



# Renfrewshire Local Housing Strategy 2023-2028

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## Renfrewshire's Local Housing Strategy 2023-2028

This is Renfrewshire's fourth Local Housing Strategy and covers the period 2023 to 2028.

Local authorities have a duty under the Housing (Scotland) Act 2001 to prepare a five-year Local Housing Strategy that is supported by an assessment of housing provision and related services in the area.

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.

This Local Housing Strategy identifies five Strategic Priorities in relation to housing in Renfrewshire with this strategy developed following extensive consultation with local communities and groups, housing associations, Renfrewshire's Health and Social Care Partnership and other stakeholders.

Detailed information in relation to the consultation is available on the Council's website alongside all supporting documents that have contributed to the development of this Local Housing Strategy.

This Local Housing Strategy promotes inclusiveness and we will continue to aim for continuous improvement through innovation and shared learning across all partners.

This Local Housing Strategy also aims to be transparent and accessible and the collaborative approach to developing this Strategy and separate Action Plan will support the delivery and monitoring of Strategic Priorities over the next five years.

The Action Plan that sits alongside this Local Housing Strategy includes a range of actions against each of the five Strategic Priorities that will assist in achieving each of the Strategic Priorities over the next five years.

This Local Housing Strategy will be subject to continuous review through the production and publication of an annual update that will measure progress in achieving the actions set out in the Action Plan.

This Local Housing 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 general wellbeing.

Renfrewshire has a diverse mix of communities with a range of housing needs. Housing provision is required across different property types and tenures as well as different needs groups.

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

This Local Housing Strategy 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.

This Local Housing Strategy has been informed by and supports other Council plans and strategies as well as national policy and guidance to deliver both national and local aspirations.

This includes Renfrewshire's Plan for Net Zero, Local Development Plan, Renfrewshire's Rapid Rehousing Transition Plan and Renfrewshire's Health and Social Care Strategic Plan.

The Local Housing Strategy also contributes to the achievements captured in Renfrewshire's Local Child Poverty Action Report.

This approach is reflected in actions around areas that include energy advice and fuel poverty measures, building modern energy efficient homes, preventing homelessness and improving living conditions and outcomes for households through the housing-led regeneration programme and people with particular needs and housing-related requirements, all of which work towards the vision of 'Housing to 2040'.

Figure 1 outlines the strategies and policies that have informed the preparation of this Local Housing Strategy.

Taking account of current national and local policy priorities, this Local Housing Strategy identifies the following five Strategic Priorities for Renfrewshire.

## Renfrewshire's Five 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 minimised;*
- 4. Prevention of homelessness and providing support for those in housing 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.*



Williamsburgh Housing Association development, Milliken Road, Kilbarchan

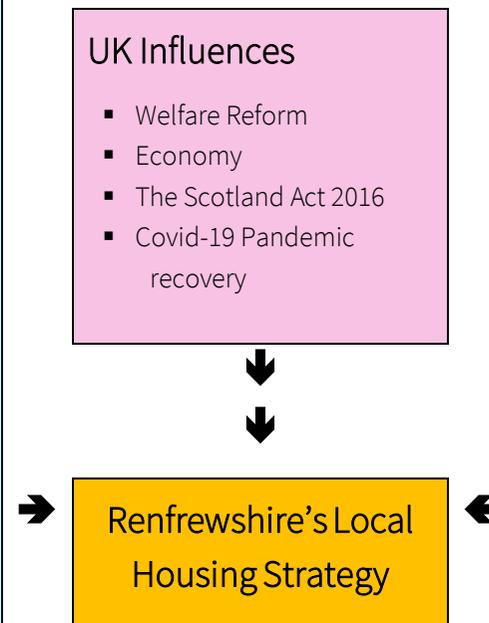


Private sector development, Wright Street, Renfrew

## Scottish Government Policy and Legislation

- Child Poverty (Scotland) Act 2017
- Children and Young People (Scotland) Act 2014
- The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
- Climate Change Adaptation Programme 2019-2024
- Community Empowerment (Scotland) Act 2015
- Heat in Buildings Strategy
- Equality Act 2010 and the Equality Act 2010 (Specific Duties) (Scotland) Regulations 2012, 2015, and 2016
- Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019
- Energy Efficiency Standard for Social Housing 1 and 2 (EESHS)
- Energy Strategy and Energy Efficient Scotland Route Map
- Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019
- Heat Networks (Scotland) Act 2021
- Housing (Scotland) Acts 2001 and 2014
- House Condition (Housing (Scotland) Act 2006
- Housing Support Duty for Local Authorities
- Housing to 2040
- National Planning Framework 4
- National Care Service
- Planning (Scotland) Act 2019
- Public Bodies (Joint Working) (Scotland) Act 2014
- Private Housing (Tenancies) (Scotland) Act 2016
- Scottish Social Housing Charter
- Social housing to meet Scottish Housing Quality Standard (SHQS)

*Figure 1: Strategies and Policies informing preparation of LHS*



- ### UK Influences
- Welfare Reform
  - Economy
  - The Scotland Act 2016
  - Covid-19 Pandemic recovery

## Local Policy Context

- City Deal
- Glasgow City Region Spatial Strategy
- Paisley Town Centre Action Plan (2016-2026)
- Paisley West End Masterplan
- Rapid Rehousing Transition Plan
- Renfrewshire's Plan for Net Zero
- Renfrewshire Community Plan 2017-2027
- Renfrewshire Health and Social Care Strategic Plan 2022-2025
- Renfrewshire Local Development Plan
- Strategic Housing Investment Plan
- Town Centre Strategies

## Renfrewshire's last Local Housing Strategy (2016-2021)

This new Local Housing Strategy builds upon the achievements of the last Local Housing Strategy (2016-2021).

When consulting upon and developing this new Local Housing Strategy, the seven Strategic Objectives from the last Local Housing Strategy were reviewed, updated and refined to inform the development of the new Strategic Priorities contained within this new Local Housing Strategy.

The Strategic Objectives of the last Local Housing Strategy continue to feed into the Strategic Priorities of this new Local Housing Strategy and will support 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.

The strategy recognises the importance of continuing to focus on homelessness prevention and supporting people to live independently for as long as possible in their own homes.

A summary of the key achievements from the last Local Housing Strategy is available as a supporting document.

Renfrewshire's Local Housing Strategy 2023-2028

## 'Housing to 2040'

The Scottish Government published their 'Housing to 2040 Strategy' and the accompanying document - 'Housing to 2040 Vision and Principles' in March 2021. Together these documents set out a vision for housing and how it should be delivered.

Everyone should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of. Scotland's housing system requires to meet the needs of an ageing population and address the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.

Successful delivery of Housing to 2040 will require an appropriate level of ongoing financial support as well as joint working between local authorities, housing providers, landlords, the construction and house building sectors and others.

This Local Housing Strategy has fully considered the Housing to 2040 Strategy when forming the actions and strategic housing priorities for Renfrewshire.

## Renfrewshire's Local Context

A high level summary of Renfrewshire's local context is available on the table on the next page with a more detailed overview of Renfrewshire's local context available as a supporting document which provides an overview of the geography, demographic trends, housing supply and key market issues across Renfrewshire.

The supporting document also outlines Renfrewshire's geography in terms of its settlements, population centres and sub-market areas as well as Renfrewshire's strong links with neighbouring local authorities across the wider Glasgow City Region.

The supporting document gives consideration to the current population as well as future population and household projections and trends with information drawn from the Glasgow City Region Housing Need and Demand Assessment and National Records of Scotland population data.

The supporting document also provides an overview of existing housing supply across different tenures as well as levels of recent development activity.



Private Sector development, Taylor Wimpey, Former Johnstone Hospital site

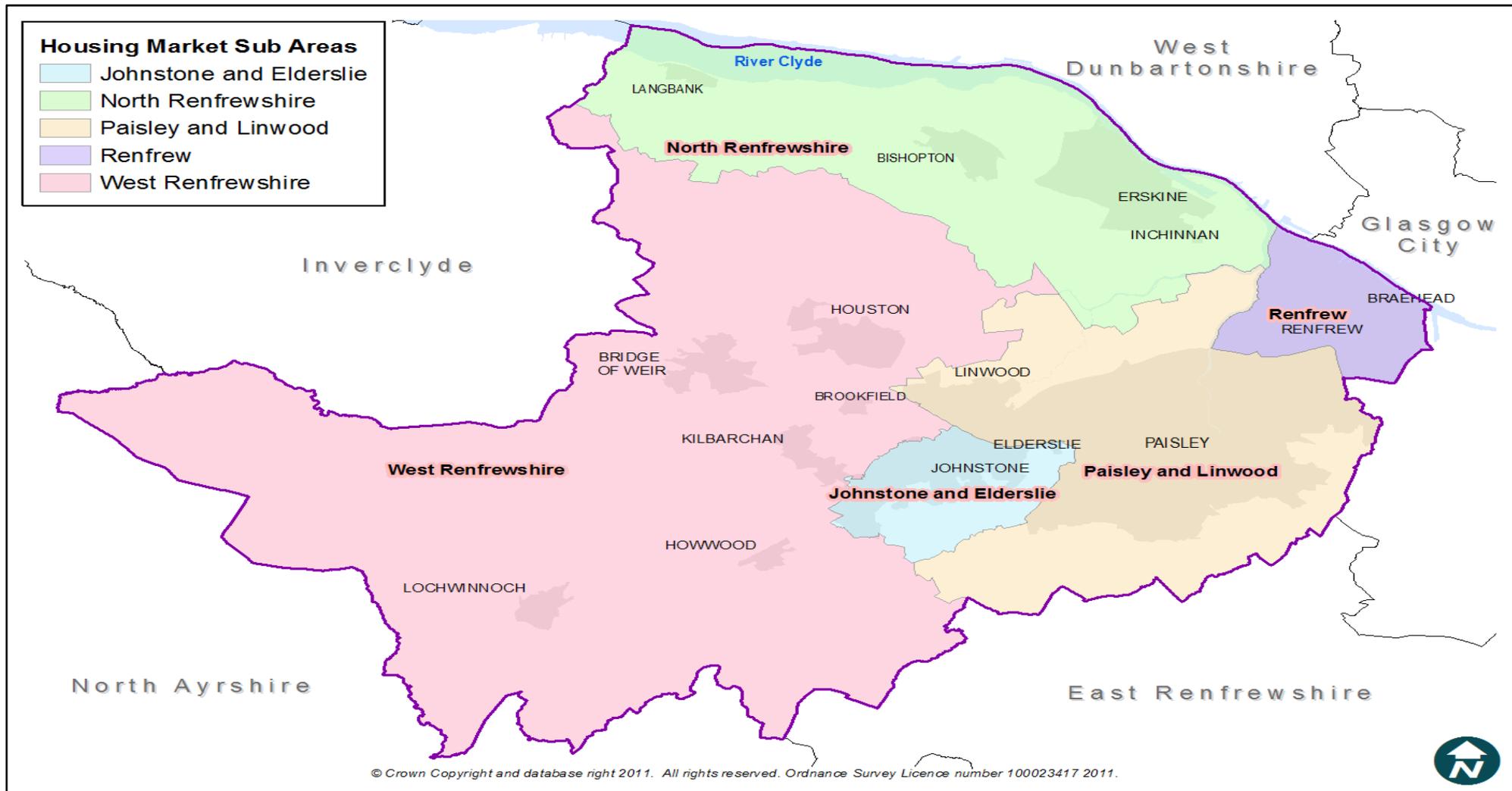


Link Group new build development, Millarston, Paisley

## Renfrewshire's Local Context

- In 2021, 179,940 people lived in Renfrewshire across 87,910 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 2021, 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 2021, total housing stock in Renfrewshire was 89,571 properties (*National Records of Scotland*). Across all tenures, recent Council Tax information (2023) notes that around 67% of all dwellings are owner occupied, 22% are social rented and the remaining 11% are privately rented. The Scottish House Condition Survey (2017-2019) estimates that Renfrewshire's comprises 56% houses and 44% flats.
- Around 77% 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 around 500 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with around 3,300 new private homes built over the last 5 years.
- The housing market in Renfrewshire has remained strong in recent years with some slowing in sales volumes more recently following the COVID-19 pandemic and recent increases in mortgage interest rates.
- Across Renfrewshire, the average residential property price in 2022-23 was £179,033. This compares with an average national price of £215,634 (*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 2022-23 the number of homeless applicants in Renfrewshire was 935; the highest in a number of years, reflecting increasing housing pressures in the system and the cost of living crisis.
- 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.
- More detailed local context information is available as a supporting document on request.

