

Renfrewshire Council

HNDA Research Final

Report

July 2023

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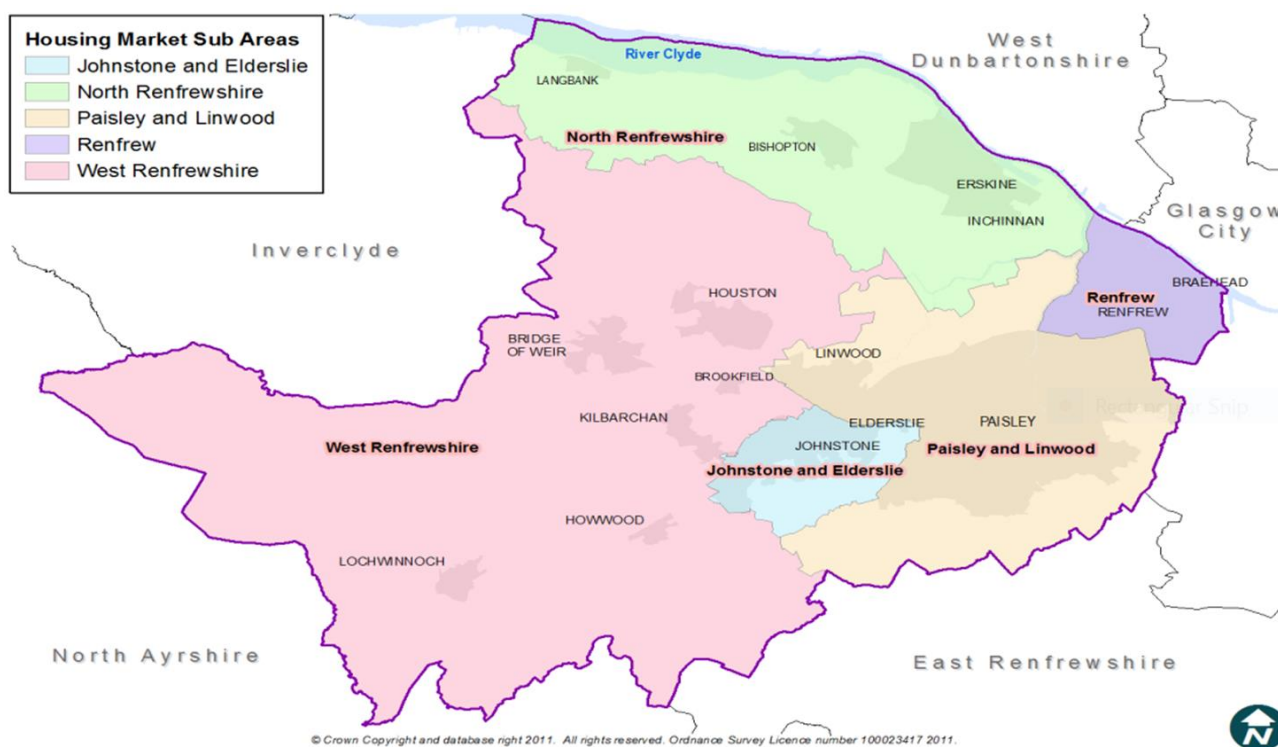
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1 Introduction and Study Overview

In November 2022, Renfrewshire Council commissioned Arneil Johnston to carry out research to build detailed affordable housing estimates disaggregated to Housing Market Sub-Area (HMA), property size and where possible, property type. This analysis was intended to build on the outcomes of the Glasgow City Region Housing Need & Demand Assessment (HNDA3) study (2023) which provides an aggregated HNDA calculation for the Renfrewshire area, split by housing tenure.

To inform the design and delivery of the Local Housing Strategy and Strategic Housing Investment Plan as well as influencing local land use planning and delivery of the Affordable Housing Policy; the Council have produced affordable housing estimates for each of the following Housing Market Sub-Areas: Johnston and Elderslie HMA, North Renfrewshire HMA, Paisley and Linwood HMA, Renfrew HMA and West Renfrewshire HMA.



Map 1.1: Renfrewshire Housing Market Areas

Key objectives of the Renfrewshire 2023 HNDA study include further developing the outcomes of the Glasgow City Region HNDA3 by developing credible housing estimates by Housing Market Area and a more comprehensive assessment of existing housing need. To achieve this, disaggregated HNDA analysis has been informed by research into the dynamics of housing system operation in each HMA, as well as further analysis on the delivery requirements associated with affordable housing.

Underpinning the development of affordable housing estimates at HMA level, the research provides a detailed assessment of housing affordability by HMA, as well as analysis of the extent and nature of housing need experienced by existing households in suitable housing. A key aspect of this study was to commission a large scale primary research exercise targeting all households in

Renfrewshire to assess existing housing need, future intentions and housing aspirations. To achieve this, the research delivers a statistically robust and representative telephone survey across 500 residents, further augmented by an online survey of local residents. This research offers invaluable insight into the dynamics of affordable housing requirements across the Renfrewshire area.

In defining affordable housing estimates, the research analyses the extent to which existing housing assets can effectively meet need, assessing the extent and nature of stock within the Council's regeneration programme including projected demolition, reprovisioning or comprehensive improvement activity.

Ultimately, the research study provides 20 and 10-year affordable housing estimates in each Housing Market Sub-Area, suggesting a profile of the property types and sizes that would be most effective in meeting housing need.

Renfrewshire 2023 HNDA Summary Outcomes by Housing Market Area (Years 1-10/1-20)

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Housing estimates Year 1 - 5	2579	308	298	1452	290	232
Housing estimates Year 5 - 10	2670	319	308	1498	303	243
Housing estimates Year 10 - 15	1878	232	213	953	257	224
Housing estimates Year 15 - 20	1520	188	172	771	208	181
Housing Estimates Year 1-20	8648	1046	991	4673	1058	880
Housing Estimates Year 1-10	5250	626	606	2950	593	475

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	2189	302	143	1397	243	104
Below Market Rent Housing Estimates	464	64	126	122	64	88
Market Rent Housing Estimates Year	674	69	219	126	65	194
Market Housing Estimates Year	5321	612	503	3027	685	494
Housing Estimates Year 1-20	8648	1046	991	4673	1058	880

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	1342	181	87	882	136	56
Below Market Rent Housing Estimates	276	38	77	77	36	47
Market Rent Housing Estimates	396	42	134	80	36	105
Market Housing Estimates	3235	366	307	1911	384	267
Housing Estimates Year 1-10	5250	626	606	2950	593	475

1.1 Project Methodology

The project methodology has been designed to deliver robust and credible HNDA evidence by meeting the following research objectives:

- estimate the overall need/demand for new affordable housing over the next 10 years to inform investment priorities, broken down to the Council's five Housing Market Sub-Areas
- consider the affordability of different housing tenures for existing households relative to local incomes and assess the extent to which households can afford a range of housing tenures by property size and type
- identify the potential need and demand for affordable housing from households in "current need" who cannot meet their needs in the market

- identify the potential demand for below market rent or low-cost home ownership products as a subset of the demand for affordable housing
- critically review the work carried out by Renfrewshire Council to address stock sustainability issues, providing a best estimate of the number of new build dwellings required to replace existing social rented housing which does not meet current and future need
- provide a final report detailing 10-year affordable housing estimates by size and type, including intermediate housing requirements.

To achieve this, the research programme was executed around the following methodology:

- primary research to deliver insights on the extent and nature of housing need and demand across Housing Market Areas in Renfrewshire
- analytical modelling of housing affordability across Renfrewshire relative to local incomes and range of housing options and tenures
- analysis of the extent and nature of housing system pressures across Housing Market Areas in Renfrewshire with a specific focus on affordable housing pressures
- disaggregated analysis of Housing Need & Demand by Housing Market Area to produce cross tenure housing estimates over a 10 and 20-year projection period
- further development of affordable housing estimates by HMA aligned to Renfrewshire Council's regeneration programme.

This research report details each aspect of the research, synthesising conclusions and providing 10-year affordable housing estimates by Housing Market Area to inform development of the new Local Housing Strategy and next Local Development Plan.

2 Primary Research Outcomes – HNDA Household Survey

An important aspect of producing credible housing estimates disaggregated to a Housing Market Area level, was to commission primary research to provide consistent, current and reliable intelligence on the extent and nature of housing need and demand across the Renfrewshire area. Whilst the Glasgow City Region HNDA3 study provided housing estimates which relied on secondary data sources, there are major limitation in relying on secondary data alone particularly when delivering disaggregated analysis, namely:

- very limited ability to disaggregate data to functional HMAs (or sub-areas) using many secondary datasets (which often report by local authority administrative boundaries only)
- no credible information on the housing suitability or housing affordability drivers of local households at HMA level (including limited intelligence on household income and financial circumstances)
- no credible, recent information on household composition, circumstances, housing intentions or aspirations. This insight is essential in disaggregating estimates by Housing Market Area and property size
- no insights on the impact of the Covid-19 pandemic or cost of living crisis on the extent and nature of housing need and availability of local housing options at HMA level
- limited sample sizes in national secondary data sources offering poor statistical confidence in key measures of housing need
- poor data reliability from partner agencies across several key measures of housing need (and particularly in relation to affordable housing requirements).

A key aspect of the HNDA research study was therefore to commission a large-scale survey of households living in the Renfrewshire area. The purpose of the HNDA survey was to provide a credible assessment of housing need by property size, type and tenure across each Housing Market Area. Arneil Johnston commissioned Research Resource (a professional market research consultancy) to deliver the HNDA household survey, with fieldwork taking place between February and April 2023.

A full technical report detailing the survey methodology, sampling, questionnaire design and data accuracy is available in Appendix A: Renfrewshire HNDA Research Survey Technical Report.

2.1 Primary Research Methodology

A hybrid research methodology was used for the primary research comprising a statistically robust telephone survey with a representative sample of residents across the Renfrewshire area and across housing tenures. The interview-led telephone survey enabled in-depth questioning and analysis, allowing the capture of detailed responses from the household population.

The telephone survey was augmented with an online survey which was promoted by Renfrewshire Council and members of the Housing Providers Forum to capture the views of a wider population and increase the number of interviews achieved. The online survey provided a good opportunity to gather the views of a large audience, both quickly and economically. Forum partners were provided with a survey link and promoted the opportunity to participate in the survey via social media, local authority websites and partner networks.

2.2 Questionnaire Design

Arneil Johnston took the lead in questionnaire design ensuring that the HNDA survey fully met research objectives and information needs, with input provided from Research Resource from an operational perspective; ensuring the survey tool flowed, worked well from an interviewer viewpoint and was easy to complete for respondents.

Two survey questionnaires were designed, one for the telephone survey and one for the online survey. The telephone survey questionnaire was a more in-depth and detailed survey which allowed full exploration of the issues surrounding housing need and demand. The telephone questionnaire covered the following topics:

- Household tenure and property type
- Suitability of and satisfaction with current home
- Property condition
- Future household formation (next 2 years)
- Future intentions of current households
- Health, care and support needs (health, adaptations, care and particular forms of housing)
- Household composition
- Household income.

2.3 Sample Size and Data Confidence

The aim of Renfrewshire Council in commissioning the study was to undertake research which would achieve statistically robust data and therefore allow conclusions to be drawn about housing need and demand across the Renfrewshire area. The telephone survey was therefore designed to provide a robust and representative sample at a Renfrewshire level. This was achieved by procuring a representative sample of residents across Renfrewshire by tenure and by age of head of household. From a target of 500, a total of 499 interviews were achieved through the telephone survey process, providing data accurate to a minimum of +/-5% (based upon a 95% level of confidence at the 50% estimate).

The online survey sought to augment the telephone survey, boosting the statistical confidence of the research sample across Renfrewshire. A total of 485 online survey interviews were achieved in parallel to telephone interviews during the fieldwork period.

The combined total of 948 interviews were achieved providing data accurate to a minimum of +/-3.12% (based upon a 95% level of confidence at the 50% estimate).

The aim of calculating sampling errors is to indicate the confidence which you can have in a particular result. Thus, if we find that 50% of the sample behave in a certain way, the key question is the extent to which this percentage may differ from the true population proportion simply because our results are based only on a sample. The sampling error allows you to say, for example, that the true range is likely to fall within the range of, for example 46.88% and 53.12%. This is expressed in the form +/-3.12%.

Tables 4.1 and 4.2 illustrate the proportion of interviews achieved by housing tenure and household composition in comparison to the Renfrewshire household population. Whilst good representation was achieved across Renfrewshire, there is over representation of Council tenants within the tenure profile with slight under representation of the private rented sector and owner occupation. Furthermore, there is also under representation of single person households and of respondents in the younger age categories.

Tenure (minus vacant private dwellings and second homes)	Renfrewshire 2023 %	Interview profile %
Owner occupied	65.73%	62.54%
Rented privately or with a job/business	10.60%	7.98%
Rented from housing associations	9.71%	10.24%
Rented from local authorities	13.97%	19.24%
Total	100%	100%

(Source: NRS household population projections 2018 based, projected for 2023)

2023 Household projections by type	Renfrewshire 2023 %	Interview profile %
Single person (male & female)	42.80%	21.88%
1 adult, 1+ child(ren)	7.33%	11.04%
2 person all adult	26.00%	35.00%
2+ adults, 1+ child(ren)	15.75%	18.02%
3+ person all adults	8.12%	14.06%
Total	100%	100%

(Source: NRS household population projections 2018 based, projected for 2023)

The survey data was therefore weighted by household composition and tenure to address these imbalances and ensure that the results reported are representative of the overall Renfrewshire population. Reweighting is delivered via snap survey software which compares the expected % of each group (using household projections data) to actual survey outcomes. The software then calculates the expected values and applies the weight to the data to reflect these as follows:

Variable	Code	Ratio	Expected	%	Actual	%
hhcomp	Single person	42.8043	38059	42.8%	210	21.3%
	1 adult, 1+ child(ren)	7.3284	6516	7.3%	106	10.8%
	2 person all adult	26.0015	23119	26.0%	336	34.1%
	2+ adults, 1+ child(ren)	15.7467	14001	15.7%	173	17.6%
	3+ person all adults	8.1191	7219	8.1%	135	13.7%
Tenure	Owner occupier	58440...	58440.8	65.7%	611	62.1%
	Rented privately or with a job/business	9420.8...	9420.8	10.6%	78	7.9%
	Rented from housing associations	8629.4...	8629.4	9.7%	100	10.2%
	Rented from local authorities	12422....	12422.9	14.0%	188	19.1%

HNDA analysis is then performed using the weighted survey data set which is representative of the Renfrewshire household population by household composition and tenure.

2.4 2023 HNDA Household Survey: Topline Results

A presentation outlining headline survey results from the 2023 Renfrewshire HNDA household Survey is available in Appendix B: Renfrewshire HNDA Household Survey: Topline Results.

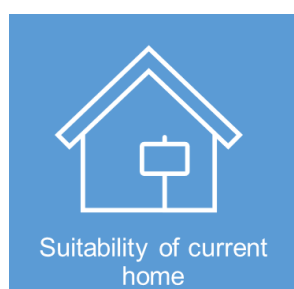
The research outcomes arising from the 2023 Renfrewshire HNDA survey provide invaluable insight into the extent and nature of existing and emerging housing need across the Renfrewshire area; and offer clear insight on the extent and nature of affordable housing pressures. Key headlines are detailed below:



Whilst most households in Renfrewshire live in owner-occupied housing (65%), 14% rent from Renfrewshire Council, 11% rent from private landlords and 10% rent from a Housing Association. Of those in owner-occupied housing, 44% own their property outright. The majority of households renting from the PRS are in a long-term residential let (95%).

Across the Housing Market Area's within Renfrewshire, the Johnstone and Elderslie HMA has the lowest rate of home ownership at 50% and the highest proportion of respondents renting in the social housing sector (38%). North and West Renfrewshire have high rates of home ownership at 84% and 83% respectively. The Renfrew HMA holds has the greatest proportion of respondents renting from the private rented sector (17%) relative to other HMAs (11%).

In Renfrewshire, 37% of households reside in a 2-bedroom property, with the same proportion residing in 3-bedroom properties. Most households in Renfrewshire live in houses (59%), whilst 34% live in flatted properties, including 17% in flats or maisonettes, 12% in four in a block properties and 5% in tenement flats. North Renfrewshire has the highest proportion of households living in houses at 81%, with a further 9% living in bungalows or single storey homes. In contrast, the Paisley and Linwood HMA has the lowest proportion of households living in houses (52%), with a substantial 45% living in flatted properties.



Survey responses indicate a low level of concealed households in Renfrewshire, with just 3% of households sharing at least one room with any other household. Of these, 83% indicate that they share a bathroom, with 78% sharing a kitchen and 62% sharing a WC with another household.

Most survey respondents (70%) indicate that they live in a property with the right number of bedrooms for their household. In contrast, around 1 in 10 indicate either having one bedroom more than needed (11%), or one bedroom fewer than needed (9%). Every HMA with the exception of Johnstone and Elderslie have a greater proportion of respondents indicating that they reside in properties with too many bedrooms rather than too few. In the Johnstone and Elderslie HMA, 14% of households have fewer bedrooms than needed, higher than the proportion in West Renfrewshire (10%), Renfrew (9%), Paisley and Linwood (7%) and North Renfrewshire (7%) HMAs.

The vast majority of households in Renfrewshire are satisfied with their home (80%), with 13% expressing dissatisfaction. North Renfrewshire has the highest level of satisfaction at 89%, whilst respondents living in the Johnstone and Elderslie HMA have the highest level of dissatisfaction at 21%.

Across Renfrewshire, the affordability of mortgage or rent costs is a problem for 12% of households with a notable 21% of respondents in Renfrew and 18% of respondents in North Renfrewshire indicating housing costs are problematic. Furthermore, approximately 1 in 10 households in North Renfrewshire (10%) and Renfrew (9%) indicate that these costs represent a serious problem.

57% of households across Renfrewshire indicate that the affordability of heating costs is a problem, with 13% indicating that heating costs are a serious problem. North Renfrewshire has the greatest proportion of households indicating that heating costs are a serious problem (15%). Reinforcing this, the survey outcomes confirm that 59% of households spend more than 10% of their income on heating, which places them in fuel poverty. The HMA with the greatest proportion of households indicating that heating costs are a problem is Renfrew (61%), followed by Paisley and Linwood and North Renfrewshire (57%), Johnstone and Elderslie (56%) and West Renfrewshire (54%).



Across Renfrewshire, 15% of respondents indicate that the condition of their home is a problem. This is most evident in the Johnstone and Elderslie (22%) and Paisley and Linwood HMAs (17%), falling to just 2% of respondents in West Renfrewshire. Furthermore, 14% of households indicate having difficulty in maintaining their home or undertaking repairs across Renfrewshire. These issues appear most pronounced in the Johnstone and Elderslie and Renfrew HMAs at 18% of households respectively.

Around half of all households in Renfrewshire (48%) indicate that their property requires some repairs or improvements. The most common improvements include double glazing (17%), a modernised bathroom (16%) or modernised kitchen (16%). The HMA with the greatest need for repairs or improvements is Johnstone and Elderslie (57%) with a specific focus on improving the energy performance of homes including replacement boilers (17%), the installation of loft insulation (15%) and double glazing (26%).

42% of households in Renfrewshire indicate that they reside in a property which suffers from poor condition. The most common maintenance requirement in Renfrewshire include minor repairs (25%), condensation (15%), and black mould (10%). The HMA with the largest share of respondents reporting issues with dampness (14%) and black mould (15%) is Johnstone and Elderslie.



One fifth of households in Renfrewshire moved into their current address in the last 5 years. The vast majority of households who moved in the last 5 years (94%) originated from the Renfrewshire area. Renfrew is notably different from all other HMA's with 51% of recent movers indicating that they lived elsewhere in Scotland prior to moving into their current home.

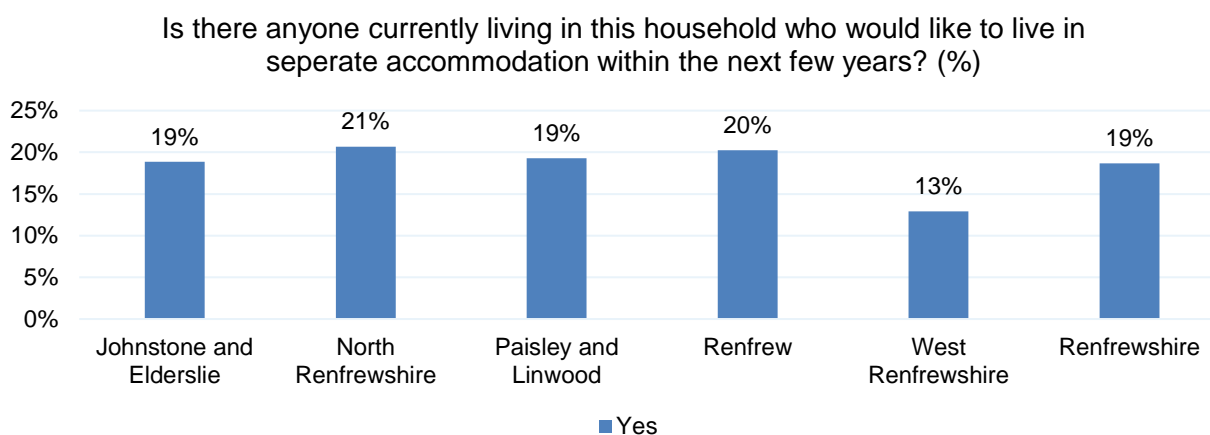
The key drivers for households moving home include being close to friends or family (13%), and the size of properties available locally (13%). Further drivers include being close to employment or education (8%), accessing permanent housing (7%), and the type of properties available (7%). Notably, 13% of recent movers state that they had no choice, their current home was the only option available to them.

In Renfrew, approximately 1 in 5 respondents indicate having no choice in moving to their current home or having moved to the area due to housing availability.



There is positive evidence of intended household formation in Renfrewshire, with 19% of respondents indicating that there is at least one individual in their household that would like to live in separate accommodation in the next few years. Of these new formers, 68% would like to move in the next 2 years, and 32% in the next 2-7 years.

North Renfrewshire has the highest proportion of respondents indicating intent to form a new household at 21%. This is followed by Renfrew at 20%, Paisley and Linwood and Johnstone and Elderslie at 19%, and West Renfrewshire at 13%.



Graph 2.1: % of households with household members who would like to form in the next 2-5 years

Approximately 3 in 4 respondents indicated that one additional household was likely to form from their existing household, with 19% indicating 2 additional households. Just under 3 in 4 newly forming households would like to remain in the Renfrewshire area, with almost half (48%) looking to form in Paisley and Linwood, 12% in Renfrew, 7% in Johnstone and Elderslie, 5% in West Renfrewshire and 2% in North Renfrewshire. Notably, no newly forming households in North Renfrewshire intend to continue living in the area, with 29% intending to move to West Renfrewshire, and 10% moving to Johnstone and Elderslie, Paisley and Linwood, and Renfrew respectively.

Half of new formers in Renfrewshire require a 2-bedroom property, with 31% seeking a 1-bedroom home, 12% seeking a 3-bedroom and 5% in a 4-bedroom property. Additionally, 31% of newly forming households would prefer to live in a house, whilst 26% would prefer a flat or maisonette. 16% of newly forming households are unsure of the property type that they would like to reside in.

Just under half of newly formed households (49%) across Renfrewshire are expected to be single adult households under the age of 65, with almost one quarter (24%) forming as two adult households. Single adult households under the age of 65 are the most prevalent across each HMA, making up 67% of responses in West Renfrewshire, 59% in Johnstone and Elderslie, 58% in North Renfrewshire, 49% in Renfrew, and 45% in Paisley and Linwood.

Housing tenure preferences across newly forming households differ considerably across HMA's. Overall, 42% of new households intend to purchase a property using a mortgage, with 25% intending to rent from Renfrewshire Council, and 11% intending to rent from a housing association.

Aspirations for home ownership are strongest in North Renfrewshire and Johnstone and Elderslie HMAs at 78% and 77% of newly forming households respectively. In the remaining HMA's less than half of newly forming households have an aspiration for home ownership, ranging from 49% in Renfrew to 29% in Paisley and Linwood.

Furthermore, newly forming households do not have strong confidence in their capacity to attain a mortgage currently, with just 34% believing homeownership via mortgage lending to be the tenure type they are most likely to attain. In North Renfrewshire, approximately 20% of prospective households do not feel that home ownership with a mortgage (their preferred tenure) is likely, with almost 1 in 5 indicating that it is likely they will rent a property in the PRS. Likewise, 10% fewer prospective households in Paisley and Linwood indicate that their likely tenure will be home ownership via a mortgage, with almost 1 in 4 households indicating that they are likely to rent from the PRS, and 43% likely to rent from a social housing landlord.

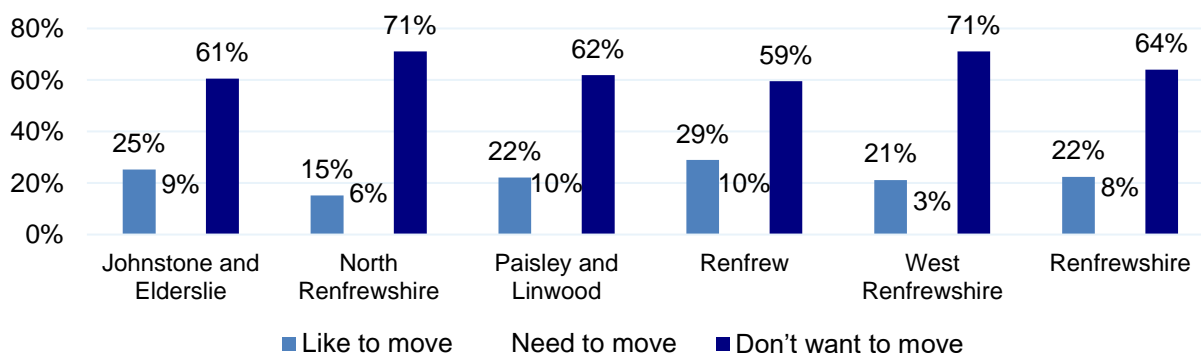
Only 13% of prospective households in Renfrewshire say that nothing would prevent them from moving. The primary reasons why new households may not be able to form in Renfrewshire are financial constraints (45%), a lack of housing available in my area of choice (41%), and lack of deposit required for lending or renting (27%).



30% of respondents across Renfrewshire state that they would like to move (22%) or need to move (8%) in the next 2 years. Of those suggesting that they do not want to move in the next 2 years, 2% indicate that they are planning to move in the next 2 to 7 years.

Aspirations to move in the next 2 years is greatest in Renfrew (39%), followed by Johnstone and Elderslie (34%), Paisley and Linwood (32%), West Renfrewshire (24%), and North Renfrewshire (21%).

