



# Strategic Housing Investment Plan for Renfrewshire 2019/20 to 2023/24



# Strategic Housing Investment Plan 2019/20 to 2023/24

## Strategic Housing Investment Plan Preparation

This Strategic Housing Investment Plan 2019/20 to 2023/24 has been produced following discussions with Registered Social Landlords operating in Renfrewshire as well as private developers.

A draft of the Strategic Housing Investment Plan 2019/20 to 2023/24 was prepared for public consultation with key stakeholders including statutory bodies, community councils and tenants and residents associations invited to provide comments over a 4 week period from 22<sup>nd</sup> August 2018 to 21<sup>st</sup> September 2018.

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

The comments and feedback received as part of the consultation process have been used to finalise the development of this plan for the next five years.

The finalised Strategic Housing Investment Plan will be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the 30<sup>th</sup> October 2018. The finalised Strategic Housing Investment Plan will also be submitted to the Scottish Government.

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

# Ambitious Targets for Affordable Homes

## Introduction

This Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy 2016-2021 and meet the affordable housing supply target of 200 homes each year to 2021.

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

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

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year, which sets out key investment priorities for affordable housing that will help to achieve the outcomes set out in the Renfrewshire Local Housing Strategy.

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving the 'More Homes Scotland' 50,000 affordable homes target during the life of the current Parliament. **(A diagram of the process is shown in Appendix 1)**



**Andrew Avenue Phase 1, Renfrew, Sanctuary Scotland**

# Renfrewshire Local Housing Strategy

## Renfrewshire Local Housing Strategy

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

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



Shortroods, Paisley, Sanctuary Scotland Housing Association

# Wider Housing Market, Demographic Trends and Housing Supply Targets

## Glasgow and the Clyde Valley Housing Market Area

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

Renfrewshire forms a distinct market in itself, but there are strong links with neighbouring areas.

The second Housing Need and Demand Assessment considered the existing stock base across all tenures, as well as projected changes to the stock base and projected demographic changes. It produced estimates in relation to the future need for new affordable housing and market housing for each local authority area.

## Demographic Trends

As part of the process of setting housing supply targets, account has been taken of demographic trends and projections for the future. There has been a small growth in Renfrewshire's overall population in recent years growing from 170,250 people in 2011 to 176,830 in 2017, whilst the number of households increased

steadily from around 80,900 to around 84,900 over the same period.

These trends are expected to continue with people living in smaller households and with an ageing population making up an increasing proportion of the population. These population trends continue to be considered when assessing local housing need and developing the Strategic Housing Investment Plan programme for the next five years.

## Housing Supply Targets

The Housing Need and Demand Assessment informed the affordable housing supply targets for Renfrewshire which are included in the Local Housing Strategy for the period 2016-2021:

- 2,500 private homes, and
- 1,000 affordable homes over the five years to March 2021

At the moment Resource Planning Assumptions (RPA's) are only known up to 2020/21. It is the aim of the Council and its partners to deliver 1,000 new affordable homes in the five year Local Housing Strategy period to 2021.

This new Strategic Housing Investment Plan rolls the programme forward to 2023/24. It shows how grant funding could be utilised over the next five years to assist in the delivery of new affordable homes subject to available funding.

## Affordable Housing Investment Priorities

### Renfrewshire Affordable Housing Investment Priorities

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

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

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

To meet these aims and objectives, the investment priorities in Renfrewshire are set out in the Renfrewshire Local Housing Strategy as follows:

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

## Affordable Housing Investment Priorities

All projects included within this Strategic Housing Investment Plan have clear links to the outcomes of the Local Housing Strategy. As in previous years, housing development projects will only be taken forward where they assist in the delivery of Renfrewshire Local Housing Strategy outcomes.

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



**Thrushcraigs Crescent, Paisley, Link Group**

## Preparation of the New Strategic Housing Investment Plan

In preparing this Strategic Housing Investment Plan for the next five years, account has been taken of ongoing discussions with Registered Social Landlord partners and the Scottish Government.

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

### Consultation

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

This new Strategic Housing Investment Plan includes a wide range of projects which have been rolled forward from the programme set out in last year's Strategic Housing Investment Plan which was approved by the Council in November 2017.

Following the consultation, an updated and ambitious development programme has been formed that will deliver affordable homes for a range of different needs groups across Renfrewshire. The proposed development programme is included at Appendix 3.



