

**To:** Communities, Housing and Planning Policy Board

**On:** 29 October 2019

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**Report by:** Director of Communities, Housing and Planning Services

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**Heading:** Renfrewshire Strategic Housing Investment Plan 2020/21 –  
2024/25

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## **1. Summary**

- 1.1 The Strategic Housing Investment Plan (SHIP) has been developed for the five-year period 2020/21 to 2024/25.
  - 1.2 The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of the Renfrewshire Local Housing Strategy 2016-2021; and to deliver 1,000 new affordable homes across Renfrewshire by 2021.
  - 1.3 The Strategic Housing Investment Plan 2020-21 to 2024/25 is attached in Appendix 1.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
    - (i) approves the Renfrewshire Strategic Housing Investment Plan 2020/21 to 2024/25, which is attached to this report; and
    - (ii) authorises the Director of Communities, Housing and Planning Services to submit the Strategic Housing Investment Plan 2020/21 to 2024/25 to the Scottish Government.
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### **3. Background**

- 3.1 Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) and submit this to the Scottish Government. The SHIP details out how investment in affordable housing will be targeted to achieve the objectives set out in the Renfrewshire Local Housing Strategy (LHS) 2016-2021.
  - 3.2 Each year the Strategic Housing Investment Plan is reviewed. This includes the wide range of projects which are rolled forward from the programme set out in the previous Strategic Housing Investment Plan.
  - 3.3 The draft Strategic Housing Investment Plan 2020/21 to 2024/25 was approved for consultation by the Communities, Housing and Planning Policy Board in August 2019. Following this, a 4-week consultation period took place involving all housing associations operating in Renfrewshire, local stakeholder groups such as Community Councils and tenants and residents' associations, community planning partners and other stakeholder groups and residents.
  - 3.4 Consultation included dialogue with housing association partners around current sites and exploring opportunities for new developments, ensuring a continuing programme of investment in new affordable homes for Renfrewshire.
  - 3.5 The finalised Strategic Housing Investment Plan 2020/21 to 2024/25 takes account of the comments received from respondents during the consultation period.
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### **4. The Strategic Housing Investment Plan 2019/20-2023/24**

- 4.1 The Strategic Housing Investment Plan details how the Council and partners will deliver new affordable homes across Renfrewshire over the next five years.
- 4.2 In line with Scottish Government guidance, the Strategic Housing Investment Plan programme has been rolled forward to 2024/25. At this point the level of grant funding for the period beyond March 2021 has not been confirmed, with a flexible programme management approach being promoted by the Scottish Government. With this in mind, Renfrewshire's Strategic Housing Investment Plan 2020/21 to 2024/25 includes some new affordable home projects which may be brought forward in the later stages of the plan period, where grant funding is available.
- 4.3 In order to manage the development programme in relation to available funding, the SHIP includes both a 'core' and 'shadow' programme. Projects within the 'core' part of the programme plan will be advanced in the initial years of the programme. Shadow projects will be progressed as funding becomes available, or where the Council or housing association partners are able to front-fund their projects in the short term.

- 4.4 Where the Scottish Government makes additional funding available and/or slippage occurs within the programme, the Strategic Housing Investment Plan programme may incorporate additional sites to deliver new affordable housing in line with the Local Housing Strategy 2016-2021 and agreed investment priorities.
- 4.5 Provision for available grant funding to acquire existing private housing is made within the Strategic Housing Investment Plan where properties meet specified criteria relating to the need/demand, property type, location and condition, to enhance and increase Council stock to meet strategic need.
- 4.6 Close working continues between officers within Communities, Housing and Planning Services, the Scottish Government and housing associations to ensure effective management and flexible operation of the local affordable housing programme, adjusting as required project starts and grant spend in order to maximise the number of affordable homes in Renfrewshire which can be completed by 2021.
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## Implications of the Report

1. **Financial** – Subject to valuation and negotiations by the Head of Property Services, there may be financial receipts for the HRA associated with disposal of Council-owned land.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
  - *Building strong, safe and resilient communities* - Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land disposals.
5. **Property/Assets** – Disposal of HRA land to housing associations for affordable housing.
6. **Information Technology** – None.
7. **Equality & Human Rights**
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.

9. **Procurement** - The procurement of contracts in relation to Council newbuild projects.
  10. **Risk** – Risks will be identified and managed for individual projects.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** – Not applicable.
  13. **Climate Risk** – n/a
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### **List of Background Papers**

- (a) Attachment – Appendix 1: 'Renfrewshire Strategic Housing Investment Plan 2020/21 to 2024/25.'
- (b) Report to Housing and Community Safety Policy Board, 20 August 2019: 'Draft Strategic Housing Investment Plan 2020/21 to 2024/25.'

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

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**Strategic Housing Investment Plan for Renfrewshire  
2020/21 to 2024/25**

# Strategic Housing Investment Plan 2020/21 – 2024/25

## Strategic Housing Investment Plan Preparation

This Strategic Housing Investment Plan 2020/21 to 2024/25 has been produced following discussions with Registered Social Landlords operating in Renfrewshire as well as private developers.

A draft Strategic Housing Investment Plan 2020/21 to 2024/25 was prepared for public consultation with key stakeholders including statutory bodies, community councils and tenants and residents' associations invited to provide comments between the 21<sup>st</sup> August 2019 and the 21<sup>st</sup> September 2019.

The draft Strategic Housing Investment Plan was also made available on the Council's community website with comments invited from all interested parties.

The comments and feedback received as part of the consultation process were then used to finalise the development of this Strategic Housing Investment Plan for the next five years.

This finalised Strategic Housing Investment Plan will be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the 29<sup>th</sup> October 2019. It will also be submitted to the Scottish Government.