Would you currently like to or need to move out of your property in the next 2 year)?

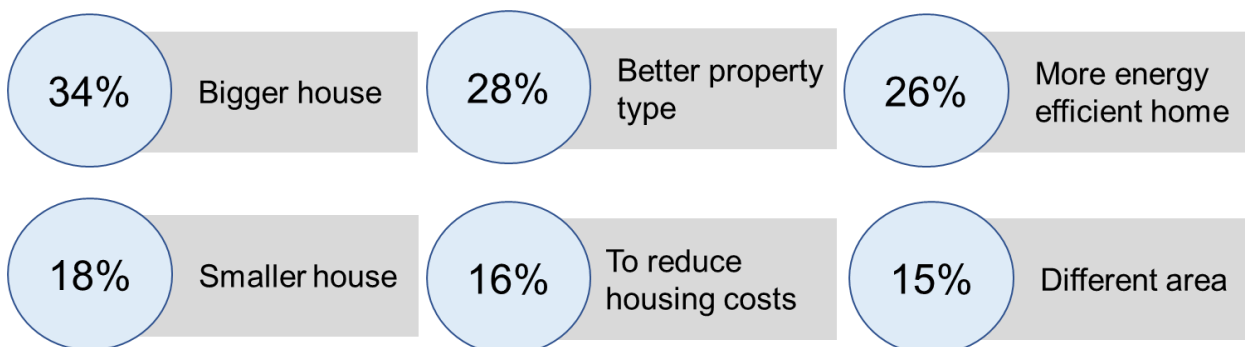


Graph 2.2: % of households who would like or need to move in the next 2 years by HMA

Survey respondents indicate significant demand for social housing should they move in the next 2 years, with 43% indicating that they would like or need to rent from Renfrewshire Council and 39% from a housing association. Over a third (37%) indicate that they would like or need to buy a property. Demand for social housing varies across HMA's, with 54% of movers in Renfrew expressing a preference for Council housing down to just 27% in North Renfrewshire and 21% in West Renfrewshire.

The majority of households who would like or need to move home would prefer to move to a house (54%), with 24% indicating a specific preference for a bungalow. Interest in flatted accommodation is very low across all HMAs, amounting to 20% in Renfrew, 16% in Paisley and Linwood, 15% in Johnstone and Elderslie, 7% in West Renfrewshire, and 0% in North Renfrewshire. 45% of respondents would like or need to move to a 2-bedroom property, while 24% would prefer a 3-bedroom property.

Those who would like or need to move home are motivated by the following reasons:



With the exception of North and West Renfrewshire HMAs, over 70% of respondents would elect to move within their existing area. In North Renfrewshire, this accounts for just 9%, with 25% opting to move to West Renfrewshire and 30% interested in elsewhere in Scotland. Equally, just 25% would elect to remain within the West Renfrewshire area, with 26% interested in Johnstone and Elderslie, 19% unsure, and 15% interested in moving elsewhere in Scotland.



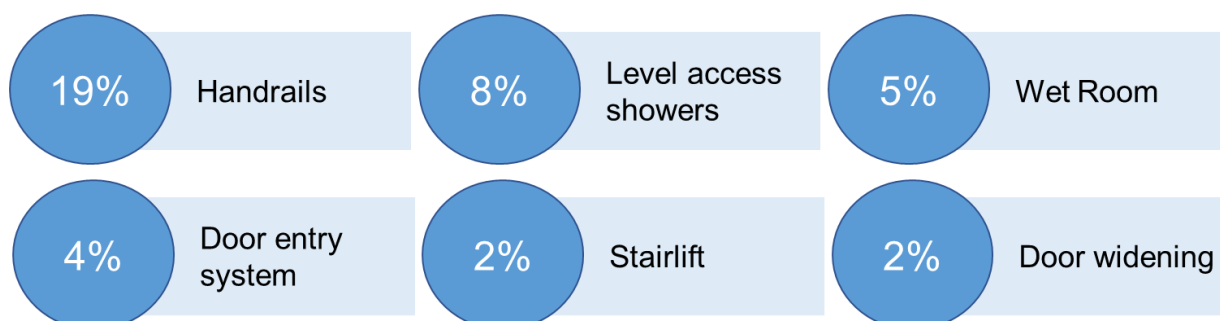
41% of survey respondents have someone living in their household who has a long-term illness, health problem or disability which limits their daily activities or the work they can do. This ranges from 43% of households in Paisley and Linwood to 29% in West Renfrewshire.

Across Renfrewshire 22% of households with a health condition or disability have a physical disability, while 18% have a long-term illness or condition and 14% have a mental health condition. The majority of households with a long term health condition or disability believe that their

home meets their needs (71%) with 28% stating that their home meets their needs very well and 43% stating their home meets their needs fairly well. Almost 1 in 3 households with a health condition or disability in Renfrewshire (27%) state that their current home does not meet the needs of the household. Housing unsuitability is notably high in the Renfrew HMA with 38% of households with a health condition or disability stating that their home does not meet their needs.

In total, 12% of households who have a health condition or disability in Renfrewshire state that they require to move to specialist housing in order to meet their needs including: accessible housing (8%), wheelchair accessible housing (1%), housing for older people (1%) and supported housing (1%). Households who require accessible (level access) housing range from 14% in the Renfrew HMA to 3% in North Renfrewshire.

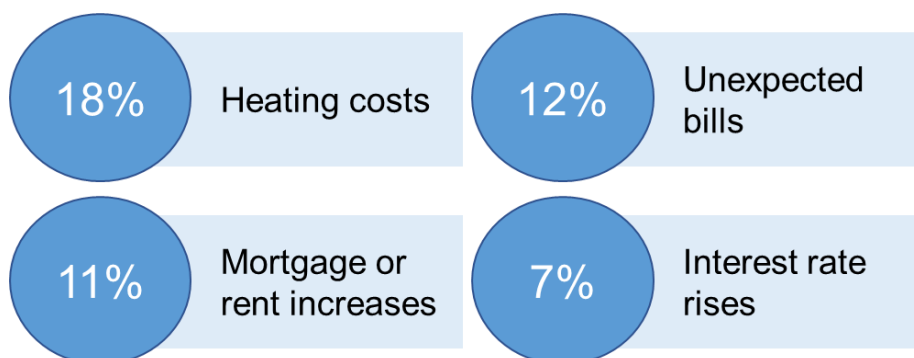
Across Renfrewshire, 24% of households with a health condition or disability require property aids or adaptations to make their home more suitable for the needs of the household. The most common types of adaptations needed by households in Renfrewshire are:



Across Renfrewshire, 15% of households pay more than 25% of their income on their mortgage or rent. This ranges from 19% in the Renfrew and Johnstone and Elderslie HMAs, to 10% in West Renfrewshire.

Furthermore, 4% of households in Renfrewshire are experiencing housing affordability pressures, spending between 31-40% of their income on housing, while 3% are experiencing extreme affordability issues, paying more than 40% of income on housing costs. 5% of households in Paisley and Linwood are in this position, with 3% in both the Johnstone and Elderslie and Renfrew HMAs.

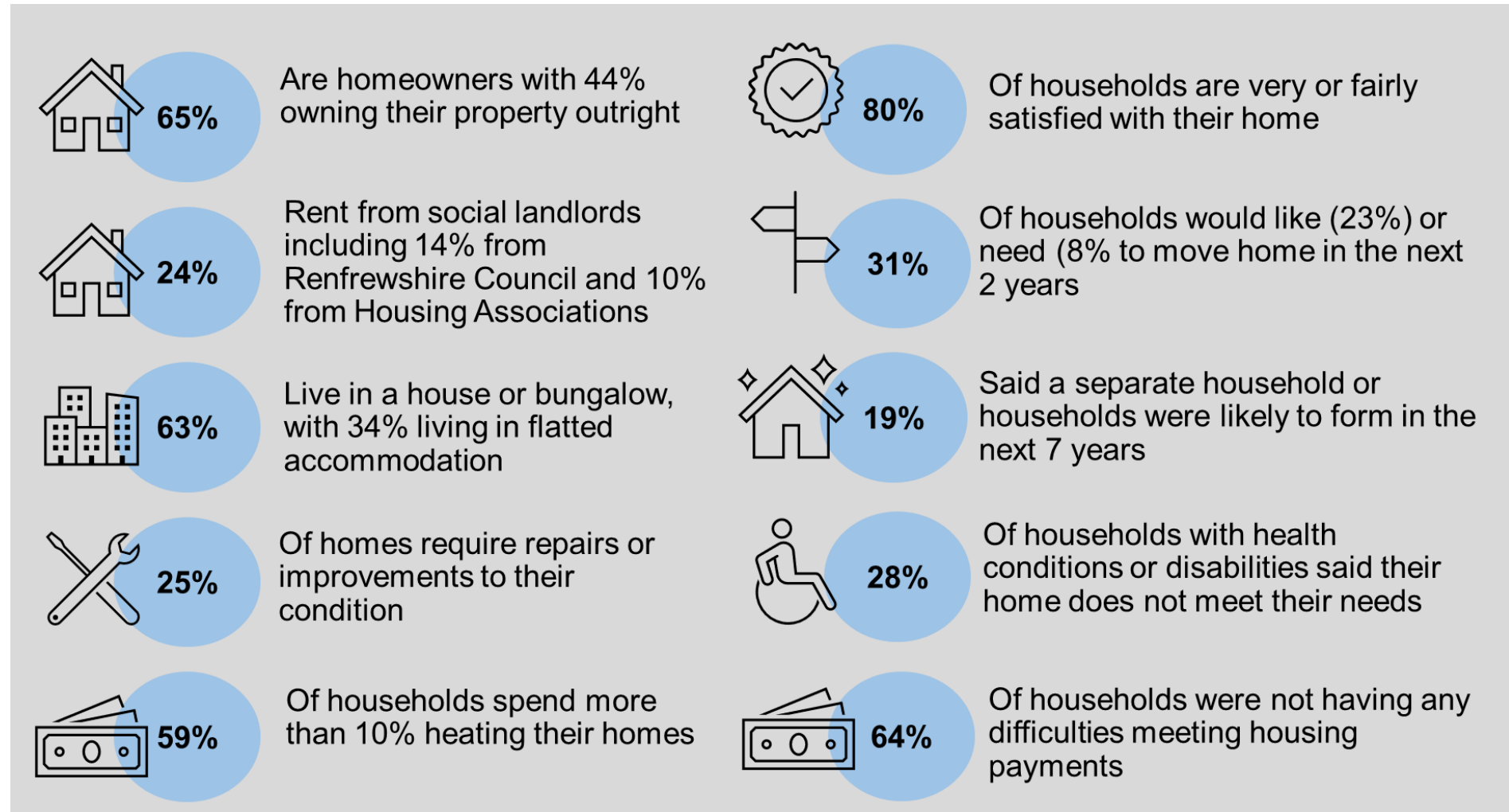
65% of households report not having any difficulties in meeting housing payments across Renfrewshire. This ranges from 73% in West Renfrewshire, 68% in Paisley and Linwood, 63% in North Renfrewshire, 61% in Johnstone and Elderslie, and 53% in Renfrew. The most common reasons why people are experiencing difficulties in keeping up with housing payments, undoubtedly reflect the wider cost of living pressures being experienced across Scotland and the UK, including:



2.5 2023 HNDA Household Survey: Overall Outcomes

The 2023 Renfrewshire HNDA household survey has succeeded in delivering credible insight into housing need and demand across the area, providing consistent up to date measures of housing need for the purposes of calculating housing estimates. The level of data accuracy achieved by the survey sample ensures that Renfrewshire Council and partners can be confident in using this research to inform housing and development planning policy judgements. A data-book presenting topline survey outcomes by HMA can be accessed at Appendix C.

Furthermore, the survey intelligence provides crucial evidence to develop local estimates of existing housing need, a key element of the disaggregated HNDA calculation. Headline findings from 2023 Renfrewshire HNDA Survey can be summarised as follows:



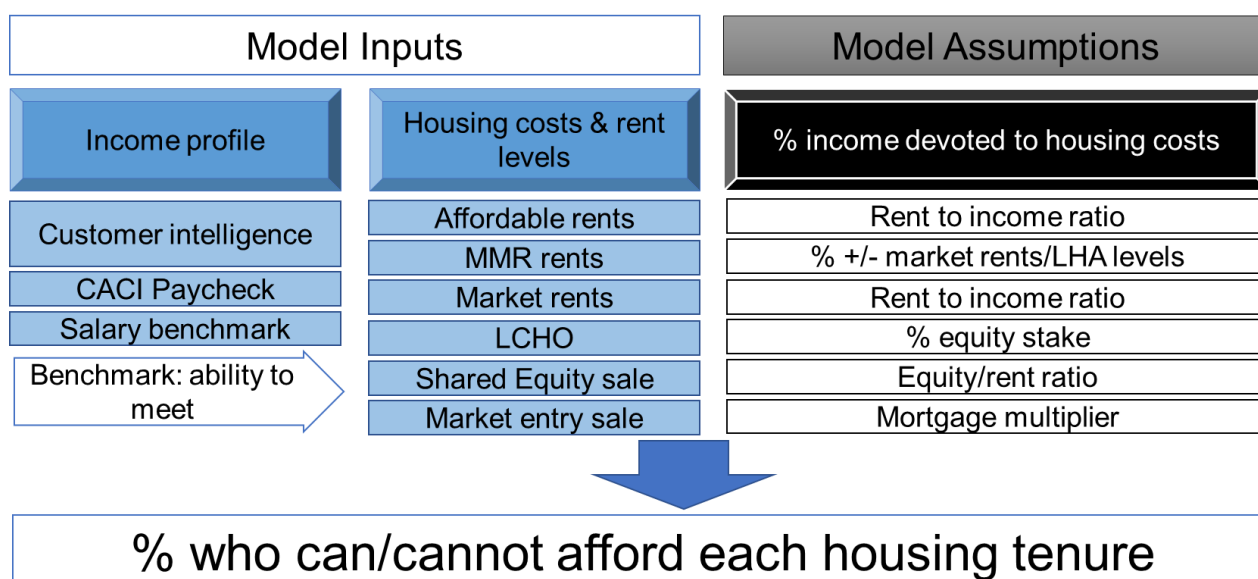
3 Assessing Housing Affordability across Housing Market Areas

Housing affordability analysis provides essential insight into the extent to which households can independently access the housing market in each HMA or whether a wider range of affordable housing options is required to meet the needs of those in unsuitable housing. In particular, this analysis will enable housing estimates in each HMA to be disaggregated by housing tenure depending on the local dynamics between household incomes and housing costs. Chapter 3 therefore details the evidence of affordability pressures across each Housing Market Area in Renfrewshire.

A statistical modelling tool and summary slide-pack detailing this analysis can be accessed by clicking on the following links:

- Appendix D: 2023 Renfrewshire Housing Affordability Model
- Appendix E: 2023 Renfrewshire Housing Affordability Slide-pack.

As part of the Renfrewshire HNDA research study, Arneil Johnston developed a modelling tool to comprehensively assess housing affordability by benchmarking the profile of local incomes to housing costs across housing tenures and by HMA. This analysis is disaggregated by the model so that housing affordability can be tested in each Housing Market Area. The following diagram illustrates how the model works in practice:



The model is populated with data inputs and insights on the costs associated with various rental tenure options including:

- rent levels for Renfrewshire Council
- rent levels for locally operating RSLs
- mid-market rent levels set at benchmarks including 95%-100% of the Local Housing Allowance
- PRS market rent levels
- Housing market entry level house prices

- Average house prices.

Housing affordability is assessed by testing a range of income to rent ratios (the proportion of household income to be devoted to housing costs) to assess the risks associated with housing induced poverty in each tenure. The model also tests the housing affordability of low income households such as those earning the Scottish Living Wage or national minimum wage. Furthermore, using a banded income profile from CACI PayCheck*, the model calculates the proportion of households who can/cannot afford housing costs across a range of housing tenures and localities. *© 1979 – 2024 CACI Limited This report shall be used solely for academic, personal and/or non-commercial purposes.

3.1 Housing Cost Comparison

The housing affordability model has been populated with housing cost benchmarks across tenure in Renfrewshire, including:

- social rent levels for Renfrewshire Council and locally operating RSLs
- market rent levels established through snapshot analysis of the number and value of local residential vacancies, plus the Renfrewshire dataset produced by Rent Service Scotland
- mid-market rent levels set at various benchmarks but focusing on a threshold of 100% of the Local Housing Allowance (LHA) rate for Renfrewshire
- house prices (lower quartile and average), sourced from analysis of house transaction data provided by the Register of Scotland.

Benchmark housing costs for each tenure are profiled for each property size and Housing Market Area below.

3.1.1 Social Rent Comparison

Social housing rent levels in Renfrewshire have been calculated using data submitted by Renfrewshire Council and Registered Social Landlords (RSLs) to the Scottish Housing Regulator (SHR) in 2021/22 as part of the Annual Return on the Charter (ARC dataset). This data has then been inflated to reflect the rent increases imposed by each landlord in 2022/23, as reported to the SHR. Table 3.1 details social housing rent levels within Renfrewshire by property size:

No. of Bedrooms	Renfrewshire Council	RSLs	Local Housing Allowance	Market Rents
1 Bedroom	321.95	376.14	349.05	433.88
2 Bedrooms	364.08	407.28	448.76	557.82
3 Bedrooms	406.91	459.33	548.51	694.38
4+ Bedrooms	437.31	485.14	997.27	1292.46
Average	382.56	406.59	585.90	744.63

No. of Bedrooms	Difference RC/RSL Rents	%	Difference RC/LHA Rates	%
1 Bedroom	54.19	17%	27.10	8%
2 Bedrooms	43.21	12%	84.68	23%
3 Bedrooms	52.42	13%	141.61	35%
4+ Bedrooms	47.83	11%	559.96	128%
Average	24.02	6%	203.34	53%

Table 3.1: Social housing rent levels and comparison with the LHA rate for Renfrewshire

Table 3.1 shows that average monthly Renfrewshire Council rents range from £322 for a 1-bedroom property to £437 for a 4-bedroom property. Overall, average monthly Renfrewshire Council rents (£383) are 8% lower than average RSL rents in Renfrewshire (£407). RSL rents range from £376 for a 1-bedroom property to £485 for a 4-bedroom property.

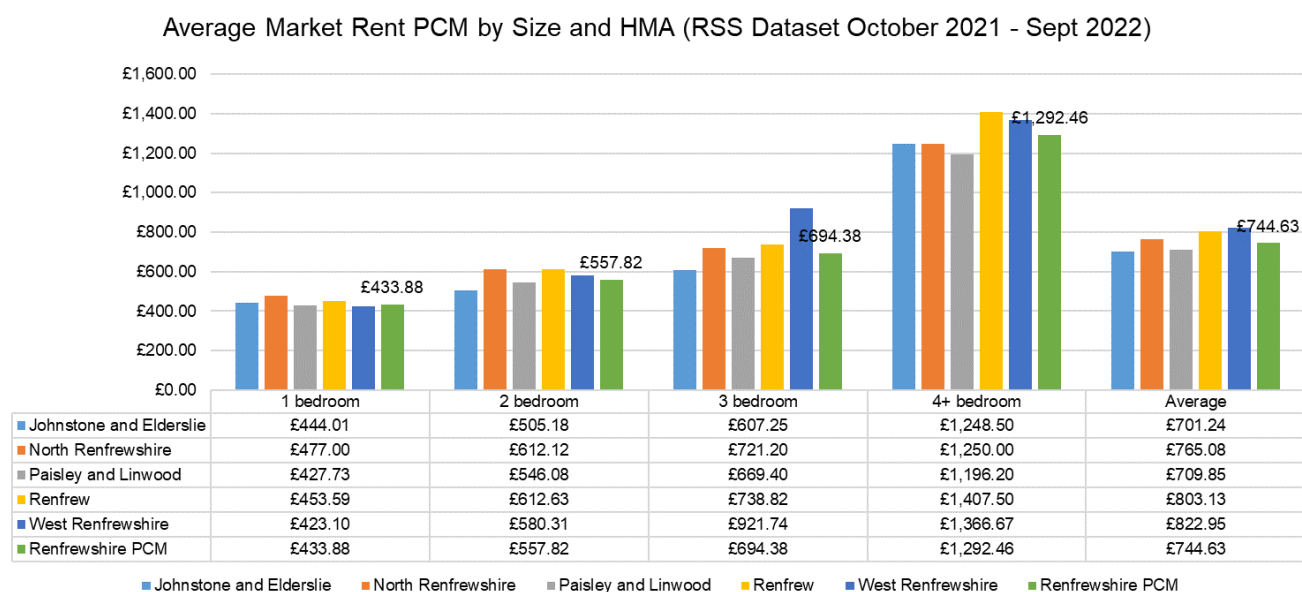
Despite the higher rental values posed by RSL rents in Renfrewshire, they are considerably less than the Local Housing Allowance rate for Renfrewshire (the rate which subsidy levels are set for the private rented sector). Set at £586 per month in Renfrewshire, the Local Housing Allowance rate is 56% higher than Renfrewshire Council rents and 44% higher than RSL rent levels. Local Housing Allowance rates also provide a much greater margin between 1-bedroom rent levels (£349 per month) and 4-bedroom (£997 per month). The margin between LHA levels and Renfrewshire Council rents is significant across all property sizes but most pronounced for 4-bedroom homes, where LHA rates (at £211 more than Renfrewshire Council) rents are 133% higher).

This analysis showcases the extent of cost value between social and market housing costs in Renfrewshire.

3.1.2 Market Rent Comparison

Average market rent levels by Housing Market Area and property size were derived from the monitoring dataset sourced from Rent Service Scotland to set Local Housing Allowance rate in Renfrewshire. The sample provided covered the period from October 2021 to September 2022.

In 2021/22, the average market rent in Renfrewshire was £744.63 per month. Monthly rents vary significantly across property size from an average of £433.88 for a 1-bedroom property to an average of £1,292.46 for a 4-bedroom property. There is a high degree of variation in average rental market prices across HMAs in Renfrewshire. West Renfrewshire is the HMA with the highest average rental value at £822.95. In contrast, the Johnstone and Elderslie HMA has the lowest has the lowest average market rental value at £701.24.



Graph 3.1: Average PRS rental values by HMA and property size

Table 3.2 shows that market rents in Renfrewshire are significantly higher than social rents, ranging from 96% higher than Council rents in Johnstone and Elderslie to 130% higher for the West Renfrew HMA. Overall, average market rents in Renfrewshire (£744.63) exceed Council rents (£357.06) by 100% at £369.57 per month more. The analysis reveals a significant differential in rental values for larger properties as social rents in Renfrewshire have a much flatter rental structure. As a result, the larger the property size, the greater the differential between market rents and the average social rent levels.

Property Size	Market Rents	Renfrewshire Council	Difference	%
Johnstone and Elderslie	£701.24	£357.75	343.48	96%
North Renfrewshire	£765.08	£357.75	407.33	114%
Paisley and Linwood	£709.85	£357.75	352.10	98%
Renfrew	£803.13	£357.75	445.38	124%
West Renfrew	£822.95	£357.75	465.20	130%

Area	Market Rents	RSLs	Difference	%
Johnstone and Elderslie	£701.24	£406.59	294.65	72%
North Renfrewshire	£765.08	£406.59	358.49	88%
Paisley and Linwood	£709.85	£406.59	303.27	75%
Renfrew	£803.13	£406.59	396.55	98%
West Renfrew	£822.95	£406.59	416.37	102%

Property Size	Market Rents	Local Housing Allowance	Difference	100% Difference
1 Bedroom	£433.88	£349.05	84.83	24%
2 Bedroom	£557.82	£448.76	109.06	24%
3 Bedroom	£694.38	£548.51	145.87	27%
4 Bedroom	£1,292.46	£997.27	295.19	30%

Table 3.2: Market rent levels and comparison with social housing rent levels and the LHA rate for Renfrewshire

To assess the affordability of the private rented sector for tenants who may be reliant on welfare benefits to meet housing costs, the Local Housing Allowance (LHA) has been compared with average PRS rents. Overall, market rents in Renfrewshire are 26% higher than Local Housing Allowance levels, with Table 3.2 indicating that the LHA exceeds average market rents for all property sizes across Renfrewshire. Average PRS rents exceed the LHA by a notable margin in 3-bedroom properties (by 27%) and in 4-bedroom properties (by 30%).

PRS rents exceed market rents in all Housing Market areas ranging from 20% higher in Johnstone and Elderslie and 40% higher in West Renfrewshire. As market rents exceed LHA rates in all Renfrewshire HMAs, for those relying on welfare subsidies to meet housing costs, shortfalls of between £115.34 per month in Johnstone and Elderslie and £237.05 per month in West Renfrew, are highly likely to make the costs of private renting very challenging for lower income households who have limited housing options available to them.

Area	Market Rents	LHA	Difference	%
Johnston and Elderslie	£701.24	£585.90	115.34	20%
North Renfrewshire	£765.08	£585.90	179.18	31%
Paisley and Linwood	£709.85	£585.90	123.95	21%
Renfrew	£803.13	£585.90	217.24	37%
West Renfrew	£822.95	£585.90	237.05	40%

Table 3.3: Market rent levels and comparison with LHA rates by HMA

3.1.3 Mid-Market Rent Comparison

In addition to benchmarking to social rents, PRS rent levels are also assessed against the affordability of rents in intermediate housing tenures. Table 3.3 below shows the differential between market rents in Renfrewshire where Mid-Market Rent levels (MMR) are set at 90%, 95% and 100% of the Local Housing Allowance rate.

As LHA rates fall short of market rent levels in every property size, Table 3.4 shows that in order for MMR to make any contribution to housing affordability, MMR rents require to be set at the full LHA threshold as a minimum.

Property Size	Market Rents	MMR 100% LHA	Difference	100% Difference	95% Difference	90% Difference
1 Bedroom	£433.88	£349.05	84.83	24%	31%	38%
2 Bedroom	£557.82	£448.76	109.06	24%	31%	38%
3 Bedroom	£694.38	£548.51	145.87	27%	33%	41%
4 Bedroom	£1,292.46	£997.27	295.19	30%	36%	44%

Table 3.4: Comparison between PRS rents and MMR rent scenarios by property size

3.1.4 House Prices Comparison

In 2021, the average house price in Renfrewshire was £155,870 which is lower than the Scottish average house price at £194,342. West Renfrewshire had the highest average house price at £240,235, while Renfrew offered the lowest price at £124,997. There was a £115,000 difference between the lowest and highest house prices in Renfrewshire in 2021, providing an indication of the diversity of properties available across housing market sub-areas.

The market entry level house price in Renfrewshire in 2021 was £80,000, ranging from £77,000 in Johnston and Elderslie to £141,500 in West Renfrewshire.

