
To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Draft Strategic Housing Investment Plan 2021/22 to 2025/26

1. Summary

- 1.1 The Strategic Housing Investment Plan is reviewed and updated each year. A draft plan for the five-year period 2021/22 to 2025/26, is attached for approval.
 - 1.2 The draft Plan has been developed for consultation following discussions with developing housing associations in Renfrewshire. Following consultation, a finalised plan will be presented to the Communities, Housing and Planning Policy Board for approval in October 2020, prior to submission to the Scottish Government.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. approves the Draft Strategic Housing Investment Plan 2021 to 2026 and authorises the Director of Communities, Housing and Planning Services to undertake consultation and present the finalised plan to the October 2020 meeting of this Policy Board for approval.
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3. Background

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

- 3.2 The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme. Local authorities are required to prepare a Strategic Housing Investment Plan each year, setting out key investment priorities for affordable housing.
- 3.3 Due to the Covid-19 pandemic and the closure of all construction sites in March 2020, the delivery of projects within the programme has been affected. This has resulted in delays to the completion of projects that were already under construction and an underspend of Scottish Government grant. The Council will continue to work with the Scottish Government and partners to manage the development programme and facilitate delivery of the affordable housing programme.

4. Draft Strategic Housing Investment Plan

- 4.1 The draft Strategic Housing Investment Plan rolls last year's development programme forward to 2025/26 with a primary focus on supporting delivery of existing projects within the affordable housing programme to maximise delivery.
- 4.2 As we emerge from the current pandemic and more certainty is available regarding future levels of funding, new affordable housing opportunities will be considered where projects are viable and in line with Renfrewshire Local Housing Strategy outcomes.
- 4.3 In line with current Scottish Government guidance, the draft Strategic Housing Investment Plan takes a flexible approach to programme management. This includes a degree of over-programming, to ensure that affordable development projects can be brought forward within the programme and take advantage of any additional resources that may become available to Renfrewshire.
- 4.4 Consultation on the draft Strategic Housing Investment Plan will take place between August and September 2020 using various methods of consultation techniques.
- 4.5 Following consultation, the Strategic Housing Investment Plan 2021/22 to 2025/26, will be finalised and presented to this Policy Board for approval.

Implications of the Report

1. **Financial** - Subject to valuations 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** – Not applicable

List of Background Papers

- (a) Report to Communities, Housing and Planning Policy Board, 29 October 2019: '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.

Attachment: Draft Strategic Housing Investment Plan 2021/22 to 2025/26

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Draft Strategic Housing Investment Plan 2021/22 to 2025/26

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Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan 2021/22 to 2025/26 has been prepared for public consultation following ongoing discussions with Registered Social Landlords operating in Renfrewshire.

This Draft Strategic Housing Investment Plan is to be published for consultation from **24 August 2020 to 25 September 2020**. Comments should be returned by email or by post to:

Head of Planning & Housing
Communities, Housing & Planning Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley, PA1 1JD

Email: strategyandplace@renfrewshire.gov.uk

The comments and feedback received as part of the consultation process will be used to finalise the Strategic Housing Investment Plan. The finalised Plan is to be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the

27th October 2020. The finalised Strategic Housing Investment Plan will also be submitted to the Scottish Government.

Following submission of the Strategic Housing Investment Plan 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.



Paisley Town Centre (which includes affordable housing provision through the Strategic Housing Investment Plan as well as Private Sector Investment for private sector homes)

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Introduction

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

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

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

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving local and national affordable housing supply targets **(A diagram of the process is shown in Appendix 2).**

The Scottish Government Housing Programme

In 2016, the Scottish Government set an ambitious target to build 50,000 affordable homes over the 5 year period to March 2021 with both Councils and housing associations working together to assist in achieving this target.

In 2018, the Scottish Government's launched the 'Housing Beyond 2021' consultation with the feedback received from this consultation used to inform outline proposals for how Scotland's homes and communities should look and feel in 2040.

This resulted in the production of the Scottish Government document, 'Housing to 2040 – A Vision for Our Future Homes and Communities'. This document sets out 15 principles across four themes which included (i) a well-funded housing system, (ii) high quality sustainable homes, (iii) sustainable communities and (iv) homes that meet people's needs.

Renfrewshire Council and its housing association partners responded to each consultation stage and will continue to work with the Scottish Government on planning for housing post 2021.

Ambitious Targets for Affordable Homes

Housing Need and Demand Assessments are used to inform the affordable housing supply target for Renfrewshire with ambitious targets set out in Renfrewshire's Local Housing Strategy.

The next Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed with a new affordable housing supply target to be included which will be informed by the 2020 Housing Needs and Demand Assessment.

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The current Local Housing Strategy (2016-2021) includes an affordable housing supply target of 1,000 affordable homes over the five years to March 2021.

