



**Renfrewshire
Council**

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

On: **17 August 2021**

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

Heading: **Draft Renfrewshire Strategic Housing Investment Plan 2022-2027**

1. Summary

- 1.1 The Renfrewshire's Strategic Housing Investment Plan sets out the strategic housing investment priorities and projects, which require Scottish Government Affordable Housing Supply Programme funding support, over a five year period to achieve the housing supply targets and outcomes of the Renfrewshire Local Housing Strategy.
 - 1.2 Renfrewshire's Strategic Housing Investment Plan is reviewed and updated each year in consultation with developing Housing Associations and Scottish Government officials
 - 1.3 A draft plan for the five-year period 2022 to 2027 is attached for consultation, following which a finalised plan will be presented to the Communities, Housing and Planning Policy Board for approval in October 2021, prior to submission to the Scottish Government.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. approves the draft Strategic Housing Investment Plan 2022 to 2027 for consultation before a finalised plan is presented to the Communities Housing and Planning Policy Board for approval.
-

3. Background

- 3.1 The Strategic Housing Investment Plan sets out how Scottish Government funding for affordable housing will be targeted to achieve the Housing Supply Targets and the objectives set out in Renfrewshire's Local Housing Strategy.
- 3.2 Renfrewshire's Housing Supply Targets are set out in the Local Housing Strategy. For private sector homes there is a supply target of 500 units and for affordable homes the target is 200 new units. Over the five year period Renfrewshire has sought to build 1000 new affordable units. A recent audit of all new affordable units for the five year period was 850, with several sites still under construction, but delayed due to the impact of the COVID19 pandemic.
- 3.3 Local authorities are required to prepare an annual Strategic Housing Investment Plan and submit it to the Scottish Government to demonstrate how we are meeting the targets and outcomes.
- 3.4 The Scottish Government allocates grant funding (known as Resource Planning Assumptions) to local authority areas through the Affordable Housing Supply Programme and local authorities are required to prepare a Strategic Housing Investment Plan each year, setting out the investment priorities for affordable housing.
- 3.5 Future Resource Planning Assumptions from the Scottish Government that support the delivery of projects within the Strategic Housing Investment Plan were confirmed by the Scottish Government in July 2021 for the five year period 2021/22 to 2025/26 as follows:
 - £19.942M in 2021/22;
 - £17.189M in 2022/23;
 - £17.140M in 2023/24;
 - £17.200M in 2024/25; and
 - £17.485M in 2025/26.

4. Draft Strategic Housing Investment Plan

- 4.1 In line with current Scottish Government guidance, the draft Strategic Housing Investment Plan 2022 to 2027 takes a flexible approach to programme management. By including a degree of over-programming, affordable housing projects are able to be brought forward within the programme, taking advantage of any additional resources that may become available to Renfrewshire.
- 4.2 As we continue our recovery from the Covid-19 pandemic, potential new affordable housing sites will be considered in line with estimated levels of future funding and the outcomes of the Local Housing Strategy.
- 4.3 Consultation on the draft Strategic Housing Investment Plan will take place between August and September 2021 using various consultation techniques, in accordance with the latest Scottish Government guidance on Covid-19 safe practice.

- 4.4 Members will be aware that consultation is currently taking place with tenants, residents, and owners on regeneration proposals for the eight areas included in phase one of the Council's Housing-led Regeneration and Renewal Programme. Provisional allowance is included in the Strategic Housing Investment Plan for newbuild Council housing in the four areas where this is proposed, pending the outcome of consultation and approval of plans for these areas by the Policy Board.
 - 4.5 Following consultation, the Strategic Housing Investment Plan will be finalised and presented to this Policy Board for approval.
-

Implications of the Report

1. **Financial** - Provision has been made within the HRA Budget in relation to the projects where the Council is the developing organisation.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - Building strong, safe and resilient communities - Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land 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** – None.

13. **Climate Change** – None.

Background Papers

Appendix 1 - Draft Strategic Housing Investment Plan 2022 to 2027

Authors: *Lesley Muirhead, Planning and Housing Manager, 0141 618 6259,*
email: Lesley.Muirhead@renfrewshire.gov.uk

Sharon Marklow – Place Strategy Manager, 0141 618 7835,
email: Sharon.marklow@renfrewshire.gov.uk



Draft Strategic Housing Investment Plan 2022 to 2027

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan 2022 to 2027 has been prepared for public consultation following initial discussions with Registered Social Landlords operating in Renfrewshire.

