poverty to make improvements that will also have a positive impact on emissions. Private housebuilders will be encouraged to build homes to the highest standards of energy efficiency, taking emissions into account.

Action 28: Encourage and support owners and private landlords to improve the energy efficiency of their properties to meet specific targets, reduce fuel bills and carbon emissions; accessing funding opportunities as appropriate, to achieve this.

Action 29: Private housebuilders will be required to use renewable technology and encouraged to use alternatives to gas boilers such as heat pumps. Where feasible, new developments will connect to heat networks where developments are within heat network zones to provide energy efficient homes that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

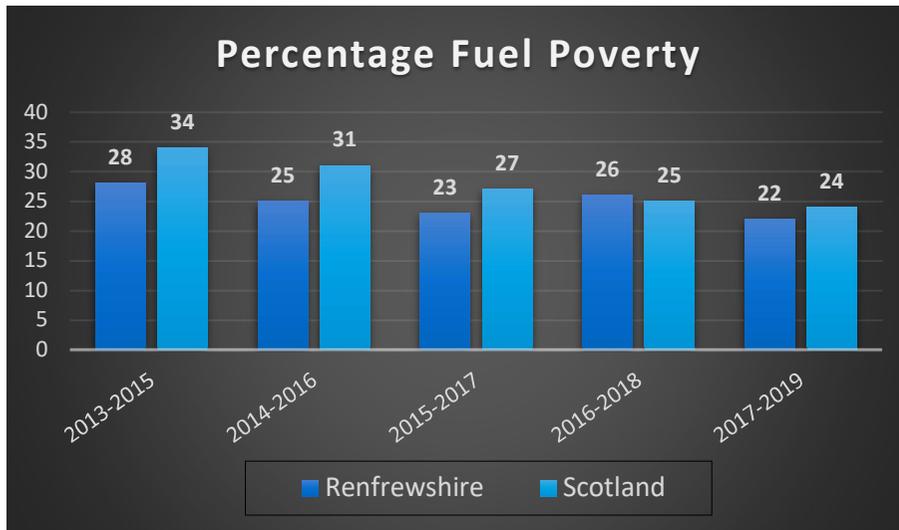


Development with Solar PV to reduce energy costs for tenants, Paisley

Fuel Poverty

Fuel poverty can affect householders across all tenures. The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act defines fuel poverty as: ‘A household to be in fuel poverty if more than 10% of its net income (after housing costs) is required to heat the home and pay for other fuel costs – with not enough money left for a decent standard of living. If more than 20% of net income is needed, the household is defined as being in extreme fuel poverty.’

Fuel Poverty Levels: Renfrewshire and Scotland



Source: Scottish Housing Condition Survey, Local Authority Analysis Reports 2013-2019

Note: Further details on the fuel cost method and energy model are available in the 2018 Methodology Notes, <https://www.gov.scot/collections/scottish-house-condition-survey/>

Action 30: Work towards meeting the fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.

Factors influencing fuel poverty and incidence in Renfrewshire

The following table illustrates the main factors influencing fuel poverty in Renfrewshire, as noted within the current Renfrewshire Fuel Poverty Strategy.

Fuel Poverty Risk Factors	Incidence in Renfrewshire
Low income households	It is estimated that 23,087 people in Renfrewshire (13% of the total population) experience income deprivation. In 2020, 49 (22%) of Renfrewshire’s 225 data zones are in the 15% most deprived areas of Scotland.
Older person households	33,887 adults were aged 65+ in Renfrewshire in 2019, which is 19% of Renfrewshire’s
The Scottish House Condition	

Fuel Poverty Risk Factors	Incidence in Renfrewshire
Survey 2017-2019 estimates that 27% of older adults were in fuel poverty compared to 11% of families in Renfrewshire.	population. <i>(National Records of Scotland Mid-2019 Population Estimates).</i> The number of older person households in Renfrewshire is projected to increase between 2016 and 2026.
Households living in properties with a 'poor' energy efficiency rating of 'F' and 'G' (properties with poor fuel efficiency)	Sample size too small to provide accurate rating.
Households in rural areas	Renfrewshire is a largely urban area with 76% of the population living in large urban areas, 9.9% living in other urban areas, 9.4% in accessible small towns and 4.7% living in accessible rural areas. <i>(Scottish Government Urban/Rural Classification 2016)</i>
Households living in the private sector are more likely to experience extreme fuel	The 2017-2019 Scottish House Condition Survey notes that 4% of owner-occupied households

Fuel Poverty Risk Factors	Incidence in Renfrewshire
poverty (where more than 20% of income is used to meet fuel costs) than those living in social rented sector	are in extreme fuel poverty, compared to 11% of social rented households. In Renfrewshire, 61% of dwellings are owner occupied, 29% social rented and 10% are in the private rented sector. <i>(SHCS 2017-2019)</i>
Households with partial central heating or no central heating	97% of dwellings in Renfrewshire had full central heating with the remaining 3% having partial or no central heating. (SCHS 2017-2019)
Households living in older dwellings are more likely to experience fuel poverty	23% of dwellings in Renfrewshire were built pre 1945. (SHCS 2012-2019). Renfrewshire has a relatively high proportion of tenement properties, many of which were built before 1919.

Note these main factors are currently under review alongside the Renfrewshire Fuel Poverty Strategy.

Addressing fuel poverty

A Fuel Poverty Strategy is being prepared for Renfrewshire which will outline the scale of fuel poverty in the area and will measure the impact of any actions that emerge on areas such as health and health inequalities.

The Renfrewshire Fuel Poverty Steering Group, which consists of officers from Renfrewshire Council plus representatives from agencies including the Citizens' Advice Bureau and Home Energy Scotland, supports the preparation, implementation and monitoring of the Fuel Poverty Strategy.

A key element in achieving a reduction in fuel poverty is the provision of good quality advice to Renfrewshire's residents. The Council and partners have developed advice and assistance for residents on energy use, to ensure people can access support where required, often in collaboration with external agencies.

As well as the advice service, Paisley Housing Association also offer a Fuel Bank Scheme designed to assist tenants in crisis who have either self-disconnected from prepaid gas and/or electricity meters or are at risk of doing so. The Scheme is funded by multiple funders including Energy Action Scotland, Martin Lewis, Scottish Government and the Energy Savings Trust.

The approach to tailored fuel poverty and energy advice is reflected in the links to specialist agencies and access to national programmes aimed at reducing fuel poverty. This approach will continue, with the Council and partners utilising all external funding channels for support whilst continuing to deliver advice and support to Renfrewshire's residents.

Action 31: Support preparation and delivery of Fuel Poverty Strategy for Renfrewshire.

Action 32: The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and information to tenants, owners and private tenants.

Energy Efficiency of Housing Stock

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, with 100 being the most efficient.

Mean SAP Energy Efficiency Ratings for households in Renfrewshire (SAP 2012)

	Owner occupier	Social housing	Private rented
Renfrewshire	68.2	71	*
Scotland	63.8	68.4	62

**Sample size too few to establish accurate rating*

Source: Scottish House Condition Survey, Local Authority Analysis, 2017-2019

The above table shows that the energy efficiency rating of social rented homes has improved in Renfrewshire, which can be attributed to the Scottish Housing Quality Standard work undertaken on social rented homes and energy efficiency measures in newbuild social rented homes.

Energy efficiency ratings are on average better for social rented housing than private housing.

Improving the Energy Efficiency of Housing Stock

A key priority for Renfrewshire Council is to improve the energy efficiency of existing housing across all tenures and ensure that new homes meet the highest energy efficiency requirements.

By improving the condition of homes, this will assist in achieving reduced greenhouse gas emissions, meet climate emergency targets and tackle and mitigate fuel poverty.

The Scottish Government's Heat in Buildings Strategy published in October 2021, builds on the policies and actions set out in the Government's Climate Change Plan 2020 and updates the Energy Efficient Scotland 20 year Route Map and the Heat Policy Statement. This delivers a single strategy that sets out further detail on how proposals and policies in the Climate Change Plan will be delivered.

This includes the development of a new regulatory framework for zero emissions heating and energy efficiency for new homes from 2024 building on the existing commitment to extend regulation for minimum energy efficiency standards to include requirements, where possible, to install and use zero emissions heating systems. This will ensure that all homes are energy efficient by 2033 and use zero emissions heating systems by 2045.

The requirement is that by 2033, all Scottish homes will have an Energy Performance Certificate (EPC) band C rating where technically feasible and cost effective. This approach is intended to complement the requirements to be in place for new buildings to have zero emissions heating systems from 2024.

Regulatory proposals are being brought forward by the Scottish Government which will require the installation of zero or very near zero emissions heating systems in existing buildings, in both the domestic and non-domestic sectors.

A number of schemes are being put in place to help achieve the targets including:

- Local Heat and Energy Efficiency Strategies (LHEES), will be the foundation of local energy planning, helping local authorities shape their programmes for delivering energy efficiency and low carbon heat with a long-term strategic plan for heat decarbonisation (including identifying heat decarbonisation zones) and energy efficiency tailored to local circumstances;
- The Transition Programme Decarbonisation Fund assists social landlords to install energy efficiency measures to improve the energy efficiency of their properties and reduce fuel costs; and
- The District Heating Loan Fund, offering loans to support the development of district heating networks in Scotland.

Action 33: Establish the potential of establishing district heating networks and identification of Heat Network Zones within Renfrewshire.

Local Heat and Energy Efficiency Strategies (LHEES)

Local Heat and Energy Efficiency Strategies aim to establish strategic, multi-tenure area-based tailored plans and priorities for improving the energy efficiency of buildings and decarbonising the heat supply to buildings. They will set out long-term place-based approaches to reducing emissions from buildings and tackling fuel poverty by identifying a solution tailored to the local area, as well as identifying heat decarbonisation zones suitable for the development of heat networks linked to regulation.

The Scottish Government intend to introduce a statutory requirement for local authorities to produce a Local Heat and Energy Efficiency Strategy by the end of 2023, setting out an authority-wide energy efficiency and heat decarbonisation strategy covering a 15-20 year period. This strategy will form the basis for local public engagement and involvement in decision making at the local level and transition to low carbon forms of energy.

Renfrewshire Council participated in a Local Heat and Energy Efficiency Strategy pilots and were awarded £50,000 to deliver a project that identified specific locations of fuel poverty in Renfrewshire, completing in March 2019.

Further phase 2 pilots were undertaken, aimed at testing and developing new methods for creating Local Heat and Energy Efficiency Strategy; identifying relevant sources of data and data gaps; and to gain a fuller understanding of the resources and capabilities required to develop Local Heat and Energy Efficiency Strategy.

New amended LHEES guidance and a timetable for the roll out of the new statutory requirement is being prepared by the Scottish Government.

Action 34: Produce and implement a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long term energy efficiency and heat decarbonisation strategy for Renfrewshire.

Energy Efficiency Standard for Social Housing (EESH)

The Energy Efficiency Standard for Social Housing (EESH1), was introduced to encourage landlords to improve the energy efficiency of social housing in Scotland, supporting the Scottish Government's vision of warm, high quality, affordable, low carbon homes.

In Renfrewshire, the Energy Efficiency Standard for Social Housing is being achieved through capital funding plans for committed investment programmes, together with Government supplementary funding and other external sources.

Through investment in fabric improvements and energy efficiency measures, the Council is making good progress towards achievement of EESH1 targets with 93% of Council housing stock compliant after applying allowable exemptions (in line with Scottish Housing Regulator Guidance), meeting the Band C rating by December 2020, where the first milestone of EESH was required.

Energy Efficiency Standard for Social Housing post 2020 (EESH2)

The next stage of EESH is the 2032 milestone which will see a higher target implemented. From 2022, social landlords will be measured against the EESH 2032 target.

EESHS 2 aims to maximise the number of homes in the social rented sector attaining an Energy Performance Certificate (EPC) rating B by 2032. There will be a minimum standard for no social housing to fall below EPC D from 2025.

There are various funding streams available to support energy efficiency improvements that may help local authorities and Registered Social Landlords to meet EESHS2, including Home Energy Efficiency Programme: Area Based Schemes (to assist owners in meeting their share of works) and Warmer Homes Scotland.

Following a successful pilot of installing renewable energy and technology in newbuild Renfrewshire Council homes, solar photovoltaic panels (pv), battery storage and mechanical ventilation is installed as standard in all new council homes.

Plans are actively being developed, and a strategy implemented to work towards Council housing meeting the EESHS2 requirements and 2032 target, with an estimated 10% of existing stock already meeting this standard.

The Council and registered social landlords are currently establishing what actions and resources will be required to meet EESHS2. Work continues in relation to addressing the energy efficiency of existing housing and a range of approaches have been

completed or are being considered, with bespoke solutions required according to certain property types to improve efficiency and emissions.

Action 35: The Council and housing associations operating in Renfrewshire will work towards meeting the requirements and milestones of EESHS2 for social rented housing.

Long term domestic residential standards

All residential properties in Scotland will be required to achieve an energy performance certificate (EPC) rating of at least EPC C by 2033 as outlined in the Heat in Buildings Strategy.

To reach the long-term standard, a range of work to improve house condition and regulation which will eventually be guided by the Local Heat and Energy Efficiency Strategy, will be required and may differ between the social rented, private rented and owner-occupied sectors.

Ensuring that Renfrewshire's affordable housing is built to the highest standards of energy efficiency is a key aim of this Local Housing Strategy and Renfrewshire's Strategic Housing Investment Plan.