Table 3.5 below provides a summary of house all house sales by HMA for 2021:

HMA	Average Price 2021	Median Price 2021	Lower Quartile 2021
Johnstone and Elderslie	£142,236	£116,053	£77,000
North Renfrewshire	£210,245	£204,500	£138,819
Paisley and Linwood	£125,869	£100,000	£65,000
Renfrew	£124,997	£120,000	£77,625
West Renfrewshire	£240,235	£229,998	£141,500
Renfrewshire	£155,870	£130,000.00	£80,000.00

Table 3.5: Average, median and lower quartile house prices by HMA (2021)

It should be noted that the property size and type profile of homes in each housing market area will be a key driver of house price values. For example, comparatively higher house prices in North and West Renfrewshire HMAs reflect a housing profile which is dominated by low rise housing and larger property sizes.

Whilst houses and bungalows account for 64% of the housing stock across Renfrewshire, they account for 90% of the housing stock in North Renfrewshire and 72% of the stock in West Renfrewshire. Furthermore, whilst 52% of the housing stock in Renfrewshire has three or more bedrooms, this size profile accounts for 73% of the stock in North Renfrewshire and 59% of the stock in West Renfrewshire.

	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
House/bungalow	63%	90%	55%	55%	72%	64%
Flat	34%	9%	45%	45%	28%	35%
Other	3%	1%	0%	1%	0%	1%

	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
1-2 bedroom	61%	27%	53%	50%	41%	48%
3-4 bedroom	38%	69%	45%	48%	54%	49%
5+ bedroom	1%	4%	1%	2%	4%	2%

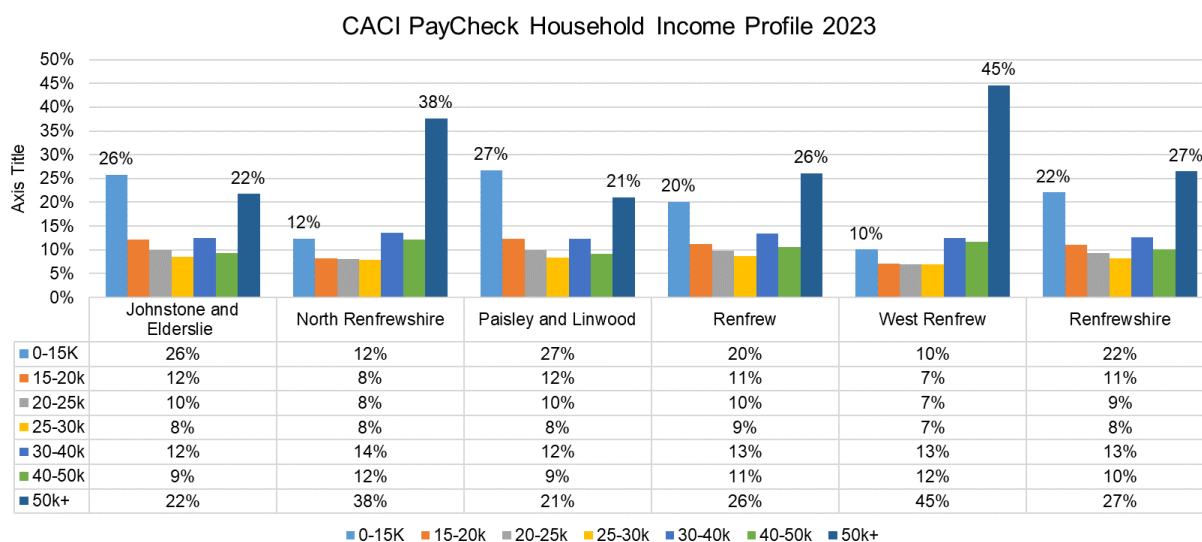
Table 3.6: Property type and size profile of housing stock by HMA (2023 HNDA Household Survey)

Another driver of average house prices in each HMA will be the extent of new build housing sales in each Housing Market Area. Over the last 3 years, on average, the North Renfrewshire area has accounted for 38% of all new build property sales in the Renfrewshire area (whilst accounting for just 11% of all dwellings in the area).

3.2 Income Profile: CACI Paycheck Data

Establishing the income profile of local households is an important element of assessing the affordability of each housing tenure at a Housing Market Area level. To achieve this, analysis of CACI* Paycheck data was performed to profile the value and distribution of local incomes by standard income bandings. *© 1979 – 2024 CACI Limited This report shall be used solely for academic, personal and/or non-commercial purposes.

CACI Paycheck data also provides lower quartile income levels at a Renfrewshire level. Analysis of Paycheck data reveals that the median income in Renfrewshire is £29,528 which is lower than the median income for Scotland at £33,096. The lower quartile income for households living in Renfrewshire is £16,315, which again is lower than is the case for Scotland (at £18,255). Graph 3.2 below details the profile of incomes across Renfrewshire by HMA and banded increments.



Graph 3.2: Banded income profile by Renfrewshire HMAs (CACI Paycheck Data 2023)

In Renfrewshire, 33% of households earn less than <£20K per annum. There is clear evidence of income inequality locally with almost the same proportion of households (37%) earning £40k+

annually. Most HMAs have a similar proportion of middle earners (30%), with more variation between HMAs on the proportion of high and low earners. In West Renfrewshire, only 17% earn less than £20k, whilst Paisley and Linwood has 39% of households within this income threshold. Other areas such as Johnston and Elderslie have 38% of households in this category.

The West Renfrewshire HMA also has a notably greater proportion of higher-income households (with 56% earning more than £40k per annum) than other localities which have on average 30% of earners in this category. In contrast, just 30% of households in Paisley and Linwood earn more than £40k per annum.

3.3 Model Assumptions: Income to Rent Ratios

A key model assumption relates to the proportion of household income that an individual must devote to meeting housing costs. Housing affordability analysis measures a person’s ability to pay for housing. It is a complex issue influenced by local housing and labour markets as well as wider economic, environmental and social factors.

The housing affordability model tests the interaction between housing costs, household incomes and the proportion of income that households are typically willing or able to devote to rental payments. When households struggle to meet the costs of housing because they are devoting unsustainable levels of income to meet the costs, they are typically described as experiencing housing induced poverty.

Measures of housing affordability are a topic of debate. UK social policy since the 1980s has typically used a percentage of income spent on housing costs to estimate the number of households experiencing difficulties.

The infographic is divided into three main sections. At the top, it asks 'How much income should be spent on rent?' and 'What is an affordable level?'. It features icons of people and a pound sign (£). Below this, three boxes provide different perspectives on the 30% benchmark:

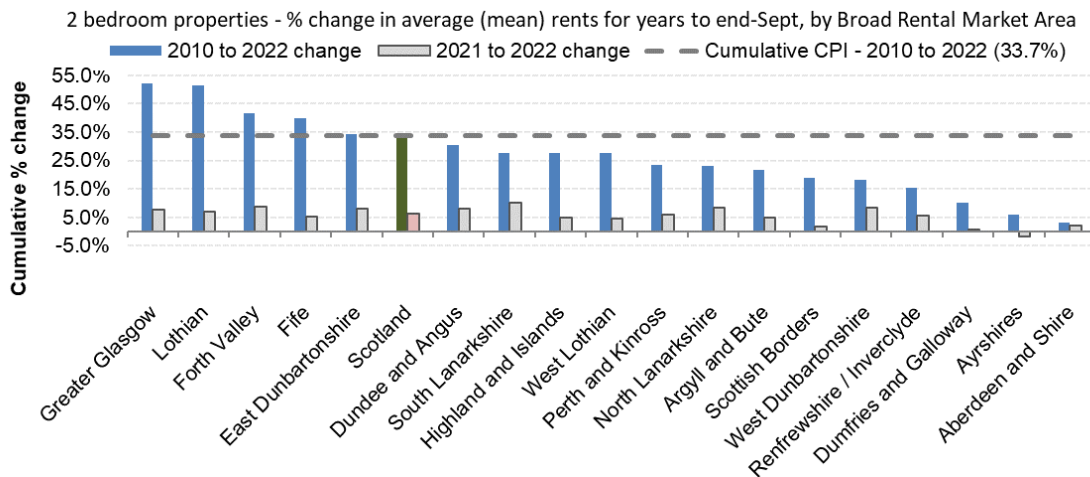
- Left Box:** Rents are considered to be affordable if a household pays no more than 25%-35% of their income on housing costs (HNDA Guidance).
- Middle Box:** In reality, some households will spend more than this depending on their household circumstances & rental cost.
- Right Box:** Most social landlords will test housing affordability using an income to rent test of 30%.

Generally, those who require to spend more than 30-35% of their household income on housing costs are regarded as experiencing affordability difficulties; although in highly pressured housing market areas, housing consumers may opt to spend well in excess of this benchmark in order to meet housing needs.

A key aspect of model development has been to scenario test the proportion of household income required to meet market rental costs at a 30% and 35% income to housing cost ratio. The PRS is often a tenure of last resort for working age households who are not eligible for social housing and who cannot access the housing market. For lower income households, the affordability of market rents is a key indicator housing market pressure particularly where there is evidence of unmet need for social housing.

3.4 How Affordable are Renfrewshire PRS Rents when using a 30% to 35% Income to Rent Ratio?

As shown in Graph 3.3, whilst Renfrewshire PRS rents generally sit below Scottish average rents; this in itself doesn't prove rents to be affordable relative to local incomes.



Graph 3.3: Cumulative changes in 2-bedroom market rents by Broad Rental Market Area 2010-22 (Scottish Government, PRS Statistics 2022)

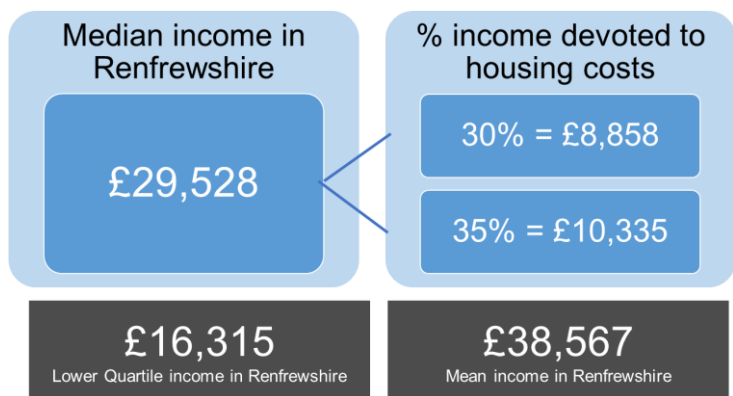
In order to assess affordability, analysis is performed which benchmarks PRS rents to local income levels and assesses whether those earning minimum income thresholds (without reliance on housing subsidies) could afford market rents and other rental tenures. To test this, analysis was carried out to measure how much a household in Renfrewshire would have to earn to be able to afford PRS rents if 30% or 35% of their income is devoted to meeting housing costs.

Based on the median income, at a 30% income to rent ratio, annual average market rents in Renfrewshire would require to be no more than £8,858 per annum to be considered affordable at a 30% income to rent ratio.

Calculated from the average monthly rent for Renfrewshire at £744.63, the average annual PRS rent equals £8,935.56.

It could therefore be concluded that households earning the Renfrewshire median income could generally afford the cost of market rents when devoting 30% of their household income to housing costs.

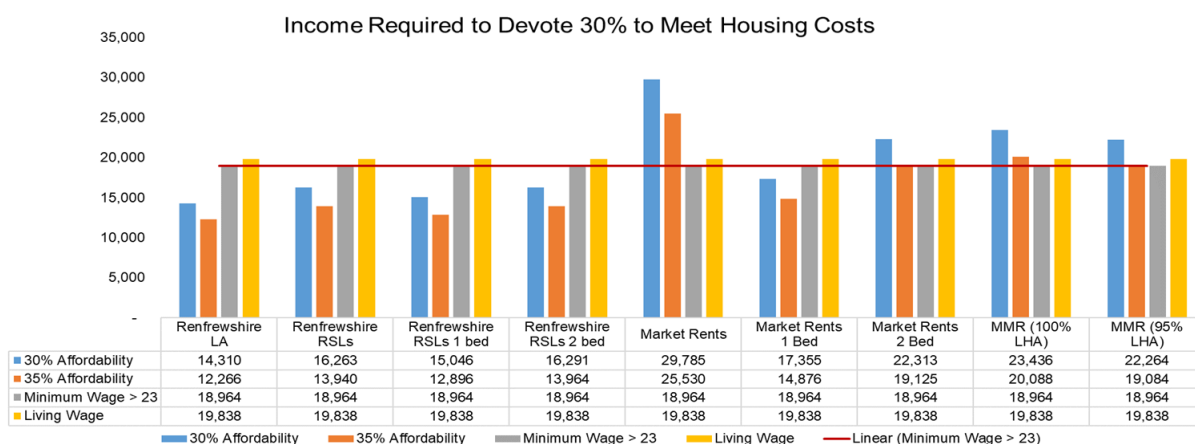
However, based on the lower quartile income benchmark in Renfrewshire (£16,315), at a 30% income to rent ratio, annual average market rents in Renfrewshire would require to be set at no more than £4,894.50 per annum. As the average annual PRS rent in Renfrewshire is 54% higher



than this benchmark at £8,935.56. This evidence suggests that average PRS rents are simply not affordable to households on lower quartile incomes.

To assess the affordability of PRS rents to households on minimum income thresholds, the income required to devote no more than 30-35% of earnings for each rental tenure has been benchmarked to annual earnings under minimum wage (£18,964 for 23+) and living wage (£19,838).

Graph 3.43 illustrates that based on both a 30% and 35% income to rent ratio, average PRS rents in Renfrewshire are clearly unaffordable to those earning minimum and living wage benchmarks.



Graph 3.4: Minimum Income Affordability by Rental Tenures in Renfrewshire 2023

Graph 3.4 shows that a single household earning around £17,500 would be able to afford the average Renfrewshire 1-bedroom market rent if they were devoting 30% of their income to housing costs. This is marginally above the annual earnings of a single person reliant on Minimum Wage (£18,963) or Living Wage (£19,838).

However, for a low income household relying on the lower quartile income in Renfrewshire (£16,315), even a 1-bedroom market rent is out of reach (£17,355). Similarly households earning minimum or living wage, would not be able to afford the cost of a 2-bedroom market rent (£22,313) at a 30% income to rent ratio.

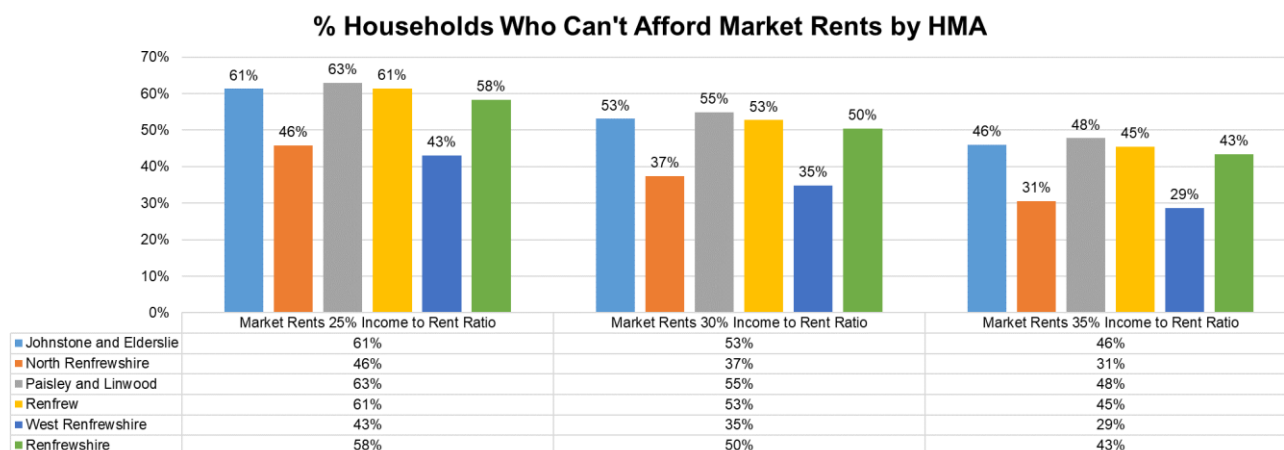


- At a 30% income to rent ratio, a household income of £14,300 - £16,300 is required to afford a Renfrewshire Council or RSL rent, which is below minimum income levels
- At 30% income to rent, households require to earn £29,800 to afford the costs of private renting, significantly above minimum income benchmarks

This analysis provides clear evidence that households relying on minimum income measures will struggle to meet the costs of PRS rents, without devoting unsustainable proportions of household income. Furthermore, analysis was performed using the CACI 2023 Paycheck* data at an HMA level to assess the proportion of households across each locality who can/cannot afford average PRS rents in Renfrewshire based on a 30% and 35% income to rent ratio. *© 1979 – 2024 CACI Limited This report shall be used solely for academic, personal and/or non-commercial purposes.

Graph 3.5 below illustrates the proportion of households who cannot afford the average market rents per locality using these rent to income ratios. This shows that on average 50% of households

cannot afford the cost of PRS rents when devoting 30% of their income to housing costs. At a 35% income to rent ratio, on average 43% of households in Renfrewshire cannot afford PRS rents.



Graph 3.5: % Households who CANNOT afford the average market rent per sub HMA

Housing affordability in the PRS is worst in Paisley and Linwood where 55% of households cannot afford a PRS rent based on a 30% rent to income ratio, followed by Johnstone and Elderslie and Renfrew (at 53% respectively). In the Johnstone and Elderslie HMA, this outcome is likely to be driven by the high proportion of households who are earning less than £15k per annum at 26%, whilst in the Renfrew HMA, this outcome is likely to be driven by the higher than average market rent levels (£803.13 per month). This analysis shows that the relationship between household incomes and housing costs is dynamic, with housing affordability more complex than simply benchmarking the value of housing costs.

3.5 How Affordable is the Renfrewshire Housing Market?

Accessing the housing market is clearly challenging in some HMAs across Renfrewshire. Market accessibility analysis reveals that households must spend up to 4 times the average local income to afford the average house price. Using the Scottish Government's methodology to test market entry (benchmarking lower quartile incomes to lower quartile house prices), reveals that households must spend over 5 times their income to purchase a home in the North Renfrewshire HMA.

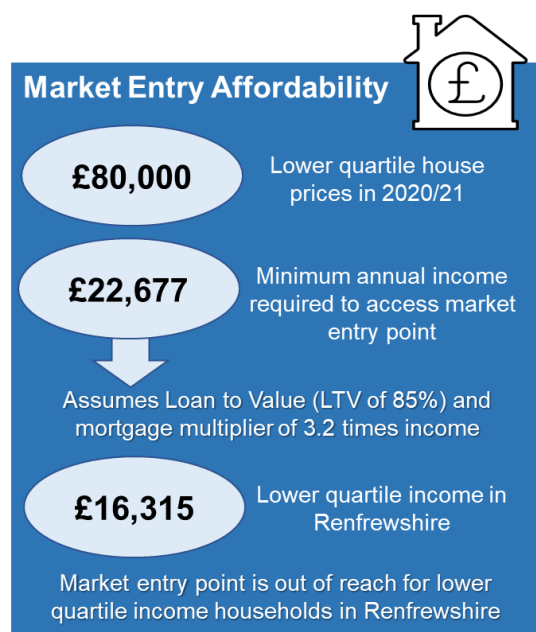
This is in excess of the typical 3.2 X's multiplier used for mortgage purposes. As well as evidence accessibility barriers from a loan to value perspective (LTV), this analysis assumes that households will have at least a 15% deposit in place before income benchmarking takes place. This is likely to be a further barrier to home ownership for many households seeking to access the housing market in Renfrewshire.

	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
Lower Quartile Income	£18,880.90	£25,986.37	£17,270.59	£17,725.75	£30,821.43	£20,638.82
Average Income	£35,598.33	£47,419.71	£32,685.41	£33,462.84	£54,636.81	£38,253.84
Lower Quartile Price	£77,000.00	£138,818.75	£65,000.00	£77,625.00	£141,500.00	£80,000.00
Average Price	£142,235.79	£210,244.55	£125,868.76	£124,996.60	£240,235.41	£155,869.93
House price to income ratio (Lower quartile)	4.08	5.34	3.76	4.38	4.59	3.88
House price to income ratio (Average)	4.00	4.43	3.85	3.74	4.40	4.07

Table 3.7: House price to income ratios for market entry and average house prices by HMA

In terms of the affordability of home ownership at market entry point, further analysis evidences the challenges for lower income households. Using the Scottish Government’s methodology to test the affordability of the market entry point to low income households, the lower quartile house price in Renfrewshire (£80,000) has been benchmarked across lower quartile incomes (£16,315). Assuming a loan to value ratio of 85% (based on bank of England statistics for First Time Buyers in Q4 2022), and a mortgage multiplier of 3.2 times income; a household would require earnings of £22,677 per annum to be able to afford the cost of market entry home ownership. This is well in excess of Renfrewshire lower quartile incomes of £16,315.

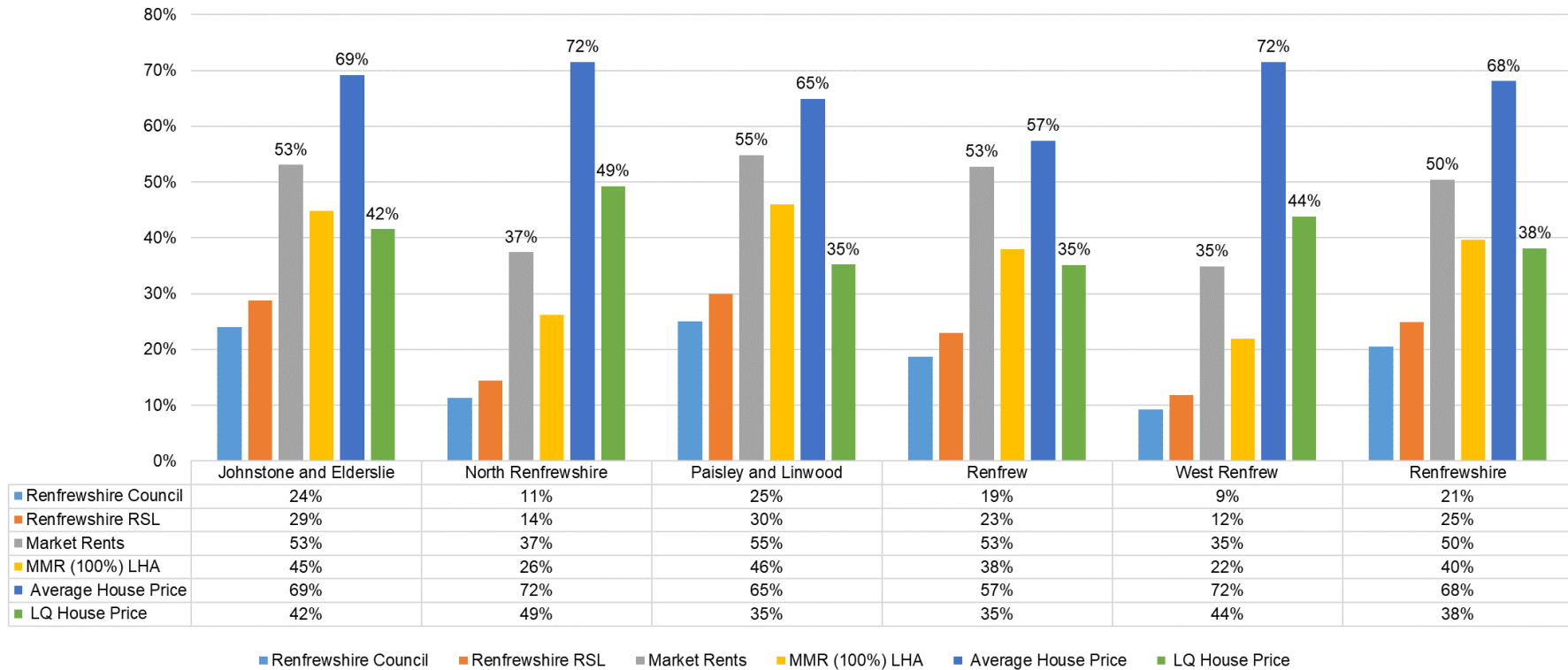
This analysis suggests that home ownership is therefore out with the reach of local households on lower incomes, which is challenging given the tenure dominance of home ownership in the Renfrewshire area. A more diverse range of rental tenures which offer options to working households on lower incomes is therefore likely to improve the ability of households to meet housing need.



3.6 Housing Affordability Outcomes by Tenure

Graph 3.6 details the proportion of households per housing market area who cannot afford each housing tenure when devoting 30% of their income to benchmark costs. Council rents are affordable to 8/10 households across Renfrewshire, with just 19% unable to afford rental costs without subsidy support. The analysis shows that on average, 25% of households are unable to afford RSL rents (without subsidy) in comparison to 50% of households who cannot afford market rents.

% Can't afford based on 30% Income to Rent Ratio



Graph 3.6: % households who CAN/CANNOT afford housing tenures by HMA

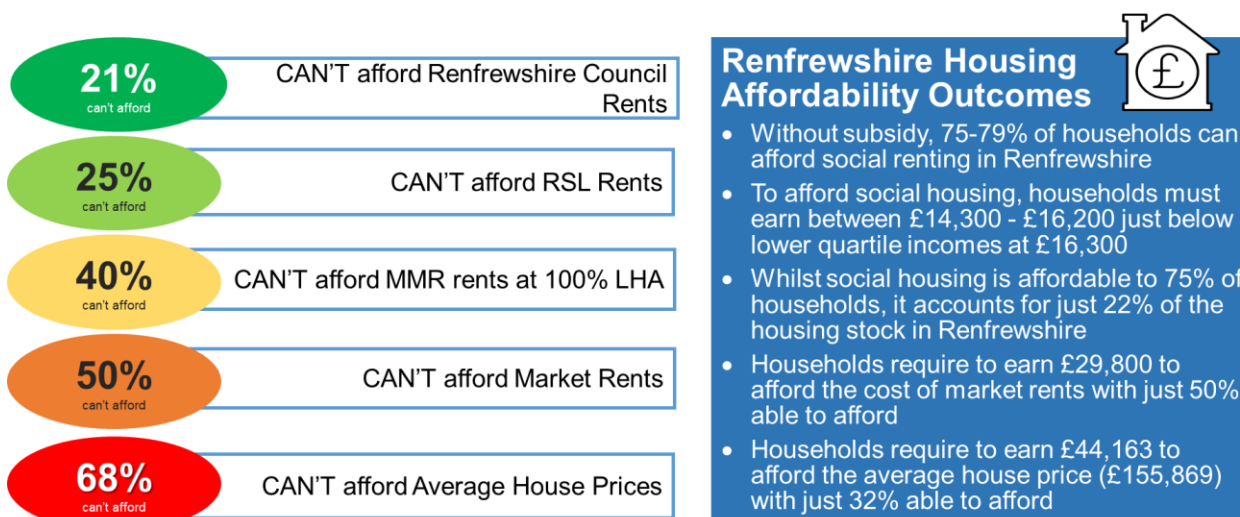
The analysis of Mid-Market rental values is interesting, as in some areas, this tenure clearly improves PRS affordability outcomes. Whilst 50% of households can't afford PRS rents across Renfrewshire, this drops to 40% if MMR rents are set using the Local Housing Allowance, an improvement in affordability for 10% of households. Whilst this pattern is not consistent across HMAs, MMR would appear to improve affordability outcomes for households in the Renfrew HMA (by 15%), the West Renfrew HMA (13%) and North Renfrew HMA (11%) when set at 100% of the Local Housing Allowance rate.