As part of the consultation process, the draft Strategic Housing Investment Plan is being sent to local Tenants and Residents Associations, Community Councils and other key partners for comment and is being published on the Council's community website with comments invited from all interested parties.

The comments and feedback received as part of the consultation process will be considered when finalising 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 26th October 2021. The finalised Strategic Housing Investment Plan will then be submitted to the Scottish Government.

A Strategic Local Programme Agreement for Renfrewshire is then agreed, this forms the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.

This Draft Strategic Housing Investment Plan is to be published for consultation from **24 August 2021 to 28 September 2021**.

Comments should be returned by email or by post to:

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

Email: strategyandplace@renfrewshire.gov.uk

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'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 allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

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

The Scottish Government Housing Programme

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

Together these documents set out an aspirational vision of what housing across all tenures should look like and how it should be delivered for people across Scotland.

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

The strategy is ambitious and will require appropriate financial support and ongoing partnership working.

Clarity in terms of future funding and delivery mechanisms in relation to the delivery of Renfrewshire's contribution to these 100,000 affordable homes over the 10-year period to 2032 is essential to facilitating delivery of the '[Housing to 2040 Strategy](#)'.

Affordable Homes for Renfrewshire

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

The current Local Housing Strategy (2016-2021) included an affordable housing supply target of 1,000 affordable homes over the five year period to March 2021. A recent audit of all new affordable units for the five year period was 850, with several sites still under construction, but delayed due to the impact of the COVID-19 pandemic.

The next Local Housing Strategy which will cover the period 2022 to 2027 is currently being developed and will be informed by the next Housing Needs and Demand Assessment.

Future targets for the delivery of affordable homes will be informed by resource availability to ensure that the affordable housing supply programme reflects the priorities of the new Local Housing Strategy.

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

The delivery of affordable housing will be further strengthened over the next five years with greater emphasis being placed on working with private sector partners to ensure effective delivery of mixed tenure developments throughout Renfrewshire as part of the new Affordable Housing Policy.

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Resources for Housing Delivery

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 and resources.

Future Resource Planning Assumptions (RPA's) from the Scottish Government that support delivery of projects within the Strategic Housing Investment Plan were confirmed by the Scottish Government in July 2021 for the five year period 2021/22 to 2025/26 with the following minimum levels of grant funding being provided:

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

Renfrewshire Council is committed to the delivery of the Strategic Housing Investment Plan and will continue to maximise opportunities to deliver an appropriate range of affordable housing that meets the needs of different groups throughout Renfrewshire.



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



Affordable Housing Development, Glenburn, Paisley (Sanctuary Scotland/Paisley (Housing Association))

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Renfrewshire Local Housing Strategy

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

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

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

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

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.**

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Meeting Renfrewshire's Housing Need

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

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

Renfrewshire's population like Scotland's is ageing with people living longer. In 2020, almost one fifth (19.0%) of Renfrewshire's population was 65 years of age or older. Consistent trends in recent years suggest a likely ongoing increase in the proportion of older.

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

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

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

Renfrewshire Affordable Housing Investment Priorities

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

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

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

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

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

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

general needs developments. This provision alongside appropriate support will assist people to live successfully and independently for as long as possible in their own homes and communities.

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

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

The draft Strategic Housing Investment Plan will continue to support the delivery of a range of affordable housing options and includes provision for homes for both social rent and low cost home ownership/shared equity.

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

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 and taking necessary action which aims to address issues in terms of housing quality and sustainability.

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

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

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

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

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 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.

Projects within this draft Strategic Housing Investment Plan have been prioritised to reflect local needs assessments, site availability, strategic priorities and funding availability.

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

In preparation of 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.

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Particular Housing Needs

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

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

- Amenity housing - all of which will be designed to amenity standard for older people and includes Westerfield House, Paisley Phase II - **16** unit development, Abbey Quarter Phase 4, Paisley - **16+** unit development and Station Road, Paisley - **42** unit development.
- Sheltered housing reprovisioning, 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 when planning new developments along with the continued need 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.