## Settlements within Renfrewshire and Housing Market Sub Areas

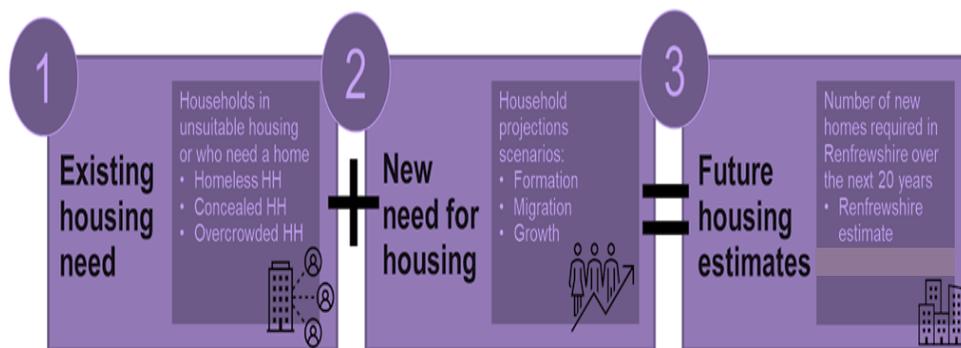


## Glasgow City Region Housing Need and Demand Assessment 3 - Number of New Homes Required

Renfrewshire Council has worked with 7 other local authorities in the Glasgow City Region Housing Market Partnership to develop a Housing Need and Demand Assessment 3 (HNDA 3) for the region. This was prepared in line with Scottish Government guidance.

The Housing Need and Demand Assessment 3 is based on the outputs of the Scottish Government’s Housing Need and Demand Assessment Tool mechanism, developed by the Scottish Government’s Centre for Housing Market Analysis (CHMA).

In estimating housing needs the assessment is based on the following factors:



The Glasgow City Region Housing Need and Demand Assessment 3 identifies the following all tenure housing needs for Renfrewshire:

### Glasgow City Region HNDA3 – Estimated Housing Needs for Renfrewshire 2022-2040 (19 year period)

	2022-2026	2027-2031	2032-2036	2037-2040	Total
Buyers	685	676	786	550	2,697
Private Rented Sector	505	492	570	406	1,973
Below Market Rent	312	286	306	204	1,108
Social Rent	438	403	252	155	1,248
<b>Total</b>	<b>1,940</b>	<b>1,857</b>	<b>1,914</b>	<b>1,315</b>	<b>7,026</b>

Note: Market Homes include Buyers and Private Rented Sector. Affordable Homes include Below Market Rent and Social Rent.

At the time of writing (October 2023) the Glasgow City Region Housing Need and Demand Assessment 3 is with the Centre for Housing Market Analysis for assessment.

## Renfrewshire Housing Need and Demand Study 2023

Housing Need and Demand Assessments provide broad, long-term estimates of future housing need by tenure. The Glasgow City Region Housing Need and Demand Assessment 3 study provides these outputs at a Renfrewshire level.

To gain a more comprehensive and detailed understanding of the operation of the housing system in Renfrewshire, a detailed study to build upon the outputs of Housing Need and Demand Assessment 3 was commissioned by the Council.

The Renfrewshire housing need and demand study was undertaken by Arneil Johnston Ltd and is available to view on the Council's website at Local Housing Strategy - Renfrewshire Website.

The study aimed to gather a more in depth understanding of housing affordability issues and housing need and demand across Renfrewshire's 5 housing market sub areas.

A key aspect of the study included a large-scale survey of households living in Renfrewshire to provide an understanding of affordability issues and an assessment of housing.

## Summary of Housing Affordability Issues/Housing Pressures

The Renfrewshire housing need and demand study identifies that there is a considerable demand for social sector homes and more affordable market purchase opportunities.

The analysis suggests that home ownership is out with the reach of local households on lower incomes, which is challenging given the tenure dominance of home ownership in the Renfrewshire area.

Similarly, there is evidence that households relying on minimum income measures will struggle to meet the costs of average private sector rents, without devoting unsustainable proportions of household income.

A more diverse range of rental tenures which offer options to working households on lower incomes is therefore likely to improve the ability of households to meet housing need.

Significant demand for social housing in Renfrewshire remains with 4,300 live applicants expressing demand for Council housing and significantly more on waiting lists of all the 14 housing

associations in Renfrewshire (note that as there is no common housing register, there will be duplication on numbers across these different lists so a definitive number of total housing applicants is not available).

In comparative terms, the turnover of social housing to meet expressed demand is relatively low. Across Renfrewshire there are 6.35 applicants for every available Council tenancy.

Particular pressures vary across tenures and housing market areas.

Overall housing pressure is highest in the [North Renfrewshire](#) housing market sub area. Whilst income levels are above average in North Renfrewshire, house prices are also relatively high rendering this area the least affordable in meeting average house prices.

Furthermore, housing options are limited in this area with home ownership dominating available housing choices. This exacerbates the strong demand expressed for the social housing that is available, with over 19 applicants for every social tenancy that becomes available.

This area also has a significant demand for larger social rented family homes with 32 applicants for every four-bedroom home that becomes available.

The [Johnstone and Elderslie](#) housing market sub area offers an interesting mix of housing pressure outcomes. Whilst the number of social tenancies is healthy in this area, pressures in discharging Renfrewshire's homelessness duties are evident, with the highest proportion of social housing tenancies allocated to homeless households at 63%.

The area also shows clear signals of housing system barriers both in terms of private rented sector affordability and market homes.

53% of households in the area would not be able to afford to spend 30% of their income on the average private rental cost in the area; a level which is considered affordable.

The area has relatively low volumes and proportions of market sales, however, to some extent this pressure may be relieved by the very high proportion of sales made to households already living in the area. 42% of households in the Johnstone and Elderslie housing market sub area cannot afford market entry

housing in the area, compared to 38% of household across Renfrewshire.

The **West Renfrewshire** housing market sub area shows clear signals of housing market pressure with high house prices and poor market affordability outcomes. Overall, expressed demand for social housing and homelessness pressures are comparatively low in this area, however, there is a limited supply of social sector homes.

Typically, households are encouraged to apply for housing in areas where opportunities are higher, hence the lower expressed demand in areas where there are proportionally lower stock numbers or limited turnover.

Furthermore, new housing supply often stimulates positive demand in areas where affordable housing was previously a limited option.

A greater diversity of housing tenure options and sizes in West Renfrewshire are considered to be necessary to meet housing need and demand. There are clear signs of a requirement for

more four bedroom social homes, with 17 applicants for every let of this size.

The **Paisley and Linwood** housing market sub area suggests the lowest housing pressure level in Renfrewshire. This area benefits from a healthy supply of social housing tenancies and low ratios of both housing and homeless applicants to available lets. In comparative terms, house prices are relatively low and more affordable relative to the value of local household incomes.

While this area provides a range of tenure options and property sizes it is important to note that this is the most populated area in Renfrewshire and the demand for social housing from Renfrewshire Council is highest in this area by a significant margin, with 54% of all applicants for council housing in Paisley and Linwood already living in this area.

The Paisley and Linwood housing market sub area also experiences the greatest private rented sector affordability pressures, with 55% unable to afford market rents. Despite the diversity of housing options on offer, this suggests a need to deliver a wider range of social and below market rent options.

The Renfrew housing market sub area does not signal the same pressures in terms of market access and affordability as other sub-areas, however, this area shows significant expressed demand for social housing which is not met by the turnover of social tenancies, with 7 applicants for every let.

The extent of homelessness pressures experienced in this area exacerbates this profile (56% of tenancies allocated were to homeless applicants in 2021/22), and there are almost 10 applicants for every 1-bedroom property let. Renfrew is an area where demand for social housing is high relative to the size of the tenure.

### Renfrewshire Housing Need and Demand Study 2023 - Number of New Homes Required

The Renfrewshire housing need and demand study was developed to build on the outcomes of the Glasgow City Region Housing Need and Demand Assessment 3 by considering local evidence of existing housing need informed by the extensive primary and secondary research analysis.

Further analysis was therefore performed to disaggregate housing estimates using a more comprehensive estimate of existing housing need.

The Renfrewshire housing need and demand study identifies the following all tenure housing need and demand across Renfrewshire:

### Renfrewshire HNDA Study 2023 – Estimated Housing Needs for Renfrewshire 2023-2042 (20 year period)

	2023-27	2028-32	2033-42	Total
Buyers	1590	1646	2086	5,322
Private Rented Sector	194	202	277	673
Below Market Rent	135	140	189	464
Social Rent	660	682	847	2,189
<b>Total</b>	<b>2,579</b>	<b>2,670</b>	<b>3,399</b>	<b>8,648</b>

*(Market Homes include Buyers and Private Rented Sector. Affordable Homes include Below Market Rent and Social Rent).*

### Need for New Affordable Housing

Estimates are based on the total number of households in housing need (existing housing need plus new housing need) that require either social rented or below market housing.

The requirement for new affordable housing can be further refined considering changes in the supply, re-provisioning and development of social housing because of the Council's regeneration programme and the delivery of new-build affordable homes through the Strategic Housing Investment Programme.

A review of this planned activity shows that over the 10 year period 2023-2032 Renfrewshire Council plans to demolish 832 Council homes and rebuild 619, leaving a net reduction of stock of 213.

To replace the volume of homes lost due to regeneration activity an additional 213 social rent homes are added to the estimated need for Renfrewshire over the next 10 years.

This additional need (213 social rent units) is split between the two time periods of 2023-2027 and 2028-2032 to identify the total housing need for the period of the Local Housing Strategy.

## Housing Need Estimate for Period of Local Housing Strategy

In using the outputs of the Glasgow City Region Housing Need and Demand Assessment 3 supported by the Renfrewshire study of housing need and demand the estimated housing need for market and affordable homes over the period of the Local Housing Strategy is:

*Market Homes – 1,784 homes*

*Affordable Homes – 902 homes*

The Council will identify and monitor the supply of housing land through the Renfrewshire Local Development Plan and the Strategic Housing Investment Plan to ensure a sufficient land supply is maintained to meet the housing estimates identified in this Local Housing Strategy.

# Renfrewshire's Strategic Priorities



**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.*

### Increasing the supply of housing across Renfrewshire

Renfrewshire Council and its partners will continue to increase the supply of new housing in Renfrewshire over the next five years. The estimated housing need in Renfrewshire for the next five years is:

*360 new market homes each year;*

*180 new affordable homes each year over the lifetime of this Local Housing Strategy.*

The delivery of new homes will support identified housing needs through the provision of new homes that are of the right type, size and tenure in the right locations.