Social rented homes will be required to meet the standards as outlined in the Energy Efficiency Standard for Scotland – EESSH2, where social rented homes should meet an EPC rating of D by 2025 and achieving EPC B rating by the end of 2032.

As the available technologies advance, heating systems will continue to be installed which are affordable to tenants in order to address fuel poverty, while also maximising opportunities for carbon reduction and achieving EPC B by 2032 in line with EESSH2.

During 2021, Renfrewshire Council commenced a trial roll-out of smart sensors that measure humidity, temperature and carbon dioxide to 1,000 of its homes to improve house condition and the efficiency of its housing stock and living conditions for tenants.

The use of this technology should have a positive impact on fuel poverty, energy efficiency and the health of tenants by facilitating early intervention.

Action 36: All Council newbuild homes meet Section 7, Silver Level Aspects 1 & 2 of the 2011 Building Regulations – energy for space heating.

Standards for owner occupiers

Homeowners are not currently required to improve the energy efficiency of their homes but in line with the Energy Efficient Scotland Route Map, the focus is on the local authority delivery of area based schemes.

It is proposed that regulations are introduced to set the long-term domestic standard of EPC C to be met by owner occupiers by 2033, as outlined in the Heat in Buildings Strategy, where technically feasible and supported by the existing support programme of grants and loans.

Specific support to home-owners for energy efficiency measures

Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS) is the Scottish Government’s programme targeted at private sector home-owners to assist their participation in a wide range of social housing initiatives and ensure projects to improve energy efficiency can proceed.

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 EESSH2.

To date, a total of over £17m has been secured for Renfrewshire which has enabled a range of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.

Renfrewshire Council made successful bids to the Scottish Government to assist their ability to meet EESSH. These funding streams included Energy Company Obligation Scheme (ECO), Home Energy Efficiency Programme: Area Based Schemes (HEEPS: ABS), Green Homes Cashback and Green Homes Cashback, as well as low cost loans from the Energy Savings Trust (EST).

Since its introduction in 2013 to 2020, the total Renfrewshire Council HEEPS: ABS spend was £12.1 million and the Energy Company Obligation Scheme (ECO) draw down was approximately £8.7 million.

Renfrewshire Council will continue to include or blend HEEPS: ABS with their capital programme to offer grant funding to owners in mixed tenure blocks for works.

The Home Energy Efficiency Programmes Scotland (HEEPS) Equity Loan Scheme pilot run in partnership with Care and Repair and the Scottish Government that allowed eligible home-owners to install various energy measures, including windows, boilers, insulation, external doors with an element for structural repairs, has now finished.

The pilot involved eligible home-owners using some of the equity in their property to pay for the energy measures noted above and when an owner subsequently sells their property, they would pay back what was borrowed to the Scottish Government.

The Scottish Government are reviewing the pilot and a decision is awaited on whether this will be continued and/extended.

Action 37: The Council and housing associations operating in Renfrewshire will maximise the number of privately owned or privately rented properties who participate in energy efficiency and low carbon improvement activities, including HEEPS: ABS, as part of the wider improvements to improve the energy efficiency of homes.

Standards for the private rented sector

Accommodation in the private rented sector generally has poorer energy efficiency than social rented or owner-occupied housing. As part of the Energy Efficient Scotland Programme and Energy Efficient Scotland Route Map, the Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019 were introduced.

Energy Performance Certificates (EPC's) will be used to measure this standard and under these regulations, a landlord is not permitted to let a domestic property if the energy performance indicator is below the minimum level of energy efficiency.

The Scottish Government plan to introduce regulations in 2025 that require private rented sector properties to meet a minimum energy efficiency standard equivalent to EPC C, where technically feasible and cost-effective by 2028 or earlier where a change of tenancy takes place.

Support for private landlords to improve energy efficiency of their properties

Home Energy Scotland provides advice and assistance to private landlords to improve the energy efficiency of their properties. Private Landlords may be able to access the Scottish Government's Private Rented Sector Landlord Loan, available to eligible private

sector landlords for energy efficiency improvements.

The Home Energy Efficiency Programmes Scotland (HEEPS) Equity Loan is currently a pilot Scottish Government project delivered by the Energy Saving Trust in partnership with Care and Repair, providing equity loan funding for energy efficiency improvements and repairs to building fabric, such as external wall insulation works to eligible private landlords and homeowners. The loan is taken out against the value of the property and repaid when the property is sold.

Action 38: Engage with private landlords to provide support and encourage compliance with the Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019 and the requirements of the Heat in Buildings Strategy.

Action 39: Renfrewshire Council and housing associations operating in Renfrewshire will continue to work to promote available support for energy efficiency measures to both private owners and private landlords, including obtaining financial support.

Strategic Priority 4 - Preventing and addressing Homelessness with vulnerable people getting the advice and support they need.

Homelessness is not just about a lack of housing provision. Often people who are homeless or are threatened with homelessness have multiple complex needs and require specialist support from statutory agencies and services as well as the voluntary sector.

Research has shown that homelessness has a negative impact on people's physical and mental health. (*Health and Homelessness in Scotland: Scottish Government 2018*).

To alleviate homelessness and prevent repeat cycles of homelessness, a holistic approach is required by all services to provide the necessary support, advice, social care and health information to homeless people to help address the underlying reasons which have led to homelessness occurring in the first place.

The Scottish Government's '*Housing to 2040*' strategy aims to prevent and end homelessness and eradicate rough sleeping by 2040 with everyone having the opportunity to have a settled home that meets their needs.

The Council in partnership with Registered Social Landlords, Third Sector organisations and the Health and Social Care Partnership will:

- build on the success of current homelessness prevention activities;
- reduce the length of time people spend in temporary accommodation by increasing the number and proportion of social rented housing units being let to homeless applicants;
- support people to move into settled accommodation more quickly and sustain their tenancy, with additional support provided where required;
- extend the successful 'Housing First' approach to support people with a history of repeat homelessness and more complex needs;
- provide practical support and advice to vulnerable people living in all tenures where required;
- provide a person-centred Housing Options service; and
- improve pathways for homeless and vulnerable people to access the specialist health, care, financial and employment related support services they may need.

Renfrewshire’s Rapid Rehousing Transition Plan

Renfrewshire Council developed its Rapid Rehousing Transition Plan in 2019 following a wide consultation process with a range of stakeholders.

The Rapid Rehousing Transition Plan details how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.

The application of the Housing First support model assists homeless individuals with complex needs such as being affected by alcohol and/or drugs and associated mental health problems, to settle better into their new tenancy.

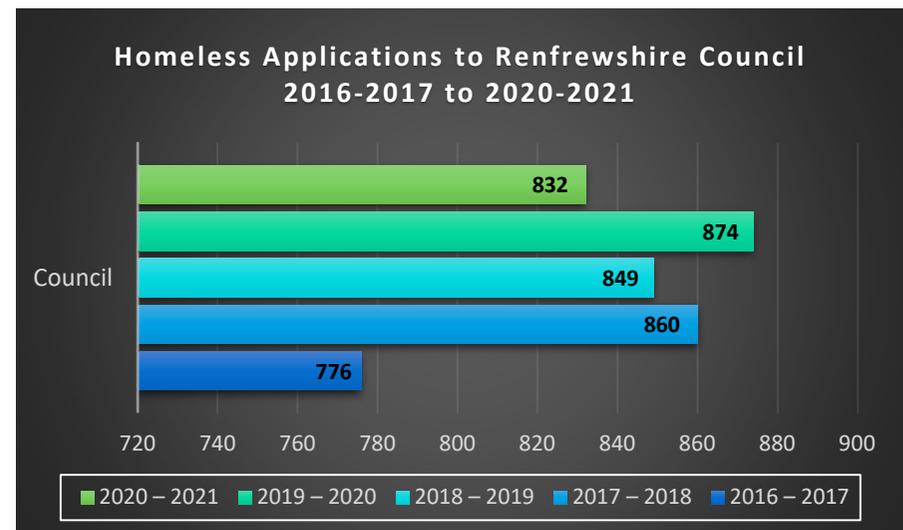
Following an evaluation of the Renfrewshire Rapid Rehousing Transition Plan by the Scottish Government, the Council was awarded £186,000 from the ‘Ending Homelessness Together Fund’ to implement some of the actions contained within the Rapid Rehousing Transition Plan in Year 1, with a further grant of £187,000 award in Year 2 of the five year plan.

A Rapid Rehousing Transition Plan Steering Group has been established, the Council and Local Housing Associations meet regularly to monitor the progress of the implementation of the Rapid Rehousing Transition Plan Action Plan.

The Renfrewshire Homelessness Partnership, is a multi-agency steering group which oversees actions to prevent and alleviate homelessness in Renfrewshire. It is also regularly updated on the progress of the Rapid Rehousing Transition Plan as are the Health and Social Care Partnership and Council Elected Members.

The following chart shows the number of homeless applications made to Renfrewshire Council between 2016-17 and 2020-21.

Council Homeless Applications 2016-17 to 2020-21



Scottish Government: Homelessness in Scotland Statistics 2016-17 to 2020-21

Appendix 1 provides further information on the profile of homelessness in Renfrewshire.

Homelessness Prevention Activity

Renfrewshire's Housing Advice and Homeless Service provides high quality housing advice and assistance service to anyone in housing need and to those who are homeless or threatened with homelessness.

Building on the success of existing homelessness prevention activities, additional Rapid Rehousing Transition Plan funding has been used to expand initiatives that work well and to set up new homeless prevention projects which focus on the avoidance of repeat homelessness.

To ensure homeless people are housed more quickly, Renfrewshire Council has focused on providing additional resettlement assistance, for those moving from temporary accommodation into settled tenancies.

In partnership with Turning Point Scotland, since 2014, the Council has been part funding a Housing First project. The project continues to assist up to 20 service users with complex needs at any one time.

To build on this project, the Council has used Rapid Rehousing Transition Plan funding to establish a new pilot 'wraparound' support system which is based on proven Housing First principles.

The 'Working to Reconnect and Achieve Potential' intensive support service offers a trauma informed approach along the lines of Housing First and is an outreach service managed by Blue Triangle Housing Association, supporting clients aged 16 and over with complex needs who are homeless or are at risk of repeat homelessness, with moves into new tenancies.

The project has demonstrated positive outcomes for service users and will be extended for a further period.

Action 40: Deliver 'wraparound' support models based on Housing First principles for homeless people with complex needs and help them sustain their home.

Temporary Accommodation

One of the key principles of the Rapid Rehousing Transition Plan is to minimise the length of time homeless people spend in temporary accommodation. Renfrewshire has a stock of 243 temporary accommodation units which include:

- Council owned furnished flats;
- Housing association owned furnished flats;
- Council owned supported accommodation;
- Housing association owned supported accommodation;
- Council owned staffed accommodation; and
- Private sector leased properties.

It is anticipated that the aim to reduce the number of temporary accommodation units can be met, however, this is dependent on increased levels of future Rapid Rehousing Transition Plan funding being provided to support the range of initiatives being implemented, including Housing First initiatives.

Action 41: Reduce the number of temporary accommodation units for homeless people as people will be able to access settled housing more quickly.

Settled Accommodation

To meet the objective of minimising the length of stay in temporary accommodation for homeless people there needs to be a steady supply of available settled accommodation of the right size that matches housing needs. The table below shows Renfrewshire Council housing stock sizes.

The majority of homeless people in Renfrewshire are single person households (*in line with the national profile*) who need smaller sized homes.

Renfrewshire Council Stock (2021) – Dwellings by Size

Council Property Size	Council Stock 2021
0 Bedrooms	416 (3.4%)
1 Bedroom	3,686 (30.2%)
2 Bedrooms	5,863 (48.0%)
3 Bedrooms	2,038 (16.7%)
4+ Bedrooms	211 (1.7%)
Total	12,214 (100.0%)

Source: RC, Housing Management Records, 2021

The Rapid Rehousing Transition Plan sets out that *'a stepped increase in the number and proportion of social rented lets to those who were statutorily homeless'*, is critical in providing a settled mainstream housing outcome with support, as quickly as possible.

The Council has increased its allocation target of lets to homeless people and those in chronic housing need, and joint working arrangements are in place with local housing associations to increase the number of suitably sized properties that can be offered as settled tenancies to homeless people.

In 2019-20, the Council let over 350 homes to homeless applicants but this figure decreased in 2020-21 as a result of the Covid-19 pandemic.

The combined figures for Council lets and housing association lets to homeless people was 489 and 409 for 2019-20 and 2020-21 respectively.

The Rapid Rehousing Transition Plan forecast that there would be a requirement of 600 social housing lets in Year 2 of the Rapid Rehousing Transition Plan.

Action 42: Increase the number and proportion of social housing lets being let to homeless applicants.

Simon Community Shared Living Initiative

A flat sharing initiative, funded through the Rapid Rehousing Transition Plan, which can accommodate twenty 16 to 24 year-olds, is in place and managed by the Simon Community who offer ongoing support and advice.

This partly addresses the issue of property size mismatch for homeless applicants, allows for speedier access to housing, helps to decrease feelings of social isolation and mitigates the impact of the Local Housing Allowance shared room rate.

A mobile phone 'App' has been developed which allows service users to self-select a flat mate where they do not have anyone to share with in their social network.