**Western Park, Renfrew, Sanctuary Scotland**

## Preparation of the New Strategic Housing Investment Plan

### **This new Strategic Housing Investment Plan**

This Strategic Housing Investment Plan reflects both the Local Housing Strategy outcomes and the investment priorities outlined on page 5 of this document. It also takes account of:

- Renfrewshire's supply target of 1,000 new affordable homes in the five year period 2016 to 2021;
- The programme has been rolled forward to 2023/24 to include projects which are progressing through various stages of the project planning and design process. Timescales for delivery beyond 2021 will be dependent on the availability of grant funding; and
- Advice about forward planning and programme management and the national target of 50,000 new affordable homes over the five year period to 2021.

Each year an updated Strategic Housing Investment Plan will be produced which notes progress made in the previous year as well as outlining the development programme over the next five year period.

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

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

## Renfrewshire Affordable Housing Project Updates

### Projects Expected to Complete in 2018/19

Development	Units	Status	Comment
<b>Andrew Avenue Phase II, (Station Road) Renfrew</b>	60	Due to complete Autumn 2018	This development by Sanctuary Scotland includes <b>60</b> new homes for social rent and will complete the wider Andrew Avenue area new build development.
<b>Inchinnan Road (Western Park), Renfrew</b>	67	Due to complete Summer 2018	This development by Sanctuary Scotland includes <b>67</b> new homes for social rent.

## Renfrewshire Affordable Housing Project Updates

### Projects on Site/Due to Start on Site

Development	Units	Status	Comment
<b>Paisley West End Phase I (Co-op site), Paisley</b>	39	Due to complete Spring 2019	This development by Sanctuary Scotland consists of <b>39</b> homes for social rent and is expected to complete in early 2019 with initial handovers to tenants anticipated in December 2018. The development will contribute to the regeneration of Paisley West End and will complement regeneration plans for the Well Street area of Paisley.
<b>Johnstone Castle Phase I</b>	95	Due to complete March 2020	Renfrewshire Council is progressing works on the construction of <b>95</b> new homes for social rent in the Johnstone Castle area where tenement flats are being replaced with high quality, predominantly back and front door houses. Completion is anticipated for March 2020.
<b>Bishopton Phase I, North Renfrewshire</b>	80	Expected to complete in 2019/20	Bishopton Community Growth Area (CGA) (Dargavel Village) is expected to provide around 4,000 new homes on brownfield land in North Renfrewshire. This development will provide affordable homes as part of the overall masterplanned approach in this area.  The Strategic Housing Investment Plan includes provision for <b>200</b> new affordable homes including <b>80</b> new social rented homes from the Council as phase I.
<b>Love Street, Paisley</b>	132	Due to complete July 2019	The redevelopment of this brownfield site is contributing to regeneration in Paisley through the development of <b>132</b> new homes for social rent and low cost home ownership by Sanctuary Scotland. This project started on site in August 2017 and will complete in phases up until July 2019.

## Renfrewshire Affordable Housing Project Updates

### Projects still to start on site (All sites previously identified in SHIP 2018/19 to 2022/23)

Development	Comment
<b>Smithhills Street, Paisley Town Centre</b>	This affordable housing development of approximately <b>26</b> flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the wider regeneration of Paisley town centre, adding to the tenure diversification and increased residential provision within this key central location.
<b>Milliken Road, Kilbarchan</b>	This social rented development of around <b>18</b> one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in West Renfrewshire.
<b>Amochrie Road, Foxbar, Paisley</b>	This social rented development of approximately <b>36</b> homes by Link Group will add to the affordable housing supply in the Foxbar area and will bring a derelict site back in to use.
<b>Thrushcraigs Phase II, Paisley</b>	This social rented development of around <b>20</b> homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
<b>Westerfield House, Phase II</b>	This development of approximately <b>10</b> flats by Paisley Housing Association will provide housing particular needs. Discussions are ongoing about revenue funding and client groups with Renfrewshire's Health and Social care Partnership.
<b>Bishopton Phase II, North Renfrewshire</b>	The Strategic Housing Investment Plan includes provision for <b>200</b> new affordable homes for social rent with the Council currently progressing plans to build <b>80</b> new homes as a first phase. The second phase of affordable housing will involve construction of around <b>120</b> homes for social rent by an as yet to be identified housing association partner.
<b>Ryefield, Johnstone</b>	This social rented development of approximately <b>24</b> homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Millarston, Paisley</b>	Two sites where housing was demolished a number of years ago will be redeveloped by the Link Group to provide around 80 affordable homes.
<b>Albert Road, Renfrew</b>	This social rented development of approximately <b>44</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.
<b>Gallowhill, Paisley</b>	This social rented development of approximately <b>60</b> homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area. It is envisaged that some private housing may also be developed at this location.
<b>Glenburn Regeneration</b>	This affordable development of approximately <b>130</b> homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around 24 homes also developed for low cost home ownership.
<b>Auchengreoch Road, Johnstone</b>	This social rented development of around <b>35</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.
<b>Spateston, Johnstone</b>	This social rented development of approximately <b>35</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<p><b>Paisley West End, Phase II</b></p>	<p>A Regeneration Masterplan for Paisley West End was approved by the Council in December 2017 following public consultation. The Masterplan seeks to achieve transformational change in the Well Street area and involves the construction of approximately 155 new homes for sale and social rent, with a mix of property types and sizes. The Council is working with Sanctuary Scotland and the Scottish Government to progress the Regeneration Masterplan</p> <p>It is anticipated that the early stages of work will focus on the acquisition of privately owned properties and the development of vacant land.</p>
<p><b>Ferguslie Park, Paisley</b></p>	<p>This social rented development of around 100 homes by Renfrewshire Council will assist in the regeneration of the Ferguslie Park area where options are being explored to replace existing low demand housing.</p>
<p><b>Orchard Street, Paisley</b></p>	<p>Town centre regeneration is a key strategic priority for Renfrewshire.</p> <p>Plans are now progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017.</p> <p>Paisley Housing Association is leading on this project and is engaging with private owners.</p>
<p><b>Extra Care &amp; Amenity Accommodation, Paisley</b></p>	<p>This development by Linstone Housing Association will provide extra care housing and amenity housing for older people (around 48 new homes). Provision will be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.</p>
<p><b>Foxbar Rivers, Paisley</b></p>	<p>This mixed tenure development with approximately <b>80</b> houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and a regeneration area and improve the mix of house types available for social rent in the area.</p>

## Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Erskine - Sheltered Housing Reprovisioning &amp; General Needs</b>	Bridgewater Housing Association will develop new sheltered housing which will replace existing dispersed sheltered provision across Erskine.
<b>Cartha Crescent, Paisley</b>	This social rented development of approximately <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
<b>Paisley Town Centre Site 1 (site to be identified)</b>	In line with the Local Housing Strategy aim of regenerating Paisley town centre, and encouraging more people to live in the town centre, site options in suitable locations will continue to be explored.
<b>Johnstone Castle Phase II</b>	Link Group are progressing plans for a second phase of affordable housing development in the Johnstone Castle area with around <b>40</b> new homes to be built for social rent (including around <b>10</b> homes for Linstone Housing Association) as part of a mixed tenure development.
<b>Gibson Crescent, Johnstone</b>	This social rented development of approximately <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.
<b>Linwood (Stirling Drive or Napier Street)</b>	This social rented development of approximately <b>50</b> homes by Linstone Housing Association will add to the affordable housing supply in Linwood.

## The finalised Renfrewshire Strategic Housing Investment Plan

As part of the consultation process, the Council met with partner housing associations to discuss potential new projects for inclusion in this new Strategic Housing Investment Plan.

Following these discussions, no new projects are being added to the programme at this time. However in the event that additional funding from the Scottish Government becomes available and/or slippage occurs within the programme, additional sites may be incorporated within the Strategic Housing Investment Plan programme where these sites could help to deliver new affordable housing in line with Local Housing Strategy strategic outcomes and agreed investment priorities.

In line with guidance from the Scottish Government, this Strategic Housing Investment Plan takes an 'over programming' approach. It identifies a potential grant spend in the first years of the programme which is significantly in excess of minimum Resource Planning Assumptions (RPA's).

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

In order to manage the development programme in terms of available funding, this Strategic Housing Investment Plan includes

both a 'core' and 'shadow' programme which will consist of the projects identified in **Appendix 3** which will be progressed over the next 5 years.

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

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

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

## New Homes Delivered in Renfrewshire

There is strong emphasis in the Local Housing Strategy on making best use of existing stock where possible. However, there are issues of mismatch and some localised cases where it may not be possible

or cost effective to improve the existing stock. Consideration may be given in the later years of the Strategic Housing Investment Plan for the repositioning of some existing low demand properties.

Within the Council's stock in Renfrewshire, there is currently an imbalance between the type of stock available and the type of housing stock people would like to live in, with a disproportionate proportion of tenement flats and significant shortage of back and front door houses (79% of the Council's dwellings are flats). Much of this low demand stock is concentrated within the most deprived 5%, 10% and 15% of Scottish Government data zones.

### New Homes Delivered in Renfrewshire

Aligned to the Local Housing Strategy, regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting the strategic importance of this for Renfrewshire. This is reflected in the projects identified in Appendix 3 to be taken forward over the next five years.