Wheelchair Accessible Housing

Renfrewshire Council aims to promote the delivery of wheelchair accessible homes on all new residential developments delivered through the Strategic Housing Investment Plan.

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

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.

In line with Scottish Government guidance, targets for the inclusion of wheelchair accessible homes as part of all new build developments will be established that are subject to annual

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

review. This target will be included within the new Local Housing Strategy.

Rapid Rehousing Transition Plans

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

The Plan outlines how the Council and partners will plan for those who are homeless in order to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly.

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.

Progress on the main stages of the development and implementation of Rapid Rehousing Transition Plans will be reflected in future updates of the Local Housing Strategy.

Child Poverty (Scotland) Act 2017

The development programme contained within this draft 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.

Gypsy/Travellers

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

A refreshed Housing Need and Demand Assessment which will inform 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.

Delivering New Affordable Homes in Renfrewshire

As shown in Appendix 4, plans are in place to deliver significant levels of new affordable homes throughout Renfrewshire in the period after March 2022.

Both ongoing and recently completed developments in Renfrewshire have included a broad combination of tenures to

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

promote different opportunities for lower income households to promote access to affordable housing.

This approach will continue 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 with this draft Strategic Housing Investment Plan reflecting the strategic importance of regeneration activity across Renfrewshire with the Council targeting investment of at least £100 Million in both the development of new Council housing and major improvement to existing housing.

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

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

Climate Change Adaptations

This affordable housing programme aims to tackle fuel poverty by maximising opportunities for innovative energy efficient

development with greener measures included within the majority of new build developments.

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



Milliken Road, Kilbarchan (Williamsburgh Housing Association)

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

Renfrewshire Council New Build Programme

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

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

Site investigations and feasibility work is also progressing at both Gallowhill, Paisley and in Foxbar, Paisley in partnership with Paisley Housing Association.

As noted earlier, the current Local Housing Strategy retains a particular focus on regeneration with these efforts underpinned by a £100M investment in new Council house building and improvements to existing stock in identified areas.

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



New Build Council housing, Dargavel Village, Bishopton (Renfrewshire Council general needs and amenity standard social rented homes)

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.

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

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

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

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

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.

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

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

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.

Delivery

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

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

Housing Infrastructure Fund

The Scottish Government issued guidance in relation to the Housing Infrastructure Fund 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 current programme that may be suitable for additional funds from the Housing Infrastructure Fund include:

- Abbey Quarter Phase 4, Paisley (Offsite works to allow connection to Scottish Water network to support delivery of 81 Social Rented Units); and
- South West Johnstone (off site drainage works to support delivery of mixed tenure homes);

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:

DRAFT STRATEGIC HOUSING INVESTMENT PLAN 2022 TO 2027

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

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

Strategic Housing Investment Plan Appendices and Priorities

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

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

Appendix 3 shows recent affordable housing completions.

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

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

Equalities

In line with The Equality Act 2010 and the associated protected characteristics, an Equality and Human Rights Impact Assessment has been prepared alongside the preparation of the 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 2022 to 2027 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we have identified actions required to eliminate or mitigate these negative impacts.

Appendix 1: Renfrewshire Affordable Housing Project Updates

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

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

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

Development	Units	Status	Comment
Bishopton Phase II, North Renfrewshire	58	On site, due to complete August 2022	This second phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide 58 social rented homes by Loretto Housing Association.
Millarston, Paisley	99	On site, due to complete early 2023	This development of 99 new homes for social rent will add to the mix of new homes in this area. This development will complete in phases across 2021/22 and 2022/23.
Ferguslie Park, Paisley	101	On site, due to complete end of 2022	This development of 101 new Council homes will assist in the regeneration of the Ferguslie Park area. This development will complete in phases across 2021/22 and 2022/23.
Auchengreoch Road, Johnstone	39	On site, due to complete September 2022	This development of 39 new Council homes will add to the affordable housing supply in South West Johnstone. This development will complete in phases across 2021/22 and 2022/23.
Glenburn Regeneration	131	On site, due to complete July 2022	This affordable development of 131 homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with 22 homes also developed for low cost home ownership. This development will complete in phases across 2021/22 and 2022/23.
Albert Road, Renfrew	42	Due on site Summer 2021, Due to complete late 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 on site Autumn 2021, Due to complete late 2022	Sanctuary Scotland are progressing plans for the redevelopment of this site as part of the regeneration of Paisley's West End with around 22 new homes developed for social rent.
Paisley West End, Underwood Lane	13	Due on site Autumn 2021, Due to complete late 2022	Sanctuary Scotland is progressing plans for the redevelopment of the former University of the West of Scotland student accommodation site as part of the Paisley West End Regeneration Masterplan. It is anticipated that around 13 new affordable homes will be developed.
Abbey Quarter Phase 4, Paisley Town Centre	81	Due on site Autumn 2021, Due to complete mid 2023	Link Group are progressing plans for a variety of affordable tenures for around 81 new homes. This fourth phase will complete the redevelopment of the former Arnotts site which is a key strategic location in the heart of Paisley Town Centre. This development will complete in phases throughout 2022/23.
Gallowhill, Paisley	60	Site Investigations ongoing	This social rented development of around 60 homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.
MacDowall Street, Johnstone	35	Due on site late 2021	This social rented development of around 35 homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area.