New homes 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 and housing for different income groups that reflect Renfrewshire Council's commitment to work towards net zero by 2030.

**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.*



Private Sector development, Robertson Homes, Dargavel Village, Bishopton

## This Local Housing Strategy will increase the supply of housing across Renfrewshire by:

- Ensuring that a continuous supply of land in sustainable locations is available for new housing through the Renfrewshire Local Development Plan process;
- Supporting development of previously used and brownfield sites in line with the objectives of the Renfrewshire Local Development Plan, making best use of existing and planned infrastructure;
- Delivering new build affordable housing projects through the Strategic Housing Investment Plan in partnership with housing associations and other stakeholders;
- Applying the use of the Affordable Housing Policy to increase the supply of affordable homes;
- Promoting access to Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures;
- Supporting the development of sustainable mixed communities that provide a range of tenures, property type and size options in the right locations;
- Supporting the development of modern energy efficient homes that embrace carbon reduction and zero emissions technologies; and
- Seeking opportunities to provide appropriate particular needs housing in partnership with Renfrewshire's Health and Social Care Partnership (HSCP) and specialist Registered Social Landlords and third sector organisations.

## Land Supply for New Homes

The Renfrewshire Local Development Plan supports Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan by providing a generous and flexible supply of land to deliver a mix of housing types and tenures to meet current and future housing needs.

The Local Development Plan aims to deliver sustainable, well-designed homes in the right places through the creation of sustainable communities and great places, focusing on the regeneration and renewal of existing urban areas and supporting sustainable development.

The focus on the development of brownfield and previously used sites across Renfrewshire provides opportunities for sustainable residential development with good transport links and connections to existing services and facilities with such sites capable of supporting 20-minute neighbourhoods.

The redevelopment of sites supported by existing or planned physical infrastructure and services is a priority of both this Local Housing Strategy and the Local Development Plan.

The Council through its Vacant and Derelict Land Strategy also supports the Local Housing Strategy and includes actions to support housing delivery.

The delivery of development of brownfield and previously used sites across Renfrewshire will also include trying to access Scottish Government funding through the Housing Infrastructure Fund (HIF) to allow sites to be developed following remedial or required infrastructure works to facilitate viable development of these sites.

*Action 2: Support development of previously used and brownfield sites making best use of existing and planned infrastructure.*



Loretto new build development, Dargavel Village, Bishopton

## Housing Delivery

The delivery of a mix of house types and tenures in the right location to meet current and future housing need is essential in creating and maintaining sustainable mixed communities across Renfrewshire.

New homes will require to be warm, energy efficient and digitally enabled and will assist in meeting both local and national net zero carbon emissions targets.

The requirements of people of all ages, health and mobility needs and incomes will be considered when developing new homes across all tenures to contribute to the health and wellbeing of Renfrewshire's population. This will support delivery of 'lifetime homes' that meet people's needs as they age and their needs change.

The Local Housing Strategy will support families and children by ensuring that we develop sustainable communities that are safe while embracing the Getting it Right for Every Child approach and the Child Poverty (Scotland) Act 2017.

To achieve this aim new developments should be well connected to local services and open space and designed to meet the needs of modern living, including flexible space that can be used for home learning and working.



Williamsburgh Housing Association new build development, Albert Road, Renfrew

## Delivering New Affordable Homes

The Renfrewshire Strategic Housing Investment Plan (SHIP) supports a partnership approach in delivering new affordable homes each year in Renfrewshire.

The Scottish Government have set an ambitious target to deliver 110,000 new affordable homes over the 10-year period to 2032 with Renfrewshire Council committed to contributing towards this target.

A tri-partite partnership approach between Renfrewshire Council, developing housing association partners and the Scottish Government supports the delivery of a range of affordable housing options for both general and particular needs groups.

The following minimum levels of grant funding are being provided by the Scottish Government to support the delivery of affordable homes across Renfrewshire to 2026:

*£17.140M in grant support for the financial year 2023/24;*

*£17.200M in grant support for the financial year 2024/25; and,*

*£17.485M in grant support for the financial year 2025/26.*

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

Development viability and the appropriate housing mix for an area will be key considerations when determining the level of affordable and fully accessible homes to be delivered on each site.

The future delivery of affordable homes will be informed by identified housing need as well as resource availability to ensure that the affordable housing supply programme correlates with the priorities of this Local Housing Strategy.

Additional funds may be made available over the lifetime of this Local Housing Strategy through further funding allocations from the Scottish Government. The Council will work with partners to maintain a continuous programme of affordable development opportunities which is ready to take advantage of any additional funding that may become available.

*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.*



Abbey Quarter Phase 4, Paisley, Link Group

The Strategic Housing Investment Plan will support the delivery of the Local Housing Strategy by:

- Supporting local housing regeneration programmes;*
- Including new affordable housing provision to replace social rented housing no longer fit for purpose;*
- Addressing mismatch between the current supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;*
- Increasing the supply of affordable housing in areas where there is demand but limited provision;*
- Supporting the development of sustainable mixed communities by including affordable provision on private sector development sites;*
- Expanding the supply of housing for older people and those with particular and complex needs, including those who are homeless or on a repeat and persistent cycle of homelessness; and*
- Continuing to support town centre regeneration through residential development.*

## Providing the right mix of Housing – the right size, type and tenure and in the right places

Renfrewshire consists of a range of different localised housing markets with significant differences in terms of property price and the range of property types and sizes available within these different local markets.

Issues in terms of affordability vary across the area with both North and West Renfrewshire significantly more expensive than the more urban centres of Paisley, Renfrew and Johnstone.

There are particular pressures on the supply of affordable housing in both North and West Renfrewshire with the majority of housing in the owner-occupied sector. This housing stock consists of predominantly larger family houses with a limited supply of affordable smaller properties.

The limited supply of affordable and smaller properties in these areas constrains the ability of newly forming households to move to or remain within these areas and also restricts households looking to downsize to meet changing long-term needs in these areas.

The urban centres of Paisley, Renfrew and Johnstone include a more balanced range of property types and sizes with private sector housing available at different price points to meet the needs of different income groups.

The Renfrewshire local Housing Need and Demand Study 2023 (available on the Council's website) sets out housing pressures across the different parts of Renfrewshire, including affordability and accessibility issues.

A new Housing Mix and Affordable Housing Policy was included in the new Renfrewshire Local Development Plan supporting the delivery of sustainable mixed communities across Renfrewshire.

This policy will enable the inclusion of affordable housing units on private sites and allow people to trade up or trade down depending on their housing needs; and move to different tenures, types and sizes of properties in order to meet changing needs and aspirations.

## Providing the right Mix of Housing

*The Strategic Housing Investment Plan will provide social rented homes as well as homes for shared equity low-cost home ownership and Mid-Market Rent in response to local need;*

*Delivering new build housing will address imbalances in the provision of particular property types and sizes in line with identified local needs;*

*Working with private developers will promote the development of a range of property types and sizes;*

*New build developments will include a mix of house types and tenures to meet the needs of local communities; and,*

*Working with developers will ensure properties are accessible and adaptable and able to meet the needs of households with particular needs.*

A range of tenure options and routes to access housing are required to meet the housing needs of Renfrewshire's residents. As well as social rented housing or market housing, this strategy promotes intermediate tenure options to widen access to home ownership and increase choice of tenure for people.

These alternative routes to home ownership are supported by the Scottish Government as part of their 'More Homes Scotland' approach and include:

***New Supply Shared Equity Low-Cost Home Ownership:*** *Potential buyer purchases a majority equity stake in an available affordable new build housing association home - normally 60% to 80% of the full purchase price/market value, the remaining share is paid through grant from the Scottish Government with the Scottish Government retaining an equity stake in the property.*

***Open Market Shared Equity:*** *This scheme assists potential homebuyers to purchase a second-hand home on the open market by reducing affordability barriers, with potential purchasers required to obtain a mortgage of between 60% and 90% of the purchase price (less any deposit) with the Scottish Government retaining any remaining equity stake; and*

***Self-Building Plots:*** *The Council have identified opportunities for self-build within the Local Development Plan (LDP). These sites will be reviewed including the need for any additional sites to meet demand in the next Local Development Plan. A register is being developed in line with Planning (Scotland) Act 2019 to*

*record interest and demand for self-build opportunities across Renfrewshire.*

The Council will signpost interested households to these schemes by providing more information on the Council's website.

### **Build to Rent**

The Scottish Government also support the development of Build to Rent purpose-built accommodation for private rent where appropriate. However, this is more likely to be viable for investors in city locations where private sector rents tend to be higher than in areas like Renfrewshire where private sector rents are lower.

'Build to Rent' will be considered where demand for such development can be demonstrated to support any increase in the supply and choice of tenure for Renfrewshire's residents.

***Action 4: Make use of the Affordable Housing Policy to increase the supply of affordable housing and help create mixed sustainable communities.***

### **Housing-led Regeneration and Renewal**

Renfrewshire Council have approved a 10 year programme of £100 million investment to deliver modern, high quality, energy efficient and affordable Council housing.

This investment programme is intended to significantly improve the Council's housing stock through enhanced investment in existing homes, including works to the external fabric of properties as well as environmental improvements.

The investment proposals includes a total of 1,648 properties, of which 1,147 are council owned and 501 are privately owned across the eight areas.

These eight areas were identified based on having a combination of one or more of the following factors - low demand, high void rates, high turnover, estate management issues including anti-social behaviour, high current repair costs and high future investment requirements. These areas also are some of the most deprived areas of Renfrewshire according to the Scottish Index of Multiple Deprivation (SIMD).

A range of regeneration and renewal proposals have been consulted upon, which in some areas includes selective demolition with plans being developed for newbuild housing on these cleared sites where possible.

The investment options identified for each of the areas take account of factors such as housing demand, sustainability, health and wellbeing objectives, council priorities and deliverability as well as opportunities to leverage additional funding.

### The areas included are:

*Auchentorlie Quadrant/Seedhill Road, Paisley;*

*Howard Street, Paisley;*

*Waverley Road, Paisley;*

*Thrushcraigs area, Paisley;*

*Broomlands area, Paisley;*

*Springbank area, Paisley;*

*Moorpark, Renfrew and;*

*Howwood Road area, Johnstone*

In areas where properties are being retained, a package of enhanced capital investment will be delivered which will include elements such as whole house retrofitting including fabric works as well as measures to improve energy efficiency that help reduce energy costs for tenants and residents.

More generally within these areas, improvements to the external environment and common areas, as well as the external fabric of the building will be undertaken. An estate management programme will be implemented to complement investment in new and existing housing.

There will be ongoing engagement with residents across all eight areas. Neighbourhood Renewal Groups are being established, with local plans developed with community representatives and relevant Council departments.

Each Neighbourhood Renewal Group will be tailored to the needs and circumstances of the local area, going beyond housing, and taking into account the local external environment, and broader issues such as links to health and wellbeing, access to outdoor space and sustainable travel, to maximise the benefits achievable for local residents.

It is the Council's ambition that this housing led regeneration becomes a catalyst for wider regeneration and a means to address inequalities including health inequalities, recognising that good quality housing can be a contributor to positive health outcomes. The Council along with the Health and Social Care Partnership are involved in delivering the regeneration programme.