Following submission to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.



Love Street, Paisley, Sanctuary Scotland



## Ambitious Targets for Affordable Homes

### Introduction

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving the 'More Homes Scotland' 50,000 affordable homes target by 2021. **(A diagram of the process is shown in Appendix 2)**

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

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy 2016-2021, delivering the affordable housing supply target of 1,000 homes by 2021, with development continuing beyond this key milestone.

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

### Ambitious Targets for Affordable Homes

The Housing Need and Demand Assessment informed the affordable housing supply targets for Renfrewshire. These ambitious targets are set out in the Local Housing Strategy for the period 2016-2021.

Currently, Resource Planning Assumptions (RPA's) are only known up to 2020/21 and it is the aim of the Council and its partners to deliver 1,000 new affordable homes by 2021.

### Continuous Delivery

This new Strategic Housing Investment Plan rolls the programme forward to 2024/25. It shows how grant funding could be utilised over the next five years to assist in the delivery of new affordable homes subject to funding being available.



Andrew Avenue, Renfrew, Sanctuary Scotland

## Wider Housing Market, Demographic Trends and Local Housing Strategy

### Glasgow and the Clyde Valley Housing Market Area

Renfrewshire forms part of the Glasgow Clyde Valley Housing Market Area, which includes eight local authority areas. All eight local authorities worked in partnership to produce the second Glasgow and the Clyde Valley Housing Need and Demand Assessment. It was appraised as 'robust and credible' by the Scottish Government's Centre for Housing Market Analysis in May 2015 and covers the entire Glasgow Clyde Valley Housing Market Area.

### Demographic Trends

As part of the process of setting housing supply targets, account was taken of demographic trends and projections for the future. There has been a small growth in Renfrewshire's overall population in recent years growing from 170,250 people in 2011 to 177,790 in 2018.

These trends are expected to continue with people living in smaller households with an ageing population making up an increasing proportion of the population.

### Renfrewshire Local Housing Strategy

Renfrewshire's current Local Housing Strategy 2016-2021 was approved by the Council's Housing and Community Safety Policy

Board in January 2017. It identifies seven outcomes which the Council and its partners will continue to work in partnership to achieve in the period up to 2021.

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



## Affordable Housing Investment Priorities

### Renfrewshire Affordable Housing Investment Priorities

Good quality housing enhances the built environment of Renfrewshire's towns and villages. It has a positive impact on health and general wellbeing and on the economic prosperity of local communities.

Provision of a range and choice of housing plays an important role in helping to tackle poverty and deprivation whilst assisting in promoting equality of opportunity.

Increasing the number of new affordable homes built in Renfrewshire over the life of the new Strategic Housing Investment Plan is important, but these homes also need to be of the right type, size and tenure and be located in the right places.

Affordable Housing can include a range of tenure types including homes for social rent, low cost home ownership/shared equity, shared ownership, intermediate/Mid-Market Rent and private sector delivered below market cost housing.

The Renfrewshire Local Housing Strategy places a strong emphasis on making best use of existing stock where possible. There are issues of mismatch and some localised cases where it may not be possible or cost effective to improve the existing stock.

### Renfrewshire Local Housing Strategy Priorities:

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

## Affordable Housing Investment Priorities

Housing development projects will only be taken forward where they assist in the delivery of Renfrewshire Local Housing Strategy outcomes.

Projects within the Strategic Housing Investment Plan have been prioritised to reflect project deliverability in terms of local needs assessments, site availability, strategic priorities and funding availability from both a programme perspective and the housing developers' own financial capacity.

In preparing this Strategic Housing Investment Plan, there has been ongoing discussions with Registered Social Landlord partners and the Scottish Government.

There is also continuous discussion between services within the Council to support the development and delivery of affordable housing priorities.



Wellmeadow Street, Paisley, Sanctuary Scotland

## Particular Housing Needs

### Particular Housing Needs

The Local Housing Strategy highlights the need for housing which meets the particular housing needs of a range of client groups. The Local Housing Strategy focuses on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home as long as possible (strategic outcome 6).

This Strategic Housing Investment Plan includes a number of projects to address identified particular needs.

- Extra care housing, Paisley (**32** unit development that will include both extra care and amenity standard housing). Renfrewshire Health and Social Care Partnership revenue funding requires to be provided for the extra care homes through the reconfiguration of existing Health and Social Care Partnership resources;
- Sheltered housing reprovisioning, Erskine (around **25** purpose built sheltered houses to replace existing housing);
- Amenity housing in Paisley and Bishopton (Westerfield House phase II, Paisley - **16** unit development and Dargavel Village, Bishopton - **9** unit development – both designed to amenity standard for older people).
- General Needs and Amenity Standard Housing at Smithhills Street, Paisley (**26** Unit development that will include **10** flats designed to amenity standard).

Regular discussions take place with Renfrewshire Health and Social Care Partnership to ensure that where appropriate when planning

new developments, full account is taken of future revenue funding requirements. Further work is planned in partnership with Renfrewshire's Health and Social Care Partnership to develop joint needs assessments and to investigate revenue funding issues for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meeting tenants and residents' needs.

The Local Housing Strategy 2016-2021 highlights the requirement for suitable housing which meets the particular needs of a range of client groups, to enable people to live as independently as possible with appropriate support. Officers from Communities, Housing and Planning Services will liaise with the Renfrewshire Health and Social Care Partnership to develop proposals for suitable housing, including provision for people with learning disabilities and mental health needs.

The Local Housing Strategy also recognises the need for supported housing in the Paisley area for people with complex needs. Renfrewshire Council will look to develop proposals for a small supported housing project for this group.