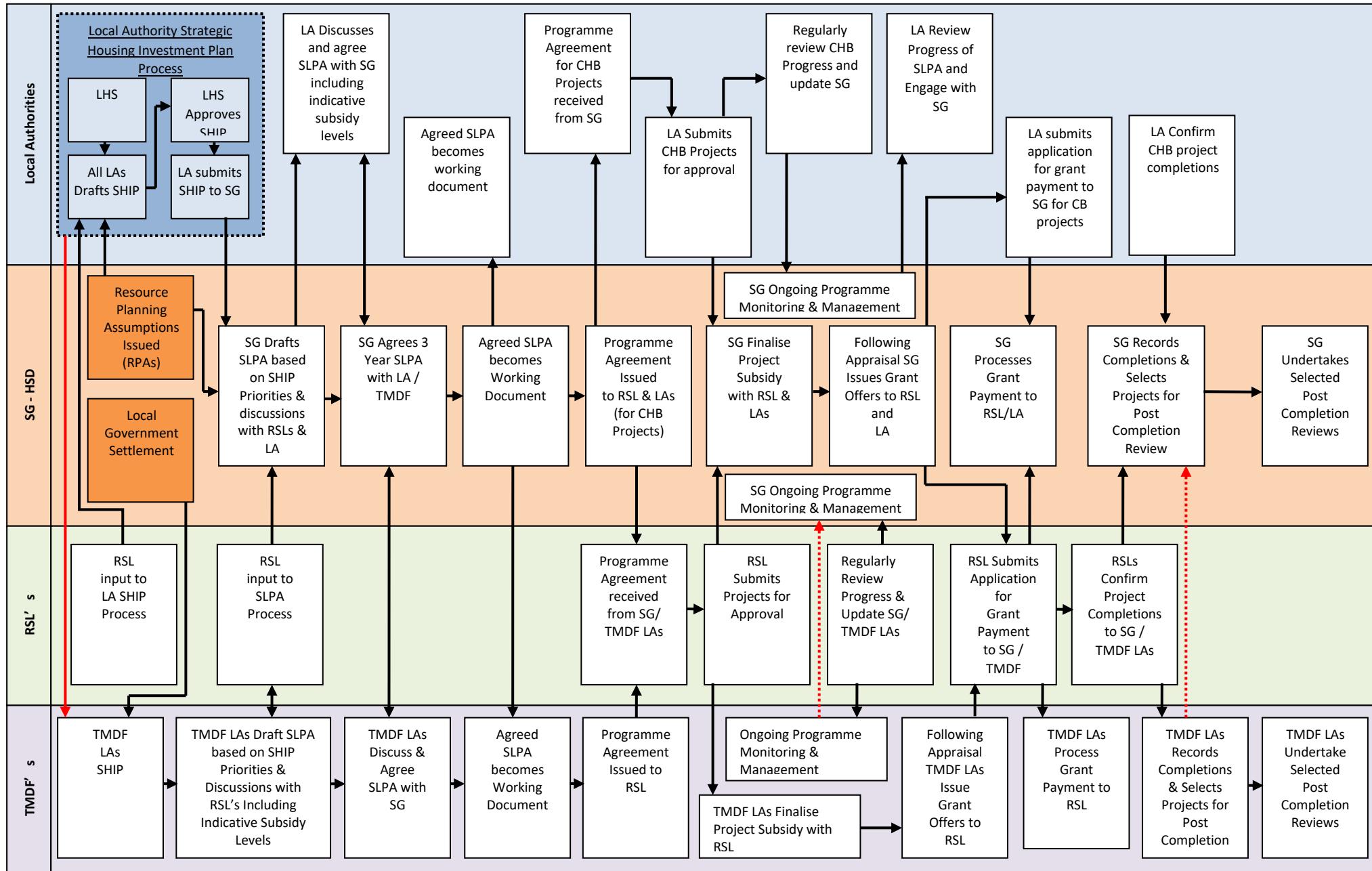
1C: Projects expected to start on site in 2022/23 or later