Following the outbreak of Coronavirus in early 2020 and the resulting national lockdown and closure of construction sites, it is possible that achievement of the target of 1,000 affordable homes over the five year period to March 2021 will be delayed by around 3 to 6 months to allow sites that are contributing to this target to complete following the easing of lockdown measures.

Resource Planning Assumptions

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

Currently, Resource Planning Assumptions (RPA's) from the Scottish Government are only known up to 2020/21 and whilst it is clear that the Affordable Housing Supply Programme will continue beyond 2021, the Council and its housing associations partners cannot be certain at this time of future levels of funding to support the Affordable Housing Supply Programme.

Coronavirus (COVID-19)

In March 2020, housing development across all tenures was paused due to the national lockdown and closure of construction sites.

This has resulted in delays to projects with a corresponding underspend of available Scottish Government grant to deliver affordable housing development.

In terms of the underspend and available grant funding moving forward, the Council will continue to work with the Scottish Government, our developing housing association partners as well as other key stakeholders to manage the development programme and the requirement for resources as development activity resumes.

The longer term implications arising from the Coronavirus pandemic remain uncertain at this time. However, the priorities previously identified within the Strategic Housing Investment Plan remain unchanged in terms of the future development programme.

Projects will continue to be taken forward where it is safe to do so and funding allows. The development programme will be kept under review in consultation with partners to ensure the programme is responsive and able to adapt in order to address ongoing challenges and make the best use of available funds.

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This Strategic Housing Investment Plan includes scope to consider future opportunities, where appropriate, to increase the affordable housing supply in line with identified housing needs.

Continuous Delivery

Given the uncertainty around future levels of funding and the implications arising from the Coronavirus pandemic, this new draft Strategic Housing Investment Plan rolls last year's development programme forward to 2025/26 with a primary focus on supporting existing projects within the programme.

This draft Strategic Housing Investment Plan will also promote the use of the new Affordable Housing Policy as well as open market acquisitions where appropriate to expand the supply of affordable housing across Renfrewshire.

The Strategic Housing Investment Plan is updated each year and the Council will continue to work with a range of stakeholders to identify future affordable housing development sites where projects are viable and in line with Local Housing Strategy outcomes.



Thrushcraigs, Paisley (Completed Phase 1, Phase 2 now on site)

Demographic Trends

As part of the process of setting housing supply targets, account is taken of demographic trends and projections for the future.

Just under 178,000 people lived in Renfrewshire in 2018 with Renfrewshire's population spread across 85,745 households. By 2026, the number of households in Renfrewshire is expected to increase to around 89,500 through a combination of projected small

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increases in population combined with the increasing number of people living alone.

Renfrewshire's population like Scotland's is ageing with people living longer. In 2018, one quarter (25%) of Renfrewshire's population was over 60 years of age, this compares to 22% of Renfrewshire's population in 2007.

New build affordable housing must reflect local demographics with both private sector and affordable housing developers encouraged to provide a range of property types and sizes with a proportion of all new homes to be developed as accessible (including some wheelchair standard housing). All housing developed as part of the Strategic Housing Investment Plan should have flexibility built into its design to allow for future adaptation and reconfiguration to meet tenant and residents' future needs.

Renfrewshire Local Housing Strategy

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

A new Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed with consultation expected to take place in late 2020 and early 2021.

Since approval of the last Local Housing Strategy in 2016, significant progress has been made in relation to the 7 outcomes with achievements reported through the publication of annual Local Housing Strategy updates.

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

This will be achieved by retaining previous actions and outcomes where appropriate, revising actions and outcomes to ensure that they remain fit for purpose and creating new actions and outcomes where appropriate.

The current Local Housing Strategy identifies seven outcomes which the Council and our partners have been working to achieve in the period to 2021. Moving forward, this collaborative working will continue. The seven existing outcomes are shown below.

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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 next five years is important, but these homes also need to be of the right type, size and tenure and be located in the right places.

Through the Strategic Housing Investment Plan, affordable homes have been developed across a range of affordable tenures to meet a range of housing needs with homes for social rent, low cost home ownership/shared equity and Mid-Market Rent developed as part of the Strategic Housing Investment Plan.

This new draft Strategic Housing Investment Plan includes homes for social rent, low cost home ownership/shared equity, Mid-Market Rent and private sector delivered below market cost housing.

Current Local Housing Strategy Outcomes

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

There is also provision for both general and particular needs affordable housing with particular needs provision included as both standalone purpose-built accommodation and also within mainstream general needs developments.

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Renfrewshire current 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.

As well as new build affordable housing, this draft Strategic Housing Investment Plan places a strong emphasis on making best use of existing stock where possible.

Within the Council's stock in Renfrewshire, there is an imbalance between the type of stock available and the type of housing stock people would like to live in with a disproportionate number of flatted properties and a shortage of back and front door houses. Therefore 'Houses' as a property type will continue to be prioritised over flatted accommodation where appropriate.