HOWEVER, whilst MMR is an option that works from a household affordability perspective there are major questions over its deliverability. RSL developers confirm that the viability of MMR from a development funding perspective does not stack up, primarily as a result of the low LHA levels in the Renfrewshire area. This is exacerbated by Scottish Government's Cost of Living Act, which temporarily allows government to limit rent increases in private sector tenancies.

Whilst there are affordable PRS tenancies in some Renfrewshire HMAs which may absorb unmet demand for MMR to some extent, they also may be of questionable quality. Given the potential of MMR to meeting housing need in Renfrewshire as an alternative to the private rented sector but with high quality, grant-funded new build units; housing market partners are keen to test alternative delivery models with the Scottish Government and other housing investors as part of a longer term affordable housing delivery strategy in the area.

Across Renfrewshire, 68% of households cannot meet the average cost of purchasing a home in the Renfrewshire housing market. This is challenging given the dominance of home ownership as a housing tenure in Renfrewshire, which will restrict the range of accessible housing options available to those in housing need. This is true for all Housing Market Areas in Renfrewshire, where the proportion of households who can't afford the average house price range from 57% in the Renfrew HMA to 72% in the North and West Renfrew HMAs respectively.

In summary, the outcomes of housing affordability modelling across Renfrewshire show that:



3.7 Key Findings: Renfrewshire Housing Affordability Analysis

Average monthly Renfrewshire Council rents range from £322 for a 1-bedroom property to £437 for a 4-bedroom property. Overall, average monthly Renfrewshire Council rents (£383) are 8%

lower than average RSL rents in Renfrewshire (£407). Despite the higher rental values posed by RSL rents, they are considerably less than the Local Housing Allowance rate for Renfrewshire (the rate which subsidy levels are set for the private rented sector). Set at £586 per month in Renfrewshire, the Local Housing Allowance rate is 56% higher than Renfrewshire Council rents and 44% higher than RSL rent levels

The average market rent in Renfrewshire in 2022 is £744.63 per month. Across Renfrewshire, market rents are more than double social rent values. Furthermore, market rent values exceed Local Housing Allowance rates in all Housing Market areas, ranging from 20% higher in Johnstone and Elderslie to 40% higher in West Renfrewshire. For those relying on welfare subsidies to meet housing costs, this extent of shortfall is highly likely to make the costs of private renting very challenging for lower income households who may have limited housing options available to them.

The median income in Renfrewshire is £29,528 which is lower than the median income for Scotland at £33,096. Equally, the lower quartile income for households living in Renfrewshire is £16,315, again lower than is the case for Scotland (at £18,255). In Renfrewshire, 33% of households earn less than <£20K per annum. There is clear evidence of income inequality locally with almost the same proportion of households (37%) earning £40k+ annually.

To afford average market rents in Renfrewshire, a household would need to earn £29,800. Overall, just half of all households in Renfrewshire earn this value (49%) and findings suggest the same proportion (50%) are unable to afford the average market rents at a 30% income to rent ratio.

Whilst 50% of households can't afford PRS rents across Renfrewshire, this drops to 40% if MMR rents are set using the Local Housing Allowance, an improvement in affordability for 10% of households. The need for a wider range of intermediate tenures is evident when considering the proportion of households in Renfrewshire who cannot meet the costs of market entry point (38%) or the average cost of purchasing a home (68%). The lack of affordable market purchase opportunities is clearly challenging given the dominance of home ownership as a housing tenure in Renfrewshire, which restricts the range of accessible housing options available to those in housing need.

4 Housing System Pressure Analysis

As part of the research, important contextual analysis to inform housing estimates, evidence existing housing need and assess housing system pressures, was assembled by housing market sub-area. This analysis was focused on identifying signals of housing system pressure which may indicate the need for interventions to increase the supply of or access to affordable housing, from datasets including:

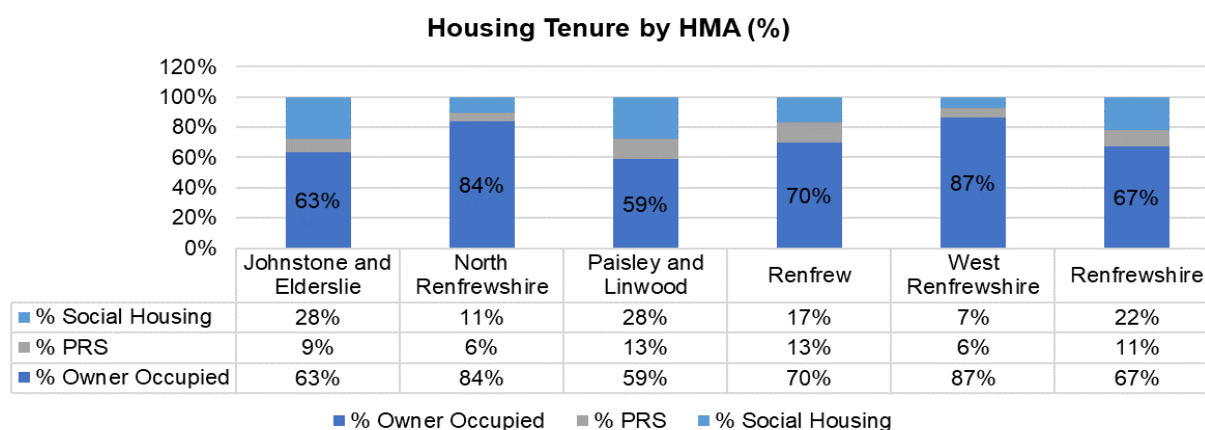
- tenure analysis by HMA and dwellings
- housing market operation including sale volumes, prices and containment/migration patterns
- housing list information from locally operating social landlords
- housing stock and turnover information from locally operating social landlords
- ratios of housing applicants to turnover
- the outcomes of the disaggregated housing affordability model
- homeless presentations and backlogs in temporary accommodation

To produce a holistic assessment of housing market pressure across each Housing Market Area, a range of housing system pressure indicators were developed and synthesized into an interactive data book and scoring model, producing a housing pressure dashboard for the Renfrewshire area. The dashboard produces HMA level outcomes to determine evidence of housing system imbalances, where affordable housing delivery or planning policy interventions could be considered to relieve existing housing pressure. The interactive dashboard and summary slide-pack detailing this analysis is contained in:

- Appendix F: 2023 Renfrewshire Housing Pressures Dashboard
- Appendix G: 2023 Renfrewshire Housing Pressures Slide-pack.

4.1 Housing Tenure and Dwelling Pressures

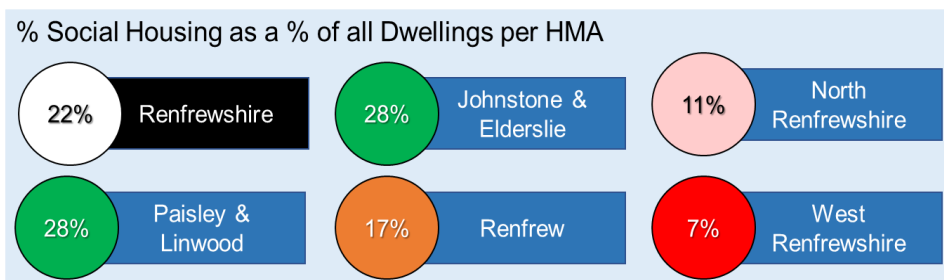
According to the Council Tax Register in February 2023 there are 90,497 dwellings across the Renfrewshire area. Graph 4.1 below shows that homeownership dominates the tenure profile across Renfrewshire providing 67% (60,838) homes, with 22% of all dwellings (19,655) offering social tenancies. The Private Rented Sector (PRS) provides the smallest proportion of housing options at 11%, accommodating 10,004 households across Renfrewshire.



Graph 4.1: % of Housing Tenure by HMA

Graph 4.1 also showcases the diversity of housing options across Renfrewshire Housing Market Areas (HMAs). The most diverse HMA is Paisley and Linwood with 59% homeownership, 28% social housing and 13% private rented sector homes. The Johnstone and Elderslie HMA offers the second best range of housing options with 63% home ownership, 28% social housing and 9% PRS. In comparative terms, the West Renfrewshire and North Renfrewshire HMAs have a lower diversity of housing options due to the dominance of home ownership at 87% and 84% respectively. Housing options in the PRS also vary quite considerably across Renfrewshire HMAs accounting for 13% of all homes in the Paisley and Linwood HMA and Renfrew HMAs but just 6% in the North Renfrewshire and West Renfrewshire HMAs.

The proportion of social housing also varies considerably across Housing Market Areas with the Paisley and Linwood and Johnstone and Elderslie HMAs offering the largest



social housing sectors at 28% each. In comparison, the West Renfrewshire and North Renfrewshire HMAs have the lowest proportions of social housing at 7% and 11% respectively.

Housing Market Area	Housing Tenure			Rank
	% Owner Occupied	% PRS	% Social Housing	
Johnstone and Elderslie	63%	9%	28%	1
North Renfrewshire	84%	6%	11%	4
Paisley and Linwood	59%	13%	28%	2
Renfrew	70%	13%	17%	3
West Renfrewshire	87%	6%	7%	5
Renfrewshire	67%	11%	22%	

Table 4.1: Housing Pressure Indicator 1: Housing Tenure Ranking Scores

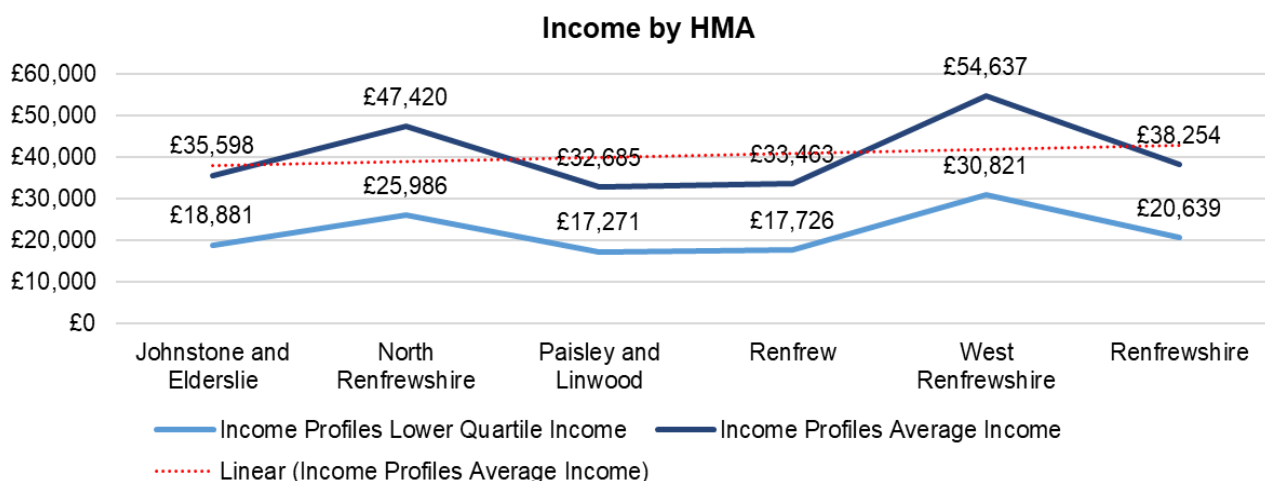
The outcome of the scoring dashboard for housing tenure and dwelling pressures across Renfrewshire identifies that for those households on lower incomes who cannot afford homeownership, there are limited housing options in both the West Renfrewshire (ranked 5) and North Renfrewshire HMAs (ranked 4).

4.2 Household Income Pressures

Analysis of CACI Paycheck* data, which provides a profile of annual household incomes across each HMA in Renfrewshire, was performed to determine the extent to which incomes may fuel housing pressures. Across Renfrewshire, the average annual income in 2023 was £38,254, which is below the average income for Scotland (at £41,878). *© 1979 – 2024 CACI Limited This report shall be used solely for academic, personal and/or non-commercial purposes.

Graph 4.2 below shows income benchmarks for annual average and lower quartile incomes across HMAs. Annual average incomes vary considerably across Housing Market Areas with lowest average incomes evident in the Paisley and Linwood HMA (£32,685), followed by the Renfrew HMA (£33,463) with the highest average income achieved in the West Renfrewshire HMA

(£54,637, some 67% higher than Paisley and Linwood). Lower quartile incomes also vary and follow similar patterns across Renfrewshire HMAs, ranging from £17,271 in Paisley and Linwood HMA and £17,726 in Renfrew; to £30,821 per annum in West Renfrewshire.¹



Graph 4.2: Income by HMA

The outcome for the scoring dashboard for income pressure across Housing Market Areas identifies that the Paisley and Linwood HMA ranks the lowest for both average income and lower quartile income pressures, with Renfrew HMA ranked close behind in fourth place.

Housing Market Area	Income Profiles			
	Lower Quartile Income	Rank	Average Income	Rank
Johnstone and Elderslie	£18,881	3	£35,598	3
North Renfrewshire	£25,986	2	£47,420	2
Paisley and Linwood	£17,271	5	£32,685	5
Renfrew	£17,726	4	£33,463	4
West Renfrewshire	£30,821	1	£54,637	1
Renfrewshire	£20,639		£38,254	

Table 4.2: Housing Pressure Indicator 2: Household Income Ranking Scores

West Renfrewshire has the highest average and lower quartile incomes and is ranked first in both categories. However, it should be noted that Johnstone and Elderslie HMA, ranked third in the

¹ Please note that the CACI average and lower quartile income benchmarks presented here vary from those set out in Chapter 3 of this report. The average Renfrewshire income (£38,567) and lower quartile income (£16,315) detailed in Chapter 3 are derived from the raw dataset of household incomes held by CACI and not made available to CACI Paycheck license holders as a result of GDPR requirement. Instead, CACI Paycheck data provides an average and lower quartile income benchmark for every postcode in Renfrewshire and these benchmarks have been aggregated to create HMA level measures of household income. Whilst not as fully accurate as the benchmark derived from CACI's full database sample, these benchmarks allow for useful comparative analysis across Housing Market areas. © 1979 – 2024 CACI Limited This report shall be used solely for academic, personal and/or non-commercial purposes.

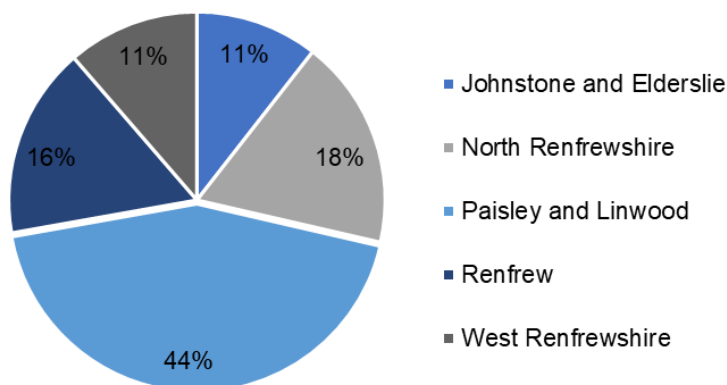
scoring dashboard, shows comparatively low average and lower quartile incomes at £35,598 and £18,881 respectively.

Analysis of the scoring outcomes demonstrates that households in three HMAs, namely Paisley and Linwood, Renfrew and Johnstone and Elderslie have a higher proportion of households which may have difficulty accessing housing options in the private housing market sector as a result of income pressures.

4.3 Housing Market Pressures

Housing market pressures across Renfrewshire can be measured by analysing the volume and turnover of house sales in each Housing Market Area as well as the extent of pressure associated with market in-migration. Over the last three years, on average there has been 3,693 house sales completed per annum across the Renfrewshire area, providing a market turnover rate of 6%. At an overall level, containment is higher than in-ward migration with 60% of sales being made to local households and 40% of transactions made to households out with the area.

Housing Market Profile Volume of House Sales (%)

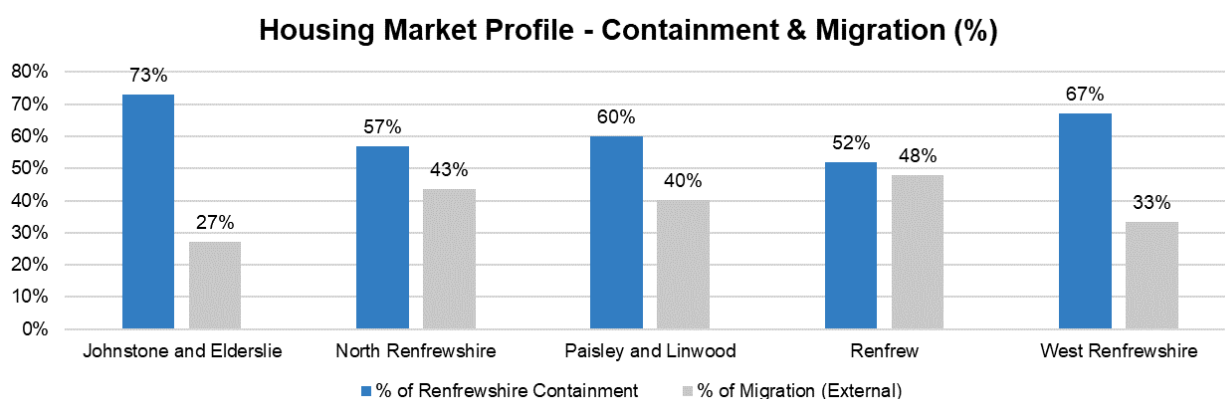


Graph 4.3: Housing Market Profile % Volume of House Sales

The volume of housing sales varies across each of the five Renfrewshire HMAs. Graph 4.3 shows that the highest volume of sales is in the Paisley and Linwood HMA at 44% (1,611 transactions), with the lowest number of transactions evident in the Johnstone and Elderslie HMA (390), closely followed by West Renfrewshire (419); which both account for 11% of transactions each.

A Housing Market Area is defined as a spatial area where if existing households live or work, they would also be willing to search for alternative accommodation. Housing Market Areas can be measured by analysing the movement patterns of house purchasers using transaction data from the National Records of Scotland. Generally, a Housing Market Area is defined where the majority of house sale transactions are made to households who already live in that area (i.e. if over 50% of sales are made to households who already live in Renfrewshire). This is known as self-containment. The analysis also tracks where sales to households migrating into an HMA from another area may have an influence on the local housing market, either by inflating house prices or reducing housing options for existing residents.

Graph 4.4 below sets out the extent of self-containment from house sale purchasers across the Renfrewshire area² and illustrates a significant diversity in the levels of containment across each of the five Renfrewshire HMAs. The HMA with the highest number of sales made to Renfrewshire households is the Johnstone and Elderslie HMA at 73%, closely followed by the West Renfrewshire HMA (67%) and Paisley and Linwood HMA (60%). In migration is highest in Renfrew HMA with just 48% of sales made to people currently living in the area.



Graph 4.4: Housing Market Profile % Containment and Migration (2018/19 – 2020/21)

Using the scoring dashboard, housing market pressure outcomes were ranked for both house sale volumes and market containment levels for each Renfrewshire HMA.

Housing Market Area	Housing Market Profile		
	Volume of House Sales	Volume of House Sales (%)	Rank
Johnstone and Elderslie	390	11%	5
North Renfrewshire	667	18%	2
Paisley and Linwood	1611	44%	1
Renfrew	608	16%	3
West Renfrewshire	419	11%	4
Renfrewshire	3694	100%	

Housing Market Area	Housing Market Profile			
	% of Containment within HMA	Rank	% of Migration (External)	Rank
Johnstone and Elderslie	73%	1	27%	1
North Renfrewshire	57%	4	43%	4
Paisley and Linwood	60%	3	40%	3
Renfrew	52%	5	48%	5
West Renfrewshire	67%	2	33%	2
Renfrewshire	60%		40%	

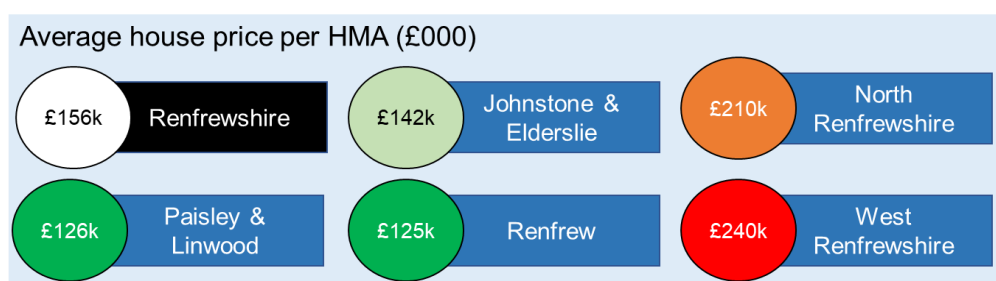
² Containment analysis assesses the extent of sales made to households living in all HMAs in the Renfrewshire area as a proportion of all sales.

Table 4.3: Housing Pressure Indicator 3: Housing Market Ranking Scores

The Johnstone and Elderslie and West Renfrewshire HMAs are ranked as having the highest housing market pressures in terms of sale volumes with Paisley and Linwood having the lower housing market pressure due to the high proportion of transactions in this area. However, the Renfrew HMA, is ranked as having the greatest pressure in relation to inward migration and the competition experienced by local households from purchasers moving into the area. Whilst the Johnstone and Elderslie HMA experiences the highest pressures in terms of low market volumes, to some extent this pressure may be relieved by the very high proportion of sales made to households already living in the area.

The final indicator to consider when assessing market pressure in Renfrewshire is average house prices. Using transactions data from the Register of Scotland, the average house price in Renfrewshire in 2020/21 was £156,000.

The average house price varies considerably when comparing each HMA to the Renfrewshire average. Highest average house prices are in West



Renfrewshire at £240k, followed by North Renfrewshire (£210k) which both exceed the Renfrewshire average by 54% and 35% respectively. It is worth noting that these HMAs also have the highest average income profiles in Renfrewshire which may be fueling house price inflation. Furthermore, as noted in Chapter 3, the property profile in both HMAs offers a disproportionately higher number of low rise house types and larger property sizes which will drive house sale values.

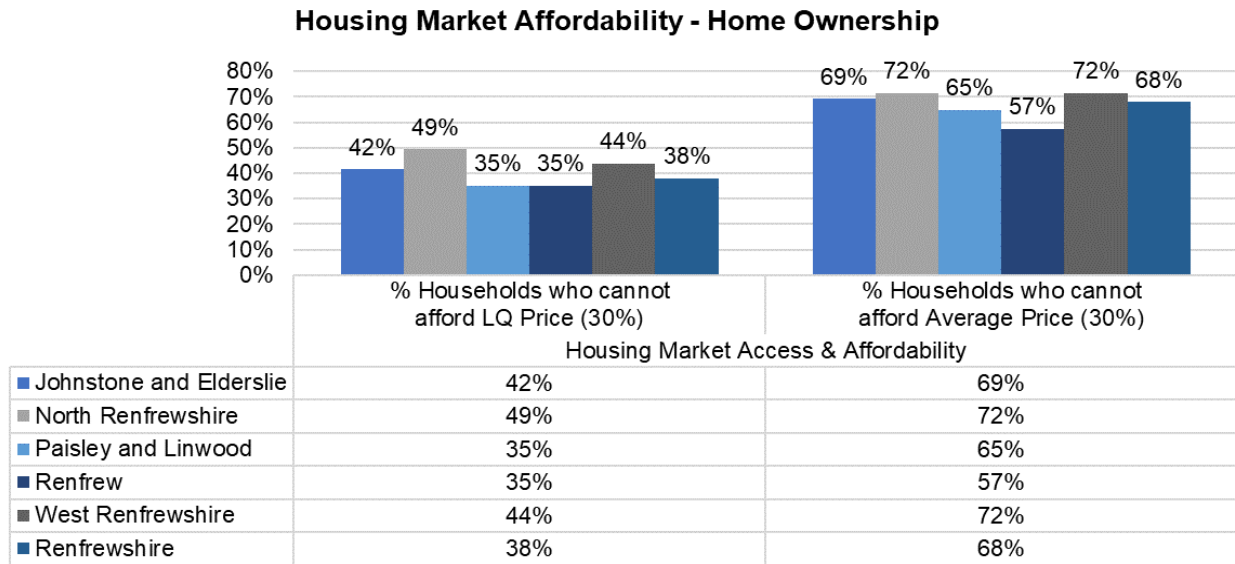
In comparison, average house prices are lower than the Renfrewshire average in the remaining three HMAs, with both Renfrew and Paisley and Linwood coming in at 19% below the average price, at £125k and £126k respectively. Lower than average house prices in these areas do not mean they are more affordable to local households as both HMAs also have average incomes which significantly below average. More detailed analysis of housing affordability pressures are outlined in Section 4.4 below.

4.4 Housing Affordability Pressures

To understand the extent to which housing affordability pressures may enable or limit access to the housing market in each HMA, analysis was undertaken of the proportion of households who can afford lower quartile house prices (market entry housing), as well as average house prices, at a 30% income to rent benchmark.

Across Renfrewshire, 38% of households cannot afford market entry housing and 68% cannot afford average house prices. Graph 4.5 below highlights variations across the five HMAs, with Paisley and Linwood HMA and Renfrew HMA having the lowest proportion of households who cannot afford market entry housing at 35%. In comparison 49% of households in the North Renfrewshire HMA, 44% of households in the West Renfrewshire HMA and 42% of households in the Johnstone and Elderslie HMA cannot afford market entry housing. Access to and affordability in the housing market is even tougher when average house prices are taken into account, with

72% of households in North Renfrewshire, and West Renfrewshire HMAs unable to afford the average house price.



Graph 4.5: % Housing Market Affordability Home Ownership

Further analysis of house price to income ratios provides an understanding of barriers to housing market access in each HMA. The average mortgage multiplier in Renfrewshire is 4.07, which means that households require to spend 4.07 times the average monthly income to purchase a house at the average price in 2020/21. The multiplier is slightly improved at 3.88 for the Renfrewshire area, when lower quartile incomes and market entry house prices are taken into account.