In addition to the 10-year housing-led regeneration and investment programme, 101 new affordable homes were recently completed for Renfrewshire Council in Ferguslie Park, Paisley. Other existing regeneration schemes within Renfrewshire are also progressing well with these projects due to be delivered within the initial years of this Local Housing Strategy.

These developments include the delivery of the final phase of the Johnstone Castle regeneration as well as the delivery of the ambitious regeneration plans at Paisley West End.

In delivering regeneration proposals, there may be a requirement for the Council to consider the use of Compulsory Purchase Order powers.

The Council will consider all avenues to voluntarily acquire properties, offering owners compensation in terms of disturbance and home loss payments (where eligible), together with the current market value of the property as determined by the District Valuer or other appointed independent valuer.

In some instances, owners may also be given the opportunity to exchange their property for that of a Council owned property through an excambion process.

Compulsory Purchase Orders will only be considered where it is in the public interest to proceed with the regeneration of the area. This approach has been applied successfully as part of the housing regeneration programme at Johnstone Castle.

*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'.*

## Supporting Town Centre living

Town centres are at the heart of Renfrewshire's communities and are hubs for a range of activities.

Many people live and work in centres and it is important for the local economy that centres thrive and meet the needs of residents, businesses and visitors.

The Council prepares centre strategies reflecting the 'Town Centre First' approach to support the health of town centres. The focus of these strategies is to enable town centres to grow, ensuring they are fit for purpose and can adapt to changing markets, needs and demands, which includes town centre living.

The Local Housing Strategy and Strategic Housing Investment Plan supports the provision and delivery of suitable homes for people to live in sustainable town centre locations.

**Action 6:** *Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.*

## Bringing Empty Homes Back into Use

Bringing empty homes back into productive use increases the supply of homes available to meet housing needs and assists in improving local amenity.

In Renfrewshire, there were 587 properties classed as long-term empty (more than 6 months) as of March 2023 as detailed in the following:

Discount/Exemption type	Properties
Long-term empty property Charge 200%	151
Ext of long-term empty discount 10%	26
Incapable of habitation	13
Long-term empty discount 10%	162
Long-term empty discount 10% (Furnished)	39
Unoccupied and Unfurnished	196
<b>Total</b>	<b>587</b>

Long-term empty properties (more than 6 months) as of March 2023

Renfrewshire Council has a dedicated 'More Homes Officer' who works with owners of long-term empty properties to provide

advice and assistance with a view of bringing long term empty properties back into productive use.

The More Homes Officer provides support that may include VAT and merchant discounts, access to the Property Matchmaker Scheme and general advice on empty properties. The initiative aims to assist owners and reduce the number of empty homes in Renfrewshire.

The initiative also aims to increase the housing supply; improve the quality of housing stock; regenerate and sustain communities; stimulate local housing markets and contribute to reducing carbon emissions.

To widen the role of the More Homes Officer within Renfrewshire, the role also covers the Councils Buy Back/Acquisition scheme where properties that meet our strategic objectives may be purchased and added to the Council's lettable housing stock.

Where there is no viable resolution, enforcement powers including Works Notices and Compulsory Purchase Orders may be used to address issues with empty homes. The use of such

powers is considered on a case by case basis and where the empty home is dangerous or causing significant problems.

To encourage owners to bring empty properties back into use, Renfrewshire Council also makes use of discretionary powers under the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013, with properties unoccupied and unfurnished for a year or more subject to a 100% increase in Council Tax charges.

The Council will continue to explore all available options to reduce the number of empty properties throughout Renfrewshire and will continue to support property owners to bring these empty homes back in to productive use.

*Action 7: Support owners of empty properties to bring these homes back into productive use.*

## Renfrewshire's Places and Empowering Local Communities

This Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development, the Council will support the 20-minute neighbourhood concept.

This approach aims to ensure that homes are located with infrastructure, services and facilities that support people's everyday needs which are within easy and safe walking distance of their homes including schools, shops, health care, open space, public transport and active travel connections.

In delivering new homes the infrastructure, connections and services needed to support the development will require to be in place including footpath connections; provision for waste storage; recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.

This approach does not apply purely to new development, the priority for creating 20-minute neighbourhoods is within existing

towns and villages where infrastructure and community services currently exist.

The Council will work with local communities, infrastructure providers, key agencies and developers to ensure new homes are built in accessible locations and are flexible enough in their design to meet the needs of people as their circumstances change.

Providing opportunities for local communities to become more involved in the planning, development and enhancement of their places is central to the delivery of this Local Housing Strategy.

Powers were introduced in the Planning (Scotland) Act 2019 for communities to prepare Local Place Plans for their area. This approach jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.

Renfrewshire Council will support local residents, businesses and community groups across Renfrewshire including considering the preparation of Place Plans to help shape their neighbourhoods.

*Action 8: Support local communities in the preparation of community led Place Plans.*



Private Sector development, CALA Homes, Gilchrist Gardens, Erskine

***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, energy efficient and warm home in a pleasant and well managed environment can promote improvements to physical health and mental wellbeing.

High quality homes can also enhance places making them great places to live, helping to create demand and stability for neighbourhoods. This outcome sets out the Council's approach to improving existing housing across Renfrewshire.

It's clear that there are housing condition issues in Renfrewshire. Of respondents to our Housing Need and Demand survey, 15% indicated that the condition of their home is a problem. The most common condition problems relate to dampness, condensation and black mould, with 7% reporting significant dampness.

Of those indicating a repair or improvement is required, the most reported one is double glazing. These figures demonstrates the

importance driving forward energy efficiency improvements and reducing fuel poverty.

14% of households indicate having difficulty in maintaining their home or undertaking repairs across Renfrewshire, with higher rates among households who have a long term health condition/disability.



Renfrewshire Council new build development, Ferguslie Park, Paisley

## Council's regeneration and renewal programme – improving the quality of Council housing and mixed tenure estates

Within the Council's regeneration and renewal programme as referred to in Strategic Priority 1, the Council has set out plans to undertake an extensive regeneration and renewal programme across 8 priority areas.

Most of the Council properties in these areas are tenements and deck access flats, originally built by the Council between the 1930s and 1960s.

Where properties are being retained, they will receive a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, back courts, bin stores and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

Within the 8 priority areas there are around 500 owned properties, most within blocks where the Council has properties i.e. mixed

tenure blocks. Participation of owners will be essential to ensure the successful delivery of the investment programme.

The Council will develop an approach to work with owners to help maximise the coverage of the investment programme. This includes an increased grant level to participating owners offering owners the option to sell their property to the Council or sell their property to the Council and remain in their home as a Council tenant.

Levering in any external funding and accessing any new Scottish Government/UK wide funding as national schemes change, will form an important strand of work.

There will be ongoing engagement with residents across all eight areas. Neighbourhood Renewal Groups are being established, with local plans developed with community representatives and relevant Council departments. Each Neighbourhood Renewal Group will be tailored to the needs and circumstances of the local area, going beyond housing and taking into account the local external environment and broader issues such as links to health and wellbeing, access to outdoor space and sustainable travel, to maximise the benefits achievable for local residents.

*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.*

### **Below Tolerable Standard Housing**

The Tolerable Standard is a list of minimum requirements a residential property must meet to be fit for habitation. Below Tolerable Standard homes are the poorest quality housing.

Figures from recent available estimate of the prevalence of Below Tolerable Standard housing across Renfrewshire (the Scottish House Condition Survey 2015-2017) estimated that 1% of properties in Renfrewshire failed at least one requirement of the Tolerable Standard. For the pre 1945 properties, 5% were estimated to be Below Tolerable Standard. The national estimates were 1% and 3% respectively.

The requirement for smoke and heat alarms in all homes in Scotland became part of the Tolerable Standard in February 2022

and is likely to lead to an increase in the number of properties below the tolerable standard.

In line with Scottish Government guidance, in relation to these changes, any intervention the Council may take would be proportionate, rational and reasonable, with it being preferable that owners carry out these works on a voluntary basis.

It is anticipated that there will be further changes to the regulatory and enforcement provisions concerning house standards, aligned to changes in energy efficiency standards.

The Scottish Government has proposed a new all tenure Scottish Housing Standard to replace the Tolerable Standard, that would be introduced on a phased basis from 2025.

### **Addressing Below Tolerable Standard Properties**

While Below Tolerable Standard housing exists across Renfrewshire, the poorest quality housing continues to be concentrated in older private sector tenement properties.

The Council and housing association partners continue to work together to address Below Tolerable Standard issues.

Work is currently ongoing to progress a comprehensive improvement project in Orchard Street, Paisley while the Paisley West End regeneration scheme will see comprehensive regeneration and replacement of existing stock with new build housing association homes.

The Council will continue to offer advice and assistance to owners to help them bring their properties up to the tolerable standard. Enforcement action may be taken as a last resort. This could include issuing Works Notices and undertaking necessary repairs in default and recharging the owner or applying a Closing Order or Demolition Order.

Where the Council finds private landlords renting out Below Tolerable Standard property and those landlords fail to address the required issues, the Council will take appropriate enforcement action.

Private tenants living in Below Tolerable Standard housing are given a high priority for social housing within the common housing allocation policy in Renfrewshire in recognition of the poor-quality living conditions.

*Action 11: Continue to address Below Tolerable Standard properties across Renfrewshire.*

## Housing Renewal Areas

Renfrewshire Council is one of the two councils in Scotland to use the Housing Renewal Area designation power within the Housing (Scotland Act) 2006.

The Orchard Street Housing Renewal Area designated in 2017 covers 5 blocks of older tenements consisting of 52 flats and 7 commercial units within the Paisley Town Centre Conservation Area.

Through a partnership project between the Council, Paisley Housing Association and the Scottish Government, the project involves working with owners to either acquire their property or help them to participate in a comprehensive tenement improvement scheme that will further increase good quality affordable town centre living options and contribute to the regeneration of Paisley town centre.

## Supporting Owners - Scheme of Assistance

The Council provides advice and assistance through the Scheme of Assistance to help support owners to improve housing conditions.

The Scheme of Assistance promotes the principle that homeowners have primary responsibility for maintaining and repairing their own homes. Advice is given on a range of matters including appointing a factor, how to organise common repairs, title issues and signposting for financial advice.

Financial support for repairs is limited to supporting owners who have been asked to participate in common works programmes in mixed tenure blocks carried out as part of ongoing external investment programmes. In addition, one-off funding has been committed for the Orchard Street Project and the Missing Shares pilot.

The other stream of financial support is grant funding for owners towards the cost of a property adaptation, where this has been assessed as being required to meet the needs of the owner or household member (covered in Strategic Priority 5).

The Scheme of Assistance sets out the range of support available and was last reviewed in 2018 and will be reviewed again during the lifetime of this strategy, taking account of any new legislation around housing standards.



Scheme of Assistance

*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 home owners taking into account legislative changes.*

## Supporting repair and maintenance of tenement properties

Tenements provide a home to almost one third of Renfrewshire's population and many town centre tenements form an important part of our built and cultural heritage.

The tenement requires good management, ongoing maintenance and planned replacement of parts that reach the end of their life to keep the integrity and fabric of the building in good condition. This has been challenging for many owners due to a number of factors.

In Renfrewshire, as in other parts of Scotland, ongoing maintenance of properties including a lack of routine maintenance to common parts has resulted in deteriorating building conditions, particularly of older traditional pre 1919 tenements.

The Scottish Government recognise this and following a report from the Scottish Parliamentary Working Group on tenement maintenance, have committed to a number of actions around law reform, tenement condition reports, building reserve funds and factoring services.