There are issues of mismatch and some localised cases where it may not be possible or cost effective to improve existing housing stock. Therefore, consideration may be given in the later years of the Strategic Housing Investment Plan for the reprovisioning of some existing low demand properties.

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

As with previous Strategic Housing Investment Plans, all projects included within this draft Strategic Housing Investment Plan have clear links to the outcomes of the current Local Housing Strategy and projects will only be taken forward where they assist in the delivery of strategic outcomes.

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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.

Estimated delivery timescales for projects including site start and completion dates will fluctuate and are subject to funding constraints as well as other external factors including the recent Coronavirus pandemic and the availability of personnel and contractors throughout each projects' delivery.

In preparing this draft Strategic Housing Investment Plan, there has been ongoing discussions with Registered Social Landlord partners and the Scottish Government with regards to the current programme and potential opportunities for future development.

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

Particular Housing Needs

The current Local Housing Strategy highlights the need for housing that meets the particular housing needs of a range of client groups with a particular focus on homeless prevention (strategic outcome

5) and enabling people to live independently in their own home for as long as possible (strategic outcome 6).

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

- Extra care housing, Paisley (**38** unit development that could include both extra care and amenity standard housing). Renfrewshire Health and Social Care Partnership revenue funding is required for the extra care homes and the Council is liaising with the Health and Social Care Partnership on this.
- Amenity housing in Paisley, all of which will be designed to amenity standard for older people includes Westerfield House phase II - **16** unit development, Smithhills Street, Paisley - **10** unit development and Abbey Quarter Phase 4, Paisley - **16** unit development.
- Sheltered housing reprovioning, Erskine (around **25** purpose built sheltered houses to replace existing housing).

Regular discussions take place with Renfrewshire Health and Social Care Partnership to ensure that full account is taken of future revenue funding requirements where appropriate when planning new developments.

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Further work is planned with Renfrewshire's Health and Social Care Partnership to investigate revenue funding requirements for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meeting tenants and residents' needs.

The current Local Housing Strategy 2016-2021 highlights the requirement for suitable housing that meets the particular needs of a range of client groups, to enable people to live as independently as possible with appropriate support. Continued engagement with partners is key to develop proposals for suitable housing, including provision for people with learning disabilities and mental health needs.

Wheelchair Accessible Housing

The Council will aim to assist in the delivery of wheelchair accessible homes in all new residential developments delivered through the Strategic Housing Investment Plan where appropriate. Developing partners are also encouraged to develop housing that is capable of being adapted in the future to meet people's longer-term needs with future proofing of properties encouraged to allow additional floor space for potential future requirements such as through floor lifts etc.

An Affordable Housing Design Guide has been developed with housing association partners that promotes the delivery of affordable housing capable of adapting to meet changing needs of occupants, ensuring that people can remain in their own homes as their needs change.

A number of sites included within the affordable housing development programme 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, targets for the number of wheelchair accessible homes on new build developments will be produced and will be subject to regular review.

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 31st December 2018.

The submitted Plan covers the five-year period to April 2024 and outlines how the Council and its partners will plan for those who

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are homeless to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly. Funding of £186,000 in both years one and two of the programme has been allocated by the Scottish Government to support the Council's transition to 'Rapid Rehousing'.

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

Gypsy/Travellers

Renfrewshire Council are working with both consultants and neighbouring local authorities to establish the accommodation needs and requirements of Gypsy/Travellers across Renfrewshire.

A refreshed Housing Need and Demand Assessment 2020 which informs the Local Housing Strategy is currently being developed, the findings from the new Housing Need and Demand Assessment will assist in establishing any unmet housing need from the Gypsy/Traveller population in Renfrewshire.

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



Wellmeadow Street, Paisley (Completed 2019/20)

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Delivering New Affordable Homes in Renfrewshire

There is optimism that the construction sector will return to capacity following the easing of lockdown measures but delays of around 3 to 6 months on some sites that are contributing to the 1,000 new affordable homes target are anticipated.

As shown in Appendix 4, plans are in place to deliver significant levels of new affordable homes throughout Renfrewshire in the period to 2021 and beyond.

Both ongoing and recently completed developments in Renfrewshire have included a broad combination of tenures to promote different opportunities for lower income households to promote access to affordable housing.

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

Regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting both the strategic importance of regeneration activity across Renfrewshire and outcome 2 of the current Local Housing Strategy.

Over the last 12 months, regeneration projects were completed with 132 new affordable homes upon the former St Mirren football stadium site at Love Street, Paisley and within Paisley's West End with 39 new homes completed for social rent upon the site of the former co-op at Wellmeadow Street.

The importance of strategic regeneration activity is continued within this Strategic Housing Investment Plan which is reflected in the projects currently on site or proposed to be taken forward over the next five years as shown in Appendices 1 and 4.