### Rapid Rehousing Transition Plans

The Scottish Government issued Guidance on 'Rapid Rehousing Transition Plans' in July 2018. Both the Council and partners worked together to submit a Rapid Rehousing Transition Plan for Renfrewshire by 31<sup>st</sup> December 2018.

## Particular Housing Needs

The submitted Plan covers the 5 year period to April 2024 and outlines how the Council and 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. Funding of £186,000 for the first year of the programme has now been allocated by the Scottish Government to the Council's transition to 'Rapid Rehousing'.

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

### Wheelchair Accessible Housing

The Council will encourage the provision of wheelchair housing in new affordable developments. Partners are also encouraged to develop housing that is capable of being adapted in the future to meet people's longer-term needs. Future proofing of properties to allow additional floor space for potential future requirements such as through floor lifts etc is encouraged where appropriate.

A number of sites included within the previous Strategic Housing Investment Plan which have reached the design stage include either purpose built wheelchair homes or homes that have been designed to be readily adaptable.

As part of the development of the next Local Housing Strategy, wheelchair accessible targets will be developed for all tenures

based on need and demand information. A Design Guide is being prepared to assist affordable housing developers in the provision of general needs, amenity and wheelchair accessible housing.

### Completed particular needs developments:

Development	Comment
<b>Abbey Place, Paisley (Link Group, 2016/17)</b>	<b>38</b> flats specifically designed to meet the needs of older people in Paisley town centre which included <b>25</b> flats for shared equity low cost home ownership and <b>13</b> properties for social rent. This project assisted in addressing affordability issues for older people potentially restricted in a property that no longer met their needs.
<b>Thrushcraigs, Paisley (Link Group, 2016/17)</b>	Mixed tenure development of <b>70</b> new homes for social rent and low cost home ownership including <b>7</b> purpose built wheelchair properties designed to meet the needs of a wheelchair user.

### Gypsy/Travellers

The Housing Need and Demand Assessment which informed the Renfrewshire Local Housing Strategy 2016-2021, concluded that there is no comprehensive estimate of the Gypsy/Traveller population in Renfrewshire. The Council are working with neighbouring local authorities to establish the accommodation needs of Gypsy/Travellers across Renfrewshire. Should a requirement for permanent affordable housing be identified to meet the needs of Gypsy/Travellers, future updates of the Strategic Housing Investment Plan will include details of these projects.

## Meeting Housing Need and Demand in Renfrewshire

### Meeting Housing Need & Demand in Renfrewshire

The second Housing Need and Demand Assessment which was approved in May 2015 estimated that across Renfrewshire, there was an identified shortfall of available social and below market rent homes equivalent to 140 homes each year between 2012 and 2029.

To supplement the findings of the second Housing Need and Demand Assessment, the Council commissioned a further study into the operation of the housing system in Renfrewshire, including affordability issues, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand. This study focused on the sub-market area level and was used to help inform the ambitious Housing Supply Target of 1,000 new affordable homes contained within the Local Housing Strategy.

As outlined in Appendix 4, plans are in place to deliver a substantial number of new affordable homes throughout Renfrewshire to meet Renfrewshire's target of at least 1,000 new affordable homes in the five year period to 2021.

Recently completed and ongoing developments in Renfrewshire have included a range of tenures to promote different opportunities for lower income households to promote access to affordable housing. These tenures have included shared equity low

cost home ownership, mid-market rent and both housing association and Council social rent.

This approach will be continued where appropriate, taking account of local needs and market circumstances, in order to maximise the benefit of the available grant funding available across the programme and to lever in private finance where possible.

More information about ongoing and proposed new build affordable developments can be found in Appendix 1 towards the end of this document.

A map showing sub-area boundaries and settlements is shown in Appendix 5.

### New Homes Delivered in Renfrewshire

Aligned to the Local Housing Strategy, regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting the strategic importance of this for Renfrewshire. This is reflected in the projects identified in Appendix 4 that are currently on site or due to be taken forward over the next five years.

The delivery of new homes has assisted in supporting existing communities by providing modern, energy efficient homes, providing the type of accommodation that people need and want to live in and helping to address fuel poverty.



## Meeting the Housing Need and Demand in Renfrewshire

Moving forward, the Council will continue to encourage and maximise opportunities for energy efficiency and promote the incorporation of greener measures in future new build developments.

### Renfrewshire Council New Build Programme

This Strategic Housing Investment Plan includes ambitious plans to deliver over 400 new Council homes over the next five years throughout Renfrewshire.



Barrhead Road, Paisley, Renfrewshire Council

### North and West Renfrewshire

Development at Dargavel Village, Bishopton presents a significant opportunity for new affordable housing provision within North Renfrewshire. The large scale mixed use regeneration of the site will be delivered over a period of 20 years and a legal agreement with site owners BAE Systems provides for a range of affordable house types and tenures over the life of the construction programme, including 200 new homes for social rent.

This includes the delivery of 80 new Council homes as the first phase of social rented housing at Dargavel Village with construction works currently progressing well with completion estimated in Spring 2020.

A second phase of affordable housing at Dargavel Village is included within this Strategic Housing Investment Plan. Loretto Housing Association are working to deliver 58 new homes for social rent in partnership with a private developer. A further 62 social rented homes will be delivered in a future phase on the site and will be outlined over the lifetime of the new Strategic Housing Investment Plan.

## Meeting the Housing Need and Demand in Renfrewshire

In West Renfrewshire, Williamsburgh Housing Association are progressing the development of 18 one and two bedroom homes at Milliken Road, Kilbarchan which will assist in meeting demand for social rented housing in the pressured West Renfrewshire area.

Moving forward, there will be a focus on identifying potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.