Housing Market Access & Affordability						
	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
House price to income ratio (Lower quartile)	4.08	5.34	3.76	4.38	4.59	3.88
House price to income ratio (Average)	4.00	4.43	3.85	3.74	4.40	4.07
Lower Quartile Price (2020/21)	£77,000	£138,819	£65,000	£77,625	£141,500	£80,000
Average Price (2020/21)	£142,236	£210,245	£125,869	£124,997	£240,235	£155,870
Median price (2020/21)	£116,053	£204,500	£100,000	£120,000	£229,998	£130,000
% who cannot afford LQ Price (30%)	42%	49%	35%	35%	44%	38%
% who cannot afford Average Price (30%)	69%	72%	65%	57%	72%	68%

Table 4.4: House price to income ratio by Renfrewshire HMA (2020/21)

Analysis across Housing Market Areas suggests that the average house price to income ratio varies from 4.43 in North Renfrewshire HMA to 3.74 in Renfrew. At market entry levels the variation is greater across the five HMAs with North Renfrewshire the highest at 5.34 and Paisley and Linwood the lowest at 3.76.

Using the scoring dashboard, housing affordability pressures were ranked for each HMA on basis of house price to income ratios and housing affordability benchmarks using the 30% income to rent ratio. The North Renfrewshire HMA has the highest affordability pressures with 49% of households and 72% of households unable to afford market entry and average house prices respectively. The West Renfrewshire HMA experiences very similar pressures and is ranked at fourth, with 44% of households and 72% of households being unable to afford market entry and average house prices.

Housing Market Area	Housing Market Access & Affordability			
	Ratio: Lower Quartile House price to LQ Income	Rank	Ratio: Average House price to Average Income	Rank
Johnstone and Elderslie	4.08	2	4.00	3
North Renfrewshire	5.34	5	4.43	5
Paisley and Linwood	3.76	1	3.85	2
Renfrew	4.38	3	3.74	1
West Renfrewshire	4.59	4	4.40	4
Renfrewshire	3.88		4.07	

Housing Market Area	Housing Market Access & Affordability			
	% Households who cannot afford LQ Price (30%)	Rank	% Households who cannot afford Average Price (30%)	Rank
Johnstone and Elderslie	42%	3	69%	3
North Renfrewshire	49%	5	72%	5
Paisley and Linwood	35%	2	65%	2
Renfrew	35%	1	57%	1
West Renfrewshire	44%	4	72%	4
Renfrewshire	38%		68%	

Table 4.5: Housing Pressure Indicator 4: Housing Market Access and Affordability Ranking Scores

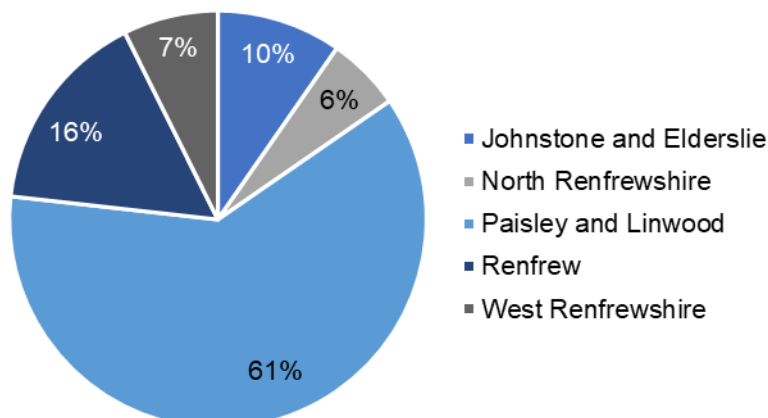
The Paisley and Linwood HMA experiences comparatively lower levels of pressure both in terms of market access and affordability outcomes despite lower than average household incomes in this area. Affordability is therefore presumably eased by below average housing costs. In contrast, the analysis suggests that the North Renfrewshire and West Renfrewshire HMAs experience the greatest pressures in relation to market affordability and access, despite higher income profiles. Households in these HMAs are therefore spending higher proportions of their income to meet the costs of the market.

Whilst the scoring dashboard suggests a need for more affordable market options across all Renfrewshire HMAs, housing market affordability pressures are most pronounced in the North Renfrewshire and West Renfrewshire areas. This is particularly problematic given the dominance of home ownership in both areas and the very limited alternative housing options available to those in housing need.

4.5 Private Rented Sector Pressures

Private rented sector housing can frequently be the default tenure for households who cannot afford to access home ownership but who also cannot access social housing. Dashboard analysis reveals that the proportion of PRS stock in each HMA and rental values vary considerably on an area basis.

Number of PRS Dwellings



Graph 4.6: % PRS Dwellings per HMA

There are 10,004 private rented dwellings across Renfrewshire, with a high proportion (61%) located in Paisley and Linwood HMA, offering 6,139 dwellings in total. Renfrew has the second largest proportion of PRS dwellings, 16%, representing 1587 dwellings. North Renfrewshire and West Renfrewshire have the lowest proportion of PRS dwellings at 6% (573 dwellings) and 7% (737 dwellings) respectively.

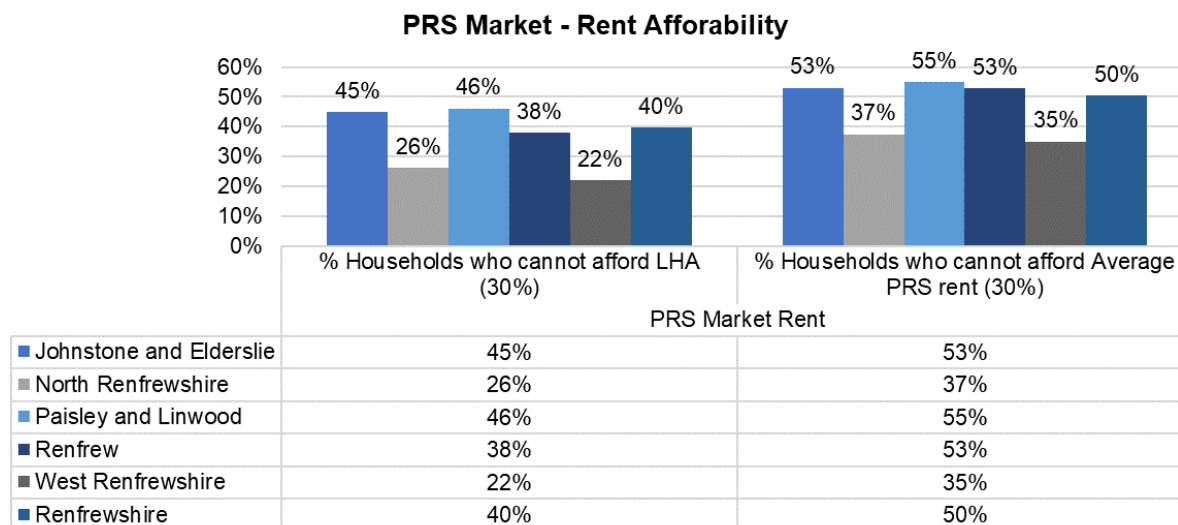
The average PRS rent in Renfrewshire is £744.63 per calendar month with the margin between the Local Housing Allowance rate (£585.90) coming in at £158.73. Average PRS rents range from £701.24 in the Johnstone and Elderslie HMA to £822.95 in West Renfrewshire. When comparing average rents to the average Local Housing Allowance (LHA) across Renfrewshire, rental values across all five HMAs are higher than the LHA rate. The difference between the average PRS rents and the LHA rate ranges from a shortfall of £237.05 per week in West Renfrewshire to £115.34 in the Johnstone and Elderslie HMA.

Housing Market Area	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
LHA Rate	£585.90	£585.90	£585.90	£585.90	£585.90	£585.90
LHA/PRS Margin	-115.34	-179.18	-123.95	-217.23	-237.05	-158.73
Ave PRS Rents	£701.24	£765.08	£709.85	£803.13	£822.95	£744.63

Table 4.6: Margin between PRS average rent values and the Local Housing Allowance rate by HMA

Housing affordability in the PRS is assessed by testing a range of income to rent ratios (the proportion of household income to be devoted to housing costs) to assess the risks associated with housing induced poverty in the sector.

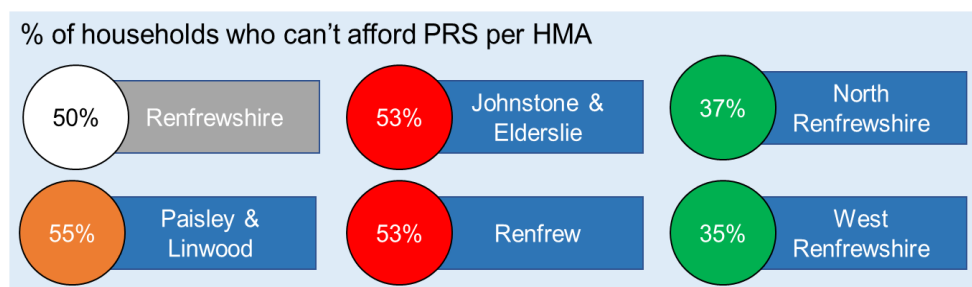
Graph 4.7 below shows PRS rent affordability for each of the Renfrewshire HMAs against the LHA rate and the average PRS rental value. In Renfrewshire, 40% of households cannot afford average rent at the LHA rate unless subsidy is provided. This varies from 22% in West Renfrewshire and 26% in North Renfrewshire, to 45% in Johnstone and Elderslie and 46% in Paisley and Linwood.



Graph 4.7 PRS Market Rent Affordability

Affordability pressures are even pronounced when analysing the affordability of average PRS rents in Renfrewshire.

Just over 50% of households in Renfrewshire cannot afford the cost of the average private rent. In the Paisley and Linwood HMA, 55% of households cannot afford



average PRS rents, with a similar proportion also experiencing pressures in the Renfrew and Johnstone and Elderslie HMAs (53%). In contrast, the North and West Renfrewshire HMAs have a notably lower proportion of households who cannot afford at 37% and 35% respectively.

The PRS pressures for each HMA were ranked in terms of (i) average PRS rental values, (ii) households who cannot afford the LHA and (iii) households who cannot afford average PRS rents at a 30% income to rent ratio.

Housing Market Area	PRS Market Rent Affordability	
	Average PRS Rents	Rank
Johnstone and Elderslie	701.24	1
North Renfrewshire	765.08	3
Paisley and Linwood	709.85	2
Renfrew	803.13	4
West Renfrewshire	822.95	5
Renfrewshire	744.63	

Housing Market Area	% Households who cannot afford LHA (30%)	Rank	% Households who cannot afford Average PRS rent (30%)	Rank
Johnstone and Elderslie	45%	4	53%	4
North Renfrewshire	26%	2	37%	2
Paisley and Linwood	46%	5	55%	5
Renfrew	38%	3	53%	3
West Renfrewshire	22%	1	35%	1
Renfrewshire	40%		50%	

Table 4.7: Housing Pressure Indicator 5: Market Rent Affordability Ranking Scores

The Paisley and Linwood HMA experiences the greatest PRS affordability pressures, with 55% unable to afford market rents and 46% unable to afford the Local Housing Allowance threshold. The Johnstone and Elderslie HMA ranked fourth with a very similar pattern at 53% and 45%. Households in the West Renfrewshire HMA will experience the most limited PRS affordability pressures with 35% of households unable to afford market rents and just 22% unable to meet the LHA rate.

Analysis of PRS affordability pressures suggests that market rents are least affordable in the Paisley and Linwood HMA where there is also the highest number of PRS dwellings. Despite the diversity of housing options on offer, this suggests a need to deliver a wider range of social and below market rent options. In contrast, PRS affordability is most positive in the North and West Renfrewshire HMAs. Given the notably lower levels of PRS dwellings in these areas, the findings suggest that there may be a need to engage with PRS landlords and investors to encourage a growth in the sector, as well as developing more intermediate models. Having said this, mid-market rents could prove to be a sustainable housing option in all of the HMAs, given the margin between average market rents and the LHA rate.

4.6 Social Housing Pressures

Analysis of social housing pressures across Renfrewshire takes into account stock availability, demand and the turnover of properties. There are 19,655 homes in the social rented sector in Renfrewshire, accounting for 22% of all dwellings which is slightly lower than the national average at 24%. The proportion of social rented stock varies significantly across Housing Market Areas from 28% in Paisley and Linwood to just 7% in West Renfrewshire. Of the 19,655 social rented units, 57% are provided by Renfrewshire Council, with 43% provided by RSLs operating in the area.

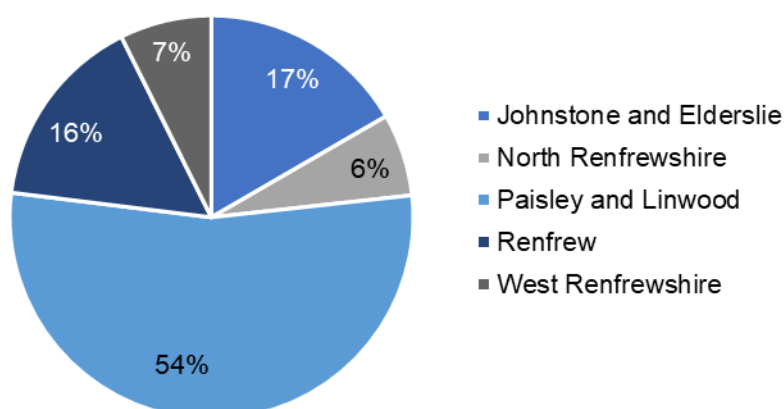
Social Housing in Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
Total Renfrewshire Council Dwellings	1990	159	6868	1537	696	11250
Total RSL dwellings	1084	925	5763	538	97	8405
Total Social Housing Stock	3074	1084	12631	2075	793	19655
Total % Social Housing Stock	16%	6%	64%	11%	4%	100%
% Renfrewshire Council Stock	65%	15%	54%	74%	88%	57%
% RSL Stock	35%	85%	46%	26%	12%	43%

Table 4.8: Social Housing Stock Profile by Council and RSL dwellings

The proportion of Renfrewshire Council and RSLs stock varies significantly across Housing Market Areas. The largest proportions of Council dwellings can be found in the West Renfrewshire (88%) and Renfrew (74%) HMAs, while the proportion of RLS dwellings dominates the social housing supply profile in North Renfrewshire (85%).

Overall, demand for social rented housing in Renfrewshire is high with 4,300 live applicants expressing demand for Council housing in Renfrewshire, and a further 13,615 live applications on RSLs lists. As there is no common housing register in operation, there is likely to be duplication in the number of applications across landlords. In the absence of a common housing register, the Council waiting list is used a proxy measure of the total number of social housing applications.

Renfrewshire Council Housing Applicants



Graph 4.8: Proportion of Renfrewshire Council Housing Applications by HMA (Origin of Applicant)

Demand for social housing from Renfrewshire Council is highest in the Paisley and Linwood HMA by a significant margin, accounting for 54% of all applications. Demand for Council housing is lowest in the North Renfrewshire HMA which accounts for 6% of applications, with West Renfrewshire HMA close behind at just 7%.

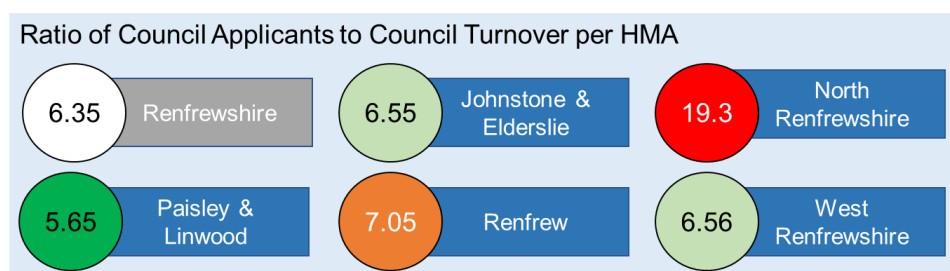
Social Housing in Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
Total RSL Applicants	1371	649	6448	1266	373	13615
Total Renfrewshire Council Applicants	716	284	2309	674	317	4300
Total Waiting List Applicants	2087	1205	11461	2471	690	17915
% of Waiting List Applicant	12%	7%	64%	14%	4%	100%

Table 4.9: Social housing applications by Council and RSL

In comparative terms, the turnover of social housing to meet expressed demand is relatively low. On average, over the last 3 years (2018/19-2021/22), a total of 1,197 tenancies became available to let across Renfrewshire, with the highest proportion (65%) in the Paisley and Linwood HMA (784 tenancies) and the lowest proportion 5% in West Renfrewshire HMA (56 tenancies)³.

The considerable pressures in the turnover of social tenancies by size should also be noted. On average, over the last 3 years, only one four-bedroom property was made available in the North Renfrewshire HMA, one in West Renfrewshire and three available to let in Johnstone and Elderslie.

Using data on the number of Council waiting list applicants and turnover, the ratio of applicants to available social tenancies can be calculated.



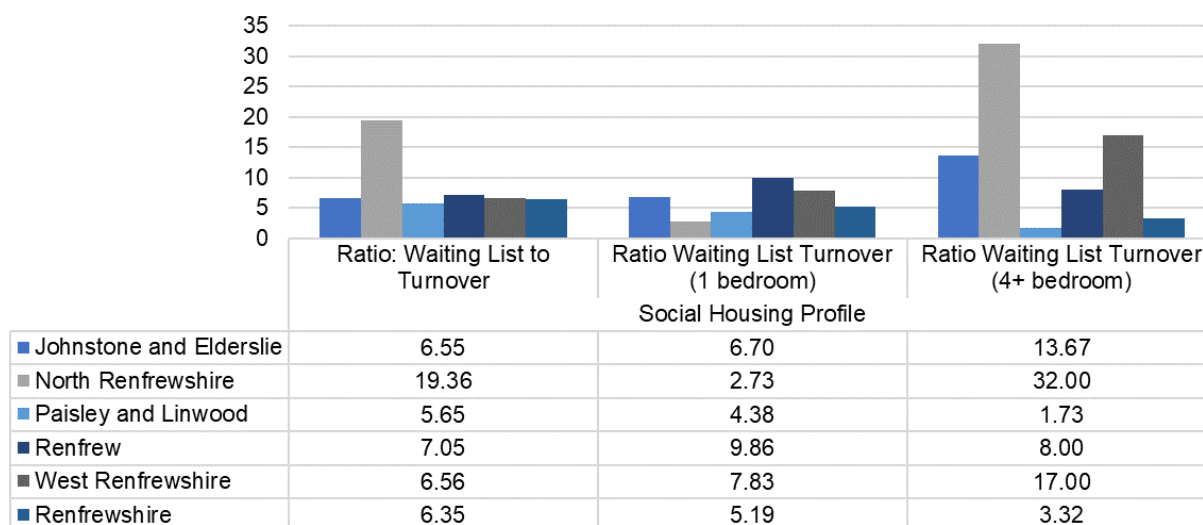
Across Renfrewshire there are 6.35 applicants for every available Council tenancy. Pressure ratios across HMAs are relatively consistent ranging from 5.6 applicants per let in Paisley and Linwood to 7 applicants per let in Renfrew. The clear outlier is the North Renfrew HMA where there are over 19 Council housing applications for every tenancy that becomes available, over three times more pressure than the Renfrewshire profile.

Further analysis was undertaken of the ratio of applicants to available lets for one bedroom and four bedroom properties⁴. Graph 4.8 below shows that across Renfrewshire the ratio of applications to available lets is lower than the average for a one bedroom property at 5.19 and lower still for a four bedroom property at 3.32. Ratios, however, vary significantly across the HMAs with the highest ratio evident for 4-bedroom properties in North Renfrewshire HMA, where there are 32 applicants for every tenancy, followed by the West Renfrewshire HMA at 17.0 applications per let. The third highest ratio is for one bedroom properties in Renfrew HMA at 9.86.

³ The number of tenancies available to let in any one year arises from the active letting pool i.e. properties that become available to let in that year and were allocated in same year.

⁴ As there is no Common Housing Register in operation across Renfrewshire, the Renfrewshire Council waiting list has been used as a proxy for all waiting list applicants to avoid duplication across multiple housing providers, in calculating waiting list to turnover ratios.

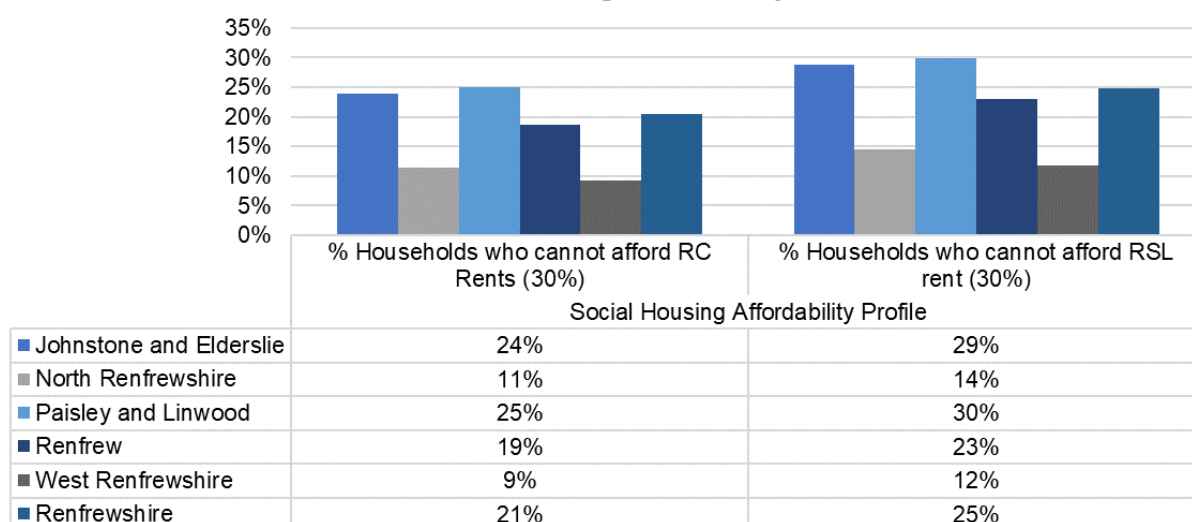
Social Housing - Ratio of Waiting List to Turnover



Graph 4.8 Social Housing Ratio of Waiting List to Turnover

Turning to affordability pressures in the social housing sector, Graph 4.9 highlights the proportion of social housing tenants who cannot afford Renfrewshire Council rents and RLS rents without subsidy using a 30% income to rent ratio. Across Renfrewshire, 21% of households cannot afford Renfrewshire Council rents and 25% cannot afford RSL rents without reliance on subsidy. There are variations in social rent affordability across Housing Market Area, with 30% and 29% of households unable to afford RSL rents in the Paisley and Linwood and Johnstone and Elderslie HMAs, with 25% and 24% being unable to afford Renfrewshire Council rents.

Social Housing Affordability



Graph 4.9 Social Housing Affordability

4.7 Homelessness Pressures

Analysis of the extent to which pressures associated with homelessness are evident by Housing Market area was also performed. In 2021/22, 909 homeless households presented to

Renfrewshire Council for assistance with homelessness, of which 719 (79%) were assessed as homeless.

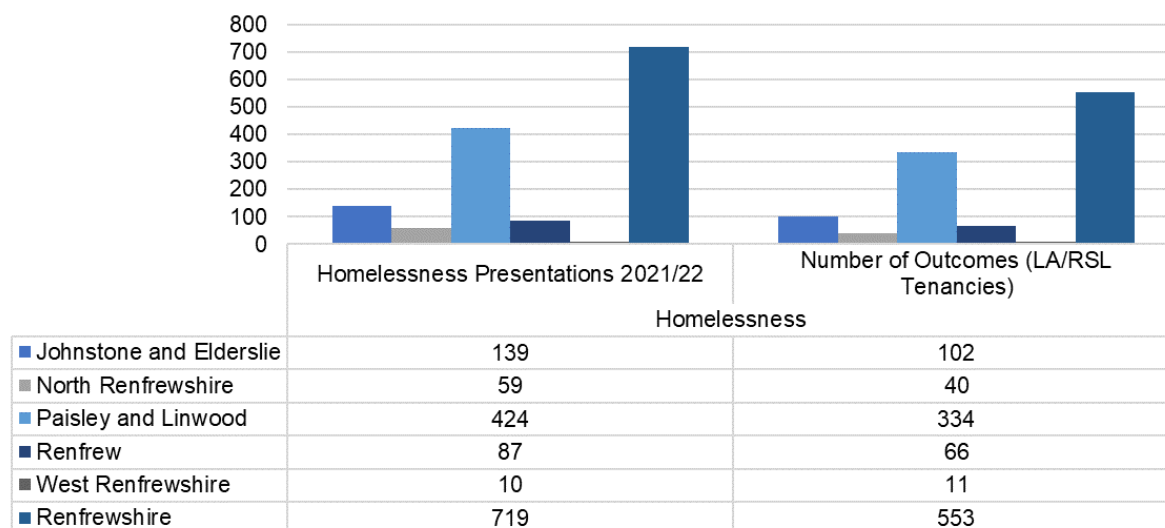
Homeless Applications 2021/22	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire	Renfrewshire
Total number of homeless applications	171	59	563	97	19	909
Number of Homeless Assessed as Homeless	139	59	424	87	10	719
% Homeless Applications	19%	8%	59%	12%	1%	100%

Table 4.10: Homelessness presentation by HMA (2021/22)

The highest proportion of households presenting as homeless were located in the Paisley and Linwood HMA at 59%, followed by 19% in Johnstone and Elderslie and 12% in Renfrew. The lowest proportion of homeless applications were located in the West Renfrewshire HMA which accounted for just 1% of applications. Whilst the concentration of homeless application largely follow the household population in each HMA, there are above average homeless presentations in Paisley and Linwood and Johnston and Elderslie HMAs. Whilst West Renfrewshire accounts for 13% of the Renfrewshire population, it accounts for just 1% of all homeless applications.

Graph 4.10 below shows the number of homeless applicants who achieved settled housing outcomes in the social housing sector across Housing Market Areas. Of the 553 households who achieved social housing outcomes across Renfrewshire, this varies from 334 households in the Paisley and Linwood HMA to 11 households in West Renfrewshire HMA.

