

# Renfrewshire Local Housing Strategy 2023–2028 Summary

## Strategic priorities



### The Local Housing Strategy 2023-2028 identifies five strategic priorities for Renfrewshire.

These priorities are based around key areas we will focus on during the lifetime of the strategy, reflecting current national and local policy priorities. You can see the five strategic priorities on this page.

To help achieve these strategic priorities, the Council and its partners will progress delivery of the Local Housing Strategy Action Plan. You can see the actions on the following pages.

To view the full Local Housing Strategy 2023–2028, please visit:

[www.renfrewshire.gov.uk/NewLocalHousingStrategy](http://www.renfrewshire.gov.uk/NewLocalHousingStrategy)



#### Strategic Priority 1:

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

##### This strategic priority covers the following:

- Estimated housing need over the strategy period is 1,784 market homes and 902 affordable homes
- Maintaining a housing land supply to support the delivery of new homes across all tenures
- Providing a mix of housing to meet housing need
- Delivering housing-led regeneration and renewal
- Supporting town centre living
- Bringing empty homes back into use
- A place-based approach to empowering local communities

#### Strategic Priority 2:

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

##### This strategic priority covers the following:

- Improving the quality of Council housing and mixed tenure estates
- Addressing Below Tolerable Standard housing
- Implementing housing renewal areas
- Supporting owners to improve their properties
- Supporting repair and maintenance of tenement properties
- Maintaining the Scottish Housing Quality Standard
- Improving quality and management in the private rented sector

#### Strategic Priority 3:

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

##### This strategic priority covers the following:

- A housing focus on the climate emergency and Renfrewshire’s net zero ambitions
- Working to reduce emissions in housing
- Working to mitigate fuel poverty and provide good quality advice
- Improving the energy efficiency of housing stock across all tenures and signposting available support and funding opportunities

#### Strategic Priority 4:

Prevention of homelessness and providing support for those in housing need.

##### This strategic priority covers the following:

- Implementing and reviewing the Rapid Rehousing Transition Plan
- Homelessness prevention and support activities
- Ensuring a sufficient supply of temporary accommodation
- Services for young people
- Support for people affected by drugs and/or alcohol

#### Strategic Priority 5:

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

##### This strategic priority covers the following:

- Addressing the housing needs of key groups including:
  - > Housing for older people
  - > Housing mix and accessible housing
  - > Adaptations, aids and equipment
  - > Supporting people with a learning disability
  - > Supporting people affected by alcohol and/or drugs
  - > Other groups who may require particular support relating to their housing needs

The following pages contain the key actions that the Council and its partners will take to help achieve the strategic priorities.

We will monitor these actions during the lifetime of the Local Housing Strategy and report annually to the Communities and Housing Policy Board.



### Strategic Priority 1:

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

#### Key actions we will take to achieve this priority are:

**Action 1:**

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

**Action 2:**

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

**Action 3:**

Deliver the rolling affordable housing supply programme set out in the Strategic Housing Investment Plan to deliver new energy efficient and digitally enabled homes and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.

**Action 4:**

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

**Action 5:**

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

**Action 6:**

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

**Action 7:**

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

**Action 8:**

Support local communities in the preparation of community led Place Plans.



### Strategic Priority 2:

People live in high quality, well managed homes in sustainable neighbourhoods.

#### Key actions we will take to achieve this priority are:

**Action 9:**

Develop approaches to maximise investment in Council homes and privately owned homes within the Council's regeneration and renewal areas.

**Action 10:**

Develop and implement a multi-disciplinary approach to neighbourhood renewal plans.

**Action 11:**

Continue to address below tolerable standard properties across Renfrewshire.

**Action 12:**

Continue to provide advice and assistance to private homeowners through the scheme of assistance.

**Action 13:**

Undertake a review of the Council's scheme of assistance for private homeowners taking into account legislative changes.

**Action 14:**

Continue the missing shares pilot for older tenement property and review its effectiveness.

**Action 15:**

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

**Action 16:**

Implement revised Council Asset Management Strategy.

**Action 17:**

Monitor the operation of the private rented market in Renfrewshire.

**Action 18:**

Provide additional support, advocacy and representation for people living in private rented tenancies.

**Action 19:**

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



### Strategic Priority 3:

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

#### Key actions we will take to achieve this priority are:

##### Action 20:

Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards Renfrewshire's net zero targets.

##### Action 21:

In new build affordable homes, the Council and housing associations will use renewable technology and other measures to provide energy efficient, well-ventilated homes that are low or zero emissions and meet the Scottish Government's New Build Heat Standard Regulations effective from 1 April 2024.

##### Action 22:

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

##### Action 23:

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

##### Action 24:

Private housebuilders will be required to meet the New Build Heat Standard Regulations effective from 1 April 2024 for new buildings that apply for a building warrant. Where feasible, new developments will connect to heat networks where developments are within heat network zones to provide energy efficient homes that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

##### Action 25:

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

##### Action 26:

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

##### Action 27:

Support the preparation and implementation of a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long term energy efficiency and heat decarbonisation strategy for Renfrewshire.

##### Action 28:

The Council and housing associations operating in Renfrewshire will work towards meeting the requirements and milestones of the emerging EESSH2 for social rented housing.

##### Action 29:

All Council newbuild homes meet or exceed Section 7, Silver Level Aspects 1 and 2 of the 2011 Building Regulations – energy for space heating.

##### Action 30:

The Council and housing associations operating in Renfrewshire will maximise the number of privately owned or privately rented properties who participate in energy efficiency and low carbon improvement activities, including Scottish Government Energy Efficient Scotland Area Based Schemes (EES:ABS), as part of the wider improvements to improve the energy efficiency of homes.

##### Action 31:

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

##### Action 32:

Promote and support available energy efficiency measures to both private owners and private landlords, including obtaining financial support.



### Strategic Priority 4:

Prevention of homelessness and providing support for those in housing need.

#### Key actions we will take to achieve this priority are:

##### Action 33:

Review the Rapid Rehousing Transition Plan 2019-2024 and make recommendations on future approaches to homelessness in Renfrewshire.

##### Action 34:

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

##### Action 35:

Continue to strengthen the approach to prevention and repeat homelessness by providing holistic wraparound support to households in Renfrewshire.

##### Action 36:

Continue to assess requirements for temporary accommodation and provide appropriate supply, in light of aims set out in the Rapid Rehousing Transition Plan and current trends in homelessness.

##### Action 37:

Build on the rapid rehousing approach to ensure access to specialist services is readily available via robust pathways for homeless people with complex needs, including mental health and harmful alcohol and/or drugs use.



### Strategic Priority 5:

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

#### Key actions we will take to achieve this priority are:

##### Action 38:

Work with partners and stakeholders to provide housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home.

##### Action 39:

Support partners in the development and implementation of a Renfrewshire Dementia Action Plan reflecting the objectives and priorities of the Dementia Strategy for Scotland 2023.

##### Action 40:

Increase the supply of new housing that meets the needs of older people and those with mobility difficulties.

##### Action 41:

Work in partnership with the Housing and Social Care Partnership to identify specialist housing and housing related support opportunities for people with particular needs in Renfrewshire and in taking specific initiatives forward.

##### Action 42:

Continue to support the various refugee and asylum programmes including the provision of settled accommodation.

##### Action 43:

Following the publication of the Scottish Government's June 2023 Action Plan and the emerging associated toolkit, we will consider options to best meet the housing needs of the Gypsy Traveller community.