### **Affordable Housing Policy**

The Renfrewshire Local Development Plan (LDP) Proposed Plan which was consulted on between March and June 2019 includes provision for an Affordable Housing Policy in Renfrewshire.

This policy, if implemented, should assist in the delivery of affordable homes in Renfrewshire through inclusion of affordable units on private sites or through developers contributing to the delivery of affordable homes elsewhere in Renfrewshire.

### **Child Poverty (Scotland) Act 2017**

The development programme contained within the Strategic Housing Investment Plan aims to predominantly deliver back and front door houses to address the needs of families and create high quality accommodation conducive to both health and educational attainment.



Western Park, Renfrew, Sanctuary Scotland

## Resources for Future Housing Delivery

### Resources for Future Housing Delivery

The Scottish Government has provided guidance on the minimum future resource planning assumptions (RPA's) that councils can expect to receive over the period to 2020/21.

- £17.846M for 2020/21
- To be confirmed (£M) for 2021/22
- To be confirmed (£M) for 2022/23
- To be confirmed (£M) for 2023/24

The grant requirement for projects shown in Appendix 4 is currently around £88 million across the five year period (2020/21-2024/25) with a requirement of approximately £22.5 million in 2020/21, which is around 26% above the known Resource Planning Assumption of £17.846M in 2020/21. There will continue to be discussions with the Scottish Government to explore all available options to attract additional funding to Renfrewshire.

This level of over programming will also allow Renfrewshire to take advantage of any additional money made available from the Scottish Government over the lifetime of the Strategic Housing Investment Plan.

At the moment, funding levels beyond 2021 cannot be confirmed and a flexible programme management approach is being promoted by the Scottish Government.

### Core and Shadow Programme

As noted earlier, in order to manage the development programme in terms of available funding, this new Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme which will consist of the projects identified in Appendix 4.

Projects within the 'core' element of the programme will be progressed in the initial years of the programme where finances allow. Projects included in the 'shadow' programme will be progressed as funding becomes available or where the Council (if the developer) or the developing housing association partners are able to 'front fund' projects in the short term to allow projects to proceed in the early years of the programme. This may mean that some adjustments are required to the project timescales noted in Appendix 4.

As with previous Strategic Housing Investment Plans, this updated plan seeks to maintain the focus of delivering projects which have the highest priority, taking account of the Renfrewshire context and the strategic objectives of the Council and its community planning partners.

The Council and its partners are continuing to explore a range of mechanisms available to deliver affordable housing in Renfrewshire in future years.

## Resources for Future Housing Delivery

### **Council Tax on Empty and Second Homes**

At present, there is no funding allocated to the affordable housing programme in Renfrewshire from revenue raised from empty homes.

However, the Council actively uses other mechanisms available to promote the delivery of affordable housing. This includes the Council's Empty Homes Officer who works with and encourages owners of empty homes in Renfrewshire to bring their properties back into use, offering advice and assistance and access to the Empty Homes Loan Fund where applicable.

### **Acquisition of Private Housing**

The Local Housing Strategy highlights the importance of ensuring existing housing is well maintained, well managed and is energy efficient.

Much of the poorest quality housing in Renfrewshire continues to be found in older private sector tenements in town centre locations.

As part of this Strategic Housing Investment Plan, provision will be made to enable a small amount of resources to be used to assist housing association partners to acquire tenement properties, where this would help to meet housing needs and enable the

housing association partners to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes.

Subject to the availability of funding, grant may also be made available to the Council and housing associations of up to £30,000 per unit to support the strategic acquisition of existing private properties where this would increase the supply of affordable housing and address the priorities set out in the Local Housing Strategy. Consideration would be given to properties which:

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

Housing association partners will be expected to investigate all other available options for funding, alongside consideration of grant funding from the Affordable Housing Supply Programme.

## Resources for Future Housing Delivery

### Delivery

In terms of procurement, the Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

Renfrewshire Council is working with a number of Councils and Scotland Excel to develop a joint framework for housing construction procurement.

A number of affordable housing projects in this Strategic Housing Investment Plan are being taken forward by housing association partners on Council-owned land.

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

### Potential Site Constraints

In Renfrewshire, there has been a focus on bringing previously used land and brown field sites back in to productive use. This approach has allowed for significant new build activity across the local authority area but can result in additional works being required to make sites ready for redevelopment.

Link Group are currently progressing plans for 99 new social rented homes in the Millarston area of Paisley. The site is fairly complex

with challenging topography. However, Link Group have identified an appropriate approach and suitable layout and are reviewing costs to ensure that the site is viable for redevelopment in partnership with both Renfrewshire Council and the Scottish Government.

### Compulsory Purchase Orders

In order to achieve successful delivery of projects within this Strategic Housing Investment Plan we may use Compulsory Purchase Order (CPO) powers where appropriate in partnership with housing association partners to progress projects.

### Housing Infrastructure Fund

Following the issue of new Scottish Government guidance in relation to the Housing Infrastructure Fund in July 2017, partners will continue to consider potential Housing Infrastructure Fund projects with particular consideration given to projects at:

- Thrushcraigs Phase II, Paisley (off site drainage and access road works to support delivery of 23 Social Rented Units);
- South West Johnstone (off site drainage works to support delivery of 130-150 mixed tenure units with around 25% of these to be developed as affordable homes); and
- Millarston, Paisley (Access Road works to support delivery of 99 Social Rented Units).



## Finalising the new Strategic Housing Investment Plan and Monitoring Progress

### Consultation

As part of the consultation process, a draft Strategic Housing Investment Plan was sent to local Tenants and Residents Associations, Community Councils and other key partners for comment. The draft was also placed on the Council's website with comments invited from interested parties. The resulting feedback received through this consultation process was then used to help inform this finalised Strategic Housing Investment Plan.