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

The delivery of new affordable homes is supporting existing communities by providing modern, energy efficient homes of the right type of and size to meet people's needs and aspirations. This affordable housing programme aims to tackle fuel poverty by maximising opportunities for innovative energy efficient development with greener measures included within the majority of new build developments.

Renfrewshire Council New Build Programme

This Strategic Housing Investment Plan rolls forward the Council's own ambitious new build programme.

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Work is nearing completion at Dargavel Village, Bishopton, with 80 new Council homes provided for social rent, and at Johnstone Castle, where 95 new Council homes will be provided for social rent.

Plans are progressing well on additional newbuild Council housing projects, with site starts expected shortly at Ferguslie Park and Auchengreoch Road in Johnstone. A feasibility study is almost complete for the site at Gallowhill and proposals will be developed for Foxbar with Paisley Housing Association.

Meeting Affordable Need in North and West Renfrewshire

The ongoing development at Dargavel Village, Bishopton in North Renfrewshire continues to present a significant opportunity for new affordable housing provision within North Renfrewshire.

The large scale mixed use regeneration of the site is being 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.

So far, this agreement has supported the delivery of 80 new Council homes for social rent.

A second and third phase of affordable housing at Dargavel Village is included within this Strategic Housing Investment Plan with Loretto Housing Association currently developing 58 new homes for social rent in partnership with Robertson Homes.

The Council will continue to work with the landowner and developers to deliver future phases of affordable homes at Dargavel Village.

In West Renfrewshire, Williamsburgh Housing Association are delivering 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 West Renfrewshire area with completion expected in 2020/21.

Throughout the lifetime of this Strategic Housing Investment Plan, efforts will continue to identify 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 emerging Renfrewshire Local Development Plan (LDP) provides a range and choice of housing sites to meet Housing Supply Targets across all tenures as well as housing need and demand across Renfrewshire.

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The proposed Local Development Plan also supports the delivery of this Strategic Housing Investment Plan by including a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.

This policy will assist in the delivery of affordable homes in Renfrewshire through inclusion of affordable units on private sites where appropriate.

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.

Resources for Future Housing Delivery

The Scottish Government have provided guidance on the minimum resource planning assumption (RPA) that councils can expect to receive in 2020/21. For Renfrewshire, this will be £17.846M in 2020/21.

In recent years, the Scottish Government have provided multi-year resource planning assumptions to allow local authorities to prepare

longer term development programmes with some degree of confidence with regards to future availability of grant to support the Affordable Housing Supply Programme.

These multi-year resource planning assumptions were intended to support the Scottish Government's Housing to 2021 target of building 50,000 affordable homes over the 5 year period to March 2021 across Scotland.

With the 2021 deadline in sight, the Scottish Government have been consulting on how Scotland's homes and communities should look and feel in 2040 which resulted in the production of the Scottish Government document, 'Housing to 2040 – A Vision for Our Future Homes and Communities'.

As the Scottish Government continues with its review and development of its whole systems approach to housing delivery in the period post 2021, local authorities have no clear view of future funding levels.

The current advice from the Scottish Government is to adopt a flexible programme management approach which includes some level of over programming to enable Renfrewshire to take advantage of any additional money made available from the

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Scottish Government over the lifetime of the Strategic Housing Investment Plan.

At present, there is a requirement for around £88 million of Scottish Government grant across the five year period 2021/22 to 2025/26. This figure may increase should any project currently on site underspend in the period to March 2021. Estimated grant requirement for projects is shown in Appendix 4.

At present it is unclear how the Scottish Government may look to address these delays and corresponding underspend but it is hoped that all underspend will be carried forward to future years within the programme to allow all projects to progress as planned, although with some delay in site completions.

Moving forward, the Council will continue to engage with the Scottish Government and explore all opportunities to attract additional funding to support Renfrewshire's Strategic Housing Investment Plan with the Council and its partners continuing to explore a range of mechanisms available to deliver affordable housing across Renfrewshire.

Programme Management - Core and Shadow Programme

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

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

Projects included in the 'shadow' programme will be progressed as funding becomes available or where the Council (if the developer) or the developing housing association partner is able to 'front fund' projects to allow projects to proceed in the earlier years of the programme. This may mean that project timescales may be subject to change.

Housing Association partners have been asked to consider 'front funding' options to allow lower priority 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

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organisations at the first available opportunity as funding becomes available.

As with previous Strategic Housing Investment Plans, this rolled forward plan maintains the focus on 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.

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

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

Council Tax on Empty and Second Homes

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

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

Acquisition of Private Housing

The current Local Housing Strategy sets out the importance of ensuring existing housing is well maintained, well managed and energy efficient with a particular need to target the poorest quality housing which is often found in older private sector tenements.