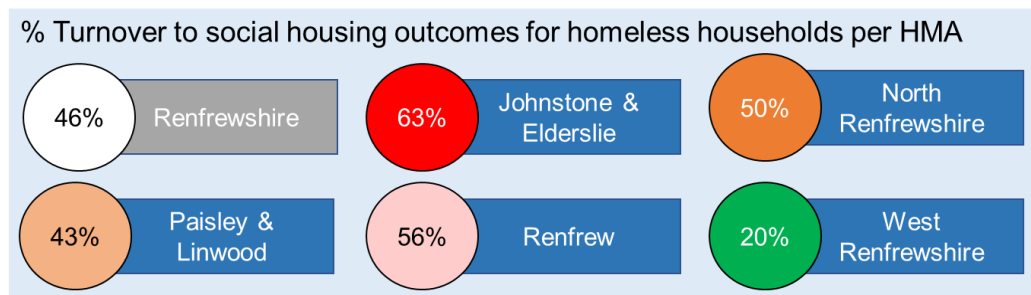
Homeless Presentation & Social Housing Outcomes (2021/22)



Graph 4.10 Homeless Presentations and Social Housing Outcomes

The percentage of social housing tenancies allocated to homeless households illustrates the extent of homelessness pressures across Renfrewshire HMAs relative to other groups in housing need.

Across Renfrewshire the proportion of tenancies allocated homeless households was 46%. The highest



percentage of allocation to homeless households was evident in Johnstone and Elderslie with almost two thirds (63%) of available tenancies allocated to homeless households, followed by 56% in the Renfrew HMA and 50% in North Renfrewshire. West Renfrewshire had the lowest proportion of stock allocated to homeless households at 20%.

To rank the homelessness pressures across Renfrewshire HMAs, the scoring dashboard considered (i) the volume of homelessness presentations, (ii) the number of settled housing outcomes achieved in social housing, and (iii) percentage turnover of social housing to homeless households.

Housing Market Area	Homelessness	
	Homelessness Presentations 2021/22	Rating
Johnstone and Elderslie	139	4
North Renfrewshire	59	2
Paisley and Linwood	424	5
Renfrew	87	3
West Renfrewshire	10	1
Renfrewshire	719	

Housing Market Area	Number of Outcomes (LA/RSL Tenancies)	Rating	% Turnover to Homeless Outcomes	Rating
Johnstone and Elderslie	102	2	63%	5
North Renfrewshire	40	4	50%	3
Paisley and Linwood	334	1	43%	2
Renfrew	66	3	56%	4
West Renfrewshire	11	5	20%	1
Renfrewshire	553		46%	

Table 4.11: Housing Pressure Indicator 6: Homelessness Pressure Ranking Scores

Whilst the Paisley and Linwood HMA experiences the highest volume of homeless presentations in absolute terms, the proportion of social tenancies allocated to this group is comparatively low to other HMAs (43%). West Renfrewshire experiences the lowest homelessness pressures both in terms of total presentations and social housing outcomes. Overall, the Johnstone and Elderslie HMA shows signals which indicate homelessness pressure including the highest proportion of social housing tenancies allocated to homeless households at 63%.

4.8 Overall Housing Pressures by Housing Market Area

The housing pressures dashboard has been assembled to profile and align a range of indicators in each Housing Market Area to demonstrate whether local housing system imbalances are evident. Assembling a range of indicators from tenure diversity to market operation, and from poor housing affordability outcomes to unmet need for social housing; allows evidence of the extent and nature of housing system pressures across HMAs to be considered. To ensure that a specific focus on affordable housing pressures was achieved, six indicators were selected (one from each pressure category), with weightings applied to those indicators which focused most on this issue. The housing pressure indicators selected, were as follows:

1. Social housing tenancies as a percentage of all dwellings
2. Average house prices
3. % households who can't afford market housing
4. % households who cannot afford market rents
5. Ratio of social housing applicants to turnover
6. % of all available social tenancies allocated to homeless households.

A maximum weighting of 10 was applied to indicators 5 and 6 by the Project Steering Group as those which offer the most direct measures of affordable housing pressure. The availability of social housing as a tenure (indicator 1) and the proportion of households who cannot afford market rents, often a default option for those who cannot access social housing (indicator 4) received a weighting of 5. All remaining housing pressure indicators received a weighting of 3. For each indicator, dashboard rankings were used to score pressure on a scale of 1 to 5, with 5 suggesting high pressure and a score of 1 low pressure. Without applying a weighting, overall housing market pressure is ranked the highest in the North Renfrewshire HMA, which scores a total of 23 points, followed by West Renfrewshire HMA with 19 points. The Johnstone and Elderslie HMA scores a close third with 18 points. Without weighting, the Paisley and Linwood HMA is ranked as experiencing the lowest housing pressure with a score of 14.

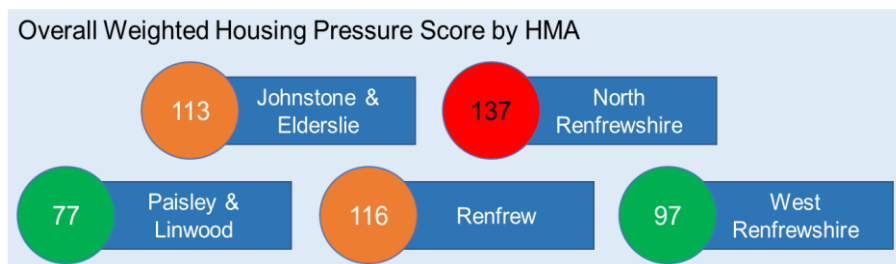
			Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
		Weighting	Mark	Mark	Mark	Mark	Mark
1	Social Housing as % all Dwellings	5	1	4	2	3	5
2	Average House Price	3	3	4	2	1	5
3	% Households who can't Afford Average House Price	3	3	5	2	1	4
4	% Households who Can't afford PRS Rents	5	4	2	5	3	1
5	Ratio of Applicants to Turnover	10	2	5	1	4	3
6	% Turnover to homeless households	10	5	3	2	4	1
	TOTAL		18	23	14	16	19

Table 4.12: Overall Housing Pressure Scoring by HMA

With the weightings applied to each HMA score, again the overall housing pressure is highest in the North Renfrewshire HMA. Whilst income levels are above average in North Renfrewshire, house prices are also high rendering this are the least affordable in meeting the average house price. Furthermore, housing options are limited in this HMA with home ownership dominating available housing choices. This exacerbates the strong demand expressed for the social housing that is available, with over 19 applicants for every social tenancy that becomes available. There is clear evidence that the North Renfrewshire HMA would benefit from affordable housing delivery and planning interventions that extend the range of housing options available to the local community.

Whilst the Renfrew HMA does not signal the same pressures in terms of market access and affordability, this area shows significant expressed demand for social housing which is not met by the turnover of social tenancies. The extent of homelessness pressures experienced in this area exacerbates this profile. The Renfrew HMA is clearly a sub-area where demand for social housing is high relative to the size of the tenure.

The Johnstone and Elderslie HMA offers an interesting mix of housing pressure outcomes and ranks third of all five HMAs, closely behind Renfrew. Whilst the number of social tenancies is healthy in this area, pressures in



discharging Renfrewshire's homelessness duties are evident. Johnstone and Elderslie also shows clear signals of housing system barriers both in terms of PRS affordability and market homes.

Whilst the West Renfrewshire HMA show clear signals of housing market pressure with high house prices and poor market affordability outcomes, there is limited demand for affordable housing in this area. Unlike the North Renfrewshire HMA, where the proportion of social housing as a tenure is equally low, expressed demand for social housing and homelessness pressures are comparatively low. Like the North Renfrewshire HMA, a greater diversity of housing options, including options for market rent and intermediate options, could be beneficial in this area.

It should be noted however that the housing options process, which provides person centred information and advice to those seeking housing in the Renfrewshire area, may influence the extent and nature of housing applications in each HMA. Typically households are encouraged to apply for housing in areas where opportunities are higher, hence the lower expressed demand in areas where there are proportionally lower stock numbers or limited turnover. Furthermore, there is anecdotal evidence to suggest that new housing supply often stimulates positive demand in areas where affordable housing was previously a limited option.

The Paisley and Linwood HMA suggests the lowest housing pressure level in Renfrewshire, with a pressure score almost 80% lower than the North Renfrewshire HMA. The Paisley and Linwood HMA benefits from a healthy supply of social housing tenancies and low ratios of both housing and homeless applicants to available lets. In comparative terms, house prices are low and affordable relative to the value of local household incomes.

This pressure analysis suggests the need to prioritise affordable housing delivery and planning interventions in the North Renfrewshire HMA, followed by the Renfrew and Johnstone and Elderslie areas.

5 Estimating Future Housing Need across HMAs

To produce disaggregated housing estimates by Housing Market Area and tenure, Arneil Johnston further developed the Renfrewshire component of the HNDA calculation produced by Glasgow City Region (GCR) partners based on the principles of the CHMA modelling tool. The CHMA tool for Renfrewshire currently provides no disaggregation to Housing Market Sub-Area, instead offering a range of scenarios by tenure across the whole of Renfrewshire. To inform both housing delivery planning and land use policy across the Renfrewshire area, it is therefore essential that a robust and credible calculation of housing estimates is delivered by HMA and housing tenure.

To achieve this, an HMA level HNDA calculation model was developed for Renfrewshire, offering housing estimates over a 10 and 20-year projection period. The disaggregated model was populated with HMA specific measures of:

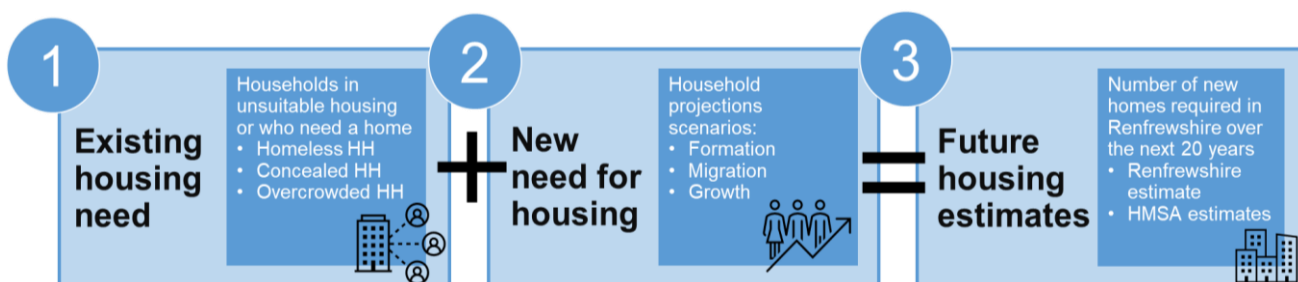
- existing need including households in temporary accommodation, those in insecure tenure, concealed AND overcrowded households, and households who require specialist housing
- newly arising need including disaggregated household projections for each HMA based on the NRS principal scenario (the preferred scenario of GCR Housing Market Partners including Renfrewshire Council).

Both primary and secondary research evidence was used to validate the assumptions of the Glasgow City Region HNDA model and to provide a more detailed profile of housing estimates for each HMA and tenure.

Several models were developed to allow housing estimates to be assembled based on the scenarios produced for the Glasgow City Region HNDA3 aligned to assumptions on demographic change and economic performance. The outcomes were then scrutinised by the HNDA Project Team to develop a preferred scenario as the basis of defining affordable and market housing estimates at an HMA level across Renfrewshire.

5.1 Glasgow City Region HNDA Renfrewshire Estimates

Housing estimates for Renfrewshire produced by the Glasgow City Region Housing Market Partnership in 2023, are based on the outputs of the HNDA Tool, which has been developed by the Scottish Government's Centre for Housing Market Analysis (CHMA). The tool is an Excel-based platform intended to produce broad, long-term measures of future housing need rather than precise estimates. The Scottish Government's HNDA calculation tool is prepopulated with data to estimate the number of new homes needed across the Renfrewshire area. The HNDA tool works by projecting the number of new households who will require housing across Renfrewshire by considering existing households who need to move PLUS new households who will need homes in the next 20 years:



Underpinning the inputs to the toolkit that form the basis of the HNDA calculation, is an affordability assessment which splits overall housing estimates into the requirement for different housing tenures.

This calculation works by applying the following assumptions to input data on household incomes and housing costs (including house prices and rental values).

Scenarios on housing affordability can then be developed by varying economic, market and affordability assumptions, which affect the tenure split of housing estimates, but which do not have an impact on the overall requirements. These assumptions include testing scenarios on income growth, income distribution, house prices and market rent inflation.

The core assumptions which underpin the default settings in the HNDA modelling tool for Renfrewshire, plus a further scenario which uses the GCR HNDA model to test a local estimate of existing housing need are as follows:



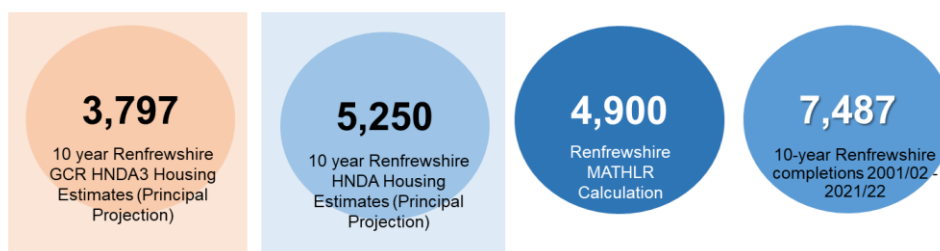
Household Projections	Default	HNDA Scenario
Household Projections	2018 Principal	2018 Principal
Growth +	0%	0%
Existing Need	Default	HNDA Scenario
Existing Need	LA HOTO C	Local estimate of existing need
Years to clear backlog	10	10
Income, Growth & Distribution	Default	HNDA Scenario
Income Data	SG Income Data	
Growth in median income scenario	Moderate Real term (Default)	
Change in income distribution	No Change (Core Default)	
Prices and Affordability	Default	HNDA Scenario
Trend Growth	Trend Growth (Core default)	
Percentile	25%	25%
Income Ratio	3.9	3.9
Split Need into tenure	Default	HNDA Scenario
Rent Growth Assumption	Trend Growth (Core default)	
Proportion of market who buy	60%	60%
Upper income-to-rent threshold	25%	25%
Lower income-to-rent threshold	35%	35%

Table 5.1: 2023 Renfrewshire GCR HNDA Calculation Baseline Assumptions⁵

⁵ The term HOTO C is derived from the HNDA toolkit and is a count of homeless households in temporary accommodation plus households who are both overcrowded and concealed.

The Glasgow City Region HNDA model provides a range of housing estimates for the Renfrewshire area with no disaggregation to Housing Market Area. Furthermore, the outcomes of baseline GCR scenarios for Renfrewshire provide 10-year housing estimates which project lower requirements in comparison to the Minimum All Tenure Housing Land Requirement for the Renfrewshire area (MATHLR).⁶

How do 10-year Renfrewshire estimates compare to GCR HNDA3 estimates and previous completions?



Whilst the main purpose of the HNDA research was to build a credible disaggregated estimate of housing need and demand in each Housing Market Area, scenario analysis was also intended to build on the outcomes of the Glasgow City Region HNDA by considering local evidence of existing housing need informed by the extensive primary and secondary research analysis delivered by this study.

Further analysis was therefore performed to disaggregate HNDA housing estimates using a more comprehensive estimate of existing housing need, which aligns more closely to MATHLR assumptions as a starting point for setting Housing Supply Targets in the Local Housing Strategy and housing land requirements in the Local Development Plan.

On this basis, Arneil Johnston worked with the HNDA Project Team to further develop housing estimates informed by the outcomes of the HNDA survey and housing pressures analysis to inform a range of disaggregated HNDA model inputs and assumptions.

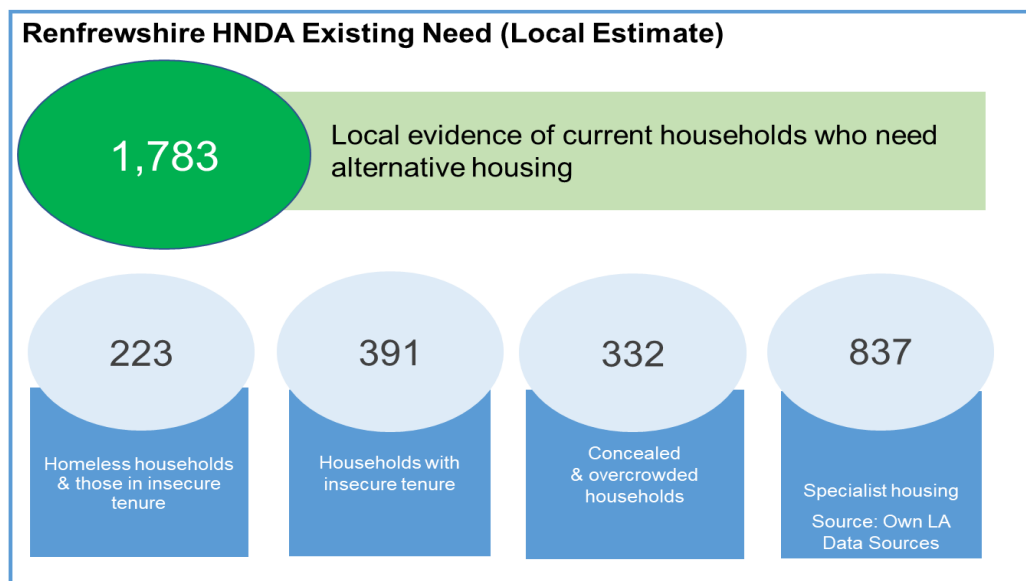
5.2 HNDA Backlog: Estimate of Households in Existing Need

The HNDA Project Team developed a local estimate of existing housing need, informed by housing system evidence of households in unsuitable housing, who need to move to a new home. Existing need can be driven by several factors such as homelessness, insecurity of tenure, overcrowded and concealed households, and unmet need for specialist housing.

In some cases, existing need can be met using in-situ solutions (as outlined by Core Output 4 of the GCR HNDA3) using aids, adaptations or repairs to existing properties. However, a proportion of need will require to be met through additional housing where an in-situ solution cannot be found for the household e.g. for homeless households in temporary accommodation or households who homes cannot be adapted to health conditions or disabilities.

The basis of the local estimate of existing housing need in Renfrewshire is as follows:

⁶ The term MATHLR is derived from the new national planning framework for Scotland (NPF4) and stands for: Minimum All Tenure Housing Land Requirement



Each element of the existing housing need calculation together with the source evidence used as the basis of assumptions, is evidenced in detail in Appendix H: Disaggregated Renfrewshire HNDA Calculation Model (Principal Scenario). The basis of each measure of existing need is also detailed below:

- Homeless households in temporary accommodation was established using the latest temporary accommodation stock list detailing the number of households in temporary accommodation across Renfrewshire on the 31st of March 2023 (223 households)
- Households experiencing insecure tenure was established using 2021/22 HL1 statistics where the technical reason for application included ‘termination of tenancy/mortgage due to default’, ‘other action by landlord’ or ‘loss of service/tied accommodation’ (391 households)
- Households who identified themselves as overcrowded and sharing amenities with another household was established from respondents to the 2023 Renfrewshire HNDA survey, with double counting between both categories eliminated from total respondent numbers (407 households). This was aggregated with measures of RSL waiting list applicants with priority for sharing amenities (196) and HL1 statistics of households asked to leave their current accommodation (300) to produce an overall measure of 332 households.
- Households with a health condition or disabilities who need to move to accessible or level access accommodation was established from RSL housing list applicants with priority in the following categories: ‘health and social care’, ‘independent living’, ‘medical needs’ and ‘mobility needs’.

Combining these requirements results in a local existing need estimate of 1,783 households across Renfrewshire who require to move to alternative housing to address housing unsuitability.

Existing Need	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Homeless households in temporary accommodation	223	26	-	154	23	20
Households with insecure tenure	391	70	27	248	39	7
Concealed households & Overcrowding	332	28	77	193	19	16
Specialist Housing Need	837	74	110	597	37	19
Total	1,783	198	214	1,191	118	62

Table 5.2: Local Estimate of Existing Housing Need across Renfrewshire Housing Market Areas

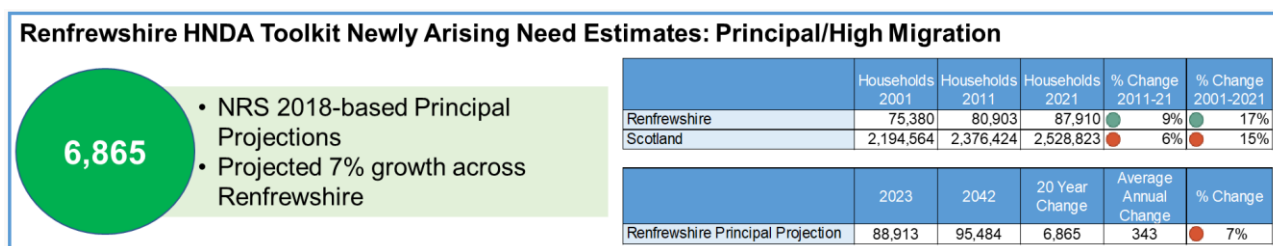
For the purposes of the HNDA calculation, it has been assumed that the backlog of households in existing housing need will be addressed over a 10 year period and in the first 10 years of the 20-year HNDA projections. This aligns to assumptions made within the Glasgow City Region HNDA3 study.

5.3 New Need: Household Projection Scenarios

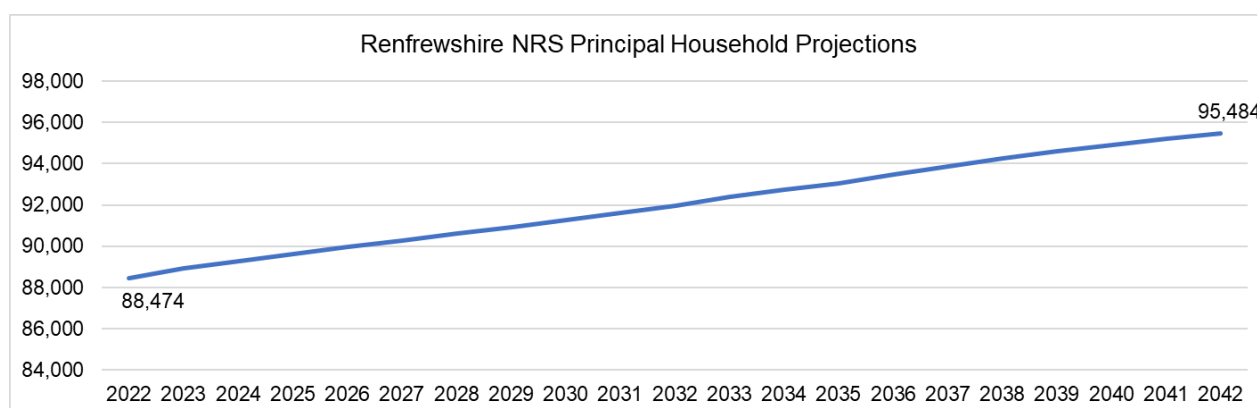
The HNDA Calculation tool uses household projections produced by the National Records of Scotland (NRS) to provide broad estimates of the future number of new households who will require housing in the area.

Informed by demographic analysis, the Renfrewshire area has shown positive household growth in the last decade (9% between 2011 and 2021) and given the strategy associated with housing led growth in Renfrewshire, the HNDA Project Team felt that continued household growth could be justified as a planning assumption. On this basis, the NRS principal household projection for the Renfrewshire area was used as the basis estimating new housing need. This assumption also aligns to the preferred scenario in the Glasgow City Region HNDA Study 2023.

The outcomes of this household projection scenario estimates that 6,865 new households will emerge in the Renfrewshire area over the next 20 years as follows:



The principal household projection estimates an overall growth in households across the Renfrewshire area of 7% over the next 20 years. This projection creates an average annual increase of 343 households across Renfrewshire over the next 20 years.



Graph 5.1: Renfrewshire HNDA Household Projection Scenarios

Using NRS Small Area Statistics on Households and Dwellings (2020), 20-year principal household projections were disaggregated to each Housing Market Area in Renfrewshire using the following proportional split:

	Total households 2022	% Total Households
Renfrewshire	88,474	100%
Johnstone and Elderslie HMA	10,936	12%
North Renfrewshire HMA	10,021	11%
Paisley and Linwood HMA	44,873	51%
Renfrew HMA	12,105	14%
West Renfrewshire HMA	10,539	12%

Table 5.3: Number and % of Households in each HMA (2022 Principal Projections and NRS Small Area Statistics on Households and Dwellings (2020))

Each HMA estimate of household population was then applied to the NRS principal projection to provide the following household growth calculation as the basis for projecting new housing need across Renfrewshire:

2018 Principal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Renfrewshire	88,474	88,913	89,298	89,622	89,968	90,259	90,601	90,926	91,264	91,604	91,961	92,380	92,736	93,065	93,488	93,875	94,258	94,587	94,907	95,190	95,484
Johnstone and Elderslie	10,936	10,990	11,037	11,077	11,120	11,156	11,198	11,239	11,280	11,322	11,367	11,418	11,462	11,503	11,555	11,603	11,650	11,691	11,731	11,766	11,802
North Renfrewshire	10,021	10,071	10,114	10,151	10,190	10,223	10,262	10,299	10,337	10,376	10,416	10,464	10,504	10,541	10,589	10,633	10,676	10,714	10,750	10,782	10,815
Paisley and Linwood	44,873	45,096	45,291	45,456	45,631	45,779	45,952	46,117	46,288	46,461	46,642	46,855	47,035	47,202	47,416	47,613	47,807	47,974	48,136	48,280	48,429
Renfrew	12,105	12,165	12,217	12,262	12,309	12,349	12,396	12,440	12,486	12,533	12,582	12,639	12,688	12,733	12,791	12,844	12,896	12,941	12,985	13,023	13,064
West Renfrewshire	10,539	10,592	10,637	10,676	10,717	10,752	10,793	10,831	10,872	10,912	10,955	11,005	11,047	11,086	11,137	11,183	11,228	11,267	11,306	11,339	11,374

Table 5.4: NRS Principal and High Migration Projections Disaggregated to Renfrewshire HMA (2022-42)

5.4 Renfrewshire Housing Estimates

The Renfrewshire HNDA calculation combines each component of housing need to create a 20-year housing estimate as follows:

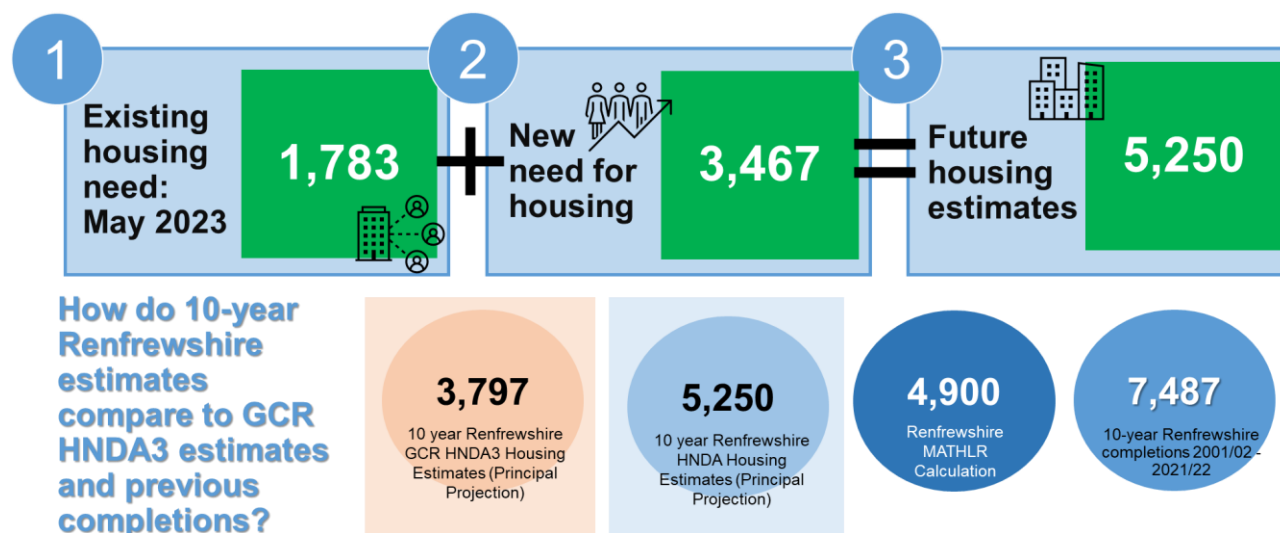


It is estimated that Renfrewshire HNDA all tenure housing estimates are in the region of 8,648 over the next 20 years. The principal household scenario projects an 18% increase on the default toolkit settings agreed within the Glasgow City Region HNDA3 study.