The delivery of new homes has assisted in supporting existing communities by providing modern, energy efficient homes,

providing the type of accommodation that people need and want to live in and addressing fuel poverty. Moving forward, the Council will continue to encourage and maximise opportunities for energy efficiency and promote the incorporation of greener measures in future new build developments.

### Renfrewshire Council new build programme

This Strategic Housing Investment Plan includes ambitions plans to deliver around 450 new Council homes over the next five years throughout the Paisley, Johnstone and Bishopston areas.



Shortroods, Paisley, Sanctuary Scotland, completed 2015/16

## Particular Housing Needs

### Particular Housing Needs

The Local Housing Strategy highlights the need for housing which meets the particular housing needs of a range of client groups. The Local Housing Strategy focuses on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home as long as possible (strategic outcome 6). This Strategic Housing Investment Plan includes a number of projects to address identified particular needs. These include:

- Extra care housing, Paisley (**48** unit development that will include both extra care and amenity standard housing). Renfrewshire Health and Social Care Partnership revenue funding will be provided for the extra care homes through the reconfiguration of existing Health and Social Care Partnership resources;
- Sheltered housing re-provisioning, Erskine (around **25** purpose built sheltered houses to replace existing housing);
- Amenity/Supported housing in Paisley (Westerfield House phase II - **10** unit development which will be designed to either amenity standard for older people **or** to provide supported accommodation for people with learning disabilities or mental health needs). Discussions are ongoing with Renfrewshire Health and Social Care Partnership about revenue funding requirements and the potential availability

of funding through the possible reconfiguration of existing resources.

- General Needs and Amenity Standard Housing at Smithhills Street, Paisley (**26** Unit development that will include 10 flats designed to amenity standard).
- The Local Housing Strategy also recognises the need for supported housing in the Paisley area for people with complex needs. We will look to develop proposals for a small supported housing project for this group. In developing plans for this provision, account will be taken of Rapid Rehousing Transition Plans Guidance.

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

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

## Wheelchair Accessible Housing

Where appropriate, the Council will encourage provision of wheelchair housing in new affordable developments. The location and topography of individual sites may mean that some sites are not suitable for this type of provision. However developers of sites that are relatively flat and in close proximity to transport links and local amenities will be expected to make provision for suitable wheelchair housing within their developments.

Partners are also encouraged to develop housing that is capable of being adapted in the future to meet people's longer term needs. This could include future proofing a small proportion of properties to allow additional floor space for potential future requirements such as through floor lifts etc.

A Design Guide is currently under development to assist affordable housing developers in the provision of both general needs and wheelchair accessible housing. This should be available by the start of 2019 and will promote the development of wheelchair accessible homes across suitable affordable housing sites.



Wheelchair Bungalow, Link Housing Development, Tannahill Crescent, Johnstone

## Rapid Rehousing Transition Plans

The Scottish Government have recently issued Guidance on 'Rapid Rehousing Transition Plans', following recommendations from the Homeless and Rough Sleeping Action Group.

Both the Council and partners have been advised to promote a position where homeless households are provided with settled accommodation more quickly with the time spent in temporary accommodation reduced, amongst other things, through access to

an up-scaled 'Housing First' model. This model will provide intensive housing support for homeless people following their move to settled housing for as long as necessary.

Local Authorities are now expected to consult with partners and to produce costed 'Rapid Rehousing Plans' covering the 5 year period from April 2019.

Funding will be provided by the Scottish Government to support local authorities' transition to 'Rapid Rehousing' with a national

Working Group to be established to oversee the roll out. There is no indication yet of the level of funds that Renfrewshire can expect.

**Recently completed particular needs developments include:**

Development	Comment
<b>Neilston Road, Paisley (Loretto Housing Association, 2013/14)</b>	This mixed use development of <b>55</b> units included supported housing for young people as well as general needs housing for social rent.
<b>Blackhall, Paisley (Renfrewshire Council, 2013/14)</b>	Mixed use development of <b>37</b> units which included <b>15</b> grouped amenity flats for older people as well as <b>22</b> general needs houses for social rent.
<b>Abbey Place, Paisley (Link Group, 2016/17)</b>	Innovative new build development of <b>38</b> flats specifically designed to meet the needs of older people in Paisley town centre which included <b>25</b> flats for shared equity low cost home ownership and <b>13</b> properties for social rent. This project assisted in addressing affordability issues for older people who may have been restricted in a property that no longer met their housing needs.
<b>Thrushcraigs, Paisley (Link Group, 2016/17)</b>	Mixed tenure development of <b>70</b> new homes for social rent and low cost home ownership. This development included <b>7</b> purpose built wheelchair properties designed to meet the needs of a wheelchair user.