"SAY Women"

The 'SAY Women' (Supporting Homeless Sexually Abused Young Women) and Renfrewshire Council's George Street Youth Homelessness Prevention Team have initiated a new Tenancy Sustainment Service for Survivors (TS4S) project that provides focused, time limited support for young women aged 16-25 years who are identified as survivors of child sexual abuse and/or survivors of other forms of sexual violence and who are homeless or threatened with homelessness.

The project aims to prevent repeat homelessness and help young vulnerable women in sustaining their tenancies and is funded through Rapid Rehousing Transition Plan funding.

A post has been created to deliver support to young women and to provide key staff in homeless/housing services with increased capacity, through specialist national training from “SAY Women”, and the offer of consultation with allocated Resource Service staff.

Prevention of Violence towards Women and Children

Representatives from Renfrewshire’s Women’s Aid actively participate in regular meetings of the Renfrewshire Homelessness Partnership.

The implementation of the Scottish Government’s Equally Safe Strategy is the responsibility of the Gender Based Violence Strategy Group which is a partnership of a range of stakeholders, including Housing who meet to co-ordinate the gender based violence service provision in Renfrewshire.

An annual assessment is provided to the Scottish Government against the Equally Safe Quality Standards and Performance Framework. Renfrewshire’s Gender Based Violence Strategy Group recognises that men who have experienced domestic abuse and/or sexual violence should have access to the same high levels of support as women and children.

Services for Young People

Renfrewshire has a dedicated service for young people under 25 years of age who are homeless or are threatened with homelessness. Tailored support and advice to individuals through:

- **Dedicated Youth Housing Advisors** who offer assistance to young people through carrying out a housing options interview to enable them to select the housing/support option that best meets their circumstances;
- **The Time to Mend Mediation Service** which works with young people and their families to help rebuild relationships where they are still living in the family home. The service can help prevent homelessness from occurring or is available for young people who are homeless and require emergency accommodation who would benefit from reconciliation with family to help support them in a future tenancy;
- **The Resettlement Service** is a proactive resettlement service which helps people sustain their tenancies. Support workers assist the person for up to a year by offering practical guidance in setting up home and sustaining a tenancy - this service is not just for young people;
- **Liaison with Social Work Throughcare** where officers work closely with Social Work's Throughcare Team for young people who have previously been looked after and accommodated to ensure that they benefit from agreements

in place between services. This allows the young person to receive a higher priority for housing due to their circumstances in order to avoid homelessness;

- **Home for Keeps** initiative which provides one-to-one interviews with young people to help them prepare for the practicalities of having their own tenancy and better cope with some of the issues they may face; and
- **Partnership Working** where there are strong links with other teams and agencies such as Housing Support, Invest, Renfrewshire Employability Service and SAY Women.

Renfrewshire Alcohol and Drugs Commission

In Renfrewshire in 2020-21:³

- 85 people who made a homeless application gave the reason for homelessness as being affected by alcohol and/or drugs; and
- many people who stated that they were homeless due to friends/relatives no longer being willing to accommodate, have also been affected by alcohol and/or drugs.

This reflects the complex challenges faced by many homeless people and suggest that providing housing alone does not resolve the issues that may have contributed to homelessness which can

result in repeat cycles of homelessness.

Collaboration between the Health and Social Care Partnership and the Homelessness and Housing Support Services is on-going in relation to the strengthening of referral pathways into Health Services, including in particular, Community Mental Health Services and Drug and Alcohol Services.

It is essential that effective and robust pathways are in place to ensure that people with complex needs can be directed to the right services.

All services – statutory and voluntary – must take an active role in partnership with homelessness and housing support services to reduce health related inequalities for homeless people with complex needs. Following a “no wrong door” approach, each service approached should take responsibility for following appropriate referral pathways linking those in need of assistance into the appropriate service within the Council and the Health and Social Care Partnership. This approach ensures that a person’s health and social care, homelessness and housing support needs can be met regardless of which service they first approach.

In 2018, the Council established an Independent Commission to investigate the impact of alcohol and drugs on communities across

³ Annual Report for Renfrewshire 2020-21: Scottish Government

the local authority area and to make recommendations on how community planning partners could support people and improve outcomes for individuals affected by alcohol and/or drugs.

The Commission published a report in late 2020 containing 27 recommendations (*Renfrewshire Alcohol and Drugs Commission Report*). One of the key recommendations was:

'That partners in Renfrewshire must respond to the views of local service users, their families and frontline staff and adopt a whole system approach whereby support is wrapped around those that need it. This includes mental health, housing, employability and criminal justice services.'

The Commission recognised that a safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing and that the provision of settled accommodation as soon as possible with the right type of support is vital in helping individuals affected by alcohol and/or drugs.

The Commission acknowledged the success of initiatives such as the expansion of the Housing First model, supported by funding from the Scottish Government, which will continue to contribute to addressing the range of complex issues relating to the harmful use of alcohol and/or drugs experienced by many homeless service users. The Council has allocated £2m of funding to support individuals affected by alcohol and/or drugs.

Action 43: Identify and implement initiatives jointly with the Health and Social Care Partnership and partners to support individuals affected by alcohol and/or drugs, in line with the Alcohol and Drug Commission's Change Programme and Renfrewshire's Rapid Rehousing Transition Plan.

Impact of Welfare Reform

The Scottish Government report 'Homelessness and Universal Credit' highlights that the Universal Credit caseload has almost doubled since the beginning of 2020 and that the impacts of Universal Credit on homelessness have become increasingly important during the Covid-19 pandemic.

The report also states that there is evidence that rent arrears have risen along with mental health and relationship problems and stresses the importance of recognising and taking account of these issues in terms of their contribution to homelessness.

For the year 2021-22, single people under 35 years of age seeking a private rented sector home and dependent on Local Housing Allowance (LHA) are entitled to a shared property 4 weekly rate allowance of £270.64 in Renfrewshire (£67.66 each week).

In April 2021, the average monthly rent of a one bedroom flat in Renfrewshire was £428.⁴ Therefore a person would have to make up the rental shortfall by identifying a flat sharer which would allow for a combined Local Housing Allowance rate.

The formation of a combined household may contribute to widening tenure choice and reducing housing costs but may not always be the most appropriate model of housing for younger homeless people if they have complex needs and there is no structured support in place.

Where homeless families require larger sized properties, Local Housing Allowance shortfalls are higher which makes access to the private rented sector unaffordable to them.

Future cost of living increases and inflationary pressures may impact significantly on people's incomes over the period of this Local Housing Strategy. This is an area that will be kept under review to ensure that appropriate support provision measures are in place if required.

⁴ Based on 27 one bedroom Private Sector Rents taken from Rightmove – April 2021

Prison Leavers

Prison leavers can be less likely than other homeless applicants to engage with Homelessness Services and other statutory services and in some cases can make repeat homeless applications if they have a history of reoffending.

In 2020-21, 70 people (8% of all applicants) made a homeless application in Renfrewshire who gave prison as the location from where they had become homeless (*in 2019-20, the comparable figure was 10%*)⁵.

The 2020-21 figure for Renfrewshire is slightly higher than the national average of 5%⁶ for the same period.

A number of measures are in place in Renfrewshire to assist in preventing homelessness for those leaving prison.

Renfrewshire's Homelessness Services:

- provide a generic email box to enable the Scottish Prison Service (SPS) to ask for housing assistance on behalf of current prisoners from Renfrewshire;
- have a New Start Officer (*dedicated postholder focusing on homelessness prevention for those leaving prison*) who attends HMP Low Moss once a week and is in contact with

⁵ Scottish Government (SG): Annual Report for Renfrewshire 2020-21

⁶ Scottish Government (SG) Homelessness in Scotland 2020 -21

other prisons (HMP Barlinnie and HMP Greenock). This generates Housing enquiries, Housing Options Interviews, and Homelessness Applications, two months prior to liberation;

- have a Multi-Agency Public Protection Arrangements Coordinator who participates in the HMP Low Moss Operational Steering Group, which has created pathways in terms of links made with prisoners prior to liberation; and
- liaise with Invest in Renfrewshire Employability Service to discuss training/employment options for prisoners on liberation.

Homelessness Services also take an active role with partners in the Council's Community Justice Team to work towards reducing inequalities of opportunity for people leaving prison in line with SHORE standards.

Housing Options

The Council continues to participate with other neighbouring Councils in the West of Scotland Housing Options Hub to share best practice and experience.

The Council is involved with other local authorities in the development of the Housing Options Toolkit which will be used by all frontline staff nationally to provide a consistent Housing Options approach to the provision of housing advice and assistance to service users. It is anticipated that this Toolkit will be ready in early 2022.

The Council and local housing association partners use the Housing Options approach across all services to help with the prevention of homelessness. The Common Housing Allocation Policy was developed in partnership with local housing associations, with approaches to housing options provision applied across this partnership.

Strategic Priority 5 - People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

The right type of housing with appropriate housing related support services in place where required is critical in ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

Living in good quality housing that meets peoples' physical and health related needs is vital in maintaining a sense of well-being and in addressing inequalities.

Many people with particular needs do not require specialist housing and can live safely and independently in their own home with some additional support.

Making best use of existing housing stock through physical re-modelling or conversion can be considered where appropriate, or with additional measures put in place.

This Local Housing Strategy strategic priority identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire.

Account has been taken of the identification of specialist needs with reference to the Housing Need and Demand Assessment, joint working arrangements with the Health and Social Care Partnership and other social housing providers, as well as the Third Sector and consultation with local communities.



New Build Council Homes, Dargavel Village, Bishopton (Amenity and General needs flats)

This Local Housing Strategy identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire, including:

- older people;
- people who are frail, vulnerable and/or living with dementia;
- previously looked after young people;
- people with learning disabilities;
- people with autism;
- people with mental health issues;
- people with physical disabilities;
- individuals affected by alcohol and/or drugs;
- people leaving supported accommodation;
- ethnic minorities including asylum seekers and refugees;
- Lesbian, Gay, Bisexual and Transgender people; and
- Gypsy Travellers and Travelling Showpeople.

Integration of Health and Social Care

The Renfrewshire Health and Social Care Partnership brings together adult care services, local health services, some acute health services and the Adaptations/Aids function of Housing Services.

Integration provides a framework to improve strategic planning between services and offers better quality outcomes for people using health and social care services.

The Renfrewshire Health and Social Care Partnership is now well embedded with good relationships in place between housing and health and social care services.

The Council is working with the Health and Social Care Partnership in preparing the Housing Contribution Statement which supports the Health and Social Care Partnership's new Strategic Plan (2022-2025).

Housing Contribution Statement

The Housing Contribution Statement is a statutory element of the Health and Social Care Partnership Strategic Plan and is viewed as the "bridge" between the Local Housing Strategy and the Health and Social Care Partnership's Strategic Plan.

The statement sets out how services and partners will work together to deliver housing and health related housing services. The role of housing is critical in contributing positively to achieving the shared outcomes of improving the health and well-being of communities and ensuring more people can be cared for at home or in a homely setting.

The Local Housing Strategy aligns with the five key themes of the Health and Social Care Partnership's Strategic Plan including:

- Sustainable Futures
- Healthier Futures
- Connected Futures
- Enabled Futures
- Empowered Futures

Housing for Older People

Renfrewshire's population like Scotland's is ageing with people living longer. In 2020, almost one fifth (19.0%) of Renfrewshire's population was 65 years of age or older. This figure is expected to continue to increase over the next 10 years. Further information on the profile of Renfrewshire's population is included in **Appendix 1**.

It is estimated that around 41% of households in Renfrewshire who are aged 60 years and over are owner occupiers, while 29% of households aged 60 years and over live in social rented housing.⁷

Older people who own their homes may have issues with affordability, maintenance and accessibility while those living in social rented housing may find that their home no longer meets their needs.

This Local Housing Strategy supports Scotland's national housing strategy for older people '*Age, Home and Community- A Strategy for Scotland's Older People 2012-21*' and the refreshed strategy '*Age, Home and Community - The Next Phase*' and recognises that helping older people to live independently at home is a cross cutting issue involving a range of services and agencies.

Action 44: Work with partners and stakeholders, to explore innovative ways to improve housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home; improve healthy life expectancy rates and in so doing reduce health inequalities.

⁷ Scottish Household Survey 2019: Household Characteristics by Tenure- Age Renfrewshire 2019

People Living with Dementia

People living with dementia require to be supported to stay in their own homes.

The prevalence rates in Renfrewshire for older people aged over 65 with dementia is around 7% and it is anticipated to be around 25% for those aged 85 years and older. There are around 2,750 people in Renfrewshire that have a form of dementia and this is expected to increase by around 40% to 4,400 people by 2030.⁸

The proportion of deaths in Renfrewshire from dementia and Alzheimer's disease has more than quadrupled from the reported 66 deaths in 2000 to 275 deaths in 2018 with this trend likely to steadily rise as the population continues to age.⁹

There are 10 "dementia friendly" units located at the Extra Care Housing development at Banktop Court in Johnstone where a 24 hour care service is provided. Around 40% of very sheltered housing and extra care housing tenants are considered to have some level of dementia need (*External Review of Very Sheltered and Extra Care Housing; Craigforth, 2014*).

Scotland's National Dementia Strategy 2017-20 sets out outcomes and an action plan to shape local dementia services.

⁸ Renfrewshire's Profile to Inform Strategic Commissioning 2018: HSCP

⁹ National Records of Scotland 2020

Renfrewshire Health and Social Care Partnership has set up a multi-agency Dementia Strategy Group which is developing a specific Dementia Strategy for Renfrewshire, including how Renfrewshire will work towards becoming a dementia friendly community.