This Strategic Housing Investment Plan includes a wide range of projects. The majority of which have been rolled forward from the programme set out in last year's Strategic Housing Investment Plan which was approved by the Council's Communities, Housing and Planning Policy Board in October 2018.

### Finalising the new Strategic Housing Investment Plan

Following the consultation, this new Strategic Housing Investment Plan was finalised to include an updated and ambitious development programme to deliver affordable homes for a range of different needs groups across Renfrewshire. The updated development programme is included at Appendix 4.

In line with guidance from the Scottish Government, this Strategic Housing Investment Plan takes an 'over programming' approach. It identifies a potential grant spend in the first years of the

programme which is significantly in excess of minimum Resource Planning Assumptions (RPA's).

This Strategic Housing Investment Plan aims to promote a flexible approach to programme management to ensure that affordable development projects can be brought forward to mitigate any slippage within the programme and take advantage of any additional resources that may become available to Renfrewshire.

Where appropriate, site feasibility work will be undertaken on projects identified in the later stages of the programme.

In order to manage the development programme in terms of available funding, the Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme which consists of the projects identified in Appendix 4 which will be progressed over the next 5 years.

Projects within the 'core' element of the programme will be progressed in the early years of the programme where financial resources allow. Projects included in the shadow programme will be progressed as funding becomes available or as changes in the programme facilitate these projects being moved in to the 'core' programme.

## Finalising the new Strategic Housing Investment Plan and Monitoring Progress

Housing Association partners were also asked to consider ‘front funding’ options to allow ‘shadow’ programme projects to proceed in the earlier years of the Strategic Housing Investment Plan. In such instances, both the Council and housing association partners would initially fund the early stages of project development costs from their own resources, with grant being paid to developing organisations at the first available opportunity in the later years of the current programme.

### Monitoring Progress

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

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government;
- Quarterly Renfrewshire Council/Scottish Government Strategic Housing Investment Plan liaison meetings;

- Six weekly internal officer group meetings to review progress.

Throughout the duration of this Strategic Housing Investment Plan we will continue to monitor progress of projects to ensure delivery.



Paisley West End, Phase I, Sanctuary Scotland

## Appendices

### Strategic Housing Investment Plan Appendices and Priorities

**Appendix 1** shows details of progress with current projects and future proposed projects over the lifetime of this Strategic Housing Investment Plan.

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

**Appendix 3** shows recent affordable housing completions.

Housing associations have a strong track record of delivering good quality affordable housing in Renfrewshire. As shown in **Appendix 3** - 842 affordable homes were completed over the course of the last Local Housing Strategy (2011/12- 2015/16) with a further 108 homes completed in 2016/17, 77 new homes completed in 2017/18, 127 new homes completed in 2018/19 and an estimated 372 new homes due to complete in 2019/20.

**Appendix 4** lists projects that are expected to start in 2020/21 as well as projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this Strategic Housing Investment Plan.

Projects have been assessed as either 'core' or 'shadow' projects for inclusion in the Strategic Housing Investment Plan by taking account of three key factors:

- Strategic fit with the Local Housing Strategy,
- Deliverability and
- Grant funding requirement taking account of current Scottish Government benchmarks and availability of funding in individual years.

The appendices to this document provide a summary of the detailed project information which will be submitted to the Scottish Government.

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

### Equalities

This Strategic Housing Investment Plan (SHIP) has been subjected to an Equality and Human Rights Impact Assessment with respect to The Equality Act 2010 and the associated protected characteristics.

The aim of this assessment was to identify the likely or actual effects of this Strategic Housing Investment Plan 2020/21 to 2024/25 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we will identify any action that is required to eliminate or mitigate these negative impacts.

## Appendix 1 Renfrewshire Affordable Housing Project Updates

### Appendix 1: Renfrewshire Affordable Housing Project Updates

#### Projects Expected to Complete in 2019/20

Development	Units	Status	Comment
<b>Paisley West End Phase I (Co-op site), Paisley</b>	39	Completed Spring 2019	This development by Sanctuary Scotland comprising of <b>39</b> homes for social rent was completed in Spring 2019. The development contributes to the regeneration of Paisley West End.
<b>Love Street, Paisley</b>	132	Completed September 2019	The redevelopment of this brownfield site is contributing to regeneration in Paisley through the development of <b>103</b> new homes for social rent and <b>29</b> new homes for low cost home ownership by Sanctuary Scotland with the final homes due to complete in August 2019.
<b>Smithhills Street, Paisley Town Centre</b>	26	Due to complete March 2020	This affordable housing development of <b>26</b> flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the wider regeneration of Paisley town centre.
<b>Johnstone Castle Phase I</b>	95	Due to complete March 2020	Renfrewshire Council is progressing works on the construction of <b>95</b> new homes for social rent in the Johnstone Castle area where tenement flats are being replaced with high quality, predominantly back and front door houses. Completion is anticipated for March 2020.
<b>Bishopton Phase I, North Renfrewshire</b>	80	Due to complete March 2020	Bishopton Community Growth Area (CGA) (Dargavel Village) is expected to provide around 4,000 new homes on brownfield land in North Renfrewshire. This initial development will provide <b>80</b> social rented Council homes as part of the overall masterplan approach in this area (including 9 flats developed to amenity standard).