# Meeting the Housing Need and Demand in Renfrewshire

## Meeting Housing Need & Demand in Renfrewshire

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

To supplement the findings of the second Housing Need and Demand Assessment, the Council commissioned a further study into the operation of the housing system in Renfrewshire, including affordability issues, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand. This study focused on the sub-market area level and was used to help inform the ambitious Housing Supply Target of 200 new affordable homes contained within the Local Housing Strategy.

As outlined in Appendix 3, plans are in place to deliver a substantial number of new affordable homes throughout Renfrewshire to meet Renfrewshire's target of at least 1,000 new affordable homes in the five year period to 2021.

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

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

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

A map showing sub-area boundaries and settlements is shown in Appendix 4.

## North and West Renfrewshire

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

This includes the delivery of 80 new Council homes as the first phase of social rented housing at Dargavel Village with construction works due to start on site shortly and completion estimated for early 2020.

## Meeting the Housing Need and Demand in Renfrewshire

A second phase of affordable housing at Dargavel Village by a registered social landlord partner is included within this Strategic Housing Investment Plan. A registered social landlord will be identified shortly to take this project forward and deliver around 120 new social rented homes.

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

Moving forward, we will continue to try and identify potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.



**Dargavel Village, Bishopton**

## Resources for Future Housing Delivery

### Resources for Future Housing Delivery

The Scottish Government have provided guidance on the minimum future resource planning assumptions (RPA's) which councils can expect to receive in the two years 2019/20 to 2020/21 with a minimum RPA of £4.608M in year 3 (2021/22).

The total figure for Renfrewshire over the first two years of the programme is £32.378M, with the following split across the years:

- £15.665m for 2019/20
- £16.713m for 2020/21
- Minimum of £4.608m for 2021/22
- To be confirmed (£M) for 2022/23
- To be confirmed (£M) for 2023/24

The grant requirement for projects shown in Appendix 3 is currently around £87 million across the five year period of the new Strategic Housing Investment Plan. This total requirement, taking account of all projects, is well above the combined Resource Planning Assumptions. However at the moment, funding levels beyond 2021 are unclear and a flexible programme management approach is being promoted by the Scottish Government to ensure a continual supply of affordable homes sites is available.

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

### Core and Shadow Programme

In order to manage the development programme in terms of available funding, the Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme which will consist of the projects identified in Appendix 3.

Projects within the 'core' element of the programme will be progressed in the initial years of the programme. Projects included in the 'shadow' programme will be progressed as funding becomes available or where the Council (if the developer) or the developing housing association partners are able to 'front fund' projects in the short term to allow project to proceed in the early years of the programme.

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

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

## Resources for Future Housing Delivery

### Grant Benchmarks

There is currently a disparity between the level of benchmark grant available to Councils at £57,000 per unit (£59,000 for greener standard) compared to the equivalent figure of £70,000 per unit (£72,000 for greener standard) for housing associations.

Renfrewshire Council would welcome a review of this position to take account of pressures on Housing Revenue Account business plan resources and to create greater capacity to deliver new build Council housing.

In addition, the current grant benchmarks were set by the Scottish Government in January 2016 and are likely to be held at this level until March 2019. Both the Council and developing housing association partners would find it useful for planning purposes to understand the Scottish Government's plans beyond March 2019 given that tender prices for construction and development costs have continued to increase in recent quarters.

### Council Tax on Empty and Second Homes

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

### Acquisition of Private Housing

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

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

The Local Housing Strategy sets out a commitment to consider initiatives targeted at tenements in disrepair, or those at risk of falling into serious disrepair in order to preserve the built heritage and to maintain good quality, attractive neighbourhoods.

Within this Strategic Housing Investment Plan, provision is included to enable a small amount of resources to be used to assist housing association partners to acquire tenemental properties, where this would help to meet housing needs and enable the housing association partners to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes.

As the local approach to addressing tenement disrepair develops, consideration may be given to a further Housing Renewal Area or tenement repairs scheme.

## Resources for Future Housing Delivery

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

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

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

### Affordable Housing Policy

Currently there is no overall shortage of land for affordable housing. However there are specific challenges in identifying land for affordable housing in both north and west Renfrewshire.

Renfrewshire's Local Housing Strategy and the Main Issues Report for the next iteration of the Local Development Plan include a commitment to develop an Affordable Housing Policy for Renfrewshire which is specifically targeted to increase the provision of affordable housing in areas of identified shortfall.

### Delivery

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

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

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

## Resources for Future Housing Delivery

housing associations to transfer ownership of sites to facilitate development.