Development	Units	Status	Comment
Bishopton Phase III, North Renfrewshire	62	Due to start on site in 2022/23	This third phase of development within Bishopton Community Growth Area (CGA) (Dargavel Village) will provide around 62 affordable homes with a developing housing association still to be identified.
Ryefield, Johnstone	31	Due to start on site in 2022/23	This social rented development of approximately 31 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.
Station Road, Paisley	38	Due to start on site in 2022/23	This development by Linstone Housing Association will provide amenity housing for older people (around 38 new homes).
Orchard Street, Paisley	47	Due to start on site in 2022/23	Plans are progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017.
Paisley West End, Phase II	111	Anticipated Site Starts from 2022/23	Sanctuary will progress the later phases of the Regeneration Masterplan to deliver around 111 new homes at Well Street and Clavering Street East as part of the Paisley West End Regeneration Masterplan.
Johnstone Castle Phase II	52	Due to start on site in 2022/23	Link Group in partnership with Linstone Housing Association are progressing plans for a second phase of affordable housing in Johnstone Castle. This second phase of development will provide around 52 new homes for social rent as well as associated infrastructure and green spaces with around 40 of these new homes to be developed on two sites being transferred from the Council to Link Group for redevelopment.

Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	Due to start on site in 2022/23	This social rented development of around 22 homes by Ferguslie Park Housing Association will add to the affordable housing supply in the Ferguslie Park area.
Foxbar Rivers, Paisley	80	Due to start on site in 2023	This mixed tenure development with around 80 houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent.
Erskine - Sheltered Housing Reprovisioning	25	Site tbc	Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine.
Linwood (Napier Street)	51	Due to start on site in 2023/24	This social rented development of around 51 homes by Sanctuary Scotland Housing Association will add to the affordable housing supply in Linwood.
Linwood (Stirling Drive)	60	Due to start on site in 2023/24	This social rented development of around 60 homes by Limestone Housing Association will add to the affordable housing supply in Linwood.
Cartha Crescent, Paisley	25	Due to start on site in 2023/24	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
Gibson Crescent, Johnstone	25	Due to start on site in 2023/24	This social rented development of around 25 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
Supported Housing Development, Paisley	14	tbc	Provision is included within this Strategic Housing Investment Plan to develop approximately 14 properties for supported housing in Paisley. No site has been identified as yet.

Forbes Place, Paisley	16	Site start tbc	This social rented development by Link Group around 16 homes will add to the affordable housing supply in Paisley Town Centre and will form part of a wider mixed tenure development.
Blackhall Street, Paisley	26	Site start tbc	Discussions are ongoing between Loretto Housing Association and a private developer that may see a mixed tenure development with around 26 homes made available for social rent by Loretto Housing Association. This development will add to the supply of affordable housing in Paisley Town Centre.
Paisley Town Centre	30-60	Site start tbc	Efforts will continue to identify potential sites for affordable housing in Paisley Town Centre to promote mixed tenure communities and the growth of the resident town centre population.
Local Development Plan Affordable Housing Policy Future Requirements		An allowance will be made within the programme for new affordable homes within new development sites as part of the new Affordable Housing Policy in Renfrewshire.	