There is a significant challenge to halt the further decline of some older tenement buildings. The Council and housing association partners have in the past (and currently at Orchard Street, Paisley) taken forward comprehensive tenement improvement schemes with grant funding from the Scottish Government. These schemes can be complicated and very costly often taking a number of years to deliver.

To better understand and the scale and nature of work required, the Council will identify blocks in key strategic locations, including those within or adjacent to the council's regeneration and renewal areas where condition issues exist and examine if appropriate improvement schemes can be developed that would prevent future decline and ensure the blocks have a long-term future.

This approach may include targeted acquisitions, factoring arrangements, helping owners seek external funding, or statutory enforcement work.

The Council implemented a 'Missing Shares' pilot scheme in early 2019 to support private homeowners of older traditional tenement property who want to undertake essential repairs and

maintenance but cannot do so because one or more owners is unable or unwilling to pay their share.

The Council will pay up to £10,000 per missing share for eligible works and will seek to recover these and associated administrative costs from non-paying owners. Over 430 tenement blocks meeting the pilot criteria were identified and all owners were contacted to promote the scheme.

The Council has, since the inception of the pilot project, paid out £52,000 in missing share payments for seven tenement block repair projects that have been completed. The Council has recovered £23,758 of these missing share payments (as at April 2023).

A relatively small expenditure, recoverable by the Council, can therefore be effective at facilitating a much larger spend on essential repairs, helping to prevent further condition deterioration and creating expenditure in the local economy.

Given this success, the Council will consider extending the pilot and will continue to evaluate the outcomes during the period of this Local Housing Strategy.

The Council supports and promotes the 'Under One Roof' website which provides impartial advice on repairs and maintenance for flat owners in Scotland and promotes the need for tenement maintenance amongst tenement owners.

The Council and some local housing associations also provide factoring services to owners within mixed tenure blocks. Greater uptake of factoring services providing a co-ordinated maintenance regime would help address some of the existing condition issues and prevent further deterioration.

*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.*

## Scottish Housing Quality Standard

The Scottish Housing Quality Standard (SHQS) required that all social landlord's stock met a minimum level of housing quality by 2015 and that this standard be maintained beyond that date.

Levels of compliance across Renfrewshire's 5 local housing associations ranged from 41% to 95% in 2021/22 and the Council figure for 2022/23 was 67.9%.

This is a fall from previous years. In 2021/22 two new elements were included in the calculation of this indicator for the first time and since then compliance with 5 yearly Electrical Installation Condition Report (EICR) checks and the new smoke and heat detector standard are included in the calculation of SHQS compliance.

Work is ongoing to achieve full compliance with EICR and detectors, including a programme of forced access visits. Energy Efficiency Standard for Social Housing (ESSH) failures are also part of the SHQS score which also impacts the overall SHQS pass rate. Landlords have until December 2025 to comply with EESSH1.

The non-participation of tenants, or owners in mixed tenure buildings has meant that full delivery of Scottish Housing Quality Standard works has not always been possible. In these instances, social landlords have used "abeyances", for example where owners do not want to install door entry systems.

Social housing providers with stock in abeyance will monitor house sales and changes of tenancy and identify when ownership changes and reassess if the new owner wishes to participate in common works that would allow the social stock to meet Scottish Housing Quality Standards.

Renfrewshire Council will prepare a revised housing asset management strategy. The revised Housing Asset Management Strategy will update future investment need, compliance and data requirements, to ensure that the Council meets and maintains recent and future standards.

*Action 16: Implement Revised Council Asset Management Strategy.*

## The Private Rented Sector

There are around 7,500 landlords registered with approximately 10,000 properties registered in Renfrewshire, 11% of all homes.

The proportion of homes in Renfrewshire in this sector has stabilised following an earlier period of rapid growth from around only 4% of homes in 2004 to 10% of homes in 2010.

Providing flexibility and a range of house types, rent levels and locations, the private rented sector forms an important part in meeting housing needs in Renfrewshire including helping to meet the needs of those unable to afford owner occupation but unable to/or don't want to access social housing.

Most private rented housing (around two-thirds of the total) is located in Paisley and Linwood, a very small number in the more rural areas of North and West Renfrewshire, with the rest being evenly split between Johnstone/Elderslie and Renfrew (Based on % split from private landlord registrations data as at April 2015). The most common size of property is 2 bedrooms.

Rent levels and consequently affordability of the private rented sector varies considerably depending on size and location.

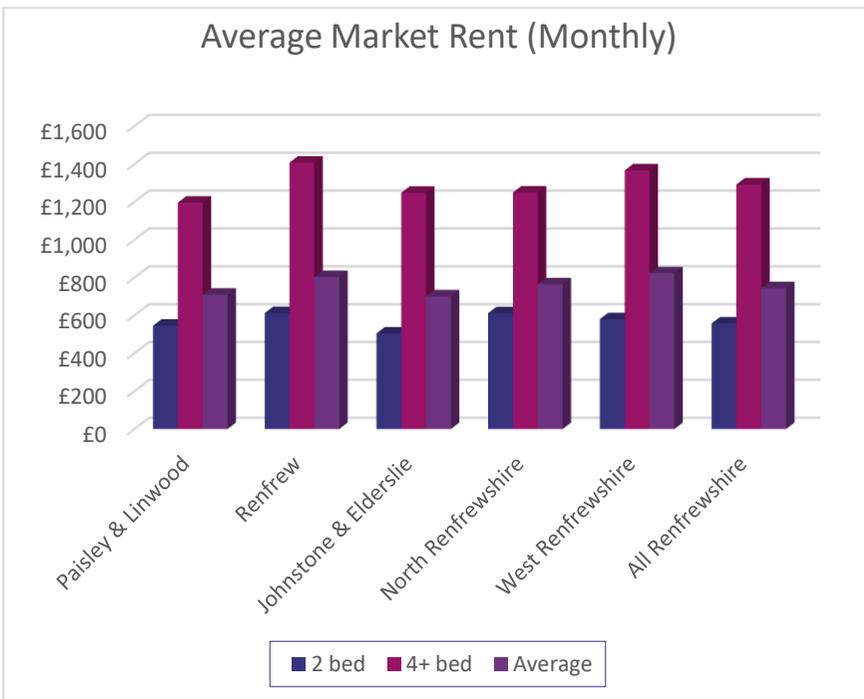
Overall rents within Renfrewshire are less expensive than other areas in Scotland.

Scottish Government data on private sector rent levels across each of the 18 Broad Market Rental Areas in Scotland, show that the average monthly rent for a 2 bed property in 2022 in the Renfrewshire/Inverclyde area was £547 per month, compared to £736 per month in Scotland.

Between 2010 to 2022, rents for a 2 bed flat, rose in Renfrewshire by 16%, relative to 33% in Scotland overall.

However, within Renfrewshire there are quite different private rental price profiles across the 5 sub-market areas, reflecting the make-up of the stock and the availability of private rental options.

Rents vary from an average of £433 for a one bedroom property to an average £1,292 for a 4 bed property. Overall, West Renfrewshire has the highest average market rent at £822 per month (based on 2020/21 data, Scottish Government bespoke analysis).



Source: RSS Data Set October 2021/September 2022

The Renfrewshire Housing Need and Demand study 2023 found that the average private sector rent in Renfrewshire for the year 2021/22 was 26% higher than the Local Housing Allowance (the level of benefit paid towards rent).

Differences were even more pronounced for 3 and 4 bedroom properties and in certain areas such as West Renfrewshire and Renfrew. The gap between benefit available and actual rents are likely to make the costs of private renting very challenging for lower income households and plays a lesser role in being a meaningful housing option for people and families in housing need who may be reliant of welfare benefits to help meet housing costs.

While there are some very low rental prices in Renfrewshire, these tend to be smaller (bedsits and one bedroom) mainly tenement properties in urban areas and often have building condition issues. In these areas there are often vulnerable tenants.

Recognising the challenges that may be faced by residents living in the private rented sector and the ending of the temporary legal protections for tenants that operated during the COVID19 pandemic, the Council allocated additional temporary resources in 2021, to improve access to housing options advice, support and advocacy.

The initiative has proven to be a positive measure and the close working relationship developed between services has

demonstrated the value of an integrated approach to supporting tenants within the private rented sector. This initiative will be subject to review in 2024.

## Rent Pressure Zones

Currently there is no evidence to support any rent pressure zones.

## National Proposals for Rent Control in the Private Rented Sector

The Scottish Government has committed to introduce long-term rent controls in the private rented sector in Scotland and are currently (October 2023) consulting on how this might work in practice. Proposals identify local authorities as best placed to support decisions about where rent control should apply, requiring an assessment of rent conditions in their area on a regular basis.

The Council will monitor trends in the sector and establish any longer-term changes to the supply and rent levels of privately rented homes in Renfrewshire.

*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.*

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

The Council will continue to promote and encourage improvement in standards by:

*Ensuring resources regarding landlord and tenants' rights and responsibilities are accessible on the Council's website.*

*Making the Council's "Landlord Matters" yearly newsletter available to all registered landlords.*

*Working in partnership with Landlord Accreditation Scotland to make training/Information sessions available to private landlords within Renfrewshire.*

*Promoting the Landlord Accreditation Scheme – 60 accredited landlords, with 1,029 properties as at September 2021.*

*Working corporately and sharing intelligence in partnership with Police and Fire and Rescue Service.*

*Advising private sector tenants on their rights and how to put them into practice and assisting more vulnerable private sector tenants to do this.*

*Continue to provide access to housing support for vulnerable tenants.*

Renfrewshire Council is responsible for landlord registration. Our approach is to work co-operatively with landlords, however where landlords fail to continue to meet required standards, the Council will use the powers it has and take enforcement action. This could include:

*Making third party referrals of landlords to the Housing and Property Chamber (First Tier Tribunal) on matters relating to rent and repair issues.*

*Submitting referrals to the Council's Regulatory Functions Board seeking the removal of landlords from the register who have failed to comply with relevant legislation and requirements. (In 2020/21, 28 landlords were referred).*

*Issuing rent penalty notices where a landlord is renting out a property but is not registered.*

*Refusing applications from landlords who are not deemed "fit and proper" including those who do not confirm that relevant standards have been met.*

**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.***

Our strategy aims to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat, working towards net zero in Renfrewshire by 2030 and in turn exceeding the 2045 Scottish net-zero greenhouse gas emissions target.

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.

Tackling the climate emergency, better energy efficiency and addressing 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.

The Scottish Government produced their Energy Strategy in 2017

and have committed to achieving the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The national policy direction remains guided by the three core principles set out in the 2017 strategy: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

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.*

*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 towards net zero by 2030.

Renfrewshire's Plan for Net Zero has been prepared and considers actions to be taken across areas including transport,

waste and housing to reduce carbon emissions to achieve this target.

### Key priorities for this Local Housing Strategy:

*Mitigate fuel poverty by creating warm homes and improving energy efficiency and fuel efficiency of housing stock across all tenures;*

*Mitigate and address the effects of the climate emergency meeting local and national net-zero greenhouse gas emissions targets and encouraging net zero carbon behaviour;*

*Work to address housing related actions identified as part of Renfrewshire's Plan for Net Zero to achieve Renfrewshire's net zero ambitions;*

*Maximising grant funding secured from national energy efficiency programmes; and*

*Ensuring households have access to good quality, easily accessible advice to use their energy efficiently so they can afford to heat their homes, make improvements to their home energy efficiency and reduce emissions.*

## The Climate Emergency

A household's greenhouse gas emissions are influenced by property condition, energy efficiency of homes, the type of fuel used in a property and how individuals use and run their homes through inefficient heating, etc.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, set legally binding targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045 at the latest, with interim targets for reductions of 75% by 2030 and 90% by 2040. Any remaining emissions will have to be entirely offset with measures.