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

As noted earlier, this Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme. Projects within the 'core' element of the programme will be progressed in specific years with available Scottish Government grant funding used in these years to progress these projects. Projects included in the 'shadow' programme will be progressed as funding becomes available either through additional funding allocations from the Scottish Government or through the exploration of opportunities with partners in terms of front-funding development.



**Barrhead Road, Paisley, Renfrewshire Council Development**

## Resources for Future Housing Delivery

### Potential Site Constraints

Link Group are progressing plans to develop 36 general needs homes at Amochrie Road in Foxbar, Paisley. There are constraints in terms of an existing building on this site which is due to be demolished and a water mains in close proximity to the demolition area. Link Group are currently exploring ways to resolve these issues and bring the site forward for redevelopment.

Williamsburgh Housing Association and the Council were previously progressing plans to develop 23 general needs houses and 24 amenity standard flats for older people at Seedhill Road, Paisley. This development was subject to delays due to issues with site drainage and Scottish Water system capacity issues.

Despite prolonged discussions between the Council, Williamsburgh Housing Association and Scottish Water, it has not been possible to identify a viable solution and bring this site forward for development. This project has therefore been removed from the current development programme for the time being.

### Housing Infrastructure Fund

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

- Smithhills Street, Paisley
- Dargavel Village, Bishopton
- South West Johnstone

## Appendices

### Strategic Housing Investment Plan Appendices and Priorities

**Appendix 1** shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

Housing associations have a strong track record of delivering good quality affordable housing in Renfrewshire. As shown in **Appendix 2** - 842 affordable homes were completed over the course of the last Local Housing Strategy (2011/12- 2015/16) with a further 108 homes completed in 2016/17, 77 new homes completed in 2017/18 and 127 new homes expected to be completed in 2018/19.

**Appendix 3** lists projects that are expected to start in 2019/20 as well as projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this Strategic Housing Investment Plan.

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

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

The Strategic Housing Investment Plan Guidance includes a set of technical templates which local authorities are required to complete. These will be provided separately to the Scottish Government.

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

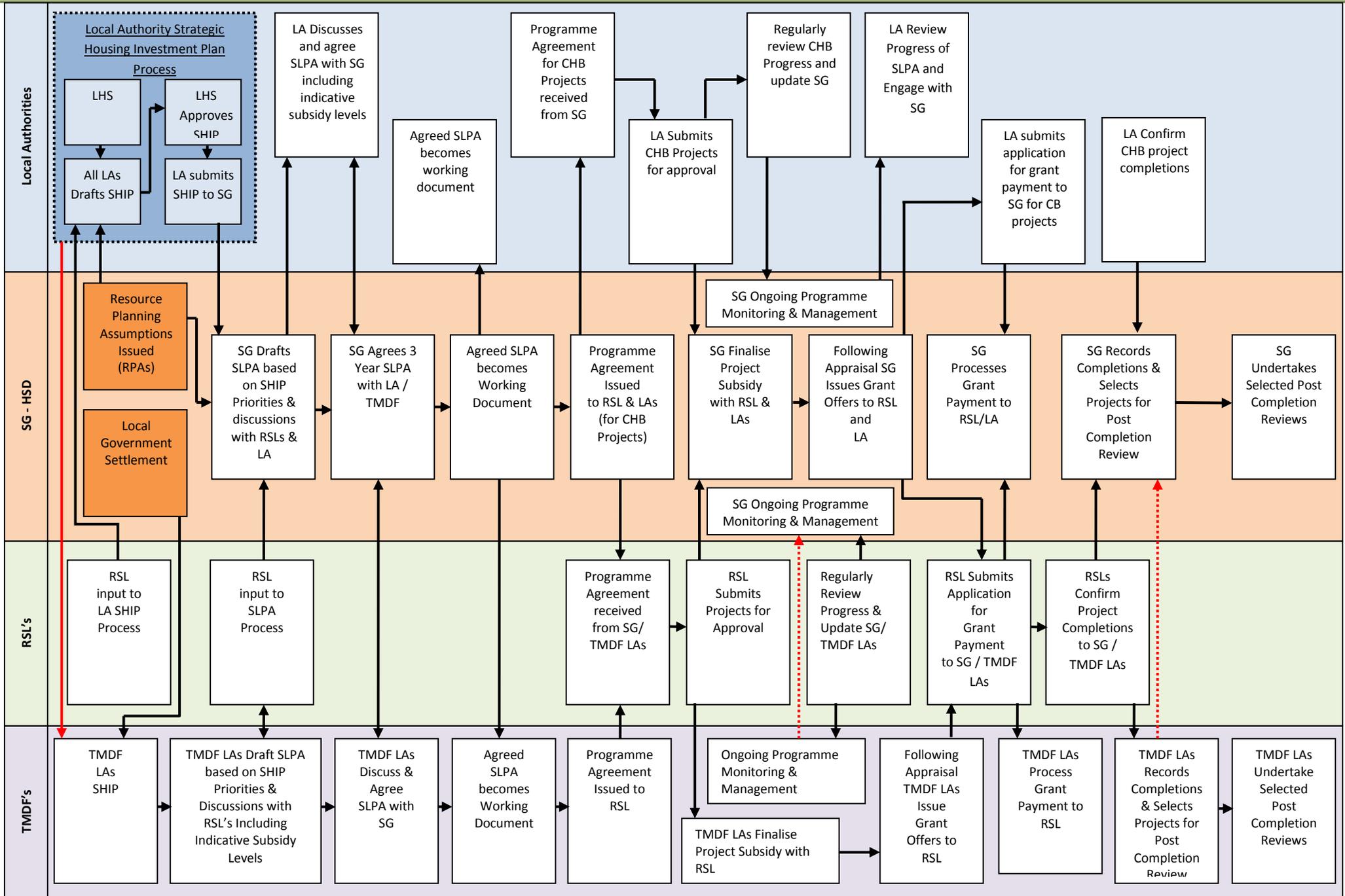
**Appendix 4** gives details of sub-areas and settlements within Renfrewshire.