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



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

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

Appendix 4 - Core & Shadow Programme

Core Programme

Projects in the Affordable Housing Supply Programme	Sub-Area	Number of Affordable Units	£ Million			
			Total Grant Requirement (£M)	Estimated Total Spend by End March 2022	Estimated Grant Requirement (Yrs 1-3) 2022/23-2024/25	Estimated Grant Requirement (Yrs 4-5) 2025/26-2026/27
Bishopton Phase II	4	58	£4.658	£4.558	£0.000	£0.000
Millarston	1	99	£10.618	£10.618	£0.000	£0.000
Glenburn	1	131	£11.719	£11.719	£0.000	£0.000
Auchengreoch Road	3	39	£2.302	£2.302	£0.000	£0.000
Ferguslie Park (RC)	1	101	£6.111	£6.111	£0.000	£0.000
Abbey Quarter Phase 4	1	81	£7.995	£4.348	£3.647	£0.000
Albert Road, Renfrew	2	42	£3.317	£3.317	£0.000	£0.000
Orchard St/Causeyside St (HRA)	1	47	£4.381	£1.807	£2.574	£0.000
West End - Sutherland Street & UWS Site	1	35	£4.154	£1.338	£2.816	£0.000
Paisley West End - Remaining sites	1	111	£7.994	£2.930	£5.064	£0.000
MacDowall Street, Johnstone	3	35	£2.747	£0.300	£2.447	£0.000
Gibson Crescent/North Road	3	25	£1.963	£0.000	£1.963	£0.000
Gallowhill, Paisley	1	60	£3.540	£0.044	£3.496	£0.000
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley (FPHA)	1	22	£1.584	£0.000	£1.584	£0.000
Station Road, Paisley	1	38	£3.504	£0.308	£3.196	£0.000
Ryefield, Johnstone	3	31	£2.232	£0.600	£1.632	£0.000
Johnstone Castle Phase 2, Johnstone	3	40	£3.030	£0.300	£2.730	£0.000
Johnstone Castle (Chestnut Place), Johnstone	3	12	£0.864	£0.000	£0.864	£0.000
Bishopton Phase 3	4	62	£4.464	£0.000	£4.464	£0.000
LDP Affordable Housing Policy Future Reqs	1-5	tbc	tbc	tbc	tbc	£36.477
		1069	£87.177	£50.600		£0.000

Shadow Programme

Projects in the Affordable Housing Supply Programme	Sub-Area	Number of Affordable Units	£ Million			
			Total Grant Requirement (£M)	Estimated Total Spend by End March 2022	Estimated Grant Requirement (Yrs 1-3) 2022/23-2024/25	Estimated Grant Requirement (Yrs 4-5) 2025/26-2026/27
Cartha Crescent, Paisley	1	25	£1.962	£0.000	£1.962	£0.000
Foxbar Rivers, Paisley	1	80	£5.240	£0.000	£5.240	£0.000
Sheltered Housing Reprovisioning, Erskine	4	25	£1.800	£0.000	£1.800	£0.000
Paisley Town Centre (Sites tbc)	1	60	£4.320	£0.000	£4.320	£0.000
Stirling Drive, Linwood	1	60	£4.320	£0.024	£2.136	£2.160
Napier Street, Linwood	1	51	£3.672	£0.000	£2.448	£1.224
Forbes Place, Paisley	1	16	£1.152	£0.000	£1.152	£0.000
Blackhall Street, Paisley	1	26	£1.872	£0.000	£1.872	£0.000
Supported Housing, Paisley (Site tbc)	1	14	£1.008	£0.000	£0.000	£1.008
Howwood Road, Johnstone (<i>Two Phases</i>)	3	120	£7.080	£0.000	£2.020	£3.290
Thrushcraig, Paisley	1	45	£2.655	£0.000	£0.000	£2.655
Broomlands, Paisley	1	25	£1.475	£0.000	£0.000	£1.475
Springbank, Paisley	1	120	£7.080	£0.000	£0.000	£0.000
North Renfrewshire Villages - sites to be identified	4	tbc	tbc	tbc	tbc	tbc
West Renfrewshire Villages - sites to be identified	5	tbc	tbc	tbc	tbc	tbc
Strategic Acquisition of Private Dwellings	1-5	tbc	tbc	tbc	tbc	tbc
		667	£43.636	£0.024	£22.950	£11.812

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

All Units	Core + Shadow	Core + Shadow	Core + Shadow	Core + Shadow
1736	£130.813	£50.624	£59.427	£11.812

Appendix 5 Renfrewshire sub-areas