## Appendix 1 Renfrewshire Affordable Housing Project Updates

### Projects on Site or due to Start in 2019/20

Development	Units	Status	Comment
<b>Milliken Road, Kilbarchan</b>	18	Due to complete Mid 2020	This social rented development of <b>18</b> one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in this village of West Renfrewshire.
<b>Millarston, Paisley</b>	99	Due to start on site in 2019/20	Two sites where previous housing was demolished will be redeveloped by the Link Group to provide around <b>99</b> homes for social rent and add to the mix of new homes in this area.
<b>Westerfield House, Phase II</b>	16	Due to start on site in 2019/20	This development of around <b>16</b> flats by Paisley Housing Association will provide housing suitable to meet the needs of older people.
<b>Glenburn Regeneration</b>	131	Due to start on site in 2019/20	This affordable development of approximately <b>131</b> homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around <b>22</b> homes also developed for low cost home ownership.
<b>Amochrie Road, Foxbar, Paisley</b>	36	Due to start on site in 2019/20	This social rented development of around <b>36</b> homes by Link Group will add to the affordable housing supply in the Foxbar area and will bring a vacant site back in to use.
<b>Thrushcraigs Phase II, Paisley</b>	23	Due to start on site in 2019/20	This social rented development of around <b>23</b> homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
<b>Bishopton Phase II, North Renfrewshire</b>	120	Due to start on site in 2019/20	The Strategic Housing Investment Plan has provision for <b>200</b> affordable homes for social rent with the Council progressing plans to build <b>80</b> new homes. The second phase of development will include <b>58</b> social rented homes by Loretto Housing Association with a further approximately <b>62</b> homes to be developed for social rent in a future phase of development.



## Appendix 1 Renfrewshire Affordable Housing Project Updates

### Projects expected to start on site in 2020/21 or later

Development	Comment
<b>Paisley West End – Sutherland Street and Underwood Lane</b> (former UWS student accommodation site)	Sanctuary Scotland is progressing plans for the redevelopment of these two sites as part of the Paisley West End Regeneration Masterplan. It is anticipated that around 44 new affordable homes will be delivered across the two sites (social rent and shared equity), with completion by March 2021.
<b>Former Arnotts site (Phase 4), Paisley Town Centre</b>	The Link Group is progressing plans for around 70 new affordable homes. This fourth phase will complete the redevelopment of the former Arnotts site which is a key strategic location in the heart of Paisley Town Centre.
<b>Ferguslie Park, Paisley</b>	This development of around <b>100</b> new homes by Renfrewshire Council will assist in the regeneration of the Ferguslie Park area. This development will be delivered with the involvement of the community to provide affordable homes for social rent as well as wider community benefits.
<b>Auchengreoch Road, Johnstone</b>	This social rented development of around <b>39</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.
<b>Albert Road, Renfrew</b>	This social rented development of approximately <b>44</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.
<b>Extra Care &amp; Amenity Accommodation, Paisley</b>	This development by Linstone Housing Association will provide extra care housing and amenity housing for older people (around <b>32</b> new homes). Provision requires to be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.

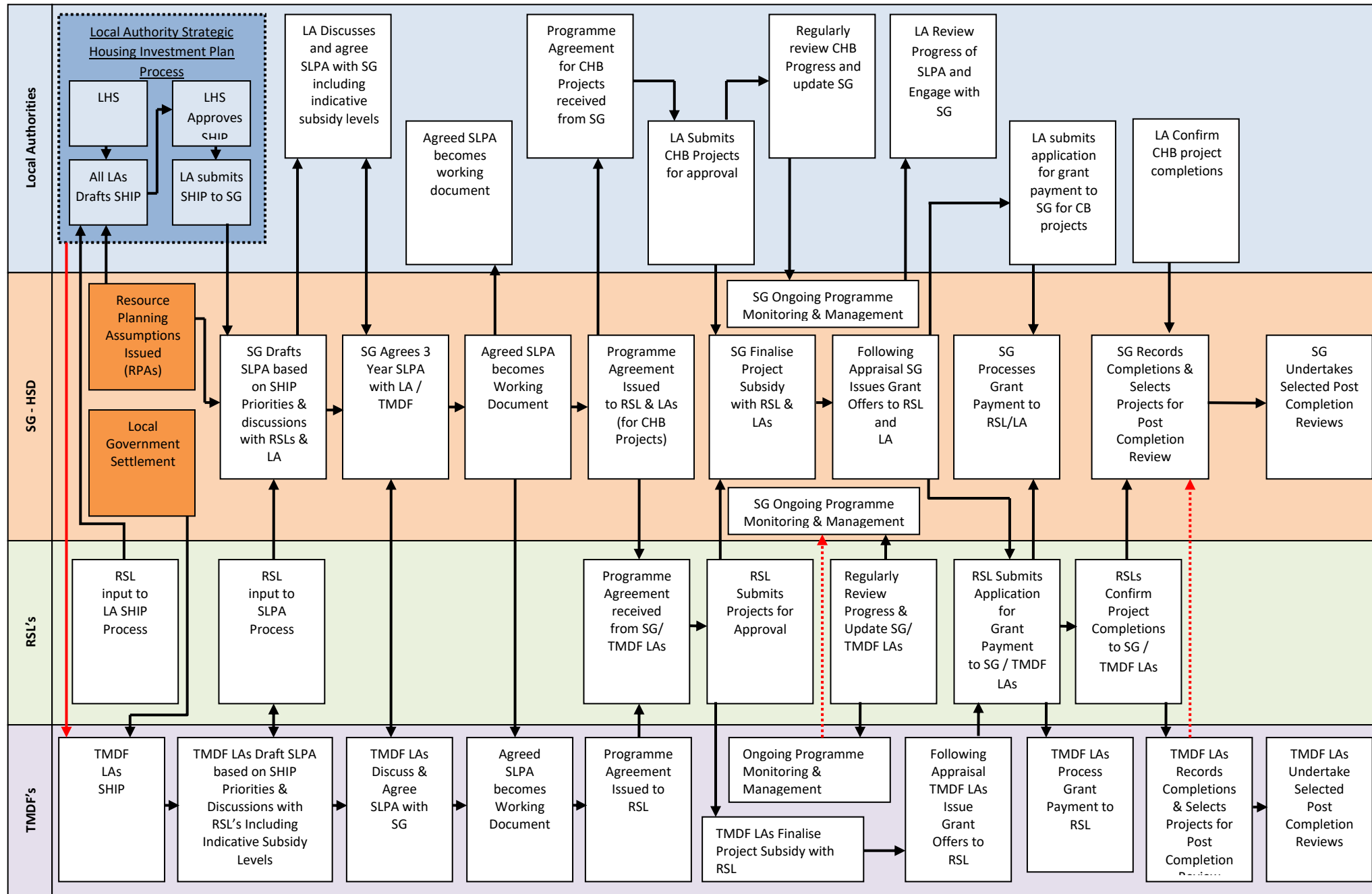
## Appendix 1 Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Orchard Street, Paisley</b>	<p>Plans are now progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017.</p> <p>Paisley Housing Association is leading on this project and is currently actively engaging with owners and tenants with a view to purchase all properties within the affected blocks.</p>
<b>Paisley West End, Phase II</b>	Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 110 new homes at Well Street and Clavering Street East. Together with the sites at Sutherland St and the former UWS student accommodation sites, this will provide a total of around 150 new homes in the Well Street area.
<b>Gibson Crescent, Johnstone</b>	This social rented development of around <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
<b>Gallowhill, Paisley</b>	This social rented development of around <b>60</b> homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.
<b>Ryefield, Johnstone</b>	This social rented development of approximately <b>29</b> homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.
<b>Erskine - Sheltered Housing Reprovisioning</b>	Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine.

