



RENFREWSHIRE'S
DRAFT LOCAL
HOUSING STRATEGY
2022-2027

Summary Version

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This summary document provides a high level overview of Renfrewshire's draft Local Housing Strategy for the period 2022-2027. The full strategy along with all accompanying appendices and supporting document can be viewed on the Council's website:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>



This is Renfrewshire's fourth Local Housing Strategy and covers the period 2022 to 2027.

The Local Housing Strategy sets out the strategic approach of the Council and its partners to delivering high quality housing and housing related services across all tenures to meet identified housing need in Renfrewshire.

Renfrewshire has a diverse mix of communities with a range of housing needs. This includes individuals, families, older and younger people and those who require accommodation to meet a particular housing need. Therefore, housing provision is required across different property types and tenures to ensure that the housing needs of all of these different groups is met.

The strategy recognises the important contribution housing makes to people's lives with affordable, warm and energy efficient homes having a positive impact on health and wellbeing.

The Local Housing Strategy 2022-2027 builds on the success of our previous strategies and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient, sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

Taking account of Renfrewshire's local context, local policy priorities and the national context, this Local Housing Strategy identifies 5 strategic priorities for Renfrewshire. Each strategic priority includes a range of actions that together will support the delivery of these strategic priorities.

Renfrewshire's five strategic housing priorities have been developed through close working with local communities, our housing association partners and other stakeholders with full consideration also given to the Scottish Government's longer term national strategy 'Housing to 2040'.

Local Housing Strategy Strategic Priorities

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;
2. People live in high quality, well managed homes in sustainable neighbourhoods;
3. Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
4. Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
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.

Renfrewshire's Local Context

- In 2020, 179,390 people lived in Renfrewshire across 87,241 households. By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 (*National Records of Scotland*).
- Renfrewshire's population like Scotland's is ageing. In 2020, almost one fifth of Renfrewshire's population was aged 65+. Projections for the period 2018-2028 suggest the number of people in both the 65-74 and 75+ age groups will increase by around 20% over this period (*National Records of Scotland*).
- In 2020, total housing stock in Renfrewshire was 88,624 properties (*National Records of Scotland*). Scottish House Condition Survey (2017-2019) suggests that 61% of Renfrewshire's housing stock is owner occupied, 29% is social rented and 10% is private rented. Renfrewshire's comprises 56% houses and 44% flats.
- Around 78% of the Councils approximately 12,200 properties are flats. New homes delivered as part of the Strategic Housing Investment Plan over are helping redress the balance of property type within the affordable housing sector.
- Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with 3,411 new private homes built during the last 5 years.
- The housing market in Renfrewshire has strengthened in recent years with strong year on year sales growth (*Registers of Scotland*). The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.
- Across Renfrewshire, the average residential property price in 2020-21 was £152,608. This compares with an average national price of £184,694 (*Registers of Scotland*).
- There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural areas across North and West Renfrewshire.
- In 2020-21 the number of homeless applications received in Renfrewshire was slightly less than in 2019-20 with the overall number of homeless applications received remaining relatively stable since 2017-2018.
- Renfrewshire had 5.6 known adults per 1,000 population with learning disabilities in 2019, within this group, 40% of adults live with a family carer. More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire.

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

Strategic Priority 1 details how the Local Housing Strategy will increase the supply of housing across Renfrewshire over the next five years.

The Housing Need and Demand Assessment undertaken to inform this Local Housing Strategy identifies the housing need in Renfrewshire for the next five years is:

- **238** new market homes each year; and
- **150** new affordable homes each year over the lifetime of this Local Housing strategy.

The identified housing need in Renfrewshire will be supported by a comprehensive strategy which will deliver homes that are of the right type, size and tenure in the right locations, including town centre locations as well as bringing empty homes back into use.

The provision of new homes across a range of tenures will create mixed and sustainable communities that include a range of energy efficient property types and sizes that meet the housing needs of different groups, including accessible housing, housing for particular needs and housing for different income groups, that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

In partnership with housing association partners and other stakeholders, Renfrewshire Council will through the Strategic Housing Investment Plan increase the supply new affordable homes. This includes utilising Renfrewshire's new affordable

housing policy to increase the supply of affordable homes and promoting the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures.