The Scottish Government's Climate Change Plan was updated in December 2020 to reflect the adoption of the net-zero target and the new targets within the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.

All Scottish local authorities signed up to Scotland's Climate Change Declaration, which recognises the key role local authorities play in helping to tackle the challenges of the climate emergency.

Renfrewshire Council reports annually on progress to mitigate and adapt to climate change, complying the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015 as amended by the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020.

The Second Climate Change Adaptation Programme 2019-2024 sets out the Scottish Government's five-year programme for climate change adaptation; a requirement of the Climate Change (Scotland) Act 2009. It contains a set of seven high-level outcomes for the programme and is designed to deliver a step change in collaboration and emphasise the wider co-benefits of climate action. Work has commenced to progress Renfrewshire's priorities in relation to this.

The Scottish Government published their draft Energy Strategy and Just Transition Plan in January 2023 for consultation. The finalised plan will set a vision for Scotland's energy system to 2045 and a route map of ambitions and actions that, alongside detailed sectoral plans and the forthcoming Climate Change Plan, is aimed to guide decision-making and policy support over the course of this decade.

The Building (Scotland) Amendment Regulations 2023 introduced the New Build Heat Standard (NBHS) that prohibits the use of direct emissions heating systems in new buildings applying for a building warrant from 1 April 2024 onwards. New buildings will be required to have zero direct emissions heating systems from this point.

### **Addressing the Climate Emergency in Renfrewshire**

Renfrewshire's Plan for Net Zero sets out the strategic framework required to work towards our ambitious climate change targets in Renfrewshire.

The Plan contains 5 focused outcome areas and the key focus areas of activities to be progress, lead and enable are: Clean Energy; Sustainable Transport; Circular Economy; Connected Communities and; Resilient Place.

Phase 2 of the Plan will contain a detailed route map setting out opportunities for change, key actions and targets which will be linked to costed delivery plans and the emerging Local Heat and Energy Efficiency Strategy.

A carbon budget will be developed for Renfrewshire Council to help quantify emissions by service area and reductions required to move towards net zero in service delivery.

An Adaptation Plan is being developed to implement a phased programme of priority actions, designed to respond to and address the local impacts of climate change and prepare for future climate risks. The annual updates of the Local Housing Strategy will monitor housing related actions required to support the aims of Renfrewshire's Plan for Net Zero.

The Council's £1 million Climate Change Action Fund, which funds innovative projects and initiatives, supports engagement and partnership working across Renfrewshire and accelerates the pace of change of existing projects in order to tackle the climate emergency.

It is recognised that changing climate has a direct impact on Renfrewshire's current housing stock and that some residents will be more vulnerable to this than others.

The '20-minute neighbourhoods' concept is supported by this Local Housing Strategy and will create places where people can

live, work and learn in communities close to home, enabling people to live better, healthier lives to support the net zero ambitions and create sustainable communities.

*Action 20: Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards Renfrewshire's net zero targets.*

### Reducing emissions in social rented housing

The Scottish Government is developing a Zero Emissions New Build Affordable Homes Strategy, based on greater use of offsite construction and zero emissions heating to support this.

Within newbuild social rented housing, the Council and developing housing associations will work to deliver new affordable housing that has net zero carbon emissions and ensure compliance with the New Build Heat Standard from April 2024 in relation to zero direct emissions heating.

The Scottish Government provide a higher 'greener' subsidy within the Affordable Housing Supply Programme grant funding, where newbuild homes meet Section 7, Silver Level of the 2011 Building Regulations in respect of Energy for Space Heating.

Housing to 2040 introduced a new cross-tenure ‘Housing Standard’ which will align with work to tackle emissions to make the best use of the opportunities and resources for improvements.

Renfrewshire’s Climate Change Action Fund awarded £75,000 to design and deliver a social housing new build development within the context of the Council approved Regeneration and Renewal Programme, in partnership with a research organisation.

This involved the development of best practice and design principles, around a sustainable social housing model that can be delivered as a ‘standard’ at scale for social housing within Renfrewshire: the ‘RenZEB’ standard.

The project aimed to address the principles that should be assessed and adopted within the Council’s new build developments to meet climate change commitments to deliver homes that are operationally sustainable for our tenants and the environment and mitigate fuel poverty.

Renfrewshire’s social landlords will also continue to explore and develop ways to improve and ‘future proof’ existing homes.

*Action 21: In newbuild 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.*

## Reducing emissions in private housing

Within existing private housing, owner-occupiers and private landlords will be provided with advice, support and signposted as appropriate to opportunities that may exist for funding work that will assist reducing emissions, through a range of approaches, by Renfrewshire Council and their registered social landlord partners.

In Renfrewshire, owners will continue to be directed to Home Energy Scotland in relation to interest free loans, as well as any other schemes for owners that may become available.

In addition, for owners who are less able to afford improvements area-based schemes will continue, plus other schemes to replace Warmer Homes Scotland will be introduced to support private households at risk of fuel poverty to make improvements that will also have a positive impact on emissions. Private housebuilders will be encouraged to build homes to the highest standards of energy efficiency, taking emissions into account.

The UK Government has introduced a new funding stream to help reduce carbon emissions called ECO-flex 4, which will provide funding to Renfrewshire's private sector, fuel poor households that do not meet criteria for other schemes, as well as low-income households that are vulnerable to the effects of the cold.

Following the Council receiving evidence from the installer that the property meets the criteria, installers apply for funding to the energy providers. Where the property meets the criteria, the Council provides details to Ofgem and provides the installer with a signed declaration that forms part of their submission to the

energy providers for funding. The scheme is part of the UK Government Energy Company Obligation with the qualifying criteria for ECO-Flex set by Ofgem.

ECO-flex applies only to owner occupier and private rented homes. Renfrewshire Council's Statement of Intent can be found on the Council's website.

*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.*

## Fuel Poverty

Fuel poverty can affect householders across all tenures. The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 introduces a new definition of fuel poverty: ‘A household to be in fuel poverty if more than 10% of its net income (after housing costs) is required to heat the home and pay for other fuel costs – with not enough money left for a decent standard of living. If more than 20% of net income is needed, the household is defined as being in extreme fuel poverty.’ This aligns fuel poverty more closely with relative income poverty.

The Act required the development of a comprehensive strategy to show how targets will be met. The Scottish Government’s Fuel Poverty strategy published in December 2021 sets out policies and proposals for Government, local authorities and third sector partners to help meet the Act’s targets, with actions to tackle each of the four drivers of fuel poverty:

*poor energy efficiency of the home*

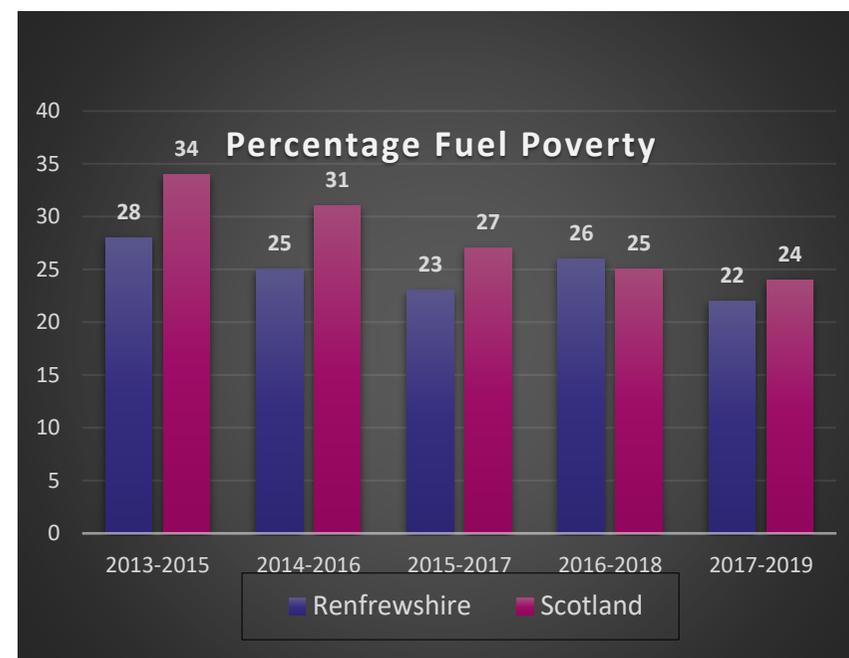
*high energy costs*

*low household income*

*how energy is used in the home*

*Action 25: Work towards meeting the national fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.*

## Fuel Poverty Levels: Renfrewshire and Scotland



Source: Scottish Housing Condition Survey, Local Authority Analysis Reports 2013-2019

Note: Further details on the fuel cost method and energy model are available in the 2018 Methodology Notes

## Factors influencing fuel poverty and incidence in Renfrewshire

The following table illustrates the main factors influencing fuel poverty in Renfrewshire, as noted within the current Renfrewshire Fuel Poverty Strategy.

Fuel Poverty Risk Factors	Incidence in Renfrewshire
<i>Low income households</i>	It is estimated that 23,087 people in Renfrewshire (13% of the total population) experience income deprivation. In 2020, 49 (22%) of Renfrewshire's 225 data zones are in the 15% most deprived areas of Scotland.
<i>Older person households</i>  The Scottish House Condition Survey 2017-2019 estimates that 27% of older adults were in fuel poverty compared to 11% of families in Renfrewshire.	33,887 adults were aged 65+ in Renfrewshire in 2019, which is 19% of Renfrewshire's population. <i>(National Records of Scotland Mid-2019 Population Estimates).</i> The number of older person households in Renfrewshire is projected to increase between 2016 and 2026.

Fuel Poverty Risk Factors	Incidence in Renfrewshire
<i>Households living in properties with a 'poor' energy efficiency rating of 'F' and 'G' (properties with poor fuel efficiency)</i>	Sample size too small to provide accurate rating.
<i>Households in rural areas</i>	Renfrewshire is a largely urban area with 76% of the population living in large urban areas, 9.9% living in other urban areas, 9.4% in accessible small towns and 4.7% living in accessible rural areas. <i>(Scottish Government Urban/Rural Classification 2016)</i>
<i>Households living in the private sector are more likely to experience extreme fuel poverty (where more than 20% of income is used to meet fuel costs) than</i>	The 2017-2019 Scottish House Condition Survey notes that 4% of owner-occupied households are in extreme fuel poverty, compared to 11% of social rented households. In Renfrewshire, 61% of dwellings are owner occupied, 29% social

Fuel Poverty Risk Factors	Incidence in Renfrewshire
<i>those living in social rented sector</i>	rented and 10% are in the private rented sector. (SHCS 2017-19)
<i>Households with partial central heating or no central heating</i>	97% of dwellings in Renfrewshire had full central heating with the remaining 3% having partial or no central heating. (SCHS 2017-19)
<i>Households living in older dwellings are more likely to experience fuel poverty</i>	23% of dwellings in Renfrewshire were built pre 1945. (SHCS 2017-19). Renfrewshire has a relatively high proportion of tenement properties, many of which were built before 1919.

## Fuel costs

As part of the detailed study building on the outputs of Housing Need and Demand Assessment 3 (HNDA3), a survey of almost 1,000 Renfrewshire residents was undertaken.