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

This support will be subject to the availability of funding with new build development given priority access to grant funding. Where funding is available, grant may be made available to the Council and housing association partners of up to £30,000 per unit to support the strategic acquisition of existing private properties

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where this would increase the supply of affordable housing and address the priorities set out in the current Local Housing Strategy.

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

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

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

In 2019/20, Renfrewshire Council also started buying former Council properties on the open market where this was strategically appropriate.

These purchases have been made with funding from both the Affordable Housing Supply Programme and the Council's own resources, adding to the supply of high demand affordable housing across Renfrewshire.

Delivery

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

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

Compulsory Purchase Orders

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

Site Constraints

This Strategic Housing Investment Plan continues to focus on bringing previously used land and brown field sites back into productive use.

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This approach has allowed for significant new build activity across the local authority area but can mean that additional site preparation works are required to make sites ready for redevelopment.

The Council will continue to work with housing association development partners to progress these sites and will support applications to the Scottish Government's Housing Infrastructure Fund where appropriate to make available sites viable for affordable housing.

Housing Infrastructure Fund

The Scottish Government issued guidance in relation to the Housing Infrastructure Fund in July 2017. A number of housing association partners have reviewed this guidance and either have or are looking at options to bid for support from the Housing Infrastructure Fund. Projects within the programme include:

- 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 mixed tenure homes); and
- Millarston, Paisley (Access Road works to support delivery of 99 Social Rented Units).

Monitoring Progress

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

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government;
- 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, progress will continue to be monitored to support project delivery.

Consultation

As part of the consultation process for this draft Strategic Housing Investment Plan, the draft is being sent to local Tenants and

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2021/22 TO 2025/26

Residents Associations, Community Councils and other key partners for comment.

This draft Strategic Housing Investment Plan is also being published on the Council's community website with comments invited from all interested parties. The feedback received from the consultation process will be used to inform the finalised Strategic Housing Investment Plan for the period 2021/22 to 2025/26.

Finalising the new Strategic Housing Investment Plan

Following consultation, the development programme will be finalised to support an ambitious development programme to deliver affordable homes for a range of different needs groups across Renfrewshire. The proposed development programme is included at Appendix 4.

In line with current Scottish Government guidance, this draft Strategic Housing Investment Plan takes an 'over programming' approach to ensure projects can proceed in a timely manner as funding becomes available.

This draft 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.

Strategic Housing Investment Plan Appendices and Priorities

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

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

Appendix 3 shows recent affordable housing completions.

As shown in **Appendix 3** - over the course of the current Local Housing Strategy (2016-2021), 108 homes were completed in 2016/17, 77 new homes completed in 2017/18, 127 new homes were completed in 2018/19, 195 new homes were completed in 2019/20 and an estimated 295 to 504 new homes are due to complete in 2020/21 subject to lost construction time due to the Coronavirus Pandemic in 2020 being mitigated by March 2021.

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

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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:

- the projects strategic fit with Local Housing Strategy objectives;
- project deliverability; and
- requirement of grant funding taking account of current Scottish Government benchmarks and the assumption that funding from both the Scottish Government and developers will be available 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

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

The aim of this assessment was to identify the likely or actual effects of this draft Strategic Housing Investment Plan 2021/22 to 2025/26 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we have identified actions required to eliminate or mitigate these negative impacts.



Paisley Town Centre, Mixed tenure development including 24 flats for social rent by Link Group.

Appendix 1: Renfrewshire Affordable Housing Project Updates

The Coronavirus pandemic resulted in the closure of all development sites in March 2020, this led to delays in site starts and completions with all Strategic Housing Investment Plan sites likely to complete around 3 to 6 months later than originally planned).

1A: Projects currently on site and expected to complete in 2020/21

Development	Units	Status	Comment
Smithhills Street, Paisley Town Centre	26	Due to complete mid 2020	This affordable housing development of 26 flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project is contributing to the wider regeneration of Paisley town centre.
Johnstone Castle Phase I	95	Due to complete mid 2020	Renfrewshire Council are nearing completion of works to build 95 new homes for social rent in the Johnstone Castle area.
Bishopton Phase I, North Renfrewshire	80	Due to complete mid 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 is providing 80 new Council homes as part of the overall masterplan approach in this area (including 9 flats developed to amenity standard).
Milliken Road, Kilbarchan	18	Due to complete late 2020	This social rented development of 18 one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in this village of West Renfrewshire.