This strategy supports the delivery of the Council's Housing-led Regeneration and Renewal Programme. This investment will deliver new warm and energy efficient homes and will significantly improve the Council's housing stock through enhanced investment, including works to the external fabric of properties as well as environmental improvements.

The Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development and supporting sustainable communities, the Council will support the 20-minute neighbourhood concept to plan our homes together with the local infrastructure, services and facilities that support people's everyday needs.



Auchengreoch Road, Johnstone, Renfrewshire Council

Maintaining Renfrewshire's Housing Supply

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

Delivering New Sustainable Homes and the Right Housing Mix Across Tenures

- Utilise the Scottish Government Housing Infrastructure Investment Fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.
- Deliver the ambitious affordable housing supply programme set out in the Strategic Housing Investment Plan and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.
- Promote partnership working on procurement and consider different models of funding and tenure options to maximise the delivery of affordable housing.
- Make use of the Affordable Housing Policy to increase the supply of affordable housing and create mixed sustainable communities.

- Promote access to the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of tenure options.
- Deliver new energy efficient and digitally enabled homes in sustainable locations which includes provision for waste storage, recycling and collection in support of the 20-minute neighbourhood concept.

Renfrewshire's Places and Empowering Local Communities

- Deliver local regeneration strategies providing new affordable, energy efficient and digitally enabled homes in sustainable places that reflects Renfrewshire Council's commitment to net zero carbon emissions.
- Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.
- Support owners of empty properties to bring these homes back into productive use.
- Support the preparation and delivery of community-led Place Plans to reflect the aspiration of local communities to shape their neighbourhoods.

Strategic Priority 2 - People live in high quality, well managed homes in sustainable neighbourhoods

Renfrewshire's Local Housing Strategy recognises that being able to live in a good quality, warm home, in a well-managed environment, promotes residents' physical health and mental wellbeing.

High quality homes can enhance places making them attractive places in which to live, helping to create demand and stability for neighbourhoods.

Strategic Priority 2 sets out the approach to improving existing housing in Renfrewshire.

Homeowners will be supported through the Council's Scheme of Assistance providing advice and assistance with some targeted financial support.

Partnership working with housing associations will assist in addressing some of the poorer quality housing in Renfrewshire through regeneration and improvement schemes.

Recognising the issues that face tenement owners in maintaining their properties, the Council supports schemes aimed addressing these issues, promoting factoring, regular maintenance and assisting owners in older tenement properties to undertake essential repairs.

All 16 social housing providers in Renfrewshire will continue to ensure their stock meets as a minimum the Scottish Social Housing Quality Standard. Work continues to plan for stock to meet the

higher standards set out Energy Efficiency Standard for Social Housing by 2032 which require all social homes to meet EPC B by 2032.

Private rented homes make up around 10-11% of all homes in Renfrewshire. The vast majority meet all the required standards and are well managed. The Council will support and work with landlords to maintain these standards but where landlords fail to cooperate, it will use the powers it has and take appropriate action.



Sanctuary Scotland/Paisley Housing Association development, Glenburn, Paisley

Improving the quality of Council housing and mixed tenure estates

- Develop strategies to maximise investment in Council and owned homes within the Council's regeneration and renewal areas.
- Develop enhanced estate management services across Renfrewshire.
- Assist social housing providers maintain their properties to Scottish Housing Quality Standard and ensure that there are proposals to deal with abeyances.
- Continue to address Below Tolerable Standard properties across Renfrewshire

Enabling owners to maintain their properties

- Continue to provide advice and assistance to private homeowners through the Scheme of Assistance
- Undertake a review of the Council's Scheme of Assistance for private homeowners considering forthcoming legislative changes.

Supporting repair and maintenance of tenement properties

- Identify traditional tenements in strategic locations to determine stock quality issues and establish if appropriate schemes can be developed to ensure the tenements have a long-term future.
- Continue the Missing Shares pilot for older tenement property and review its effectiveness.
- Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.

Improving the quality of property condition, management, and service in the Private Rented Sector

- Monitor the operation of the private rented market in Renfrewshire and consider the future viability of Build to Rent
- Provide additional support, advocacy and representation for private tenants as temporary legal protections for tenants that have operated during COVID-19 come to an end.
- Continue to make effective use of enforcement action 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

Strategic Priority 3 outlines the aim of the strategy to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat.