The results provide us with valuable feedback and insight into particular areas including fuel costs and an overview of the position within Renfrewshire in 2023. This provides a useful baseline for the delivery of information and advice services in the area, as well as energy efficiency measures.

The survey reported that 57% of households across Renfrewshire indicate that the affordability of heating costs is a problem, with 13% indicating it is a serious problem. Heating costs were more of an issue for social rented tenants with 72% experiencing issues, compared to 54% of owners.

Overall, 59% of Renfrewshire households indicated they spent more than 10% of their income on heating; a level at which places them into fuel poverty.

Social rented tenants were most likely to spend more than 10% on fuel costs (78%). Those with a long-term health condition/disability were also much more likely to be spending more on fuel costs, with 68% of that group reporting they spent more than 10% of their income.

## Addressing fuel poverty

The Renfrewshire Plan for Net Zero is currently developing Quantified Delivery Plans: area-based, phased delivery plans with benchmark capital costs that will also undertake socio-economic impact assessments to quantify and consider all impacts of the Plan for Net Zero, including areas such as alleviation of fuel poverty. This is due for completion towards the end of 2023. Linking with LHEES and the Plan for Net Zero, identification and agreement of priorities and weightings, alleviation of fuel poverty will be a top priority.

A Fuel Poverty Strategy is to be prepared for Renfrewshire which will outline the scale of fuel poverty in the area and key groups at risk of fuel poverty, recognising the pressure caused by the overall running costs of households, and will measure the impact of any actions that emerge on areas such as health and health inequalities in relation to prevention activity and targeted work in relation to people currently experiencing fuel poverty.

A key element in achieving a reduction in fuel poverty is the provision of good quality advice to Renfrewshire's residents. The Council and partners have developed advice and assistance for

residents on energy use, to ensure people can access support where required, often in collaboration with external agencies.

As well as the advice service, Paisley Housing Association also offer a Fuel Bank Scheme designed to assist tenants in crisis who have either self-disconnected from prepaid gas and/or electricity meters or are at risk of doing so. The Scheme is funded by multiple funders including Energy Action Scotland, Martin Lewis, Scottish Government and the Energy Savings Trust.

The approach to tailored fuel poverty and energy advice is reflected in the links to specialist agencies and access to national programmes aimed at reducing fuel poverty. This approach will continue, with the Council and partners utilising all external funding channels for support whilst continuing to deliver advice and support to Renfrewshire's residents.

*Action 26: 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.*

## Energy Efficiency of Housing Stock

Energy efficiency can be measured through the Standard Assessment Procedure (SAP), which is used by the Government to assess and compare the energy and environmental performance of dwellings. The scale runs from 1 to 100, with 100 being the most efficient.

### Mean SAP Energy Efficiency Ratings for households in Renfrewshire (SAP 2012)

	Owner occupier	Social housing	Private rented
Renfrewshire	68.2	71	*
Scotland	63.8	68.4	62

*\*Sample size too few to establish accurate rating. Source: Scottish House Condition Survey, Local Authority Analysis, 2017-19*

The above table shows that the energy efficiency rating of social rented homes has improved in Renfrewshire, which can be attributed to the Scottish Housing Quality Standard work undertaken on social rented homes and energy efficiency measures in newbuild social rented homes.

Energy efficiency ratings are on average better for social rented housing than private housing.

## Improving the Energy Efficiency of Housing Stock

A key priority for Renfrewshire Council is to improve the energy efficiency of existing housing across all tenures and ensure that new homes meet the highest energy efficiency requirements. By improving the condition of homes, this will assist in achieving reduced greenhouse gas emissions, meet climate emergency targets and tackle and mitigate fuel poverty.

The Scottish Government’s Heat in Buildings Strategy published in October 2021 builds on the policies and actions set out in the Government’s Climate Change Plan 2020 and updates the Energy Efficient Scotland 20-year Route Map and the Heat Policy Statement. This delivers a single strategy that sets out further detail on how proposals and policies in the Climate Change Plan will be delivered.

This included the development of the new regulatory framework for zero emissions heating and energy efficiency for new homes from 1 April 2024 (Building (Scotland) Amendment Regulations 2023 introduces the New Build Heat Standard), building on the

existing commitment to extend regulation for minimum energy efficiency standards.

By 2033, all Scottish homes will be required to have an Energy Performance Certificate (EPC) band C rating where technically feasible and cost effective. This approach is intended to complement the requirements that will be in place for new buildings to have zero emissions heating systems from 2024.

This will help ensure that all homes are energy efficient by 2033 and almost all use zero emissions heating systems by 2045.

A number of schemes are being put in place to help achieve the targets including:

*Local Heat and Energy Efficiency Strategies (LHEES), will be the foundation of local energy planning, helping local authorities shape their programmes for delivering energy efficiency and low carbon heat with a long-term strategic plan for heat decarbonisation (including identifying heat decarbonisation zones) and energy efficiency tailored to local circumstances;*

*The Transition Programme Decarbonisation Fund assists social landlords to install energy efficiency measures to improve the energy efficiency of their properties and reduce fuel costs; and*

*The District Heating Loan Fund, offering loans to support the development of district heating networks in Scotland.*

A new virtual agency - Heat and Energy Efficiency Scotland - has been established as part of the Heat in Buildings Strategy to provide leadership and harness the potential of scaled up programmes to decarbonise heat, with the aim of reducing Scotland's contribution to climate change by 2045 by making Scotland's homes and buildings: cleaner, greener and easier to heat.

The agency will work with partners to deliver heat and energy efficiency measures into homes and buildings and support the development of heat networks. The 'Heat and Energy Efficiency Scotland's Strategic Board' has been established to support, advise and oversee the agency as it grows and develops.

## Local Heat and Energy Efficiency Strategies (LHEES)

Local Heat and Energy Efficiency Strategies aim to establish strategic, multi-tenure area-based tailored plans and priorities for improving the energy efficiency of buildings and decarbonising the heat supply to buildings.

The strategy will set out long-term place-based approaches to reducing emissions from buildings and tackling fuel poverty by identifying a solution tailored to the local area, as well as identifying heat decarbonisation zones suitable for the development of heat networks linked to regulation.

Renfrewshire Council participated in a Local Heat and Energy Efficiency Strategy pilots and were awarded £50,000 to deliver a project that identified specific locations of fuel poverty in Renfrewshire, completing in March 2019.

Further phase 2 pilots were undertaken, aimed at testing and developing new methods for creating Local Heat and Energy Efficiency Strategy; identifying relevant sources of data and data gaps; and to gain a fuller understanding of the resources and capabilities required to develop Local Heat and Energy Efficiency Strategy.

Work is ongoing within Renfrewshire to develop a Local Heat and Energy Efficiency Strategy and Delivery Plan, following consultation and engagement with our communities and stakeholders.

*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.*

## Energy Efficiency Standard for Social Housing (EESH)

The Energy Efficiency Standard for Social Housing (EESH1), was introduced to encourage landlords to improve the energy efficiency of social housing in Scotland, supporting the Scottish Government's vision of warm, high quality, affordable, low carbon homes.

In Renfrewshire, the Energy Efficiency Standard for Social Housing is being achieved through capital funding plans for committed investment programmes, together with Government supplementary funding and other external sources.

Through investment in fabric improvements and energy efficiency measures, the Council is making good progress towards achievement of EESSH1 targets with 93% of Council housing stock compliant after applying allowable exemptions (in line with Scottish Housing Regulator Guidance), meeting the Band C rating by December 2020, where the first milestone of EESSH was required.

### **Energy Efficiency Standard for Social Housing post 2020 (EESSH2) and interim Guidance October 2022**

The next planned stage of EESSH was the 2032 milestone which sought to implement a higher target. It was planned that from 2022, social landlords would be measured against the EESSH 2032 target.

The original EESSH 2 aims to maximise the number of homes in the social rented sector attaining an Energy Performance Certificate (EPC) rating B by 2032, with a minimum standard for no social housing to fall below EPC D from 2025.

### **Review of EESSH2**

The Scottish Government are currently reviewing EESSH2 to strengthen and realign the standard with the target for net zero heat in houses from 2040. The review will also help support the delivery of the statutory fuel poverty targets.

The review is considering progress towards EESSH2 as well as parts of the standard, air quality, alignment with the net zero target, and how the standard fits with changes needed across other tenures. It will develop new targets for domestic dwellings. *'Interim Guidance for Social Landlords during the review of the Energy Efficiency Standard for Social Housing post 2020 (EESSH2)'* was published by the Scottish Government in October 2022 and will be replaced by the new standard following the EESSH2 review.

There are various funding streams available to support energy efficiency improvements that may help local authorities and Registered Social Landlords, including Energy Efficiency Scotland: Area Based Schemes (to assist owners in meeting their share of works) and Warmer Homes Scotland.

Following a successful pilot of installing renewable energy and technology in newbuild Renfrewshire Council homes, solar photovoltaic panels (pv), battery storage and mechanical ventilation is installed as standard in all new council homes.

*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.*

### Long term domestic residential standards

All residential properties in Scotland will be required to achieve an energy performance certificate (EPC) rating of at least EPC C by 2033 as outlined in the Heat in Buildings Strategy.

To reach the long-term standard, a range of work to improve house condition and regulation which will eventually be guided by the Local Heat and Energy Efficiency Strategy, will be required and may differ between the social rented, private rented and owner-occupied sectors.

Ensuring that Renfrewshire's affordable housing is built to the highest standards of energy efficiency is a key aim of this Local

Housing Strategy and Renfrewshire's Strategic Housing Investment Plan.

Social rented homes will be required to meet the standards as outlined in the Energy Efficiency Standard for Scotland – EESSH2, once the new standards and targets have been announced.

As the available technologies advance, heating systems will continue to be installed which are affordable to tenants in order to address fuel poverty, while also maximising opportunities for carbon reduction and achieving the EPC ratings as set out by the revised EESSH2 when known.

During 2021, Renfrewshire Council commenced a trial roll-out of smart sensors that measure humidity, temperature and carbon dioxide to 1,000 of its homes to improve house condition and the efficiency of its housing stock and living conditions for tenants.

*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.*

## Standards for owner occupiers

Homeowners are not currently required to improve the energy efficiency of their homes but in line with the Energy Efficient Scotland Route Map, the focus is on the local authority delivery of area based schemes.

It is proposed that regulations are introduced to set the long-term domestic standard of EPC C to be met by owner occupiers by 2033, as outlined in the Heat in Buildings Strategy, where technically feasible and supported by the existing support programme of grants and loans.

## Specific support to homeowners for energy efficiency measures

Scottish Government Energy Efficient Scotland Area Based Schemes (EES: ABS) is the Scottish Government's programme targeted at private sector homeowners to assist their participation in a wide range of social housing initiatives and ensure projects to improve energy efficiency can proceed.

Resources are being targeted at fuel poor areas with insulation measures for private sector properties a priority. The programme

complements and supports a wide range of social housing initiatives, including maintaining stock at the levels required by the Scottish Housing Quality Standard (SHQS), as well as the new requirements of the revised EESSH2 when available.

To date, a total of over £17 million has been secured for Renfrewshire which has enabled a range of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.

Renfrewshire Council made successful bids to the Scottish Government to assist their ability to meet EESSH. These funding streams included Energy Company Obligation Scheme (ECO), Scottish Government Energy Efficient Scotland Area Based Schemes (EES:ABS) and Green Homes Cashback, as well as low cost loans from the Energy Savings Trust (EST).