1B: Projects currently on site or due to start in 2020/21 with details of any phased completions in 2020/21 and 2021/22

Development	Units	Status	Comment
Bishopton Phase II, North Renfrewshire	58	On site, due to complete mid 2021	This second phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide 58 social rented homes by Loretto Housing Association.
Thrushcraigs Phase II, Paisley	23	On site, due to complete mid 2021	This social rented development of around 23 homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
Westerfield House, Phase II	16	On site, due to complete mid 2021	This development of around 16 flats by Paisley Housing Association will provide housing suitable to meet the needs of older people.
Amochrie Road, Foxbar, Paisley	36	On site, due to complete mid 2021	This social rented development of around 36 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.
Millarston, Paisley	99	On site, due to complete mid 2021	This development of 99 new homes for social rent will add to the mix of new homes in this area. This development will complete in phases across 2020/21 and 2021/22.
Ferguslie Park, Paisley	101	Due to start on site in 2020/21	This development of 101 new Council homes will assist in the regeneration of the Ferguslie Park area. This development will complete in phases across 2020/21 and 2021/22.
Auchengreoch Road, Johnstone	39	Due to start on site in 2020/21	This development of 39 new Council homes will add to the affordable housing supply in South West Johnstone. This development will complete in phases across 2020/21 and 2021/22.

Glenburn Regeneration	131	On site, due to complete late 2021	This affordable development of approximately 131 homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around 22 homes also developed for low cost home ownership. This development will complete in phases across 2020/21 and 2021/22.
Albert Road, Renfrew	42	Due to complete early 2022	This social rented development of around 42 homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.
Paisley West End, Sutherland Street	22	Due to complete 2022	Sanctuary Scotland are progressing plans for the redevelopment of this site as part of the regeneration of Paisley's West End with around 22 new homes developed for social rent.
Abbey Quarter Phase 4, Paisley Town Centre	73	Due to start on site in 2020/21	Link Group are progressing plans for a variety of affordable tenures for around 73 new 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. This development will complete in phases across 2020/21 and 2021/22.

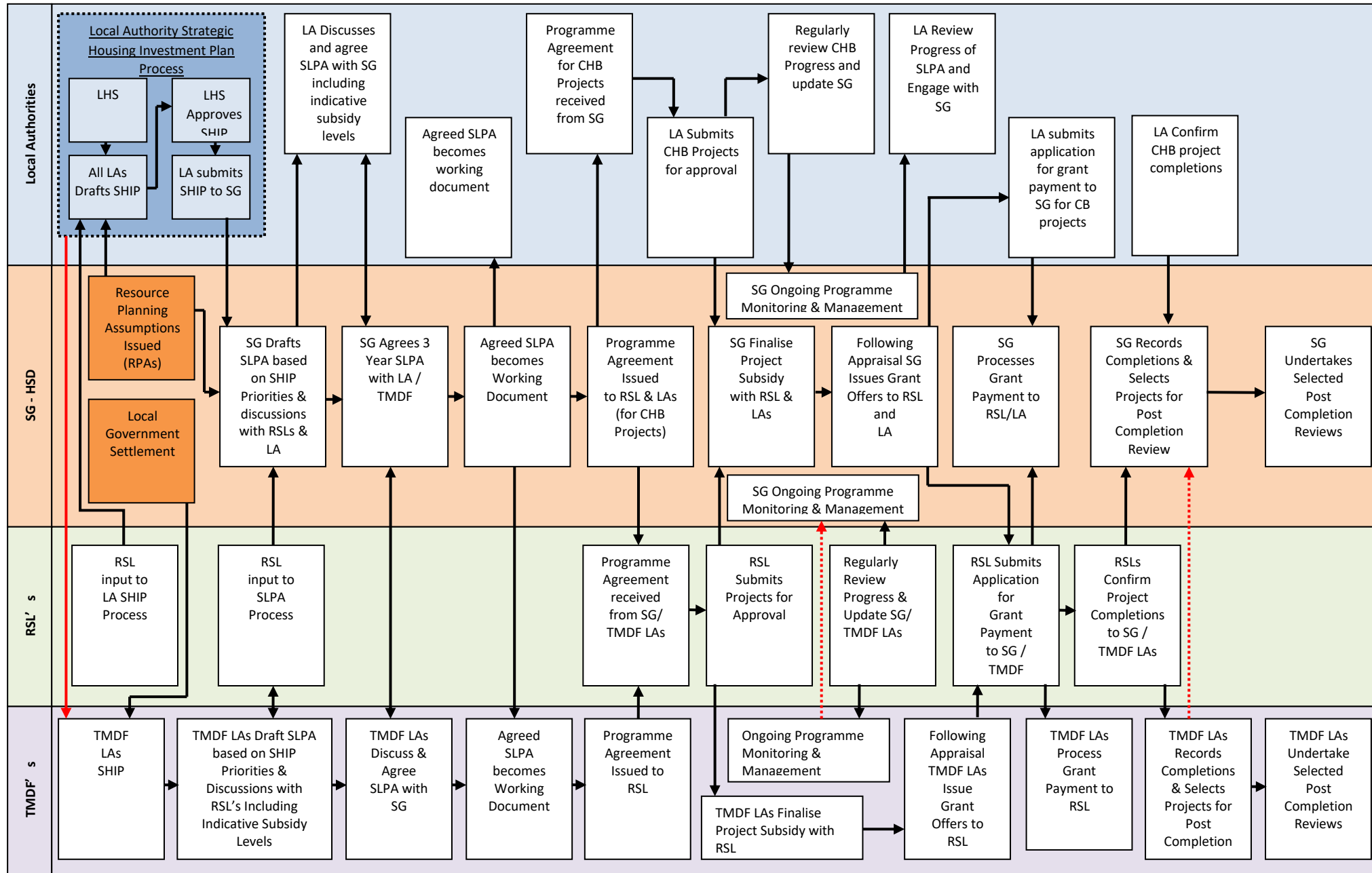
1C: Projects expected to start on site in 2021/22 or later