Housing and housing related support services will work with the Renfrewshire Dementia Strategy Group in developing key aspects of the new Renfrewshire Dementia Strategy in line with this Local Housing Strategy and the commitments of Scotland's National Dementia Strategy.

Action 45: Support partners in the development and implementation of the Renfrewshire Dementia Strategy.

Extra Care Housing and Very Sheltered Housing¹⁰

Three housing associations – Bridgewater, Hanover Scotland and Linstone work in partnership with Renfrewshire Health and Social Care Partnership's Care at Home Service to provide support to 96 residents living in four Extra Care Housing Developments located across Renfrewshire at:

¹⁰ Extra Care and Very Sheltered housing allows people to live independently in their own flat but with access to care and provision of meals.

- Arnott Gardens, Linwood;
- Robertson House and Clayson House, Erskine; and
- Banktop Court, Johnstone

These purpose-built developments offer an alternative to longer-term care settings and provide older more frail people with their own tenancy in a complex that offers communal facilities, meals, care and support and is regulated by the Care Inspectorate.

Partnership working will continue with the Health and Social Care Partnership to develop the most appropriate models of provision for older people, taking account of funding, service delivery requirements and outcomes for older people.

Renfrewshire has around 100 very sheltered housing units provided by Hanover Housing Association. Residents living in these complexes are provided with higher levels of care and support with additional warden cover, care in the home and meal provision.

Sheltered Housing

There are over 600 sheltered housing units in Renfrewshire, with ten complexes owned by the Council and another eleven complexes owned by four housing association partners.

Sheltered housing provides independent living for older people who have low to moderate support needs. This type of accommodation is regulated by the Care Inspectorate. Bridgewater Housing Association and the Council are continuing discussions, with funding in place, to deliver new sheltered housing in Erskine which will better meet the needs of residents.

Action 46: Develop proposals in partnership with Bridgewater Housing Association for the re-provisioning of existing sheltered housing in Erskine.

Renfrewshire Council have dedicated Health and Well Being staff who develop and deliver health-related activities for sheltered housing and amenity housing residents to help create a sense of improved well-being and reduced feelings of isolation.

Amenity Housing

The Council and Registered Social Landlords have adopted the amenity housing model as the preferred option for housing for older people and those with accessibility issues.

Amenity housing offers accommodation over one level and generally includes features to assist with daily living such as lowered light switches, raised sockets and secured door entry etc.

New amenity homes will be built in locations with good access to public transport and local services, ensuring that older people and people with accessibility issues can live well in the heart of established mixed communities.

Plans are progressing with funding in place in the Strategic Housing Investment Plan to develop around 45 amenity housing units in Paisley for older people and those with mobility needs.

Low-Cost Home Ownership for Older People

An innovative low-cost home ownership model for older people was developed in partnership with the Council, Link Housing Association, and the Scottish Government in Paisley Town Centre.

This development included a combination of homes available for sale through low-cost home ownership shared equity as well as homes being made available for social rent with both options targeted at meeting the housing needs of older people.



Mixed Tenure Purpose built development for older people, Paisley Town Centre (Link Group)

Housing Mix and Accessible Housing

In delivering new homes across Renfrewshire, proposals will be required to provide a mix of dwelling types, sizes, and tenures to meet housing needs, including older people, families and individuals and people with a disability to contribute towards the creation of sustainable mixed communities.

The target for providing wheelchair accessible housing across all tenures will support the delivery of lifetime homes in Renfrewshire that are capable of meeting current needs while remaining flexible enough to be adjusted to meet residents changing longer term housing needs.

The target will be subject to annual review through the Local Housing Strategy Annual Update process.

Renfrewshire's Common Housing Allocation Policy awards priority for those seeking accessible housing where they have been assessed as having mobility issues.

The Council, Health and Social Care Partnership and our Housing Association partners will work together to identify and deliver specialist housing and housing related support opportunities for people with particular needs, this includes those with physical disabilities or a learning disability by supporting affordable housing projects that meet the needs of all people in Renfrewshire.

New residential development proposals require to be designed to meet the needs of an ageing population, providing accessible and adaptable homes.

- New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users.
- **5%** of all new homes must be designed to be wheelchair accessible.
- All new build affordable housing requires to meet Housing for Varying Needs Standards which includes generous space standards.

Adaptations, Aids and Equipment

The provision of adaptations and daily living equipment can help to reduce the need for hospital admission and care services through the prevention of accidents at home and can contribute to a better quality of life for service users.

The Renfrewshire Health and Social Care Partnership develop the strategy for the delivery of disabled adaptations across all tenures (excluding housing associations).

The Council provides grant support through the Scheme of Assistance, of at least 80% of the cost to assist homeowners pay for adaptations to make homes suitable for a disabled household member, where referred and assessed by Health and Social Care Partnership Occupational Health Services. It is likely that demand for adaptation grants will increase due to the rising ageing population.

Care and Repair Service

Many people who live longer will have age associated health issues and may spend periods of time in hospital due to trips or falls. This often impacts on the suitability of a person's home and the additional support services that may need to be put in place before they can safely return to and remain at home.

Low level preventative services contribute greatly to reducing the number of older people having to attend and stay in hospital.

Bridgewater Housing Association hosts the Care and Repair scheme, which project manages adaptations for private homeowners and people with disabilities.

The scheme also offers a Small Repairs Service which can carry out many different small jobs around the home including the removal of trip hazards to prevent falls for older homeowners and disabled people living in Renfrewshire.

Telecare Services

The Health and Social Care Partnership's Technology Enabled Care Service plays a major role in managing risk and supports approximately 3,600 service users across Renfrewshire following a needs assessment.

Services delivered range from the provision of a basic community alarm unit to sensors placed in a service user's home to monitor personal risks such as falls, smoke, flood and fire and property exit sensors linked to the internet which allows family and carers to check that a family member is safe at home.

Preparatory work is underway to progress the transition from Analogue to Digital Telecare Services as the current system is no

longer fit for purpose. It is anticipated that the switchover will be completed by 2023 in line with national guidelines and will offer several benefits to tenants and people with support needs across the community, ensuring that people who need the service can access it.

Initial discussions have taken place with the Health and Social Care Partnership to explore new initiatives for technology enabled solutions to support older and vulnerable people to remain safe for longer in their own home.

Digital Technology

High quality digital and full fibre broadband infrastructure and networks are increasingly important for Renfrewshire residents.

The Council has recently signed up to the national Technology Enabled Care in Housing Charter which was launched in 2019 to support the use of technology related housing solutions.

The Charter is part of the Technology Enabled Care Programme funded by the Scottish Government and hosted by the Scottish Federation of Housing Associations.

Two local housing association partner organisations have also signed up to the Technology Enabled Care in Housing Charter which provides increased opportunities to exchange and promote good

practice with the Health and Social Care Partnership and other health professionals to introduce innovative technical solutions for older and vulnerable people to help them live more independently at home.

Action 47: Support the provision of digital infrastructure as an integral part of new residential development and develop opportunities with partners for the delivery of assistive digital technology in new social housing.

Supporting People with Learning Disability

Renfrewshire have around 826 adults with a learning disability. Within this group 40% of adults live with a family carer (*Learning Disability Statistics Scotland, 2019: SCLD*).

In 2019, the Health and Social Care Partnership commissioned a Review of Renfrewshire's learning disability day and respite services, 'Looking to the Future'. The Report highlighted that 65% of adults live in the family home and that there was 92 children with a known learning disability moving into adulthood between by 2025, with 62 having complex needs.

Many people with learning disabilities live with carers who are themselves ageing. This causes concern over long-term care arrangements and the specialist accommodation needs of individuals. Carers, in particular Older Carers, may complete a Future Care Plan on behalf of those they care for to ensure care would be put in place should they no longer be able to continue to care. Such care would then need to be delivered within various accommodation types.

Autism

More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire (*Learning Disability Statistics Scotland, 2019: SCLD*).

Current in Renfrewshire there are 20 people with autism living in supported accommodation, 74 people in mainstream housing with a family carer and 8 people in a care home setting and Inpatient NHS facility. These figures relate to people with a learning disability and autism and do not reflect the full number of people who require housing support or specialist housing (*Renfrewshire Autism Strategy 2014-2017*).

Children with autism may need specific adaptations at home. Renfrewshire's Common Housing Allocations Policy takes a person's particular needs into account through the Housing Options process to ensure accommodation better meets their needs.

Action 48: Continue to raise awareness of the needs of people with autism, for example, through increased staff training opportunities and partnership working with the HSCP and other stakeholders to progress specific initiatives.

Action 49: Work in partnership with the HSCP to identify specialist housing and housing related support opportunities for people with learning disabilities in Renfrewshire and in taking specific initiatives forward.

Supporting Individuals affected by alcohol and/or drugs

When making a homeless application in 2020-21 in Renfrewshire, more than 10% of people self-reported that harmful use of drugs and/or alcohol were factors in them failing to maintain accommodation.¹¹

Patterns of repeat homelessness and persistent reoffending can be seen in many cases where individuals are affected by alcohol and/or drugs.

Strategic Priority 4 of this strategy provides details of Renfrewshire's Alcohol and Drug Commission's programme and proposals to address these problems.

The 'Housing First' approach to support people with complex needs relating to the harmful use of alcohol and/or drugs is also prioritised in the Renfrewshire Rapid Rehousing Transition Plan, with further details included in **Strategic Priority 4**.

Young People

Young people can face immense challenges when making the transition from school and home life to further education, employment or leaving the family home.

Of all homeless applications received in Renfrewshire in 2020-21, 30%¹² were received from people aged 16-25 years of age. There were 270 children included in households where a homeless application was made in 2020-21 in Renfrewshire.

There are dedicated youth housing options advisors to help prevent youth homelessness from occurring, offering a range of support measures and a family mediation service. Other support mechanisms are available to assist young people where homelessness cannot be prevented.

The Independent Care Review, published in 2020, made recommendations about the future of Scotland's care system and the changes necessary for improvement. The Review's findings focused on 'The Promise' which sets out a vision for organisational and cultural change nationally to ensure that all Care Experienced young people and children grow up to be loved, respected and able to fulfil their potential.

Further work is required across all services and with external partners and agencies to ensure that the requirements of 'The Promise' are put in place across Renfrewshire.

Renfrewshire Council has a duty as Corporate Parent to young people who have been previously looked after and accommodated

¹¹ Scottish Government Annual Report for Renfrewshire 2020-21

¹² Scottish Government Annual Report for Renfrewshire 2020-21

by the local authority. Measures are in place to ensure that all young people are provided with the support they need to access housing and prevent homelessness.

A total of 10 furnished 'satellite' flats are also provided by the Council and local housing associations for the Children's Services Throughcare team to allow young people leaving care to be accommodated and supported by the Throughcare and Housing Teams as an interim measure until they are ready to move into their own tenancy.

Action 50: Conduct a Multi-agency review of the existing Throughcare Protocol with Children's Services Throughcare Team and external partners to consider the future needs of young people moving from care.

Lesbian, Gay, Bisexual and Transgender (LGBT+) Community

The Council recognises the challenges that can be faced by members of the LGBT+ community when accessing housing services and advice.

Members of staff have been identified as a 'champion' of LGBT+ and Domestic Violence issues, attend training sessions from LGBT

Youth Scotland with this information cascaded to other members of the team. All staff also have access to the LGBT Domestic Abuse website and LGBT Youth Scotland for information and can signpost any young person for specialist advice on LGBT+ issues.

Housing Options interviews with LGBT+ people are conducted sensitively and privately in interview rooms where LGBT+ information and advice material is displayed.

Where appropriate, young homeless LGBT+ people may be offered a mediation service to support them and their families.

If an LGBT+ person is homeless or threatened with homelessness they may be offered:

- supported temporary accommodation at Blue Triangle Housing Association (which is LGBT+ friendly);
- emergency accommodation in a secure staffed block; or
- a temporary furnished flat with the offer of housing support.

None of the temporary accommodation or Housing Support services are gender specific and any person can access any of this accommodation and obtain support regardless of their gender or sexual orientation.

Armed Forces Communities

In order to prevent Homelessness occurring for veterans, where a person is leaving the Armed Forces, they can make a housing application for affordable housing and would be awarded a level of priority under the terms of Renfrewshire's Common Housing Allocation Policy.

A Veterans Support Advisor provides housing support across Renfrewshire and the neighbouring Inverclyde and East Renfrewshire local authority areas.

More than 700 members of the Armed Forces Community have been supported since the last Local Housing Strategy was published in 2016.

This dedicated support will continue and the Council will work with the Veterans Support Advisor to ensure positive housing outcomes are achieved for veterans across Renfrewshire.

Refugees, Asylum Seekers and Migrants

The United Kingdom Government's Vulnerable Person's Relocation Scheme allows for people affected by crisis to come to the United Kingdom and hold 'special' refugee status.

Renfrewshire Council has a Service Level Agreement in place with the Home Office to offer support through the Renfrewshire Refugee Resettlement Project to Syrian refugees for five years from arrival, to assist them to settle in the Renfrewshire local authority area.

Forty-four families (*178 people*) have now been supported to re-settle across Renfrewshire. Several housing providers have supported Syrian families to settle in their own homes in local communities. Children attend local schools, and some adults are attending further education college courses.