### Equalities

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

The aim of this assessment was to identify the likely or actual effects of the Strategic Housing Investment Plan 2019/20 to 2023/24 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we will identify any action that is required to eliminate or mitigate these negative impacts.

# Appendices



## Appendix 2 - Affordable Housing Investment Programme: Completions

Completions in the current LHS Period 2016 to 2021				
<b>2016/2017</b>				
Link	Thushcraigs	Paisley & Linwood	Community renewal	70
Link	Abbey Place	Paisley & Linwood	Particular needs	38
				<b>108</b>
<b>2017/2018</b>				
Sanctuary	Andrew Avenue Phase I	Renfrew	Affordable supply	77
				<b>77</b>
<b>2018/2019 Est. Completions</b>				
Sanctuary	Andrew Avenue Phase II	Renfrew	Affordable supply	60
Sanctuary	Inchinnan Road (Western Park)	Renfrew	Affordable supply	67
				<b>127</b>
				<b>312</b>

Completions in the previous LHS Period 2011 to 2016				
<b>2011/2012</b>				
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47
Sanctuary	Linwood Regeneration	Paisley & Linwood	Community renewal	190
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30
Sanctuary	Abercorn St Phase II	Paisley & Linwood	Town centre/Ten rehab	16
				<b>283</b>
<b>2012/2013</b>				
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83
				<b>175</b>
<b>2013/2014</b>				
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37
				<b>196</b>
<b>2014/2015</b>				
Linstone	Brown Street	Paisley & Linwood	Community renewal	16
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40
				<b>56</b>
<b>2015/2016</b>				
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31
				<b>132</b>
				<b>842</b>

### Appendix 3

#### Core Programme (A)

Projects in the Affordable Housing Supply Programme	Sub-Area	Category	Developer	Number of Affordable Units
Andrew Avenue Phase II (Station Road)	2	Affordable Supply	Sanctuary Scotland	60
Inchinnan Road (Western Park)	2	Affordable Supply	Sanctuary Scotland	67
Paisley West End Phase I (Co-op)	1	Regeneration	Sanctuary Scotland	39
Smithhills Street, Paisley Town Centre	1	Affordable Supply/Regen	Link Group	26
Johnstone Castle Phase I	3	Regeneration	Renfrewshire Council	95
Bishopton Phase I	4	Affordable Supply	Renfrewshire Council	80
Milliken Road, Kilbarchan	5	Affordable Supply	Williamsburgh HA	18
Paisley Regeneration (Love Street)	1	Regeneration	Sanctuary Scotland (SR)	132
Amochrie Road, Foxbar	1	Affordable Supply	Link Group	36
Westerfield House	1	Particular Needs	Paisley HA	10
Millarston, Paisley	1	Regeneration	Link Group	80
Albert Road, Renfrew	2	Affordable Supply	Williamsburgh HA	44
Glenburn Regeneration	1	Affordable Supply/Regen	Sanctuary/Paisley HA	120
Paisley West End Phase II (Part A)	1	Regeneration	Sanctuary Scotland	45
Paisley West End Phase II (Part B)	1	Regeneration	Sanctuary Scotland	110
Ferguslie park, Paisley	1	Regeneration	Renfrewshire Council	100
Orchard St/Causeyside St (HRA)	1	Town Centre/CTI	Paisley HA	47