Development	Units	Status	Comment
Bishopton Phase III, North Renfrewshire	62	Due to start on site in 2021/22	This third phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide around 62 affordable homes with a developing housing association still to be identified.
Paisley West End, Underwood Lane	13	Due to complete 2022	Sanctuary Scotland are progressing plans for the redevelopment of the former University of the West of Scotland student accommodation site as part of the Paisley West End Regeneration Masterplan. It is anticipated that around 13 new affordable homes will be developed.

Extra Care & Amenity Accommodation, Paisley	38	Due to start on site in 2021	This development by Linstone Housing Association will provide extra care housing and amenity housing for older people (around 38 new homes). Provision requires to be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.
Orchard Street, Paisley	47	Due to start on site in 2021	Plans are progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017. Paisley 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.
Paisley West End, Phase II	111	Due to start on site in 2021	Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 111 new homes at Well Street and Clavering Street East as part of the Paisley West End Regeneration Masterplan.
Gallowhill, Paisley	60	Due to start on site in late 2021	This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.
MacDowall Street, Johnstone	25	Due to start on site in late 2021	This social rented development of around 25 homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area.
Ryefield, Johnstone	29	Due to start on site in late 2021	This social rented development of approximately 29 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.
Foxbar Rivers, Paisley	80	Due to start on site in early 2022	This mixed tenure development with around 80 houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent.

Erskine - Sheltered Housing Reprovisioning	25	Due to start on site in early 2022	Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine.
Johnstone Castle Phase II	52	Due to start on site in late 2021	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 52 new homes to be built for social rent (including around 22 homes for Linstone Housing Association, of which 12 will be located at Chestnut Place, Johnstone).
Supported Housing Development, Paisley	14	Due to start on site in late 2021	Provision is included within this Strategic Housing Investment Plan to develop approximately 14 properties for supported housing in Paisley. No site has been identified as yet.
Linwood (Stirling Drive and/or Napier Street)	60	Due to start on site in 2022/23	This social rented development of around 60 homes by Linstone Housing Association will add to the affordable housing supply in Linwood.
Cartha Crescent, Paisley	25	Due to start on site in 2022/23	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
Gibson Crescent, Johnstone	25	Due to start on site in 2022/23	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
Local Development Plan Affordable Housing Policy Future Requirements			An allowance will be made within the programme for new affordable homes within new development sites as part of the new Affordable Housing Policy in Renfrewshire.

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



Completions in the current LHS Period 2016 to 2021

Appendix 3

2016/2017				
Link	Thushcraigs	Paisley & Linwood	70	
Link	Abbey Place	Paisley & Linwood	38	108
2017/2018				
Sanctuary	Andrew Avenue Phase I	Renfrew	77	77
2018/2019				
Sanctuary	Inchinnian Road (Western Park)	Renfrew	67	
Sanctuary	Andrew Avenue Phase II	Renfrew	60	127
2019/2020				
Sanctuary	Paisley West End (Phase I (Co-op))	Paisley & Linwood	39	
Sanctuary	Love Street	Paisley & Linwood	132	
Link	New Sneddon Street	Paisley & Linwood	24	
				195
2020/2021 (Sites that will complete)				
Link	Smithhills Street	Paisley & Linwood	26	
Renfrewshire Council	Johnstone Castle	Johnstone & Elderslie	95	
Renfrewshire Council	Bishopton Phase I	North Renfrewshire	80	
Williamsburgh HA	Milliken Road, Kilbarchan	West Renfrewshire	18	
				219
2020/2021 - Estimated Completions that may be delayed due to the Coronavirus pandemic in 2020.				
Link Group	Millarston, Paisley (Phased Completion)	Paisley & Linwood	40/99	
Sanctuary Scotland	Glenburn, Paisley (Phased Completion)	Paisley & Linwood	42/131	
Renfrewshire Council	Ferguslie Park, Paisley (Phased Completion)	Paisley & Linwood	32/101	
Renfrewshire Council	Auchengreoch Road, Johnstone (Phased Completion)	Johnstone & Elderslie	9/39	
Williamsburgh HA	Albert Road, Renfrew (Phased Completion)	Renfrew	7/42	
Paisley HA	Westerfield House, Paisley	Paisley & Linwood	16	
Link Group	Amochrie Road, Foxbar, Paisley	Paisley & Linwood	36	
Link Group	Thrushcraigs Phase II (St Ninians), Paisley	Paisley & Linwood	23	
Sanctuary Scotland	West End Sutherland Street (SR), Paisley	Paisley & Linwood	22	
Loretto	Bishopton Phase II	North Renfrewshire	58	285