Tackling the Climate Emergency, better energy efficiency and dealing with fuel poverty are inextricably linked. Housing is a key source of carbon emissions and the Local Housing Strategy plays an important role in linking action on the climate emergency with mainstream housing and fuel poverty policies.

To assist in achieving this goal, the aim is to reduce energy consumption in homes and promote the use of renewable energy sources and innovations.

The Local Housing Strategy is informed by the Government's Energy Strategy which is guided by the three core principles: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

The Scottish Government Energy Strategy sets a commitment to achieve the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The Scottish Government's Energy Efficient Scotland 20-year programme (Route Map) is one of the main elements of the energy strategy containing actions aimed at making Scotland's buildings near zero carbon.

There are two clear objectives aimed at reducing poor energy efficiency as a driver for fuel poverty and reducing greenhouse gas emissions through more energy efficient buildings and decarbonising heat supply.

In June 2019 Renfrewshire Council declared a climate emergency, agreeing to work to achieve net zero status by 2030.

Renfrewshire's Plan for Net Zero is being prepared and will consider actions to be taken to reduce carbon emissions to achieve this target.

This will be complimented by work across tenures to improve long-term domestic energy efficiency and the development of a new Renfrewshire Fuel Poverty Strategy which will work to achieve new national fuel poverty targets mitigating the effects of fuel poverty across Renfrewshire.

Improving Energy Efficiency and Mitigating Fuel Poverty

- In newbuild affordable homes, the Council and housing associations will continue to use renewable technology to provide energy efficient, well ventilated homes that are low or zero emissions by 2024 in line with the Scottish Government's proposed New Build Zero Emissions Heat Standard.
 - In retrofit schemes for existing social rented homes there will be the investigation of various renewable technologies 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.
 - 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.
 - Private housebuilders will be required to investigate all forms of renewable technology. New developments will require to investigate connections to heat networks where developments are within heat network zones and to assist in providing energy efficient homes that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.
- The strategy aims to work towards meeting the fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.
 - A clear aim of the strategy is to support preparation and delivery of a Fuel Poverty Strategy for Renfrewshire which recognises the pressure caused by the overall running costs of households.
 - The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and information to tenants, owners and private tenants.
 - There will be ongoing engagement with private landlords to provide support and encourage compliance with forthcoming regulations arising from the Scottish Government's Heat in Buildings Strategy.

Responding to the Climate Emergency

- Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards the 2030 Renfrewshire Net Zero target.
- Establish the potential of district heating networks and identification of Heat Network Zones within Renfrewshire.
- Produce and implement a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long-term energy efficiency and heat decarbonisation strategy for Renfrewshire.
- The strategy aims to continue to work towards meeting the requirements and milestones of EESSH2 for social rented housing.
- All Council newbuild homes to meet Section 7, Silver Level Aspects 1 & 2 of the 2011 Building Regulations – energy for space heating.

Energy Efficiency Funding, Advice and Support

- 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 HEEPS: ABS, as part of the wider improvements to improve the energy efficiency of homes.
- Renfrewshire Council and housing associations operating in Renfrewshire will continue to work to promote available support for energy efficiency measures to both private owners and private landlords, including obtaining financial support.

Strategic Priority 4 - Preventing and addressing Homelessness with vulnerable people getting the advice and support they need

Strategic Priority 4 recognises that homelessness is not just about a lack of housing provision. Often people who are homeless or threatened with homelessness have multiple complex needs and require specialist support from statutory agencies and services as well as the voluntary sector.

To alleviate homelessness and prevent repeat cycles of homelessness, a holistic approach is required by all services to provide the necessary support, advice, social care and health information to homeless people to help address the underlying reasons which have led to homelessness occurring in the first place.

Renfrewshire Council developed its Rapid Rehousing Transition Plan in 2019. One of the key principles of the plan is to minimise the time homeless people spend in temporary accommodation through a range of initiatives including Housing First initiatives.

It is essential that effective and robust pathways are in place to ensure that people with complex needs can be directed to the right services. A safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing.