A Welfare Rights Officer operates surgeries for refugees in the Tannahill Centre and Glenburn Library to ensure a full income maximisation assessment is carried out for every family.

Refugees are assisted with legal representation to make claims for Indefinite Leave to Remain in the United Kingdom and to potentially proceed to gain UK citizenship.

The Council is in close contact with the Convention of Scottish Local Authorities and the United Kingdom Home Office to ensure that Renfrewshire plays its part in assisting and supporting refugees.

Ethnic Minorities

At the time of the last census in 2011 around 3% of Renfrewshire's population was made up of ethnic minority groups.

While there are no identified particular housing needs for any specific ethnic group in Renfrewshire, support will continue to be provided to all ethnic groups across Renfrewshire.

Translation and interpreting services are available to help people with different languages to access housing.

Gypsy/Travellers and Travelling Showpeople

Each year there are a small number of unauthorized encampments in Renfrewshire, normally for a short period while Gypsy/Travellers are passing through en route to reach another local authority area.

There was one recorded unauthorized encampment/transit site in Renfrewshire in 2020-21 and two recorded in 2019-20.

There are currently no permanent Travelling Showpeople sites in Renfrewshire.

When an unauthorized encampment occurs, staff from the Council's Housing Services liaise with the Gypsy/Travellers and

establish if they have any needs whilst in the area with this team linking in with other Council services, the Health and Social Care Partnership and other agencies to ensure any needs are met.

If a household includes children, the Childrens and Families team are notified and a Health Visitor will visit the site to offer health advice and support.

In relation to the needs of Gypsy/Travellers and Travelling Showpeople, the Renfrewshire Local Development Plan includes a policy which supports the identification of new privately owned transit or permanent sites in the future should the need arise.

The Council has commissioned research which will consider the needs of Gypsy/Travellers and Travelling Showpeople across Renfrewshire taking account of the Joint Action Plan published by the Scottish Government and Convention of Scottish Local Authorities.

The Council will continue to work with neighbouring local authorities to review housing needs. During the period of this Local Housing Strategy the Council will identify if there is a need to allocate land to meet the housing needs of Gypsy/Travellers and Travelling Showpeople and this will be addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

Monitoring and Evaluation

Equalities

The Local Housing Strategy aims to ensure that equality is central to both housing and the delivery of housing related services. Where any instance of inequality is found, appropriate action will be taken to remedy and mitigate any negative impact.

The wide range of actions included in this Local Housing Strategy aim to foster positive benefits across the wider population of Renfrewshire with specific actions intended to benefit identified groups including older people and those with particular needs.

An Equality Impact Assessment has been carried out alongside the development of this draft Local Housing Strategy which feeds through to the strategic priorities and actions contained within this draft strategy. The assessment will be updated following consultation with any required amendments informing the finalised Local Housing Strategy.

This Local Housing Strategy takes account of the Fairer Scotland Duty which came into effect in April 2018 (Equality Act 2010, Part 1) and places a responsibility on local authorities to reduce inequalities of outcome, caused by socio-economic disadvantage, when making strategic decisions.

Alongside the Equality Impact Assessment, a Child Rights and Wellbeing Impact Assessment (CRWIA) has also been undertaken.

Strategic Environmental Assessment

Pre-screening was completed and submitted to the Scottish Government's Strategic Environmental Gateway in preparing the draft strategy.

The Local Housing Strategy has minimal environmental impacts either directly or indirectly. This is based on the conclusion that decisions and options surrounding housing are assessed and consulted upon through the Local Development Plan process.

Annual Update

Each Strategic Priority has a number of actions that will be delivered by the Council, our housing association partners and the third sector.

Each year, a Local Housing Strategy update will be produced that outlines key achievements and progress made in meeting these actions. These updates will also report on any significant developments as well as any change in approach required by the Council or our partners to deliver these actions.

Appendix 1

Local Context and Evidence Base

Appendix 1 provides an overview of the geography, demographic trends, housing supply and key market issues across Renfrewshire.

This appendix outlines Renfrewshire’s geography in terms of its settlements, population centres and sub-market areas as well as Renfrewshire’s strong links with neighbouring local authorities across the wider Glasgow City Region.

Consideration is given to the current population as well as future population and household projections and trends with information drawn from the 2022 Housing Need and Demand Assessment and National Records of Scotland population data.

This appendix also provides an overview of existing housing supply across different tenures as well as levels of recent development activity with an overview provided of Renfrewshire’s housing market in terms of affordability and availability in the private sector.

This appendix also includes an overview in terms of homelessness

in Renfrewshire.

Renfrewshire’s Geography

Renfrewshire covers a large area and is approximately 261 square kilometers in area with significant population concentrations in the 3 primary urban centres of Paisley, Renfrew and Johnstone.

For the Local Housing Strategy, the wider geography of Renfrewshire is divided into 5 housing sub-market areas: (i) Paisley and Linwood, (ii) Renfrew, (iii) Johnstone and Elderslie, (iv) North Renfrewshire and (v) West Renfrewshire.

Renfrewshire’s Demography (*Population, Households and Future Projections*)

In 2020, 179,390 people lived in Renfrewshire according to official population and household statistics from National Records of Scotland.

Renfrewshire’s Population (2020)

Year	2020
Population	179,390 People
Households	87,241 Households
Average Household Size	2.03 People

National Records of Scotland (NRS), Population estimates

By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 through a combination of small projected increases in the population combined with an increasing number of people living alone.

Between 2018 and 2028, National Records of Scotland estimate that Renfrewshire’s population will increase by approximately 2.5% which will be driven by net migration into Renfrewshire.

Renfrewshire’s Future Household Projections to 2028

Household type	2018	2028
1 Adult	35,756	38,935
2 Adults	22,273	23,861
3 or more adults	7,258	6,945
1 Adult with 1 or more children	6,204	6,625
2 or more adults with 1 or more children	14,254	14,234
Total Household Projection	85,745	90,601

National Records of Scotland (NRS), Population estimates

Renfrewshire’s population like Scotland’s is ageing with people living longer. In 2020, almost one fifth (19.0%) of Renfrewshire’s population was 65 years of age or older.

¹³ NRS Sub National Population Projections (2018 based)

Population projections for the period 2018 to 2028 suggest that the number of people in the 65 to 74 year old age group will increase by 20% and that the proportion of those aged 75 years and over is expected to increase by 21%¹³ over this ten year period.

Renfrewshire’s Population by Age Group (2020)

Age Group	2020	
0-14	28,246	15.75%
15-24	19,756	11.01%
25-44	46,071	25.68%
45-64	51,164	28.52%
65-74	18,704	10.43%
75+	15,449	8.61%
Total	179,390 People	

National Records of Scotland (NRS), Population estimates (2020)

These trends mean that it is vital that our housing supply reflects the local population and demographics with sufficient availability of housing types across tenures to meet the housing needs of a range of different age groups (**Strategic Priorities 1 and 5**).

This increasingly aged population, who will have associated greater health related support needs, will place added pressures on social housing providers and support provider services.

Estimated Life Expectancy and Healthy Life Expectancy Rates in Renfrewshire

In 2018-2020, life expectancy at birth in Renfrewshire was higher for females (80.4 years) than for males (75.7 years).

In Renfrewshire, female life expectancy at birth is lower than the equivalent national average of 81.0 years and male life expectancy at birth is also lower than the national average of 76.8 years.¹⁴

Healthy Life Expectancy rates are an estimate of how many years a person might be expected to live in a healthy state.

The following table compares estimated healthy life expectancy rates for males and females both in Renfrewshire and nationally.

Healthy life expectancy in Renfrewshire is broadly in line with national figures. However, as people age, estimated healthy life expectancy rates decrease while complex health needs can increase which presents challenges for housing providers and housing related support services.

¹⁴ Abridged Life Tables by Sex, Age and Council Area, Scotland, 2018-2020

Healthy Life Expectancy Estimates of Men and Women in Renfrewshire and Scotland

Age Group	Healthy Life Expectancy	Healthy Life Expectancy	Healthy Life Expectancy	Healthy Life Expectancy
	Female RC Area	Male RC Area	Female Scotland	Male Scotland
60-64	14.12	12.54	13.60	12.65
65-69	11.41	9.85	10.69	9.88
70-74	9.12	7.44	8.07	7.44
75-79	6.85	5.46	5.79	5.33
80-84	5.00	3.99	3.98	3.67
85-89	3.39	2.79	2.60	2.41
90+	2.11	2.16	1.67	1.54

Healthy Life Expectancy Estimates by Council Area in Scotland 2017-19; NRS

Housing Stock

The total housing stock in Renfrewshire was 88,624 properties according to National Records of Scotland in 2020.

The most recent [Scottish House Condition Survey \(2017-2019\)](#) suggests 61% of Renfrewshire's housing stock is owner occupied, 29% is in the social rented sector (Council and housing association) and 10% of

existing housing stock is in the private rented sector.

The Scottish House Condition Survey also suggests that Renfrewshire's housing stock comprises 56% houses and 44% flats.

Affordable Housing (Council and Housing Association)

Around 78% of the Councils approximately 12,200 properties are flats with the number of houses as a property type having been adversely affected by the use of 'Right to Buy' prior to it ending in 2016.

Housing associations tend to have a more balanced mix of property types with new homes delivered as part of the Strategic Housing Investment Plan over the last 10 years helping redress the balance of property type within the affordable housing sector.

The five local housing associations (*those who only operate within Renfrewshire*) collectively own around 6,000 properties. The remaining social rented properties are owned and managed by 10 national housing associations with Link Group and Sanctuary Scotland having a significant local presence with around 1,600 properties.

Turnover is generally around 9-10% of available stock with around 2,000 properties becoming available for social rent across the Council and our housing association partners each year.

New Build Development

Renfrewshire's Strategic Housing Investment Plan continues to deliver a range of affordable homes across Renfrewshire.

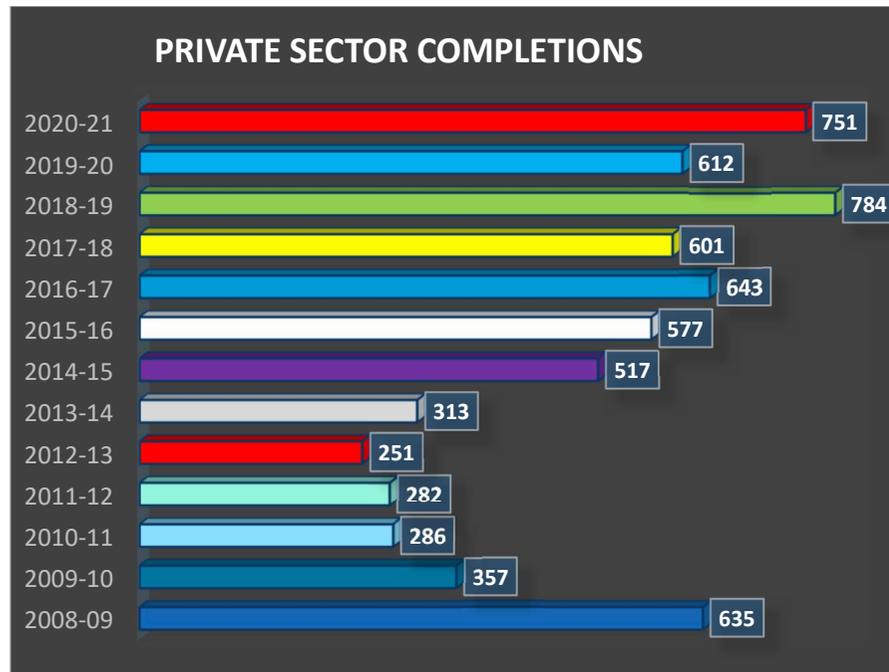
Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.



Strategic Housing Investment Plan Completions Data 2011-12 to 2020-21

Demand across private sector sites has been high with both single developer sites and multi-developer sites such as Dargavel Village, Bishopton continuing to sell to a range of different household groups.

A number of other large private sites are progressing which will also provide new housing across Renfrewshire with a number of previously vacant and derelict sites brought back into productive use for residential use.

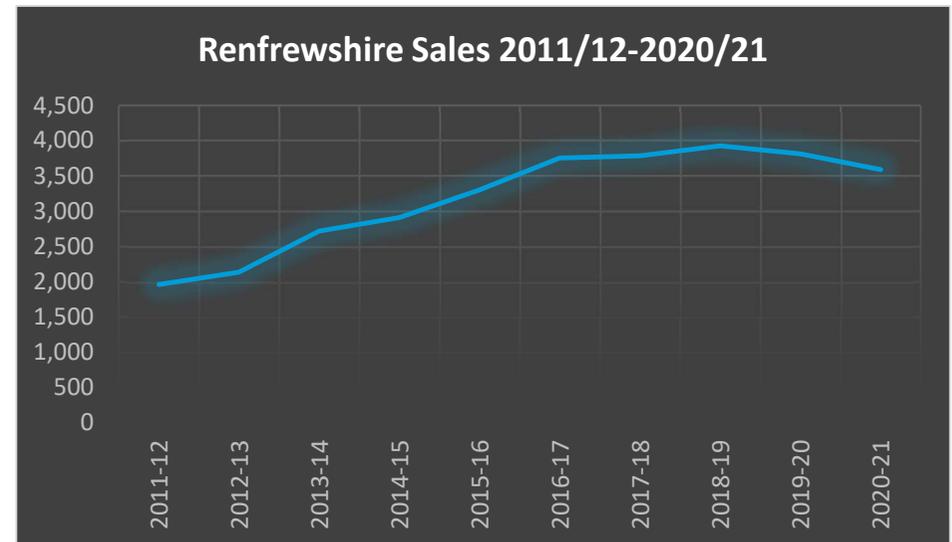


Renfrewshire Housing Land Audit

Housing Market

The housing market in Renfrewshire has continued to strengthen in recent years with strong year on year sales growth according to data from Registers of Scotland.