1109

Core Grant Requirement (£M)	£ Million		
	Estimated Spend by End March 2019	Estimated Grant Requirement (Yrs 1-3) 2019/20-2021/22	Estimated Grant Requirement (Yrs 4-5) 2022/23-2023/24
£4.738	£4.738	£0.000	£0.000
£5.320	£5.320	£0.000	£0.000
£3.356	£3.356	£0.000	£0.000
£2.469	£1.597	£0.872	£0.000
£5.605	£3.897	£1.708	£0.000
£4.720	£2.377	£2.343	£0.000
£1.214	£0.408	£0.806	£0.000
£9.615	£9.615	£0.000	£0.000
£2.687	£0.750	£1.937	£0.000
£0.720	£0.000	£0.720	£0.000
£5.280	£0.500	£4.780	£0.000
£3.521	£0.000	£3.521	£0.000
£8.640	£1.200	£7.440	£0.000
£3.402	£1.227	£2.175	£0.000
£8.393	£0.000	£8.393	£0.000
£5.900	£0.000	£5.900	£0.000
£4.422	£0.209	£4.213	£0.000

£80.002

£35.194

£44.808

£0.000

#### Shadow Programme (B)

Projects in the Affordable Housing Supply Programme	Sub-Area	Category	Developer	Number of Affordable Units
Thruscraigs Phase II	1	Regeneration	Link Group	20
Bishopton Phase II	4	Affordable Supply	RSL tbc/Renfrewshire Council	120
Ryefield, Johnstone	3	Affordable Supply/Regen	Linstone HA	24
Gallowhill, Paisley	1	Affordable Supply/Regen	Renfrewshire Council	60
Auchengreoch Road, Johnstone	3	Affordable Supply	Renfrewshire Council	35
Spateston, Johnstone	3	Affordable Supply	Renfrewshire Council	35
Extra Care/Amenity Housing (Station Road), Paisley	1	Particular Needs	Linstone HA	48
Foxbar Rivers, Paisley	1	Affordable Supply/Regen	Paisley HA/Renfrew Council	80
Erskine - Sheltered Housing Reprovisioning	4	Particular Needs	Bridgewater HA	25
Cartha Crescent, Paisley	1	Regeneration	Williamsburgh HA	25
Paisley TC Site 1 (tbc)	1	Affordable Supply/Regen	Williamsburgh HA	30
Johnstone Castle Phase II	3	Regeneration	Link Group/Linstone HA	40
Gibson Crescent (North Road)	3	Regeneration	Williamsburgh HA	25
Linwood (Stirling Drive or Napier Street)	1	Affordable Supply/Regen	Linstone HA	50
North & West Ren (sites tbc)	4 & 5	Affordable Supply	tbc	tbc
Town Centres (Paisley/Johnstone/Renfrew) (tbc)	1, 2 & 3	Affordable Supply	tbc	tbc
Strategic Acquisition of Private Dwellings	All	Affordable Supply	tbc	tbc

617

Core Grant Requirement (£M)	£ Million		
	Estimated Spend by End March 2019	Estimated Grant Requirement (Yrs 1-3) 2019/20-2021/22	Estimated Grant Requirement (Yrs 4-5) 2022/23-2023/24
£1.818	£0.340	£1.478	£0.000
£8.640	£0.000	£8.640	£0.000
£1.728	£0.000	£1.728	£0.000
£3.540	£0.000	£3.540	£0.000
£2.065	£0.000	£2.065	£0.000
£2.065	£0.000	£2.065	£0.000
£3.456	£0.250	£3.206	£0.000
£5.240	£0.000	£5.240	£0.000
£1.800	£0.000	£1.800	£0.000
£1.962	£0.000	£1.962	£0.000
£2.160	£0.000	£2.160	£0.000
£2.880	£0.000	£1.440	£1.440
£1.962	£0.000	£0.000	£1.962
£3.600	£0.000	£0.000	£3.600
tbc	tbc	tbc	tbc
tbc	tbc	tbc	tbc
tbc	tbc	tbc	tbc

£42.916

£0.590

£35.324

£7.002

All Units  
1726

Parts A+B  
£122.918

Parts A+B  
£35.784

Parts A+B  
£80.132

Parts A+B  
£7.002

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

Year	Minimum SG Funding (RPA) (£M)
2019/20	£15.665
2020/21	£16.713
2021/22	£4.608
2022/23	tbc
2022/23	tbc

3 Year Total:  
£36.986