The Council continues to participate with other neighbouring Councils in the West of Scotland Housing Options Hub to share best practice and experience. The Council and local housing association partners use the Housing Options approach across all services to help with the prevention of homelessness

The Council in partnership with Registered Social Landlords, Third Sector organisations and the Health and Social Care Partnership will:

- build on the success of current homelessness prevention activities;
- reduce the length of time people spend in temporary accommodation by increasing the number and proportion of social rented housing units being let to homeless applicants;
- support people to move into settled accommodation more quickly and sustain their tenancy, with additional support provided where required;
- extend the successful 'Housing First' approach to support people with a history of repeat homelessness and more complex needs;
- provide practical support and advice to vulnerable people living in all tenures where required;
- provide a person-centred Housing Options service; and
- improve pathways for homeless and vulnerable people to access the specialist health, care, financial and employment related support services they may need.

Supporting Households with complex needs

- Deliver 'wraparound' support models based on Housing First principles for homeless people with complex needs and help them sustain their home.
- Identify and implement initiatives jointly with the Health and Social Care Partnership and partners to support individuals affected by alcohol and/or drugs, in line with the Alcohol and Drug Commission's Change Programme and Renfrewshire's Rapid Rehousing Transition Plan.

Reduce the amount of time homeless households spend in temporary accommodation

- Reduce the number of temporary accommodation units for homeless people as people will be able to access settled housing more quickly.
- Increase the number and proportion of social housing lets being let to homeless applicants.



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

Strategic Priority 5 recognises that the right type of housing with appropriate housing related support services is critical to ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

This Local Housing Strategy identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire, including:

- older people;
- people who are frail, vulnerable and/or living with dementia;
- previously looked after young people;
- people with learning disabilities;
- people with autism;
- people with mental health issues;
- people with physical disabilities;
- individuals affected by alcohol and/or drugs;
- people leaving supported accommodation;
- ethnic minorities including asylum seekers and refugees;
- Lesbian, Gay, Bisexual and Transgender people; and
- Gypsy Travellers and Travelling Showpeople.

Account has been taken of the identification of specialist needs with reference to the Housing Need and Demand Assessment, joint working arrangements with the Health and Social Care Partnership and other social housing providers, as well as the Third Sector and consultation with local communities.

The Council works closely with the Health and Social Care Partnership and the Local Housing Strategy aligns with the five key themes of the Health and Social Care Partnership's Strategic Plan including:

- Sustainable Futures
- Healthier Futures
- Connected Futures
- Enabled Futures
- Empowered Futures

In delivering new homes across Renfrewshire, proposals will be required to provide a mix of dwelling types, sizes, and tenures to meet housing needs, including older people, families and individuals and people with a disability to contribute towards the creation of sustainable mixed communities.

Improve housing and housing related services to support independent living.

- Work with partners and stakeholders, to explore innovative ways to improve housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home; improve healthy life expectancy rates and in so doing reduce health inequalities.
- Support the provision of digital infrastructure as an integral part of new residential development and develop opportunities with partners for the delivery of assistive digital technology in new social housing.
- Conduct a Multi-agency review of the existing Throughcare Protocol with Children's Services Throughcare Team and external partners to consider the future needs of young people moving from care.

Provide purpose built accommodation that meets current and future needs for those who no longer able to live independently.

- Develop proposals in partnership with Bridgewater Housing Association for the re-provisioning of existing sheltered housing in Erskine.

- New residential development proposals require to be designed to meet the needs of an ageing population, providing accessible and adaptable homes.
 - New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users.
 - **5%** of all new homes must be designed to be wheelchair accessible.
 - All new build affordable housing requires to meet Housing for Varying Needs Standards which includes generous space standards

Meeting the needs of service users with particular support needs.

- Support partners in the development and implementation of the Renfrewshire Dementia Strategy.
- Continue to raise awareness of the needs of people with autism, for example, through increased staff training opportunities and partnership working with the HSCP and other stakeholders to progress specific initiatives.
- Work in partnership with the HSCP to Identify specialist housing and housing related support opportunities for people with learning disabilities in Renfrewshire and in taking specific initiatives forward.

Monitoring and Evaluation

When approved, this Local Housing Strategy will be reviewed on an annual basis, which includes progress made across actions being subject to evaluation against timescales and ensuring that targets are being met as appropriate. Progress against an action plan, including key achievements will be reported to the Communities, Housing and Planning Policy Board and published on the Local Housing Strategy page on the Renfrewshire Council website.

Further information

You can view the full Local Housing Strategy 2022-2027 at:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>

If you would like further information, please contact: Place Strategy Team, Economy and Development, Chief Executive's Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB. Email: strategyandplace@renfrewshire.gov.uk

This document can be made available in braille, large print or audio.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

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