The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.

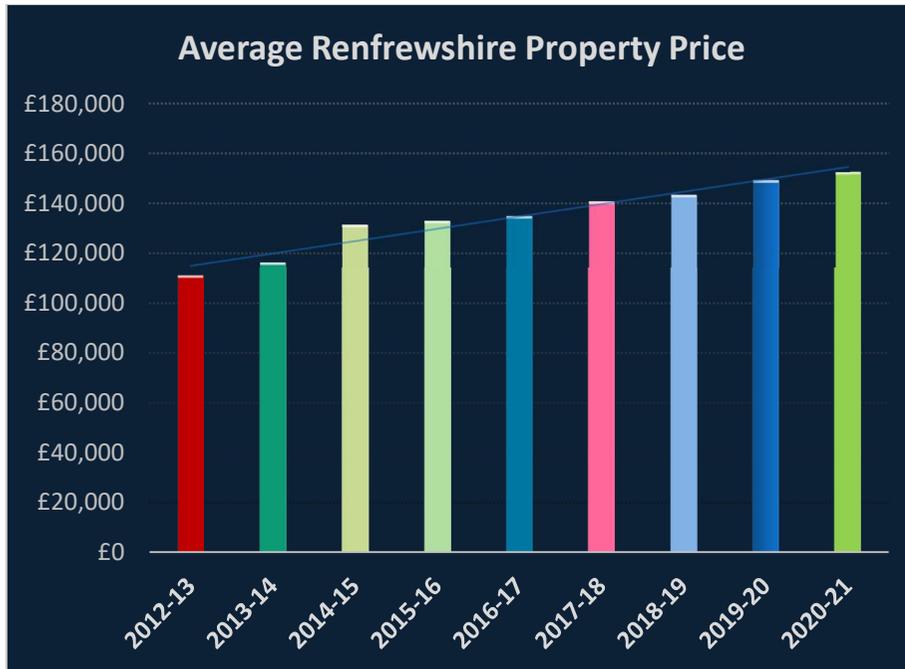


Registers of Scotland Annual Sales Data

The volume of sales in Renfrewshire has been on a rising trend in recent years, however, sales numbers are still significantly below the volume of sales prior to the property market crash of 2008-09.

House Prices

Across Renfrewshire, the average residential property price in 2020-21 was £152,608 according to Registers of Scotland. This compares with an average national price of £184,694.



Registers of Scotland Average Sales Values

There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural settlements across North and West Renfrewshire.

This can in part be attributed to the property types available in each location with more urban areas having a higher proportion of flatted stock which tend to be less expensive.

Renfrewshire's average property price (£152,608) is amongst the lowest in the Glasgow City Region with only West Dunbartonshire (£128,049), Inverclyde (£131,413) and North Lanarkshire (£144,415) having a lower average purchase price in 2020/21.



Private Sector development, Bellway Homes, Renfrew

Profile of Homelessness in Renfrewshire in 2020-2021

In 2020-21, Homelessness Services responded to 2,084¹⁵ housing advice enquiries which resulted in 832 homeless applications being received.

In 2020-21 the number of homeless applications received in Renfrewshire declined slightly from 2019-20 (2020-21: 832 applications, 2019-20: 874 applications).

Overall, the number of homeless applications received in Renfrewshire has remained relatively stable since 2017-18.

Number of Homeless Applications to Renfrewshire Council

	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	Change 2019/20 to 2020/21
Renfrewshire Council	776	860	849	874	832	-5%
Scotland	34,720	35,565	36,771	36,855	33,792	-9%

Scottish Government: Homelessness in Scotland Statistics 2020-21

¹⁵ Rapid Rehousing Transition Plan for Renfrewshire: Review 2021, Renfrewshire Council

There was a decrease in the number of homeless assessments carried out between 2019-20 and 2020-21 (2019-20: 704; 2020-21: 680).¹⁶

These figures include homeless applications where applicants were assessed as homeless or threatened with homelessness and where people were assessed as intentionally homeless.

Generally, around 80% of all homeless applications are assessed as statutorily homeless each year.

Number of Applicants Assessed as Homeless or Threatened with Homelessness as % of all applications in each year and % change from 2019-20 to 2020-21 (figures includes those assessed as intentionally homeless)

2016 – 2017	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	Change 2019-20 to 2020-21
590 (76%)	661 (77%)	687 (81%)	704 (80%)	680 (79%)	-3%

Scottish Government: Homelessness in Scotland Statistics 2020-21

¹⁶ Scottish Government: Homelessness in Scotland Statistics 2020-21

Homeless Applicants - Household Type

76% (636) of homeless applications received in Renfrewshire in 2020-21 were from single people - a decrease from the previous year. This was higher than the national figure of 70% of homeless applications received from single people for 2020-21.¹⁷

Single parent households with children were the next highest category of homeless applicant with 18% (150) of all applications made by this group in 2020-21 – an increase from 15% (131) in the previous year. This was lower than the national figure of 21% for 2020-21.¹⁸

In 2020-21 there were 270 children associated with applications assessed as homeless or threatened with homelessness in Renfrewshire.¹⁹

Number and % of Homeless Applications by Household Type – Renfrewshire 2016-17 to 2020-21

	2016 – 2017	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021
Single People	631 (81%)	666 (77%)	638 (75%)	678 (78%)	636 (76%)
Single Parent	98 (13%)	133 (15%)	146 (17%)	132 (15%)	150 (18%)
Couple with Children	22 (3%)	28 (3%)	20 (2%)	32 (4%)	16 (2%)
Couple without children	19 (2%)	27 (3%)	35 (4%)	26 (3%)	27 (3%)
Other HH with Children	2 (0.2%)	3 (0.3%)	8 (1%)	3 (0.3%)	1 (0.12%)
Other HH without Children	4 (0.5%)	3 (0.3%)	2 (0.2%)	3 (0.3%)	2 (0.2%)

Scottish Government (SG): Annual Report for Renfrewshire 2020-21

¹⁷ Scottish Government: Homelessness in Scotland Statistics 2020-21

¹⁸ Homelessness in Scotland 2020-21: Scottish Government

¹⁹ Scottish Government (SG): Annual Report for Renfrewshire 2020-21

Gender of Homeless Applicants

There has been no significant change in the proportion of males and females making a homeless application in Renfrewshire over the last five years with the majority of applications continuing to be received from males.

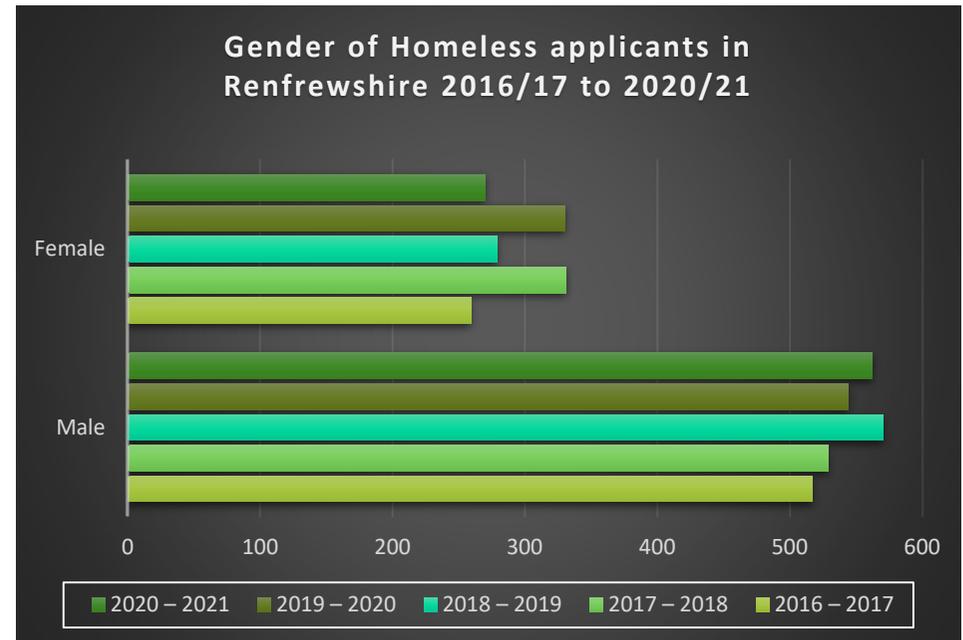
This corresponds with the national profile where 58% of homeless applications were made by males in 2020-21.²⁰

In 2020-21, 67% of homeless applications were received from males in Renfrewshire compared to 32%²¹ of applications received from females.

There was a small decrease of 5% in the proportion of female applicants making a homeless application between 2019-20 and 2020-21 and a small decrease of 5% in the proportion of male applicants applying over the same time period in Renfrewshire.²²

²⁰ Homelessness in Scotland 2020-21: Scottish Government, Page 29
²¹ Scottish Government (SG): Annual Report for Renfrewshire 2020-21

Gender of Homeless applicants in Renfrewshire



Scottish Government (SG): Annual Report for Renfrewshire 2020-21

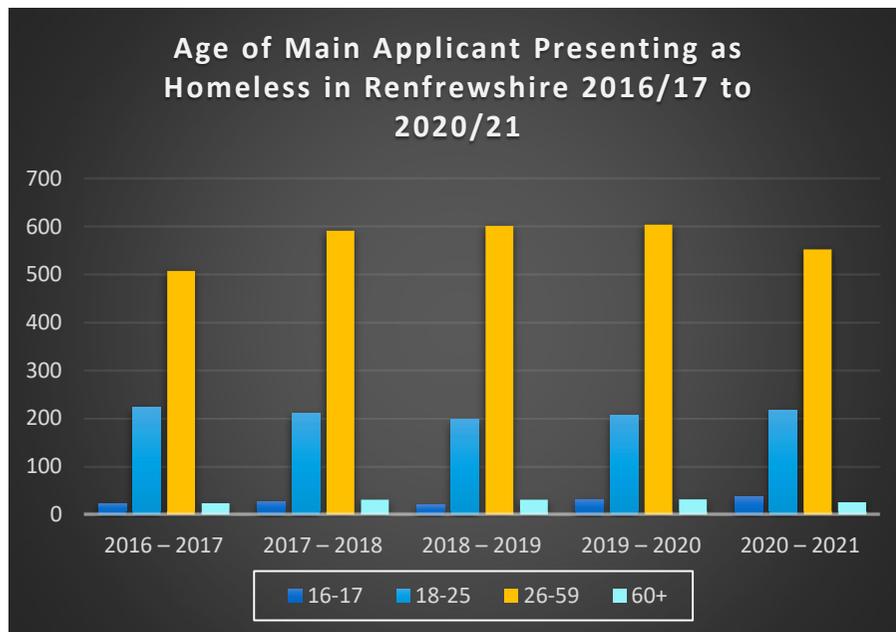
Age of Homeless Applicants

Over the last five years, the main age group making a homeless application in Renfrewshire was the 26-59 age group followed by the 18-25 age group.

²² Scottish Government (SG): Annual Report for Renfrewshire 2020-21

The 26-59 age group saw an 8% increase in the number of presentations between 2016 and 2021. Applicants aged 16-17 years of age and those aged over 60 years of age are the lowest represented age groups with figures for these categories remaining static in recent years.²³

Age of Main Applicant Presenting as Homeless



Scottish Government (SG): Annual Report for Renfrewshire 2020-21

²³ Scottish Government (SG): Annual Report for Renfrewshire 2020-21

²⁴ Scottish Government (SG): Annual Report for Renfrewshire 2020-21

²⁵ Homelessness in Scotland 2020-21: Scottish Government

Reason for Application

The main reason given by people for homeless application in Renfrewshire in 2020-21 was 'being asked to leave' (34%) while 'dispute within household/relationship breakdown: non-violent' was cited as (19%).²⁴ This corresponds to the national trends where 27% of people gave a main reason for homelessness as 'being asked to leave' and 22% of applicants gave 'non-violent dispute within the household' as the main reasons for making an application in 2020-21.²⁵

Individuals affected by alcohol and/or drugs in Renfrewshire

Alcohol

- As at 31st March 2020, there were 1001 individuals attending alcohol services in Renfrewshire²⁶;
- The rate of alcohol related deaths increased from 45 in 2017 to 53 in 2018;
- Renfrewshire had the 7th highest rate of alcohol specific deaths in Scotland in 2018²⁷; and
- 807.71 hospital admissions per 100,000 population were recorded in Renfrewshire in 2018-19 compared with a rate of

²⁶ Waiting Times Framework

²⁷ National Records of Scotland 2018

669.13 for Scotland²⁸

Drugs

- As at 31st March 2020, there were 1,098 individuals attending Recovery Services in Renfrewshire²⁹;
- There were 50 drug related deaths registered in 2018 – the highest number recorded in the last 10 years;
- Drug related hospital admissions increased to a record high position over the period 2016-17 to 2018-19 to 210.38 per 100,000 population, slightly above the Scottish average³⁰; and
- 605 people were referred to Recovery Services in 2018-19³¹

²⁸ SCOTPHO

²⁹ Renfrewshire Health and Social Care Partnership

³⁰ SCOTPHO

³¹ Renfrewshire Health and Social Care Partnership

Appendix 2

List of Housing Associations Operating in Renfrewshire

- Bield Housing Association
- Blackwood Housing Association
- Bridgewater Housing Association
- Cairn Housing Association
- Cube Housing Association
- Ferguslie Park Housing Association
- Hanover Housing Association
- Horizon Housing Association
- Key Housing Association
- Link Housing Association
- Linstone Housing Association
- Loretto Housing Association
- Paisley Housing Association
- Sanctuary Scotland
- Williamburgh Housing Association



Appendix 3

Glossary of Terms	
Acute Health Services	Emergency room and admitted hospital services.
Affordable Housing	Housing that is affordable to people on low to moderate incomes. Affordable housing includes homes for social rent, shared equity low cost home ownership and Mid-Market Rent.
Affordable Housing Policy	The Renfrewshire Local Development Plan includes a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.
Affordable Housing Supply Programme	Funding provided by the Scottish Government to support the delivery of national targets as well as the Strategic Housing Investment Plan. This funding is used to provide grants to both Renfrewshire Council and its housing association partners to develop new build affordable homes.
Amenity Housing	Housing that is similar in design to sheltered housing but without a warden service or some of the common features found in purpose build sheltered accommodation.
Below Tolerable Standard	A term used to describe properties which fail to meet the basic minimum housing standard.
Better Futures Matrix	Housing Support assessment and review tool.
Brownfield and Previously Used Land	Previously developed land which may be disused or derelict. Re-development costs can be higher on these sites due to remediation requirements.
Carbon Emissions	Carbon released into the atmosphere from domestic and corporate activity.