## Appendix 1 Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Cartha Crescent, Paisley</b>	This social rented development of around <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
<b>Linwood (Stirling Drive and/or Napier Street)</b>	This social rented development of around <b>60</b> homes by Linstone Housing Association will add to the affordable housing supply in Linwood.
<b>Foxbar Rivers, Paisley</b>	This mixed tenure development with around <b>80</b> houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent.
<b>Johnstone Castle Phase II</b>	Link Group in partnership with Linstone Housing Association are progressing plans for a second phase of affordable housing development in the Johnstone Castle area with around <b>40</b> new homes to be built for social rent (including around <b>10</b> homes for Linstone Housing Association) as part of a mixed tenure development.
<b>Chestnut Place, Johnstone Castle</b>	Linstone Housing Association in partnership with Link Group are looking at the viability of developing around 12 new homes for social rent for Linstone Housing Association as part of the wider Johnstone Castle Phase II redevelopment.
<b>MacDowall Street, Johnstone</b>	This social rented development of around <b>25</b> homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area.
<b>Local Development Plan Affordable Housing Policy Future Requirements</b>	An allowance will be made within the programme for new affordable homes within new development sites as part of a proposed new Affordable Housing Policy in Renfrewshire.

## Appendix 2 – Affordable Housing Supply Programme Process (Scottish Government)



## Appendix 3 - Affordable Housing Investment Programme: Completions

Completions in the current LHS Period 2016 to 2021				Appendix 3	
2016/2017					
Link	Thushcraigs	Paisley & Linwood	Community renewal	70	108
Link	Abbey Place	Paisley & Linwood	Particular needs	38	
2017/2018					
Sanctuary	Andrew Avenue Phase I	Renfrew	Affordable supply	77	77
2018/2019					
Sanctuary	Inchinnian Road (Western Park)	Renfrew	Affordable supply	67	127
Sanctuary	Andrew Avenue Phase II	Renfrew	Affordable supply	60	
2019/2020 Est Completions					
Sanctuary	Paisley West End (Phase I (Co-op)	Paisley & Linwood	Affordable supply	39	372
Sanctuary	Love Street	Paisley & Linwood	Affordable supply	132	
Link	Smithhills Street	Paisley & Linwood	Affordable supply	26	
Renfrewshire Council	Johnstone Castle	Johnstone & Elderslie	Community renewal	95	
Renfrewshire Council	Bishopton Phase I	North Renfrewshire	Affordable supply	80	
				372	
				684	
2011/2012					
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47	283
Sanctuary	Linwood Regeneration	John, Eldest & Linwood	Community renewal	190	
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30	
Sanctuary	Abercorn St Phase II	Paisley & Linwood	Town centre/Ten rehab	16	
2012/2013					
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92	175
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83	
2013/2014					
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71	196
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33	
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55	
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37	
2014/2015					
Linstone	Brown Street	Paisley & Linwood	Community renewal	16	56
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40	
2015/2016					
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86	132
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15	
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31	
TOTAL				1,526	