All Tenure Housing Estimates	2023-2027	2028-2033	2033-2038	2038-2042	Total	%
GCR Toolkit Default Assumptions	1931	1848	1905	1636	7320	
Renfrewshire Scenario Principal Projection	2579	2670	1878	1520	8648	18%

Table 5.5: Renfrewshire HNDA Housing Estimates 2023-2042 (Principal Scenarios)

To test the reasonableness of these projections, the HNDA Project Team benchmarked households estimates against GCR HNDA3 outcomes, the MATHLR estimate, and historic completions as follows:



10-year Renfrewshire HNDA estimates project an 38% increase on the default assumptions underpinning the GCR HNDA3 scenario. Furthermore, as 10-year Renfrewshire estimates (5,250) benchmark closely to the Minimum All Tenure Housing Land Requirement for Renfrewshire (4,900) which should provide the basis for a **minimum** housing land requirement, local estimates were considered to provide a robust and credible basis starting point for setting Housing Supply Targets as the basis for future housing delivery and land use planning.

The Disaggregated Renfrewshire HNDA Calculation Model (Principal Scenario) can be accessed in Appendix H.

5.5 Housing Estimates by Tenure and HMA

The HNDA calculation model applies assumptions on housing affordability which are based on the affordability model outcomes for each Housing Market Area (as detailed in Chapter 3). This detailed modelling allows the relationship between local incomes and housing costs to be established locally rather than using the outcomes of the HNDA3 toolkit and applying overall Renfrewshire measures to HMA housing estimates.

The Renfrewshire HNDA3 affordability calculation is driven by the same income and economic assumptions for both the principal and high migration/growth scenarios, namely:

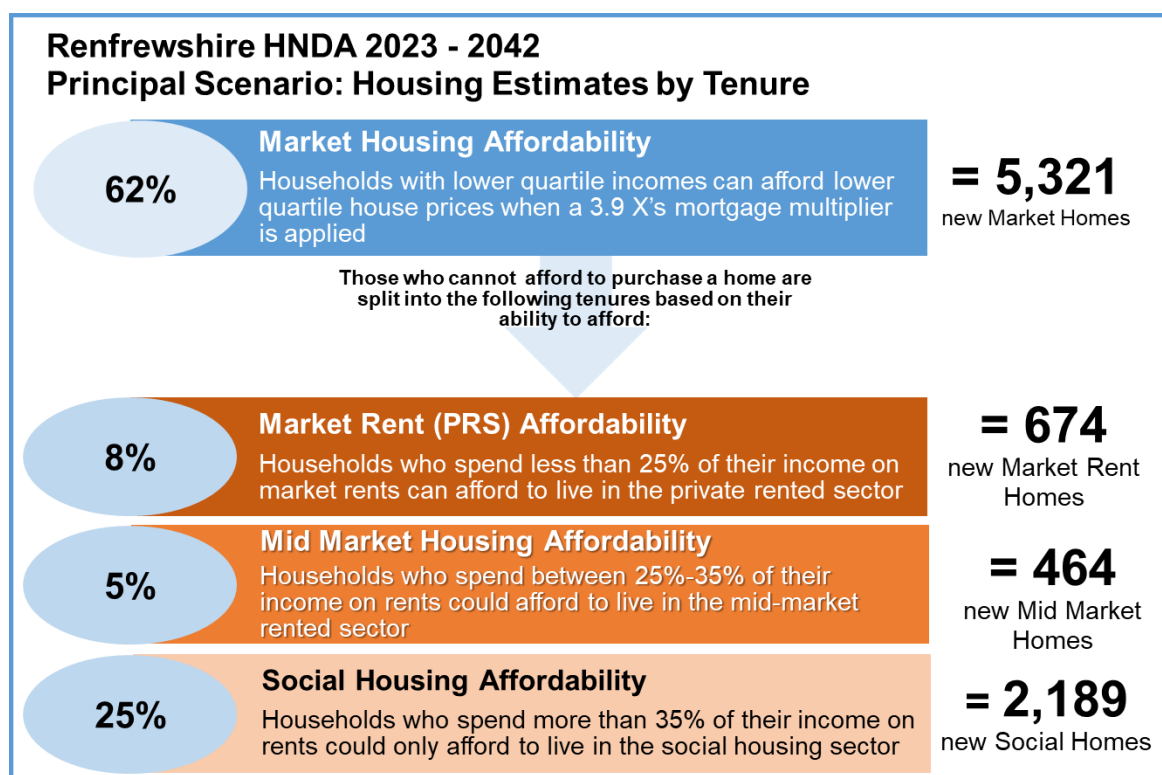
- Moderate, real term growth in incomes of 2.5% per annum is projected
- No change in income distribution from the baseline Scottish Government banded income dataset is projected

- House price growth reflects historic market trends at 1.6% per annum
- House price to income ratios benchmark lower quartile house prices to lower quartile incomes as a benchmark for market housing affordability
- A loan to value mortgage multiplier of 3.9 times income is applied
- Rental growth reflects historic market trends at 1.6% per annum.

These assumptions which reflect the standard default economic measures within the HNDA3 toolkit, have been used as the basis of the HMA affordability calculation, the following assumptions have been applied based on the outcomes of the affordability modelling tool:

- the % of households who cannot afford social housing (i.e. Council and RSL rental costs) without subsidy will require affordable housing
- the % of households who can afford market entry level house prices in each HMA will require market housing
- the remaining % of households will be split across market and intermediate tenures by assessing the income profile for each HMA and determining those who can afford market rents and those who cannot afford market rents. To achieve this, below market and market rent estimates are calculation within the margin between social and market housing estimates by benchmarking housing costs to HMA income profiles. Within this margin, the proportion of households who cannot afford market rents is assumed to require below market housing.

Using these assumptions, at an overall Renfrewshire level, the tenure split of future estimates arising from the principal household projection scenario is detailed below:

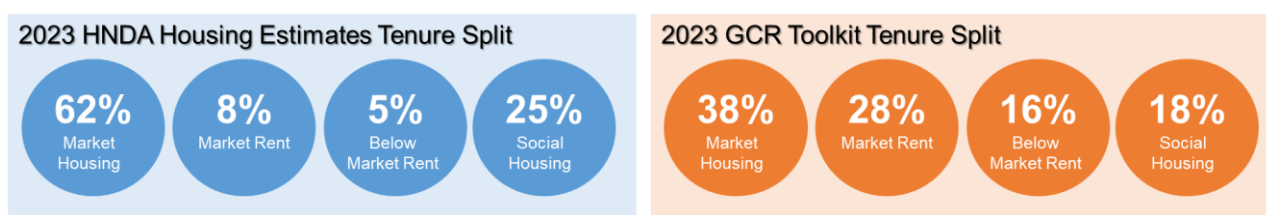


The tenure split associated with the principal HNDA projection over the next 10 and 20-year projection periods is as follows:

Principal Scenario		Principal Scenario	
Social Housing Estimates	2189	Social Housing Estimates	1342
Below Market Rent Housing Estimates	464	Below Market Rent Housing Estimates	276
Market Rent Housing Estimates	674	Market Rent Housing Estimates	396
Market Housing Estimates	5321	Market Housing Estimates	3235
Housing Estimates Year 1-20	8648	Housing Estimates Year 1-10	5250

Table 5.6: 2023 Renfrewshire HNDA Housing Estimates by Housing Tenure

To validate these outcomes, the affordability outcomes from the 2023 disaggregated HNDA Model was compared to HNDA3 tool tenure estimates as follows:



Overall, the project team was satisfied that the split between market and affordable housing estimates from the disaggregated model (70% market / 30% affordable) benchmarks well to the HNDA3 affordable calculation (66% market / 34% affordable) and could therefore be justifiably used as the basis for establishing HNDA tenure estimates by HMA.

Housing Need Tenure Split	Renfrewshire HNDA 2023	GCV HNDA 3
Market Housing Estimates	70%	66%
Affordable Housing Estimates	30%	34%

Table 5.7: HNDA Tenure Split Comparison (Renfrewshire 2023 HNDA/GCR HNDA3)

Furthermore, the preference of the HNDA Project Team was to use the disaggregated affordability outcomes as they more closely reflect the profile of new housing completions in Renfrewshire over the last 10 years. Furthermore, the HNDA3 tenure estimates raise major questions regarding deliverability given limited funding availability to support the development of below market rental options plus a wider national policy context that is currently fueling a contraction of the private rented sector in Scotland.

Using this methodology, Table 5.8 sets out the profile of housing estimates by HMA and housing tenure as follows:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates Year 1 - 20	2189	302	143	1397	243	104
Below Market Rent Housing Estimates Year	464	64	126	122	64	88
Market Rent Housing Estimates Year 1 - 20	674	69	219	126	65	194
Market Housing Estimates Year 1 - 20	5321	612	503	3027	685	494
Housing Estimates Year 1-20	8648	1046	991	4673	1058	880

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates Year 1 - 20	25%	29%	14%	30%	23%	12%
Below Market Rent Housing Estimates Year	5%	6%	13%	3%	6%	10%
Market Rent Housing Estimates Year 1 - 20	8%	7%	22%	3%	6%	22%
Market Housing Estimates Year 1 - 20	62%	58%	51%	65%	65%	56%
Housing Estimates Year 1-20	100%	100%	100%	100%	100%	100%

Table 5.8: % of HMA Housing Estimates by Housing Tenure

Market housing estimates range from 65% in the Paisley and Linwood and Renfrew HMA's to just 51% in North Renfrewshire. Perhaps unsurprisingly, the sub-areas which are dominated by owner occupation and house price inflation (the North and West Renfrewshire HMAs) show a greater need for a more diverse range of rental tenures. Whilst the requirement for social housing is comparatively low at 14% and 12% respectively, market rents account for 22% of all housing estimates with below market rent options accounting for 13% in North Renfrewshire and 10% in West Renfrewshire.

The requirement for affordable housing is greatest in the Paisley and Linwood (30%) and Johnstone and Elderslie HMAs (29%).

The 2023 disaggregated HNDA calculation shows that 2,189 households will require social housing to meet housing need in the Renfrewshire area over the next 20 years. A further 464 households could benefit from below market housing solutions. This is lower than market rented accommodation, with an estimated 674 units required.

The requirement for market housing is in the region of 5,321 over the next 20 years. Overall the profile of housing estimates across the Renfrewshire area is reflective of the household population across Renfrewshire and therefore considered by the HNDA Project Steering Group to be a credible basis for setting Housing Supply Targets in the new Local Housing Strategy:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates Year 1 - 20	2189	302	143	1397	243	104
Below Market Rent Housing Estimates Year	464	64	126	122	64	88
Market Rent Housing Estimates Year 1 - 20	674	69	219	126	65	194
Market Housing Estimates Year 1 - 20	5321	612	503	3027	685	494
Total Housing Estimates	8648	1046	991	4673	1058	880
% Housing Estimates by Housing Market Area		12%	11%	54%	12%	10%
% Household by Housing Market Area		12%	11%	51%	14%	12%

Table 5.9: % 20-Year HMA Housing Estimates by Housing Tenure, Principal Projection

5.6 Key Findings: Estimating Future Housing Need in Renfrewshire

Across the Renfrewshire area, the Local Housing Strategy and Local Development Plan should set achievable and deliverable Housing Supply Targets based on the housing estimates produced by the 2023 disaggregated Renfrewshire HNDA calculation, considering deliverability within the local

strategic landscape. Between 2023 – 2042 the housing estimates for the Renfrewshire area, are in the region of 8,648 including:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	2189	302	143	1397	243	104
Below Market Rent Housing Estimates	464	64	126	122	64	88
Market Rent Housing Estimates Year	674	69	219	126	65	194
Market Housing Estimates Year	5321	612	503	3027	685	494
Housing Estimates Year 1-20	8648	1046	991	4673	1058	880

Table 5.10: 20-Year HMA Housing Estimates by Housing Tenure and HMA

In the next 10 years (2023 - 2032), the housing estimates for the Renfrewshire area are in the region of including:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	1342	181	87	882	136	56
Below Market Rent Housing Estimates	276	38	77	77	36	47
Market Rent Housing Estimates	396	42	134	80	36	105
Market Housing Estimates	3235	366	307	1911	384	267
Housing Estimates Year 1-10	5250	626	606	2950	593	475

Table 5.11: 10-Year HMA Housing Estimates by Housing Tenure and HMA

By tenure, across the Renfrewshire area, it is estimated that:

- 25% of housing estimates will be met by social housing
- 5% of housing estimates will be met by below market housing
- 8% will be met by market rented housing
- 62% will be met by market housing.

Market housing estimates range from 65% in the Paisley and Linwood and Renfrew HMA's to just 51% in North Renfrewshire.

The next Local Housing Strategy and Local Development Plan in Renfrewshire should consider the need for Housing Supply Targets that extend beyond the duration of the 5-year LHS period by reviewing historic new build completion rates and considering the wider policy and economic context across the Renfrewshire area.

6 Building Affordable Housing Estimates

Using the outcomes of the disaggregated HNDA model, 10 year affordable housing estimates have been developed across Renfrewshire, taking into account changes in the supply, re-provisioning and development of social housing as a result of the Council's regeneration programme and the delivery of the Strategic Housing Investment Plan.

Chapter 6 sets out the extent and nature of demolition, re-provisioning and new supply activity to provide adjusted affordable housing estimates across each Housing Market Area. This analysis is further developed by considering a size profile for social housing delivery based on the outcomes of the 2023 HNDA survey. An indicative property type profile has also been developed as a guide for social landlords programming future development schemes across the Renfrewshire area.

6.1 Affordable Housing Estimates 2023-2032

The disaggregated HNDA calculation set out in Chapter 5 identifies the overall need and demand for new affordable housing between 2023 – 2032 for each Housing Market Area (HMA). Estimates are based on the total number of households in housing need (existing housing need plus new housing need) that require either social rented or below market housing disaggregated down into each of the five HMAs.

Table 6.1 below shows that 31% of Renfrewshire households require affordable housing over the next 10 years totaling 1,619 units. The percentage of households requiring affordable housing varies across the HMAs from 35% in the Johnstone and Elderslie to just 22% in West Renfrewshire. The Paisley and Linwood HMA requires the highest number of new affordable housing units to meet estimated need at 960 units, whilst the West Renfrewshire HMA is projected to require the lowest level at 104 units.

Affordable Housing Estimates	% of Affordable Housing Required	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Johnstone and Elderslie	35%	23	21	22	19	22	21	22	22	22	25	219
North Renfrewshire	27%	17	15	17	15	17	15	17	17	17	19	166
Paisley and Linwood	33%	102	92	96	87	95	92	95	95	98	108	960
Renfrew	29%	19	16	18	15	17	16	17	17	18	20	173
West Renfrew	22%	11	10	10	9	10	10	10	10	11	12	104
Renfrewshire Total	31%	174	155	162	145	160	155	159	160	165	184	1619

Table 6.1 Affordable Housing Needs Estimates per HMA

6.2 Regeneration Demolition and Replacement Programme

To calculate the extent of new affordable housing stock required to meet 10-year affordable housing estimates, further consideration is needed of whether existing housing assets can meet affordable housing need effectively including the impact of any future demolition programmes. To this end, analysis was performed to review the extent and nature of stock within Renfrewshire Council's regeneration programme between 2023 – 2032, including projected demolitions, housing re-provisioning plans or comprehensive improvement activity. The analysis excludes any demolition work which have been undertaken prior to start of 2023. This review was undertaken to quantify any net reduction in existing affordable housing provision across Renfrewshire over the next 10 years.

It should be noted that demolition and re-provisioning units are correct at the time of writing but could be subject to changes in the timing of the regeneration delivery programme. Whilst the following profile therefore provides a credible 10-year regeneration activity profile, annual demolition and re-provisioning estimates are more indicative in nature.

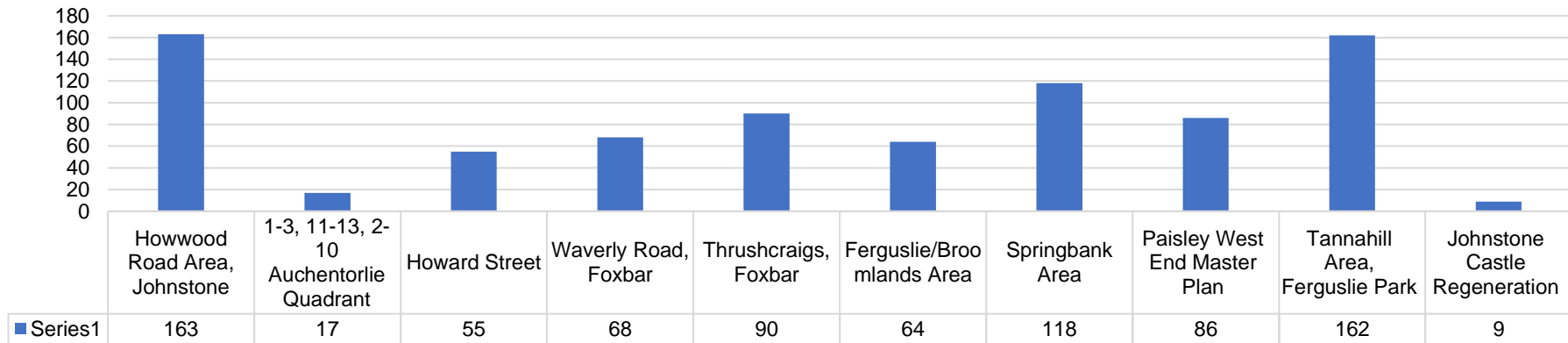
Renfrewshire Council is planning to demolish a total of 832 units between 2023 and 2029 as part of regeneration programmes in the Paisley and Linwood HMA (660 units) and the Johnstone and Elderslie HMA (172 units). Table 6.2 below provides further detail of planned demolitions per annum by HMA. The largest number of units that are planned to be demolished take place in Year 1 (316 units) and Year 2 (200 units).

HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Johnstone and Elderslie	0	0	69	0	0	0	103	0	0	0	172
Paisley and Linwood	316	200	81	0	0	63	0	0	0	0	660
Total	316	200	150	0	0	63	103	0	0	0	832

Table 6.2: Planned Renfrewshire Council Demolitions (2023-2032)

Graph 6.1 provides more details of the location of each regeneration site and the number of affordable housing units planned for demolition. The highest number of demolitions (163 units) are located in Howwood in Johnstone and Elderslie closely followed by Ferguslie Park Masterplan in the Paisley and Linwood HMA with 162 demolitions, with 118 demolitions planned at Springbank. The lowest number of demolitions are programmed as part of Johnstone Castle Regeneration programme with just 9 demolitions scheduled.

Renfrewshire Council Regeneration Programme: Demolition Sites



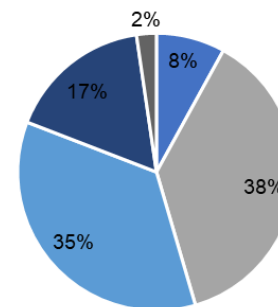
Graph 6.1: Number of demolitions per site In Renfrewshire Council demolition programme (excluding units demolished before 2023)

Analysis undertaken on the size of stock planned for demolition shows that the largest majority of stock is one bedroom accounting for 38% of the units, closely followed by two bedroom units (35%). Three bedroom units account for 17% of the units being demolished while 4 bedrooms represent the smallest amount to stock at 2% of the stock.

To replace Council housing stock planned for demolition, a new build re-provisioning programme is in place via the delivery of the Renfrewshire Council Strategic Housing Investment Plan (SHIP).

Table 6.3 below provides detail of the programme of new build units and their site locations. In total, 619 units are programmed for development with 479 in Paisley and Linwood and 140 in Johnstone and Elderslie.

Programmed Demolitions by Bedroom Size



■ 0 Bedrooms (bedsit) ■ 1 bedroom ■ 2 bedroom ■ 3 bedroom ■ 4 Bedrooms

Graph 6.2: Number of Demolition by Property Size

HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Johnstone and Elderslie	0	0	0	0	70	70	0	0	0	0	140
Paisley and Linwood	101	35	18	0	0	135	0	0	190	0	479
Total	101	35	18	0	70	205	0	0	190	0	619

Table 6.3: New Build Regeneration Programme 2023-32

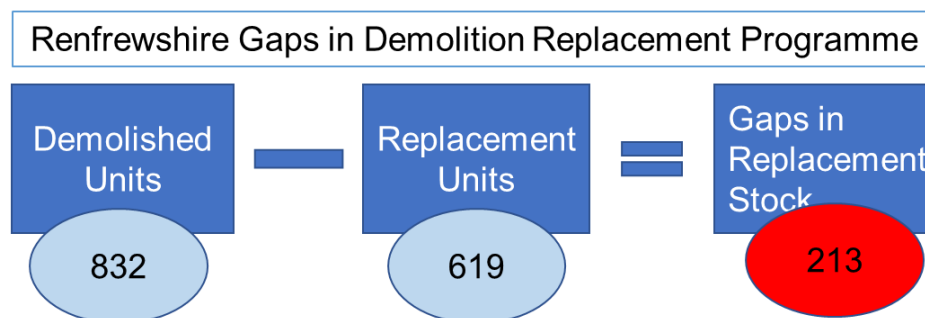
The gap in the replacement of regeneration affordable housing stock has been calculated by taking the total number of demolitions in Renfrewshire over the ten year period (832) less the total number of replacement units (619) over the same period. An overall reduction in social housing units of 213 is identified as set out in Table 6.4.

HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Johnstone and Elderslie Demolition	0	0	69	0	0	0	103	0	0	0	172
Johnstone and Elderslie Replacement	0	0	0	0	70	70	0	0	0	0	140
Johnstone and Elderslie Gap	0	0	-69	0	70	70	-103	0	0	0	-32
Paisley and Linwood Demolition	316	200	81	0	0	63	0	0	0	0	660
Paisley and Linwood Replacement	101	35	18	0	0	135	0	0	190	0	479
Paisley and Linwood Gap	-215	-165	-63	0	0	72	0	0	190	0	-181
Total Gap Across Renfrewshire	-215	-165	-132	0	70	142	-103	0	190	0	-213

Table 6.4 Gaps in Regeneration Programme Demolitions and New Build Stock

Analysis to compare the planned demolitions and replacements in the HMAs within the regeneration programme over next 10 years identifies that the Paisley and Linwood HMA has the biggest reduction in stock (181 units) whilst the Johnstone and Elderslie HMA has a smaller gap of 32 units.

Table 6.4 identifies that the gaps in replacement stock are greatest in Years 1 to 3 for the Paisley and Linwood whilst new build construction is underway.



Full details of the timing and location of demolition and reprovioning activity over the 10 year period 2023 to 2032 can be found at Appendix I: Regeneration Demotion and Reprovioning Programme.

6.3 Strategic Housing Investment Plan

In addition to the new build reprovioning activity programmed to take place, Renfrewshire Council manages the SHIP which programmes new affordable housing delivery across the Renfrewshire area. Analysis of the Renfrewshire SHIP Tracker (2023) has also been undertaken to review the provision of new build housing stock.

Table 6.5 below shows that a total of 1180 units (excluding the reprovioning units in the regeneration programme) are planned to be developed between 2023 – 2031, with the majority of units (652) planned for delivery in the Paisley and Linwood HMA followed by Johnstone and Elderslie (197 units).

Renfrewshire SHIP Programme by Housing Market Area	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Johnstone and Elderslie	3	3	71	39	31	3	3	3	3	38	197
North Renfrewshire	0	0	46	40	43	0	0	0	0	0	129
Paisley and Linwood	85	103	97	54	113	4	4	4	184	4	652
Renfrew	45	3	3	3	3	3	3	3	3	60	129
West Renfrewshire	0	14	0	0	0	0	0	0	59	0	73
Renfrewshire	133	123	217	136	190	10	10	10	249	102	1180

Table 6.5 Renfrewshire Strategic Housing Investment Plan (Net Regeneration Replacement Units)

Further details on the Renfrewshire SHIP and the delivery of new housing stock provision between the 10 Year period 2023 to 2032 can be found at Appendix J: Affordable Housing Estimates Analysis.

6.4 Meeting Renfrewshire Affordable Housing Estimates

To quantify the impact of the demolition, reprovioning and new build programmes on the number of new affordable housing units required to meet 10 Year affordable housing estimates, a calculation is undertaken in two stages as follows:

Stage 1: Calculates the total new supply of affordable housing currently planned over the next 10 years by deducting the regeneration units being demolished from the combined reprovioning and new build affordable units programmed in the SHIP. As outlined in Table 6.6 below a total of 1,799 affordable housing units are planned to be developed across Renfrewshire over the next 10 years. Deducting the total number of demolitions of 832 from the total number of new supply, 1799, leaves a total of 967 units to meet affordable housing estimates over the next 10 years.

Affordable Housing Programme	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Regeneration Replacement Units	101	35	18	0	70	205	0	0	190	0	619
Renfrewshire SHIP Programme Units	133	123	217	136	190	10	10	10	249	102	1180
Total New Affordable Housing Units	234	158	235	136	260	215	10	10	439	102	1799
Regeneration Demolition Units	316	209	141	0	0	63	103	0	0	0	832
Total Units Available to Meet Affordable Housing Need	-82	-51	94	136	260	152	-93	10	439	102	967
Affordable Housing Estimates	174	155	162	145	160	155	159	160	165	184	1619
Gap in Provision	-256	-206	-68	-9	100	-3	-252	-150	274	-82	-652

Table 6.6: Total Planned Affordable Housing Units

Stage 2: Calculates the gap in provision between the new affordable housing planned and affordable housing estimates by deducting the total new supply of affordable housing (Stage 1) from Renfrewshire HNSA affordable housing estimates.