1,011

Appendix 4 - Core & Shadow Programme

Core Programme

Projects in the Affordable Housing Supply Programme	Sub-Area	Number of Affordable Units
Amochrie Road	1	36
Thrushcraigs Phase 2	1	23
West End - Sutherland Street	1	22
Westerfield House	1	16
Bishopton Phase II	4	58
West End - UWS Site	1	13
Millarston	1	99
Glenburn	1	131
Auchengreoch Road Phase	3	39
Ferguslie Park	1	101
Abbey Quarter Phase 4	1	70
Albert Road, Renfrew	2	42
Extra Care (Station Road), Paisley	1	38
Orchard St/Causeyside St (HRA)	1	47
Paisley West End - Remaining sites	1	111
Gibson Crescent/North Road	3	25
LDP Affordable Housing Policy Future Reqs	1-5	tbc
		871

£ Million			
Total Grant Requirement (£M)	Estimated Total Spend by End March 2021	Estimated Grant Requirement (Yrs 1-3) 2021/22-2023/24	Estimated Grant Requirement (Yrs 4-5) 2024/25-2025/26
£2.884	£2.884	£0.000	£0.000
£2.482	£2.482	£0.000	£0.000
£2.405	£2.405	£0.000	£0.000
£1.152	£1.152	£0.000	£0.000
£4.581	£1.000	£3.581	£0.000
£0.976	£0.488	£0.488	£0.000
£9.840	£8.540	£1.300	£0.000
£11.713	£7.697	£4.016	£0.000
£2.302	£0.401	£1.901	£0.000
£5.914	£2.245	£3.669	£0.000
£4.630	£1.560	£3.070	£0.000
£3.433	£0.000	£3.433	£0.000
£3.504	£0.308	£2.196	£1.000
£4.422	£2.200	£2.222	£0.000
£7.994	£1.494	£6.500	£0.000
£1.963	£0.000	£1.963	£0.000
tbc	tbc	tbc	tbc
£70.195	£34.856	£34.339	£1.000

Shadow Programme

Projects in the Affordable Housing Supply Programme	Sub-Area	Number of Affordable Units
Bishopton Phase 3	4	62
Gallowhill, Paisley	1	60
MacDowall Street, Johnstone	3	35
Foxbar Rivers, Paisley	1	80
Ryefield, Johnstone	3	29
Sheltered Housing Reprovisioning, Erskine	4	25
Johnstone Castle Phase 2	3	40
Johnstone Castle (Chestnut Place)	3	12
Supported Housing, Paisley (Site tbc)	1	14
Linwood Stirling Drive or Napier Street	1	60
Cartha Crescent, Paisley	1	25
Paisley Town Centre (Site tbc)	1	30
Strategic Acquisition of Private Dwellings	1-5	tbc
		472

Total Grant Requirement (£M)	Estimated Total Spend by End March 2021	Estimated Grant Requirement (Yrs 1-3) 2021/22-2023/24	Estimated Grant Requirement (Yrs 4-5) 2024/25-2025/26
£4.464	£0.000	£4.464	£0.000
£3.540	£0.044	£3.496	£0.000
£2.747	£0.000	£2.747	£0.000
£5.240	£0.000	£5.240	£0.000
£2.144	£0.000	£2.144	£0.000
£1.800	£0.000	£1.800	£0.000
£3.030	£0.000	£3.030	£0.000
£0.864	£0.000	£0.864	£0.000
£1.008	£0.000	£1.008	£0.000
£4.320	£0.000	£2.160	£2.160
£1.962	£0.000	£0.853	£1.109
£2.280	£0.000	£2.280	£0.000
tbc	tbc	tbc	tbc
£33.399	£0.044	£30.086	£3.269

Sub-Areas
1. Paisley & Linwood
2. Renfrew
3. Johnstone & Elderslie
4. North Renfrewshire
5. West Renfrewshire

All Units
1343

Core + Shadow
£103.594

Core + Shadow
£34.900

Core + Shadow
£64.425

Core + Shadow
£4.269

Following the Coronavirus Pandemic in 2020 and the temporary closure of development sites, estimated spend in the period to March 2021 may be less than estimated above. Any slippage in spend will have implications for grant requirement in the later years of this Strategic Housing Investment Plan with any required adjustments made as part of the next Strategic Housing Investment Plan.

Appendix 5 Renfrewshire sub-areas