## Appendix 4 - Affordable Housing Projects 2020/21 to 2024/25 – Core and Shadow Programme

**Appendix 4**  
**Core Programme (A) - Full/Partial Completions by 31st March 2021**

Projects in the Affordable Housing Supply Programme	Sub-Area	Developer	Number of Affordable Units	£ Million			
				Total Grant Requirement (£M)	Estimated Total Spend by End March 2020	Estimated Grant Requirement (Yrs 1-3) 2020/21-2022/23	Estimated Grant Requirement (Yrs 4-5) 2023/24-2024/25
Westerfield House	1	Paisley HA	16	£1.152	£0.100	£1.052	£0.000
Amochrie Road, Foxbar	1	Link Group	36	£2.884	£2.350	£0.534	£0.000
Millarston, Paisley	1	Link Group	99	£9.840	£1.840	£8.000	£0.000
Thrushcraigs Phase II	1	Link Group	23	£2.482	£0.804	£1.678	£0.000
Glenburn Regeneration	1	Sanctuary/Paisley HA	131	£10.031	£3.706	£6.325	£0.000
West End - Sutherland Street (Social Rent)	1	Sanctuary Scotland	28	£2.254	£0.120	£2.134	£0.000
West End - UWS Site (Shared Equity NSSE)	1	Sanctuary Scotland	16	£1.166	£0.354	£0.812	£0.000
Ferguslie park, Paisley	1	Renfrewshire Council	101	£5.959	£0.100	£5.859	£0.000
Auchengreoch Road, Johnstone	3	Renfrewshire Council	39	£2.302	£0.100	£2.202	£0.000
Bishopston Phase II (Part A)	4	Loretto HA	58	£4.581	£1.000	£3.581	£0.000
Former Arnott's Site (Phase 4)	1	Link Group	70	£4.630	£0.560	£4.070	£0.000
			<b>617</b>	<b>£47.281</b>	<b>£11.034</b>	<b>£36.247</b>	<b>£0.000</b>

**Appendix 4**  
**Core Programme (B) - Completions after 31st March 2021**

Projects in the Affordable Housing Supply Programme	Sub-Area	Developer	Number of Affordable Units	£ Million			
				Total Grant Requirement (£M)	Estimated Total Spend by End March 2020	Estimated Grant Requirement (Yrs 1-3) 2020/21-2022/23	Estimated Grant Requirement (Yrs 4-5) 2023/24-2024/25
Albert Road, Renfrew	2	Williamsburgh HA	44	£3.433	£0.400	£3.033	£0.000
Extra Care/Amenity Housing (Station Road), Paisley	1	Linstone HA	32	£3.504	£0.300	£0.000	£3.204
Orchard St/Causeyside St (HRA)	1	Paisley HA	47	£4.422	£1.084	£3.338	£0.000
West End - (Mixture of social rented and NSSE Homes)	1	Sanctuary Scotland	111	£7.992	£1.000	£5.992	£1.000
Gibson Crescent (North Road)	3	Williamsburgh HA	25	£1.963	£0.000	£0.000	£1.963
LDP Affordable Housing Policy Future Requirements	1-5	tbc	tbc	tbc	tbc	tbc	tbc
Acquisition of Sites for Future Development	1-5	tbc	tbc	tbc	tbc	tbc	tbc
			<b>259</b>	<b>£21.314</b>	<b>£2.784</b>	<b>£12.363</b>	<b>£6.167</b>

Minimum SG Funding (RPA) (£M)	£M
2020/21	£17.846
2021/22 - 2024/25	tbc

<b>876</b>	<b>£68.595</b>	<b>£13.818</b>	<b>£48.610</b>	<b>£6.167</b>
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## Appendix 4 - Affordable Housing Projects 2020/21 to 2024/25 – Core and Shadow Programme

### Appendix 4 Shadow Programme

				£ Million			
Projects in the Affordable Housing Supply Programme	Sub-Area	Developer	Number of Affordable Units	Total Grant Requirement (£M)	Estimated Total Spend by End March 2020	Estimated Grant Requirement (Yrs 1-3) 2020/21-2022/23	Estimated Grant Requirement (Yrs 4-5) 2023/24-2024/25
Ryefield, Johnstone	3	Linstone HA	29	£2.144	£0.000	£2.144	£0.000
Bishopton Phase II (Part B)	4	RSL tbc	62	£4.464	£0.000	£2.232	£2.232
Gallowhill, Paisley	1	Renfrewshire Council	60	£3.540	£0.000	£3.540	£0.000
MacDowall Street, Johnstone	3	Loretto HA	35	£2.747	£0.000	£2.300	£0.447
Paisley Town Centre (Site tbc)	1	RSL tbc	30	£2.280	£0.400	£1.880	£0.000
Foxbar Rivers, Paisley	1	Paisley HA/Ren Council	80	£5.240	£0.000	£2.880	£2.360
Erskine - Sheltered Housing Reprovisioning	4	Bridgewater HA	25	£1.800	£0.000	£0.900	£0.900
Johnstone Castle Phase II	3	Link Group/Linstone HA	40	£3.030	£0.000	£1.500	£1.530
Chestnut Place Johnstone Castle	3	Linstone HA	12	£0.864	£0.000	£0.000	£0.864
Supported Housing, Paisley	1	Loretto HA	14	£1.008	£0.000	£1.008	£0.000
Linwood (Stirling Drive or Napier Street)	1	Linstone HA	60	£4.320	£0.000	£0.000	£4.320
Cartha Crescent, Paisley	1	Williamsburgh HA	25	£1.962	£0.000	£0.000	£1.962
North & West Ren (sites tbc)	4 & 5	tbc	tbc	tbc	tbc	tbc	tbc
Town Centres (Paisley/Johnstone/Renfrew) (tbc)	1, 2 & 3	tbc	tbc	tbc	tbc	tbc	tbc
Supported Housing (sites tbc)	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Strategic Acquisition of Private Dwellings	All	tbc	tbc	tbc	tbc	tbc	tbc
<b>Sub-Areas</b>			<b>472</b>	<b>£33.399</b>	<b>£0.400</b>	<b>£18.384</b>	<b>£14.615</b>
1. Paisley & Linwood							
2. Renfrew							
3. Johnstone & Elderslie							
4. North Renfrewshire							
5. West Renfrewshire							
<b>All Units</b>			<b>1348</b>	<b>Core + Shadow £101.994</b>	<b>Core + Shadow £14.218</b>	<b>Core + Shadow £66.994</b>	<b>Core + Shadow £20.782</b>

## Appendix 5 – Housing Sub Market Areas