As detailed in Table 6.7, a total of 1,619 affordable housing units are estimated to be required across Renfrewshire over the next 10 years. Deducting the total current number of planned affordable housing units of 924, from the affordable housing estimate leaves a net requirement of -652 units to meet affordable housing estimates over the next 10 years.

Gap In Affordable Housing Programme	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Affordable Housing Estimates	174	155	162	145	160	155	159	160	165	184	1619
Total Units Available to Meet Affordable Housing Need	-82	-51	94	136	260	152	-93	10	439	102	967
Gap in Provision of Affordable Housing	-256	-206	-68	-9	100	-3	-252	-150	274	-82	-652

Table 6.7: Gap in Provision of Affordable Housing – Renfrewshire

6.5 Gap in Meeting Affordable Housing Estimates by HMA

As well as assessing net affordable housing requirements across Renfrewshire, analysis has been developed for each Housing Market Area.

6.5.1 Gap in Affordable Housing Provision for Johnstone and Elderslie HMA

The estimated need for affordable housing in Johnstone and Elderslie over the 10 years is 219 units. Over the same 10 year period, 337 new units of affordable housing are planned with 172 planned for demolition. This provides a total supply of 165 new affordable housing units to meet the affordable housing estimates of 219 units which leaves a net requirement of 54 units. Table 6.7 provides detail of the gaps in affordable housing estimates in the Johnstone and Elderslie HMA over the next 10 years.

Gap in Affordable Housing Johnstone and Elderslie HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Regeneration Replacement Units	0	0	0	0	70	70	0	0	0	0	140
Johnstone and Elderslie SHIP Programme Units	3	3	71	39	31	3	3	3	3	38	197
Total New Affordable Housing Units	3	3	71	39	101	73	3	3	3	38	337
Regeneration Demolition Units	0	0	69	0	0	0	103	0	0	0	172
Total Units Available to Meet Affordable Housing Need	3	3	2	39	101	73	-100	3	3	38	165
Affordable Housing Estimates	23	21	22	19	22	21	22	22	22	25	219
Gap in Provision	20	18	20	-20	79	52	-122	-19	-19	13	-54

Table 6.8: Gap in Provision of Affordable Housing – Johnstone and Elderslie HMA

6.5.2 Gap in Affordable Housing Provision for North Renfrewshire HMA

The estimated need for affordable housing in North Renfrewshire HMA over the next 10 years is 166 units. Over the same 10 years period 129 new units of affordable housing are planned with zero demolitions. This provides a total supply of 129 new affordable housing units to meet the affordable housing estimates of 166 units which leaves a net requirement of 37 units. Table 6.9 provides detail of the gaps across the 10 year period.

Gap in Affordable Housing North Renfrewshire HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
North Renfrewshire SHIP Programme	0	0	46	40	43	0	0	0	0	0	129
North Renfrewshire Affordable Housing Estimates	17	15	17	15	17	15	17	17	17	19	166
Gap in Affordable Housing Provision	-17	-15	29	25	26	-15	-17	-17	-17	-19	-37

Table 6.9: Gap in Provision of Affordable Housing – North Renfrewshire HMA

6.5.3 Gap in Affordable Housing Provision for Paisley and Linwood HMA

The estimated need for affordable housing in Paisley and Linwood over the 10 years is 960 units. Over the same 10 years period 1,131 new units of affordable housing are planned with 660 planned for demolition. This provides a total supply of 471 new affordable housing units to meet the affordable housing estimates of 960 units which leaves a net requirement of 489 units. Table 6.10 provides detail of the gaps in affordable housing estimates in Paisley and Linwood over the 10 year period.

Gap in Affordable Housing Paisley and Linwood HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Regeneration Replacement Units	101	35	18	0	0	135	0	0	190	0	479
Paisley and Linwood SHIP Programme Units	85	103	97	54	113	4	4	4	184	4	652
Total New Affordable Housing Units	186	138	115	54	113	139	4	4	374	4	1131
Regeneration Demolition Units	316	200	81	0	0	0	63	0	0	0	660
Total Units Available to Meet Affordable Housing Need	-130	-62	34	54	113	139	-59	4	374	4	471
Paisley and Linwood Affordable Housing Estimates	102	92	96	87	95	92	95	95	98	108	960
Gap in Affordable Housing Provision	-232	-154	-62	-33	18	47	-154	-91	276	-104	-489

Table 6.10: Gap in Provision of Affordable Housing – Paisley and Linwood HMA

6.5.4 Gap in Affordable Housing Provision for Renfrew HMA

The estimated need for affordable housing in Renfrew HMA over the 10 years is 173 units. Over the same 10 years period 129 new units of affordable housing are planned with zero demolitions. This provides a total supply of 129 new affordable housing units to meet the affordable housing estimates of 173 units which leaves a net requirement of 44 units. Table 6.11 provides detail of the gaps in affordable housing estimates in Renfrew over the 10 year period.

Gap in Affordable Housing Renfrew HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Renfrew SHIP Programme	45	3	3	3	3	3	3	3	3	60	129
Renfrew Affordable Housing Estimates	19	16	18	15	17	16	17	17	18	20	173
Gap in Affordable Housing Provision	26	-13	-15	-12	-14	-13	-14	-14	-15	40	-44

Table 6.11: Gap in Provision of Affordable Housing – Renfrew HMA

6.5.5 Gap in Affordable Housing Provision for West Renfrewshire HMA

The estimated need for affordable housing in West Renfrewshire HMA over the 10 years is 104 units. Over the same 10 years period 73 new units of affordable housing are planned with zero demolitions. This provides a total supply of 73 new affordable housing units to meet the affordable housing estimates of 104 units which leaves a net requirement of 31 units. Table 6.12 provides detail of the gaps in affordable housing estimates in West Renfrewshire over the 10 year period.

Gap in Affordable Housing West Renfrewshire HMA	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
West Renfrewshire SHIP Programme	0	14	0	0	0	0	0	0	59	0	73
West Renfrewshire Affordable Housing Estimates	11	10	10	9	10	10	10	10	11	12	104
Gap in Affordable Housing Provision	-11	4	-10	-9	-10	-10	-10	-10	48	-12	-31

Table 6.12: Gap in Provision of Affordable Housing – West Renfrewshire HMA

Further detail on net requirements in the provision of affordable housing to meet the Renfrewshire HNDA affordable for Renfrewshire and the five Housing Market Areas can be found at Appendix J: Affordable Housing Estimates Analysis.

6.6 10 Year Affordable Housing Estimates per Renfrewshire HMA by Property Size

Adjusted affordable housing requirements across Renfrewshire have been calculated for the next 10 years taking into account the affordable housing units planned for demolition (832) and planned replacement stock (619 units). Table 6.13 below identifies that an estimated 1,832 affordable housing units will be required over the next 10 years across Renfrewshire.

Total Affordable Housing Estimates	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Affordable Housing Estimates	174	155	162	145	160	155	159	160	165	184	1619
Demolished Units net of Replacement Units	215	165	132	0	-70	-142	103	0	-190	0	213
Total Affordable Housing Estimates	389	320	294	145	90	13	262	160	-25	184	1832

Table 6.13: 10 Year Affordable Housing Estimates – Renfrewshire

Using the results from the 2023 Renfrewshire HNDA Household Survey, indicative demand for property size was established based on the responses of existing households who were looking to move in the next 7 years. Table 6.14 below outlines the survey results for Renfrewshire and for each of the HMAs. Across Renfrewshire the majority of households (45%) require two bedrooms, 24% require 3 bedrooms, 18% require 1 bedroom, 12% require 4 bedrooms and 1% require 5 bedrooms.

Bedroom Size Required	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Johnstone and Elderslie	13%	46%	29%	12%	0%
North Renfrewshire	17%	38%	27%	18%	0%
Paisley and Linwood	17%	48%	25%	8%	2%
Renfrew	24%	44%	16%	16%	0%
West Renfrewshire	21%	42%	24%	13%	0%
Renfrewshire	18%	45%	24%	12%	1%

Table 6.14: HNDA Survey Indicative Demand for Property Size by HMA

Analysis of the bedroom sizes required for each of the HMA identifies a broadly similar indicative profile of demand for housing by property size. Renfrew has the greatest demand for one bedroom homes at 24%, while Johnstone and Elderslie had the lowest at 18%. North Renfrewshire has the lowest demand for 2 beds at 38%, but higher demand for 3 bedrooms, whilst North Renfrewshire had the highest demand for 4 bedrooms at 18%. Paisley and Linwood has the lowest demand for 4 bedrooms at 8% but was the only HMA with need for 5 bedrooms.

Using the indicative property sizes from the household survey detailed in Table 6.14 above, the 10 Year affordable Housing estimates have been calculated by bedroom size to provide indicative housing mixes based on household preference Table 6.15 below shows that over 10 years, the largest proportion of estimated affordable housing need of 1,832 units arises from households seeking two bedroom (827 units), followed by 3 bedroom (442 units) and then 1 bedroom (331 units). In terms of larger housing, households are seeking 218 units of 4 bedroom units, with 15 units of 5 bedrooms required.

Indicative Housing Mixes Renfrewshire		Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Total
Replacement Housing Profile Years 1 - 10	% Size Required	389	320	294	145	90	13	262	160	-25	184	1832
Bedroom 1	18%	70	58	53	26	16	2	47	29	-5	33	331
Bedroom 2	45%	176	144	133	65	41	6	118	72	-11	83	827
Bedroom 3	24%	94	77	71	35	22	3	63	39	-6	44	442
Bedroom 4	12%	46	38	35	17	11	2	31	19	-3	22	218
Bedroom 5	1%	3	3	2	1	1	0	2	1	0	2	15

Table 6.15: Adjusted Affordable Housing Estimates by Property (2023-2032)

Appendix J: Affordable Housing Estimates Analysis, provides the indicative property size mix for each of the five Renfrewshire Housing Market Areas.

Using the results from the 2023 Renfrewshire HNDA Household Survey, indicative demand for property type could be established for households who were looking to move in the next 7 years. Table 6.15 below outlines the survey results for Renfrewshire and for each of the HMAs which can be used to inform a housing type profile for new affordable housing provision.

Table 6.16 below identifies that for the majority of respondents (78%) their preferred property type is a house (including 24% who would prefer a single storey/bungalow), while 7% of households seek flatted accommodation and 5% prefer a four-in-a block.

Housing Market Area	Single storey/bungalow	House	Four in a block flat	Flat or maisonette	Tenement flat	Multi storey block	Some other kind of Housing	Don't know	Sheltered/ supported Housing	Level access/ one level
Johnstone and Elderslie	14%	59%	3%	12%	0%	0%	0%	10%	2%	1%
North Renfrewshire	27%	59%	0%	0%	0%	0%	0%	5%	0%	9%
Paisley and Linwood	22%	56%	6%	8%	2%	0%	0%	4%	0%	2%
Renfrew	28%	46%	10%	5%	0%	5%	1%	6%	0%	0%
West Renfrewshire	36%	48%	3%	4%	0%	0%	0%	3%	6%	0%
Renfrewshire	24%	54%	5%	7%	1%	1%	0%	5%	1%	2%

Table 6.16 HNDA Survey Indicative Demand for Property Type by HMA

6.7 Key Findings: 10-Year Adjusted Affordable Housing Estimates in Renfrewshire

Using the outcomes of the disaggregated HNDA model, 10 year adjusted affordable housing estimates have been developed across Renfrewshire, taking into account changes in the supply, re-provisioning and development of social housing as a result of the Council's regeneration programme and the delivery of the Strategic Housing Investment Plan.

The analysis assesses the impact of the Council's regeneration activity over the next 10-year period, including the impact of demolition and replacement activity, as well as new build housing. Adjusted estimates assess the extent to which regeneration and SHIP activity across Renfrewshire will contribute to addressing HNDA affordable housing estimates. Table 6.17 opposite provides a summary of the key findings. Across Renfrewshire it is estimated that 1,619 households will require affordable housing over the next 10 years, roughly 30% of overall housing requirements. The highest number of units will be required in the Paisley and Linwood HMA, estimated at 652 units.

Renfrewshire 10 Year Affordable Housing Requirements	Number of Units
Affordable Housing Estimate	1619
Regeneration Demolitions	832
Regeneration New Build Programme	619
Net Impact of Regeneration	-213
Total Affordable Homes Required	1832

Table 6.17 Summary of Affordable Housing Estimates 2023-2031

Over and above these estimates, Renfrewshire Council is planning to demolish a total of 832 social housing units between 2023 and 2029 as part of regeneration programmes in Paisley and Linwood (660 demolitions) and Johnstone and Elderslie (172 demolitions). The largest numbers of units are planned to be demolished in Year 1 (316 units) and Year 2 (200 units). The majority of stock being demolished comprises one bedroom units (38%), closely followed by two bedroom units (35%). As part of the regeneration programme, 619 units are scheduled to be developed on regeneration sites. The net impact of regeneration activity is therefore a reduction in social housing units of 213 units over the next 10 years, largely located in the Paisley and Linwood HMA (181 units). Overall, to address affordable housing estimates and replace the volume of homes lost due to regeneration activity, 1832 affordable homes will be required across Renfrewshire over the next 10 years.

Furthermore, the Strategic Housing Investment Plan has scheduled delivery of 1,180 affordable housing units over the life of the plan. If affordable housing estimates are adjusted to take this new supply into account, a net requirement of 652 affordable homes are evidenced over the next 10 years.

Renfrewshire 10Yr Net Shortfall in Affordable Housing	Number of Units
Total Affordable Homes Estimated	1832
Strategic Housing Investment Programme	1180
Net Shortfall of Affordable Housing	652

Table 6.18 Net Shortfall in Affordable Housing 2023 - 2031

Net affordable housing requirements are highest in the Paisley and Linwood HMA (489 units) followed by the North Renfrewshire HMA (80 units).

On this basis, whilst regeneration and SHIP activity set an ambitious programme of investment in new affordable homes over the next decade, a net shortfall of up to 700 affordable units have been calculated over and above this.

Analysis has also been performed to build 10-year affordable housing estimates by property size and Housing Market Area. Indicative affordable housing estimates by house size and type confirm that the majority of Renfrewshire households seek two (45%) and three bedroom (24%) houses. One in 10 households seek a 4+-bedroom property.

7 Research Conclusions and Recommendations

In November 2022, Renfrewshire Council commissioned Arneil Johnston to carry out research to build detailed affordable housing estimates disaggregated to Housing Market Sub-Area (HMA), property size and where possible, property type. This analysis was commissioned to further develop the aggregate HNDA calculation delivered by the Glasgow City Region Housing Need & Demand Assessment (HNDA3) for the Renfrewshire area.

To inform detailed affordable housing estimates, the research provides a comprehensive assessment of housing affordability, as well as analysis of housing market pressures across Renfrewshire sub-areas. A key aspect of this study was to commission a large scale household survey to assess the existing housing need, future intentions and the housing aspirations of Renfrewshire residents. Chapter 7 synthesis key findings from each element of the research study detailing affordable housing estimates and defining where housing delivery and planning interventions could be targeted to meet housing need and improve housing system operation.

7.1 Renfrewshire Household and Housing Profile

The outcomes of the 2023 Renfrewshire HNDA survey provide invaluable evidence of the dynamics of housing system operation, as well as credible insights into the drivers of housing need and demand. Survey outcomes reveal a housing system which is dominated by home ownership (66%) with over 20% of Renfrewshire households owning their property outright. Social housing accommodates approximately 1 in 4 Renfrewshire households with a smaller than average private rented sector which accommodates around 10% of households.

Most homes are low rise properties with 63% of households living in houses and a further 12% living in four-in-a-block dwellings. Flatted dwellings account for around 20% of all homes. The majority of households describe the size of their property as meeting the needs of their household (69%), with 1 in 10 households living in homes which are too small. Overcrowding is particularly problematic in the private rented sector, where 3 in every 10 households are living with fewer bedrooms than needed by their household.

In terms of housing suitability, there is evidence of households experiencing difficulties for a variety of reasons. At least a quarter of households are living in properties which require repair or improvement with 38% suggesting their property has issues with poor condition. This increases to a very notable 64% of households living in the private rented sector. In terms of housing amenity, 9% of households said that the health of a household member was suffering because their property was the wrong size or type with a notable 17% of households suggesting that a household member experienced problems with using the stairs in their home.

In terms of housing affordability, whilst 12% overall described housing costs as problematic for their household, it is clear that affordability pressures are most evident for PRS tenants (29%) and social housing tenants (22%). In total, 15% of households in Renfrewshire are spending more than 25% of their household income on housing costs. Furthermore, the majority of households (59%) currently spend more than 10% of their income with significant fuel poverty issues evident in the social housing (78%) and PRS tenant populations (64%).

Despite evidence of housing suitability issues, 80% of households are satisfied with the home that they live in. Whilst the highest proportion of households (13%) move into a property be close to family and friends, the same number describe the pull factor as 'the only option available to them'. This is particularly the case for PRS tenants (25%) and social housing tenants (23%).

The potential lack of choice for some households in Renfrewshire may create barriers for the high proportion of households who would like (23%) or need (8%) to move home in the next 2 years; or the 20% of households who said a household member was likely to move out and form a separate household in the next 7 years. These findings would indicate that internal demand in the Renfrewshire housing system is and will continue to remain strong.

Whilst 40% of newly forming households intend to access the housing market, 33% intend to access the social housing or private rented sectors (19%). Having said this, new formers acknowledge they may experience barriers to realising their housing intentions with 48% raising financial constraints as an issue and a further 28% describing limited housing options in their area of choice. Existing households who need to move describe push factors as a need for accessible housing to meet health or disability needs (13%), overcrowding (12%) or a need to access a warmer, more energy efficient home (10%).

Of the 45% of households with a household member with health or disability problems, almost 1 in 3 (28%) do not feel their current home meets their needs. This increases to 50% of those living in private rented accommodation or 44% of those living in tenement flats. Despite this, just 11% of households with a health condition or disability require specialist housing. A far more significant number (24%) identify a need for property adaptations to address housing amenity problems.

Overall, whilst the 2023 HNDA Household Survey shows high levels of housing satisfaction across Renfrewshire, there is clear evidence of housing suitability issues including accessibility problems, overcrowding and poor property condition. Whilst demand for housing is and should continue to be buoyant in Renfrewshire, affordability barriers and limited housing choices may impede household growth and movement.

7.2 Housing Affordability Pressures

Household incomes in Renfrewshire are lower than is the case in Scotland and therefore likely to be a factor driving housing affordability pressures. The median income in Renfrewshire is £29,528, 12% lower than the median income for Scotland at £33,096. Equally, the lower quartile income for households living in Renfrewshire is £16,315, again lower than Scotland at £18,255. In Renfrewshire, 33% of households earn less than <£20K per annum. There is clear evidence of income inequality with almost the same proportion of households (37%) earning £40k+ annually.

Whilst social housing costs are affordable to the vast majority of households in Renfrewshire, a household would need to earn £29,800 to afford the average market rent. This is over 60% higher than lower quartile incomes, rendering the private rented sector completely unaffordable to households with modest incomes. Overall, just half of all households in Renfrewshire earn this value (49%) and findings suggest the same proportion (50%) are unable to afford the average market rents at a 30% income to rent ratio. As suggested by HNDA survey results, households with limited housing options are facing significant affordability pressures in the private rented sector. PRS affordability pressures are particularly evident in the Johnston and Elderslie, Paisley and Linwood and Renfrew HMAs.

However, whilst 50% of households can't afford PRS rents across Renfrewshire, this drops to 40% if MMR rents are set using the Local Housing Allowance, an improvement in affordability for 10% of households. The need for a wider range of intermediate tenures is evident when considering the proportion of households in Renfrewshire who cannot meet the costs of market entry (38%) or the average cost of purchasing a home (68%). The lack of affordable housing options in the Renfrewshire market is even more challenging when the dominance of home ownership as a housing tenure in the area is considered.

7.3 Affordable Housing Pressures

As part of the research process, a housing pressures dashboard and scoring matrix was assembled to profile and align indicators ranging from tenure diversity to market operation, and from poor housing affordability outcomes to unmet need for social housing; enabling evidence of housing system imbalances to be identified across each HMA.

This analysis suggests that the Housing Market Area with the highest housing pressure score is North Renfrewshire. Whilst income levels are above average in North Renfrewshire, house prices are similarly high rendering this sub-area as the least affordable in meeting average house prices. This is further exacerbated by strong demand for a limited supply of social housing, with over 19 applicants for every social tenancy that becomes available. Whilst it may otherwise be considered to be an affluent area, there is clear evidence that the North Renfrewshire HMA would benefit from affordable housing delivery and planning interventions that extend the range of housing options available to the local households in need.

Whilst affordable housing investment programmes and planning assumptions focus activity on the Johnston and Elderslie and Paisley and Linwood HMAs, housing pressure evidence suggests that the Renfrew HMA should not be overlooked in terms of planning and delivery interventions. The Renfrew HMA shows significant expressed demand for social housing which is not met by the turnover of social tenancies with homelessness allocation pressures further exacerbating this profile. The Johnston and Elderslie HMA ranks closely behind Renfrew and again would benefit from planning and delivery interventions that extend the delivery and diversity of affordable housing options. Housing allocation pressures are evident as well as clear signals of poor housing access both in terms of PRS affordability and market homes.

This pressure analysis suggest a need to enable affordable housing delivery and planning interventions in the North Renfrewshire HMA, followed by the Renfrew and Johnston and Elderslie areas.

7.4 Disaggregated Housing Need & Demand Estimates

A key aspect of the study focused on producing disaggregated housing estimates by Housing Market Area by further developing the Renfrewshire calculation within the HNDA toolkit produced by Glasgow City Region (GCR) partners. As current Renfrewshire housing estimates provide no disaggregation to Housing Market Sub-Area, it is therefore essential that a robust and credible calculation of housing estimates is delivered by HMA and housing tenure to inform housing delivery planning and land use policy.

To achieve this, an HMA level HNDA calculation model was developed for Renfrewshire, offering housing estimates over a 20-year projection period. The disaggregated model was populated with HMA specific measures of:

- existing need including households in temporary accommodation, concealed households, overcrowded households and households who require specialist housing
- newly arising need including disaggregated household projections for each HMA based on NRS principle and high migration scenarios (the preferred projection scenarios).

Both primary and secondary research evidence was used to validate the assumptions of the Glasgow City Region HNDA model and to provide a more detailed profile of housing estimates for each HMA. A bespoke tenure calculation for each Housing Market Area was also developed based on the outcomes of the housing affordability model.

The disaggregated HNDA projections model projects that between 2023 and 2042, housing estimates for the Renfrewshire area are in the region of 8,648, including:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	2189	302	143	1397	243	104
Below Market Rent Housing Estimates	464	64	126	122	64	88
Market Rent Housing Estimates Year	674	69	219	126	65	194
Market Housing Estimates Year	5321	612	503	3027	685	494
Housing Estimates Year 1-20	8648	1046	991	4673	1058	880

Table 7.1: 20-year Renfrewshire HNDA Housing Estimates by HMA and Tenure

Between 2023 and 2032, 10-year housing estimates for the Renfrewshire area are in the region of 5,250, including:

	Renfrewshire	Johnstone and Elderslie	North Renfrewshire	Paisley and Linwood	Renfrew	West Renfrewshire
Social Housing Estimates	1342	181	87	882	136	56
Below Market Rent Housing Estimates	276	38	77	77	36	47
Market Rent Housing Estimates	396	42	134	80	36	105
Market Housing Estimates	3235	366	307	1911	384	267

Table 7.2: 10-year Renfrewshire HNDA Housing Estimates by HMA and Tenure

By tenure, across the Renfrewshire area, it is estimated that:

- 25% of housing estimates will be met by social housing
- 5% of housing estimates will be met by below market housing
- 8% will be met by market rented housing
- 62% will be met by market housing.

Across the Renfrewshire area, the Local Housing Strategy and Local Development Plan should set achievable and deliverable Housing Supply Targets based on the housing estimates produced by the 2023 disaggregated Renfrewshire HNDA calculation, considering deliverability within each Housing Market Area as well as opportunities to relieve housing system pressure.

7.5 Affordable Housing Estimates

Using the outcomes of the disaggregated HNDA model, 10 year affordable housing estimates have been developed across Renfrewshire, taking into account changes in the supply, reprovisioning and development of social housing as a result of the Council's regeneration programme and the delivery of the Strategic Housing Investment Plan.

	2023-2032
Affordable Housing Requirement (newly arising need and backlog need)	1,619
Additional units required to replace demolished Council stock, over and above planned replacement	213
Total affordable housing estimates	1,832

Table 7.3: Renfrewshire 2023 HNDA Affordable Housing Estimate 2022-203

Across Renfrewshire it is estimated that 1,619 households will require affordable housing over the next 10 years, roughly 30% of overall housing estimates. The highest number of units will be required in the Paisley and Linwood HMA, estimated at 960 units.

Over and above these estimates, Renfrewshire Council is planning to demolish a total of 832 social housing units between 2023 and 2029 as part of regeneration programmes in Paisley and Linwood (660 demolitions) and Johnstone and Elderslie (172 demolitions). As part of the regeneration programme, 619 units are scheduled to be developed on regeneration sites. The net impact of regeneration activity is therefore a reduction in social housing units of 213 units over the next 10 years, largely located in the Paisley and Linwood HMA (181 units). Overall, to address affordable housing estimates and replace the volume of homes lost due to regeneration activity, 1,832 affordable homes will be required across Renfrewshire over the next 10 years.

The Strategic Housing Investment Plan schedules delivery of 1,180 affordable housing units over the life of the plan. If affordable housing estimates are adjusted to take this new supply into account, a net requirement of 652 affordable homes are evidenced over the next 10 years. Net affordable housing requirements are highest in the Paisley and Linwood HMA (489 units).

Indicative affordable housing estimates by house size and type confirm that the majority of Renfrewshire households seek two (45%) and three bedroom (24%) houses. One in 10 households seek a 4+ bedroom property.

On this basis, whilst regeneration and SHIP activity set an ambitious programme of investment in new affordable homes over the next decade, Housing Supply Targets should recognise a net shortfall of up to 700 affordable units over and above this. Given the profile of HNDA housing estimates by HMA and the outcomes of housing pressure analysis, interventions could be considered in the North Renfrewshire, Renfrew and Johnstone and Elderslie HMAs, to extend the diversity of affordable housing options to those in need. Not only could this approach succeed in reducing the dominance of home ownership in these HMAs but meet the needs of up to 10% of households could benefit from below market housing options.