Choice Based Lettings	Properties publicly advertised as available to let with applicants notifying their interest in a particular property.
City Deal	The Glasgow City Region City Deal is an agreement between the United Kingdom and Scottish Governments in partnership with the 8 local authorities that comprise the Glasgow City Region . The City Deal aims to drive innovation and growth through targeted infrastructure projects.
Community Based Health Services	Services delivered within the community including home care services.
Community Plan 2017-2027	The Renfrewshire Community Plan 2017-2027 acts as Renfrewshire's Local Outcome Improvement Plan and aims to make Renfrewshire a fairer, more inclusive place where all people, communities and businesses thrive.
Council Plan 2017-2022	The Renfrewshire Council Plan aims to achieve its vision of 'working together for a thriving and connected Renfrewshire, creating opportunities for all' by working more closely with our communities, tackling our challenges, making the most of our opportunities, and delivering high quality services.
Comprehensive Tenement Improvement (CTI)	Extensive refurbishment and improvement scheme designed to extend the lifespan of properties in serious disrepair.
Demographic Trends	Demographic trends describe changes in a population's size, age, household composition and gender.
District Heating Systems	Communal heating system.
Exemptions and Abeyances	Properties that have been excluded from programmed works due to circumstances outlined in Scottish Government guidance (e.g. access refused by tenant or permission refused by owner etc).
Extra Care Housing	This is a form of very sheltered housing which has been designed to meet the needs of older people with higher levels of support needs with care and support provided on site.

Fuel Poverty	Under the definition of fuel poverty, a household is in fuel poverty if in order to maintain a satisfactory heating regime, total fuel costs are more than 10% of the household's adjusted net income (after housing costs), and if after deducting fuel costs, benefits received for a care need or disability and childcare costs, the household's remaining adjusted net income is insufficient to maintain an acceptable standard of living.
Green Network	Green networks aim to improve the local environment for people by making areas more attractive places to live, work and play.
House in Multiple Occupation (HMO)	Property in which a number of unrelated households share basic amenities such as a kitchen or bathroom facilities.
Housing Association	Organisations registered with the Scottish Housing Regulator to provide primarily affordable housing for social rent. Housing Associations are also known as Registered Social Landlords.
Housing First	Housing Support model where homeless households are initially provided with settled accommodation which is followed by provision of an intensive support package.
Housing Land Audit	Annual document that provides details of available housing sites in Renfrewshire.
Housing Need and Demand Assessment (HNDA)	Periodic exercise conducted jointly by the eight local authorities who comprise the Glasgow City Region Housing Market Area. The Housing Need and Demand Assessment aims to establish housing supply and demand across tenures and identify any unmet need from specific groups.
Housing Options	Provision of information and advice in terms of housing and support related issues.
Housing Renewal Area (HRA)	An area identified as having poor housing conditions and designated for investment.
Housing to 2040	The Scottish Government's new national housing strategy 'Housing to 2040' aims to ensure that Scotland has a housing system that can address current and future challenges, including meeting the needs of an ageing

	population and addressing the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.
Local Development Plan (LDP)	The Local Development Plan (LDP) sets out the local authority's planning policies and proposals for land use and development.
Low Cost Home Ownership/Shared Equity	Affordable Housing scheme that supports eligible potential homeowners to access owner occupation who can sustainably fund 60%-80% of a properties market value through a deposit and mortgage.
Main Issues Report	Part of the Local Development Plan process as an engagement and consultation document. The Main Issues Report assists in setting the direction of the finalised Local Development Plan by highlighting key changes from previous Local Development Plan.
Median	Statistical measurement whereby the middle value of a set of figures ranked lowest to highest is used.
Mid-Market Rent (MMR)	Affordable Housing option with rent chargeable at an intermediate level which is generally somewhere between what it would cost for a comparable social rented property and private rented property.
Mixed Tenure	A combination of different tenure types at the same location, for example social rented housing as well as owner occupied housing within the same block or on the same development.
Paisley Town Centre Action Plan (2016-2026)	An Action Plan that seeks to deliver change through a collaborative approach to the town centre's regeneration through working with the public and private sector as well as the wider community with the aim of re-establishing Paisley as a vibrant, cultural and business centre.
Paisley West End Masterplan	Masterplan for the regeneration of West End of Paisley to support transformational change.
Priority Need	Assessment and classification of a households housing need to prioritise those with the greatest level of need.

	Assessment is based on the information provided by the applicant with allocations targets set for each priority group with available properties let in line with the current Housing Allocation Policy.
Private Sector Housing Grant (PSHG)	Grant assistance provided by the Council to owners of properties in need of improvement or repair.
Rapid Rehousing Transition Plan (RRTP)	The Rapid Rehousing Transition Plan (RRTP) outlines how the Council and its partners will plan for those who are homeless in order to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly.
Registers of Scotland (ROS)	Scottish Government department responsible for maintaining records in relation to property sales and transactions. Registers of Scotland also provide statistical and trends data in relation to the local and national housing market.
Renfrewshire Health and Social Care Partnership's Strategic Plan 2019-2022	Renfrewshire Health and Social Care Partnership's Strategic Plan 2019-2022 sets the vision and strategic direction for community health and adult social work services in Renfrewshire and describes how the Health and Social Care Partnership will deliver on national outcomes.
Right to Buy	Right to Buy ended in Scotland in August 2016. Previously, Right to Buy allowed sitting tenants to purchase their social rented home at a discount to the properties market value.
Scottish Housing Quality Standard (SHQS)	The standard for all social rented homes which social housing landlords were required to meet by 2015, taking account of Scottish Government Guidance on Exemptions and Abeyances.
Scottish Index of Multiple Deprivation (SIMD)	National assessment of seven weighted indicators conducted by the Scottish Government every four years that together determine an overall deprivation ranking for 6,976 small geographic data zones that collectively comprise all of Scotland. The weighted indicators used include Income (28%), Employment (28%), Education (14%), Health (14%), Access to Services (9%), Crime (5%) and Housing (2%).

Sheltered Housing	Housing designed to meet the needs of older people or other groups with specific identified housing needs. This form of housing normally included communal and social areas with staff usually available onsite.
Social Housing	Housing provided for social rent by a local authority or housing association.
Social Rent	Housing provided by a local authority or housing association with rents generally lower than equivalent private sector properties. Social rented properties also generally have greater security of tenure for tenants.
Specialist Provision	Housing provided or designed to meet the identified housing needs of a particular group, for example specialist housing for older people or those with a physical or learning disability.
Strategic Development Plan (SDP)	The Strategic Development Plan outlines the Planning Authority's long term vision and provides the development strategy to deliver that vision.
Strategic Housing Investment Plan (SHIP)	The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to increase the supply of affordable housing and meet the strategic priorities of the Local Housing Strategy.
Supported Accommodation	Accommodation provided for client groups that require additional support, for example those with learning difficulties or young people at risk.
Temporary Accommodation	Accommodation provided on a temporary basis to homeless households.
Tolerable Standard	Term used to describe properties that meet the minimum housing standard.
Vacant and Derelict Land Strategy	The Vacant and Derelict Land Strategy promotes the redevelopment of previously used land by supporting the unlocking of these sites for redevelopment.
Very Sheltered Housing	Very sheltered housing has the same features as sheltered housing but offers extra support to residents with higher levels of support needs.

Void	Vacant property.
Welfare Reform	Changes to the Social Security and Benefit eligibility.
Working Age Groups	Population aged between 16 and pensionable age.



RENFREWSHIRE'S
DRAFT LOCAL
HOUSING STRATEGY
2022-2027

Summary Version

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This summary document provides a high level overview of Renfrewshire’s draft Local Housing Strategy for the period 2022-2027. The full strategy along with all accompanying appendices and supporting document can be viewed on the Council’s website:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>



This is Renfrewshire's fourth Local Housing Strategy and covers the period 2022 to 2027.

The Local Housing Strategy 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 housing need in Renfrewshire.

Renfrewshire has a diverse mix of communities with a range of housing needs. This includes individuals, families, older and younger people and those who require accommodation to meet a particular housing need. Therefore, housing provision is required across different property types and tenures to ensure that the housing needs of all of these different groups is met.

The strategy recognises the important contribution housing makes to people's lives with affordable, warm and energy efficient homes having a positive impact on health and wellbeing.

The Local Housing Strategy 2022-2027 builds on the success of our previous strategies and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient, sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

Taking account of Renfrewshire's local context, local policy priorities and the national context, this Local Housing Strategy identifies 5 strategic priorities for Renfrewshire. Each strategic priority includes a range of actions that together will support the delivery of these strategic priorities.

Renfrewshire's five strategic housing priorities have been developed through close working with local communities, our housing association partners and other stakeholders with full consideration also given to the Scottish Government's longer term national strategy 'Housing to 2040'.

Local Housing Strategy Strategic Priorities

1. The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
2. People live in high quality, well managed homes in sustainable neighbourhoods;
3. Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
4. Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
5. People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

Renfrewshire's Local Context

- In 2020, 179,390 people lived in Renfrewshire across 87,241 households. By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 (*National Records of Scotland*).
- Renfrewshire's population like Scotland's is ageing. In 2020, almost one fifth of Renfrewshire's population was aged 65+. Projections for the period 2018-2028 suggest the number of people in both the 65-74 and 75+ age groups will increase by around 20% over this period (*National Records of Scotland*).
- In 2020, total housing stock in Renfrewshire was 88,624 properties (*National Records of Scotland*). Scottish House Condition Survey (2017-2019) suggests that 61% of Renfrewshire's housing stock is owner occupied, 29% is social rented and 10% is private rented. Renfrewshire's comprises 56% houses and 44% flats.
- Around 78% of the Councils approximately 12,200 properties are flats. New homes delivered as part of the Strategic Housing Investment Plan over are helping redress the balance of property type within the affordable housing sector.
- Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with 3,411 new private homes built during the last 5 years.
- The housing market in Renfrewshire has strengthened in recent years with strong year on year sales growth (*Registers of Scotland*). The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.
- Across Renfrewshire, the average residential property price in 2020-21 was £152,608. This compares with an average national price of £184,694 (*Registers of Scotland*).
- There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural areas across North and West Renfrewshire.
- In 2020-21 the number of homeless applications received in Renfrewshire was slightly less than in 2019-20 with the overall number of homeless applications received remaining relatively stable since 2017-2018.
- Renfrewshire had 5.6 known adults per 1,000 population with learning disabilities in 2019, within this group, 40% of adults live with a family carer. More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire.

Strategic Priority 1: The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places

Strategic Priority 1 details how the Local Housing Strategy will increase the supply of housing across Renfrewshire over the next five years.

The Housing Need and Demand Assessment undertaken to inform this Local Housing Strategy identifies the housing need in Renfrewshire for the next five years is:

- **238** new market homes each year; and
- **150** new affordable homes each year over the lifetime of this Local Housing strategy.

The identified housing need in Renfrewshire will be supported by a comprehensive strategy which will deliver homes that are of the right type, size and tenure in the right locations, including town centre locations as well as bringing empty homes back into use.

The provision of new homes across a range of tenures will create mixed and sustainable communities that include a range of energy efficient property types and sizes that meet the housing needs of different groups, including accessible housing, housing for particular needs and housing for different income groups, that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

In partnership with housing association partners and other stakeholders, Renfrewshire Council will through the Strategic Housing Investment Plan increase the supply new affordable homes. This includes utilising Renfrewshire's new affordable

housing policy to increase the supply of affordable homes and promoting the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures.

This strategy supports the delivery of the Council's Housing-led Regeneration and Renewal Programme. This investment will deliver new warm and energy efficient homes and will significantly improve the Council's housing stock through enhanced investment, including works to the external fabric of properties as well as environmental improvements.

The Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development and supporting sustainable communities, the Council will support the 20-minute neighbourhood concept to plan our homes together with the local infrastructure, services and facilities that support people's everyday needs.



Auchengreoch Road, Johnstone, Renfrewshire Council

Maintaining Renfrewshire's Housing Supply

- Identify and maintain a continuous supply of housing land in sustainable locations across Renfrewshire to support delivery of a mix of housing types and tenures to meet housing need and demand.
- Support development of previously used and brownfield sites making best use of existing and planned infrastructure.

Delivering New Sustainable Homes and the Right Housing Mix Across Tenures

- Utilise the Scottish Government Housing Infrastructure Investment Fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.
- Deliver the ambitious affordable housing supply programme set out in the Strategic Housing Investment Plan and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.
- Promote partnership working on procurement and consider different models of funding and tenure options to maximise the delivery of affordable housing.
- Make use of the Affordable Housing Policy to increase the supply of affordable housing and create mixed sustainable communities.

- Promote access to the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of tenure options.
- Deliver new energy efficient and digitally enabled homes in sustainable locations which includes provision for waste storage, recycling and collection in support of the 20-minute neighbourhood concept.

Renfrewshire's Places and Empowering Local Communities

- Deliver local regeneration strategies providing new affordable, energy efficient and digitally enabled homes in sustainable places that reflects Renfrewshire Council's commitment to net zero carbon emissions.
- Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.
- Support owners of empty properties to bring these homes back into productive use.
- Support the preparation and delivery of community-led Place Plans to reflect the aspiration of local communities to shape their neighbourhoods.

Strategic Priority 2 - People live in high quality, well managed homes in sustainable neighbourhoods

Renfrewshire's Local Housing Strategy recognises that being able to live in a good quality, warm home, in a well-managed environment, promotes residents' physical health and mental wellbeing.

High quality homes can enhance places making them attractive places in which to live, helping to create demand and stability for neighbourhoods.

Strategic Priority 2 sets out the approach to improving existing housing in Renfrewshire.

Homeowners will be supported through the Council's Scheme of Assistance providing advice and assistance with some targeted financial support.

Partnership working with housing associations will assist in addressing some of the poorer quality housing in Renfrewshire through regeneration and improvement schemes.

Recognising the issues that face tenement owners in maintaining their properties, the Council supports schemes aimed addressing these issues, promoting factoring, regular maintenance and assisting owners in older tenement properties to undertake essential repairs.

All 16 social housing providers in Renfrewshire will continue to ensure their stock meets as a minimum the Scottish Social Housing Quality Standard. Work continues to plan for stock to meet the

higher standards set out Energy Efficiency Standard for Social Housing by 2032 which require all social homes to meet EPC B by 2032.

Private rented homes make up around 10-11% of all homes in Renfrewshire. The vast majority meet all the required standards and are well managed. The Council will support and work with landlords to maintain these standards but where landlords fail to cooperate, it will use the powers it has and take appropriate action.



Sanctuary Scotland/Paisley Housing Association development, Glenburn, Paisley

Improving the quality of Council housing and mixed tenure estates

- Develop strategies to maximise investment in Council and owned homes within the Council's regeneration and renewal areas.
- Develop enhanced estate management services across Renfrewshire.
- Assist social housing providers maintain their properties to Scottish Housing Quality Standard and ensure that there are proposals to deal with abeyances.
- Continue to address Below Tolerable Standard properties across Renfrewshire

Enabling owners to maintain their properties

- Continue to provide advice and assistance to private homeowners through the Scheme of Assistance
- Undertake a review of the Council's Scheme of Assistance for private homeowners considering forthcoming legislative changes.

Supporting repair and maintenance of tenement properties

- Identify traditional tenements in strategic locations to determine stock quality issues and establish if appropriate schemes can be developed to ensure the tenements have a long-term future.
- Continue the Missing Shares pilot for older tenement property and review its effectiveness.
- Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.

Improving the quality of property condition, management, and service in the Private Rented Sector

- Monitor the operation of the private rented market in Renfrewshire and consider the future viability of Build to Rent
- Provide additional support, advocacy and representation for private tenants as temporary legal protections for tenants that have operated during COVID-19 come to an end.
- Continue to make effective use of enforcement action against private landlords who fail to meet the required standards in relation to the management and maintenance of their property.

Strategic Priority 3 - Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimised

Strategic Priority 3 outlines the aim of the strategy to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat.

Tackling the Climate Emergency, better energy efficiency and dealing with fuel poverty are inextricably linked. Housing is a key source of carbon emissions and the Local Housing Strategy plays an important role in linking action on the climate emergency with mainstream housing and fuel poverty policies.

To assist in achieving this goal, the aim is to reduce energy consumption in homes and promote the use of renewable energy sources and innovations.

The Local Housing Strategy is informed by the Government's Energy Strategy which is guided by the three core principles: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

The Scottish Government Energy Strategy sets at commitment to achieve the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The Scottish Government's Energy Efficient Scotland 20-year programme (Route Map) is one of the main elements of the energy strategy containing actions aimed at making Scotland's buildings near zero carbon.

There are two clear objectives aimed at reducing poor energy efficiency as a driver for fuel poverty and reducing greenhouse gas emissions through more energy efficient buildings and decarbonising heat supply.

In June 2019 Renfrewshire Council declared a climate emergency, agreeing to work to achieve net zero status by 2030.

Renfrewshire's Plan for Net Zero is being prepared and will consider actions to be taken to reduce carbon emissions to achieve this target.

This will be complimented by work across tenures to improve long-term domestic energy efficiency and the development of a new Renfrewshire Fuel Poverty Strategy which will work to achieve new national fuel poverty targets mitigating the effects of fuel poverty across Renfrewshire.

Improving Energy Efficiency and Mitigating Fuel Poverty

- In newbuild affordable homes, the Council and housing associations will continue to use renewable technology to provide energy efficient, well ventilated homes that are low or zero emissions by 2024 in line with the Scottish Government's proposed New Build Zero Emissions Heat Standard.
- In retrofit schemes for existing social rented homes there will be the investigation of various renewable technologies to improve aspects including energy efficiency, heating, ventilation and carbon emissions; including alternatives to gas boilers such as heat pumps and assessing suitability of properties to connect to heat networks if within a heat network zone.
- Encourage and support owners and private landlords to improve the energy efficiency of their properties to meet specific targets, reduce fuel bills and carbon emissions; accessing funding opportunities as appropriate, to achieve this.
- Private housebuilders will be required to investigate all forms of renewable technology. New developments will require to investigate connections to heat networks where developments are within heat network zones and to assist in providing energy efficient homes that reflect

Renfrewshire Council's commitment to achieve net zero carbon emissions.

- The strategy aims to work towards meeting the fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.
- A clear aim of the strategy is to support preparation and delivery of Fuel Poverty Strategy for Renfrewshire.
- The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and information to tenants, owners and private tenants.
- There will be ongoing engagement with private landlords to provide support and encourage compliance with forthcoming regulations arising from the Scottish Government's Heat in Buildings Strategy.

Responding to the Climate Emergency

- Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards the 2030 Renfrewshire Net Zero target.
- Establish the potential of district heating networks and identification of Heat Network Zones within Renfrewshire.
- Produce and implement a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long-term energy efficiency and heat decarbonisation strategy for Renfrewshire.
- The strategy aims to continue to work towards meeting the requirements and milestones of EESSH2 for social rented housing.
- All Council newbuild homes to meet Section 7, Silver Level Aspects 1 & 2 of the 2011 Building Regulations – energy for space heating.

Energy Efficiency Funding, Advice and Support

- The Council and housing associations operating in Renfrewshire will maximise the number of privately owned or privately rented properties who participate in energy efficiency and low carbon improvement activities, including HEEPS: ABS, as part of the wider improvements to improve the energy efficiency of homes.
- Renfrewshire Council and housing associations operating in Renfrewshire will continue to work to promote available support for energy efficiency measures to both private owners and private landlords, including obtaining financial support.

Strategic Priority 4 - Preventing and addressing Homelessness with vulnerable people getting the advice and support they need

Strategic Priority 4 recognises that homelessness is not just about a lack of housing provision. Often people who are homeless or threatened with homelessness have multiple complex needs and require specialist support from statutory agencies and services as well as the voluntary sector.

To alleviate homelessness and prevent repeat cycles of homelessness, a holistic approach is required by all services to provide the necessary support, advice, social care and health information to homeless people to help address the underlying reasons which have led to homelessness occurring in the first place.

Renfrewshire Council developed its Rapid Rehousing Transition Plan in 2019. One of the key principles of the plan is to minimise the time homeless people spend in temporary accommodation through a range of initiatives including Housing First initiatives.

It is essential that effective and robust pathways are in place to ensure that people with complex needs can be directed to the right services. A safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing.

The Council continues to participate with other neighbouring Councils in the West of Scotland Housing Options Hub to share best practice and experience. The Council and local housing association partners use the Housing Options approach across all services to help with the prevention of homelessness

The Council in partnership with Registered Social Landlords, Third Sector organisations and the Health and Social Care Partnership will:

- build on the success of current homelessness prevention activities;
- reduce the length of time people spend in temporary accommodation by increasing the number and proportion of social rented housing units being let to homeless applicants;
- support people to move into settled accommodation more quickly and sustain their tenancy, with additional support provided where required;
- extend the successful 'Housing First' approach to support people with a history of repeat homelessness and more complex needs;
- provide practical support and advice to vulnerable people living in all tenures where required;
- provide a person-centred Housing Options service; and
- improve pathways for homeless and vulnerable people to access the specialist health, care, financial and employment related support services they may need.

Supporting Households with complex needs

- Deliver 'wraparound' support models based on Housing First principles for homeless people with complex needs and help them sustain their home.
- Identify and implement initiatives jointly with the Health and Social Care Partnership and partners to support individuals affected by alcohol and/or drugs, in line with the Alcohol and Drug Commission's Change Programme and Renfrewshire's Rapid Rehousing Transition Plan.

Reduce the amount of time homeless households spend in temporary accommodation

- Reduce the number of temporary accommodation units for homeless people as people will be able to access settled housing more quickly.
- Increase the number and proportion of social housing lets being let to homeless applicants.



Strategic Priority 5 - People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met

Strategic Priority 5 recognises that the right type of housing with appropriate housing related support services is critical to ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

This Local Housing Strategy identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire, including:

- older people;
- people who are frail, vulnerable and/or living with dementia;
- previously looked after young people;
- people with learning disabilities;
- people with autism;
- people with mental health issues;
- people with physical disabilities;
- individuals affected by alcohol and/or drugs;
- people leaving supported accommodation;
- ethnic minorities including asylum seekers and refugees;
- Lesbian, Gay, Bisexual and Transgender people; and
- Gypsy Travellers and Travelling Showpeople.

Account has been taken of the identification of specialist needs with reference to the Housing Need and Demand Assessment, joint working arrangements with the Health and Social Care Partnership and other social housing providers, as well as the Third Sector and consultation with local communities.

The Council works closely with the Health and Social Care Partnership and the Local Housing Strategy aligns with the five key themes of the Health and Social Care Partnership's Strategic Plan including:

- Sustainable Futures
- Healthier Futures
- Connected Futures
- Enabled Futures
- Empowered Futures

In delivering new homes across Renfrewshire, proposals will be required to provide a mix of dwelling types, sizes, and tenures to meet housing needs, including older people, families and individuals and people with a disability to contribute towards the creation of sustainable mixed communities.

Improve housing and housing related services to support independent living.

- Work with partners and stakeholders, to explore innovative ways to improve housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home; improve healthy life expectancy rates and in so doing reduce health inequalities.
- Support the provision of digital infrastructure as an integral part of new residential development and develop opportunities with partners for the delivery of assistive digital technology in new social housing.
- Conduct a Multi-agency review of the existing Throughcare Protocol with Children's Services Throughcare Team and external partners to consider the future needs of young people moving from care.

Provide purpose built accommodation that meets current and future needs for those who no longer able to live independently.

- Develop proposals in partnership with Bridgewater Housing Association for the re-provisioning of existing sheltered housing in Erskine.

- New residential development proposals require to be designed to meet the needs of an ageing population, providing accessible and adaptable homes.
 - New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users.
 - **5%** of all new homes must be designed to be wheelchair accessible.
 - All new build affordable housing requires to meet Housing for Varying Needs Standards which includes generous space standards

Meeting the needs of service users with particular support needs.

- Support partners in the development and implementation of the Renfrewshire Dementia Strategy.
- Continue to raise awareness of the needs of people with autism, for example, through increased staff training opportunities and partnership working with the HSCP and other stakeholders to progress specific initiatives.
- Work in partnership with the HSCP to Identify specialist housing and housing related support opportunities for people with learning disabilities in Renfrewshire and in taking specific initiatives forward.

Monitoring and Evaluation

When approved, this Local Housing Strategy will be reviewed on an annual basis, which includes progress made across actions being subject to evaluation against timescales and ensuring that targets are being met as appropriate. Progress against an action plan, including key achievements will be reported to the Communities, Housing and Planning Policy Board and published on the Local Housing Strategy page on the Renfrewshire Council website.

Further information

You can view the full Local Housing Strategy 2022-2027 at:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>

If you would like further information, please contact: Place Strategy Team, Economy and Development, Chief Executive's Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB. Email: strategyandplace@renfrewshire.gov.uk

This document can be made available in braille, large print or audio.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھیے۔

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

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