Renfrewshire Council will continue to include or blend Scottish Government Energy Efficient Scotland Area Based Schemes (EES:ABS) with their capital programme to offer grant funding to owners in mixed tenure blocks for works.

The Home Energy Efficiency Programmes Scotland (HEEPS) Equity Loan Scheme pilot run in partnership with Care and Repair and the Scottish Government that allowed eligible homeowners to install various energy measures, including windows, boilers, insulation, external doors with an element for structural repairs, has now finished.

The pilot involved eligible homeowners using some of the equity in their property to pay for the energy measures noted above and when an owner subsequently sells their property, they would pay back what was borrowed to the Scottish Government. The Scottish Government are reviewing the pilot and a decision is awaited on whether this will be continued and/or extended.

In addition to the above, a range of funding and support is available to households to install a variety of energy saving improvements, including the Warmer Homes Scotland programme accessed through Home Energy Scotland for

improvements that includes wall insulation, loft insulation, draught-proofing, central heating and renewables.

*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.*

### Standards for the private rented sector

Accommodation in the private rented sector generally has poorer energy efficiency than social rented or owner-occupied housing. As part of the Energy Efficient Scotland Programme and Energy Efficient Scotland Route Map, the Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019 were introduced.

Energy Performance Certificates (EPC's) will be used to measure this standard and under these regulations, a landlord is not

permitted to let a domestic property if the energy performance indicator is below the minimum level of energy efficiency.

The Scottish Government plan to introduce regulations in 2025 that require private rented sector properties to meet a minimum energy efficiency standard equivalent to EPC C, where technically feasible and cost-effective by 2028 or earlier where a change of tenancy takes place.

### Support for private landlords to improve energy efficiency of their properties

Home Energy Scotland provides advice and assistance to private landlords to improve the energy efficiency of their properties.

Private Landlords may be able to access the Scottish Government's Private Rented Sector Landlord Loan, available to eligible private sector landlords for energy efficiency improvements.

*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.*

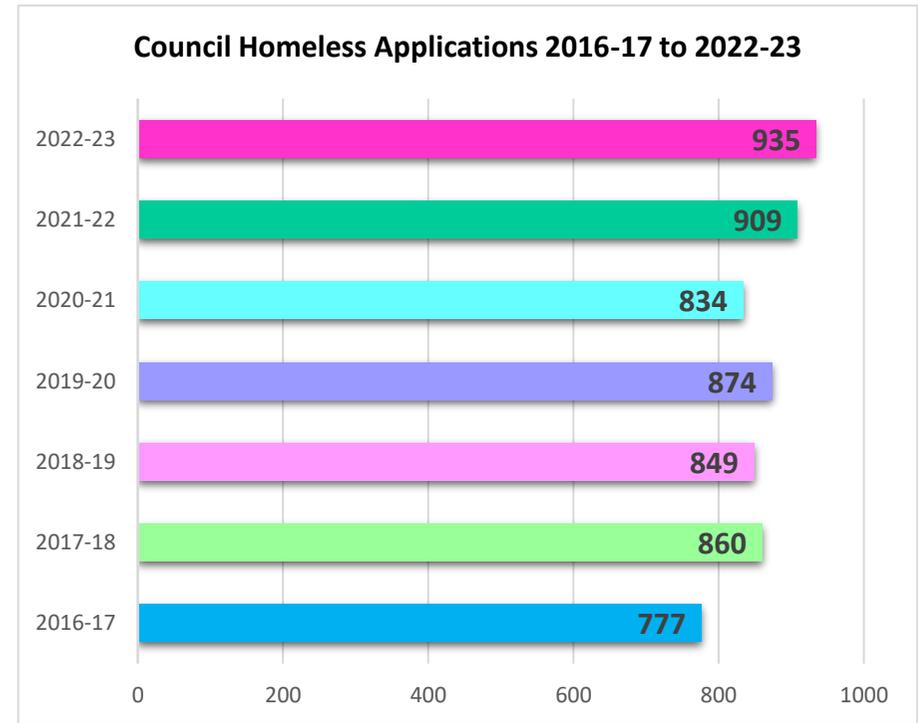
*Action 32: Promote and support available energy efficiency measures to both private owners and private landlords, including obtaining financial support.*

## **Strategic Priority 4 - Prevention of homelessness and providing support for those in housing need.**

The July 2023 Solace report ‘Housing in Scotland: Current Context and Preparing for the Future’ notes increasing homelessness pressures across Scotland due to COVID-19 and the cost of living crisis, along with additional demands stemming from the various humanitarian programmes most recently Homes for Ukraine and Scotland’s Super Sponsor Schemes.

This national picture is reflected in Renfrewshire, where the emerging trend is an increase in homeless applications; a 12% increase in the 2 years 2021/22 - 2022/23.

The chart opposite shows the number of homeless applications requiring assessment by Renfrewshire Council between 2016/17 and 2022/23.



Source: Renfrewshire Council Homeless Services

The total number of service users – those who were homeless, threatened with homelessness, or requiring housing options advice has also increased.

Based on early 2023/24 data, these trends appear to be continuing. Further developments including the removal of the

local connection criteria for homeless applicants in December 2022 and the new “prevention” duties which the Scottish Government have confirmed will form part of a new Housing Bill may lead to a further increase in homelessness referrals/applications.

The majority of homeless people in Renfrewshire are single person households (over 75% of all applications), again in line with national trends. Demand for accommodation therefore is for smaller sized properties, predominately one-bedroom properties.

Renfrewshire’s approach to homelessness is set out in the Rapid Rehousing Transition Plan 2019-2024. To date this approach has been successful in reducing repeat homelessness, increasing tenancy sustainment levels and satisfaction with temporary accommodation, with further improvements still required to bring about an increase in lets to homeless applicants.

A review of the final year of the plan will be carried out in 2024, with recommendations for approaches going forward, taking into account current trends in homelessness and funding streams available.

## Renfrewshire’s Rapid Rehousing Transition Plan 2019-2024 (RRTP)

This plan details how the Council plan to move to a situation where those who are homeless are provided with accommodation more quickly, spend less time in temporary accommodation and have greater access to an up-scaled use of the Housing First model, and/or other support.

The Plan sets out that ‘*a stepped increase in the number and proportion of social rented lets to those who were statutorily homeless*’, is critical in providing a settled mainstream housing outcome with support.

The Council increased its target let to homeless applicants to 49% of its lets (excluding sheltered, specialist housing and regeneration lets). Joint working arrangements are in place with local housing associations to increase the number of suitably sized properties that can be offered as settled tenancies to homeless people.

The following table shows that it hasn’t been possible yet to deliver this stepped increase.

## Lets to Homeless Households

Year	Council Lets to Statutory Homeless Applicants	% of Council Lets to Homeless Applicants	RSL Lets to Statutory Homeless Applicants (Section 5 lets)	% of RSL lets to homeless applicants	Total lets to Statutory Homeless applicants
19/20	352	33%	134	19.7%	486
20/21	245	49%	165	31.8%	410
21/22	369	43%	174	24.2%	543
22/23	318	41%	171	26.5%	489

Source: Renfrewshire Council Homeless Services

This has proved to be challenging due to a combination of factors including the reduced availability of appropriate stock from generally reducing turnover rates and the impact of the Council’s regeneration programme as well as competing demands from the resettlement and asylum programmes and other groups such as care leavers. However, going forward this action will remain a key priority.

*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.*

## Homelessness Prevention and Support Activity

A key aim of the Rapid Rehousing Transition Plan is to provide more access to up-scaled support. Renfrewshire has developed a strong track record for the deployment of the Housing First model, which prioritises getting people quickly into stable homes and from this point, any other support needs they might have – such as alcohol and drug dependency, physical and/or mental health problems – are addressed through coordinated and intensive support.

Building on this success, additional Rapid Rehousing Transition Plan funding has been used to expand existing initiatives and to set up new homeless prevention projects which focus on the avoidance of repeat homelessness.

Up to 65 individuals can now be supported at any one time via 3 different support providers, including an 'in-house' Intensive Support service; more than double the number supported in the first year of the plan.

Examples of successful initiatives include:

*The 'Working to Reconnect and Achieve Potential' (WRAP) intensive support service was established in 2019 in partnership with Blue Triangle Housing Association. It is a short-term, flexible, wraparound housing support service for people who are homeless and wanting to engage with support staff in a person centered approach to resettle into the community, sustain their tenancy, and achieve their own outcomes.*

*To date the project has demonstrated positive outcomes for service users and was extended beyond its initial 2 year period.*

**Action 35:** *Continue to strengthen the approach to prevention and repeat homelessness by providing holistic wraparound support to households in Renfrewshire.*

## Other RRTP funded initiatives helping to reduce homelessness and increase tenancy sustainment

### Enhanced Tenancy resettlement Service

The Council revised its approach to tenancy resettlement following customer consultation and now provides a proactive and practical approach to help those who are homeless to set up their home and sustain their settled tenancy.

In addition to existing resources, three new temporary posts have been funded from the Scottish Government Rapid Rehousing Transition Plan funding allocation.

### Simon Community Shared Living Initiative

A flat sharing initiative which can accommodate twenty 16 to 24 year-olds, is in place and managed by the Simon Community who offer ongoing support and advice.

This partly addresses the issue of property size mismatch for homeless applicants, allows for speedier access to housing, helps to decrease feelings of social isolation and mitigates the impact of the Local Housing Allowance shared room rate.

## “SAY Women”

The ‘SAY Women’ (Supporting Homeless Sexually Abused Young Women) offers emotional support for young women aged 16 to 25 who are survivors of sexual abuse, rape, or sexual assault and who are homeless, or threatened with homelessness.

The project aims to prevent repeat homelessness and help young vulnerable women in sustaining their tenancies.

## Starter Packs

Following feedback from homeless service users on what items they thought were essential to help them maintain and sustain their tenancy, the Council has annually provided over 400 enhanced Starter Packs which include a double rather than a single bed, a microwave, kettle, toaster, cutlery, and plates. Service users the option of having their new home ‘powered up’ prior to occupation. This further increases the chances of the tenant smoothly moving into their settled housing and go on to sustain the tenancy.

The approaches outlined above have helped to deliver significant improvements in tenancy sustainment rates for homeless

applicants living in settled Council tenancies for more than 12 months – improving in each of the last four years from 80.4% in 2019/20 to 95.3% in 2022/23. This figure was at 72.1% in 2015/16.

Repeat homelessness figure have reduced from 9.8% in 2019/20 to 4.8% in 2022/23.

It will remain a continued aim to build on the successful approaches that have led to increased tenancy sustainment rates and reduced repeat homelessness.

Challenges will exist when the current Rapid Rehousing Transition Plan funding comes to an end in 2024 - as yet it is not clear if the Scottish Government intends to replace this funding with further financial support to local authorities.

## Temporary Accommodation

The fluctuating nature of the demand for temporary accommodation can present challenges. It requires significant effort, planning and resourcing to meet the high standards in terms of the location, type, and quality of the properties, and how they are managed.

At the time of developing the Rapid Rehousing Transition Plan, it was anticipated that the overall capacity for temporary accommodation could reduce from the starting point of 233 properties, and that this would be achieved by a combination of a phased increase in the number of lets to homeless applicants and the introduction/enhancement of the range of support improvements and innovations as outlined earlier.

However, at present the Council is utilizing an expanded supply of temporary accommodation as shown in the table opposite due to the increase in homeless applications.

### Temporary accommodation Provision 2023

Accommodation Type	Location	Accommodation provider	No. of properties 2023
Local Authority owned furnished flats	Across Renfrewshire	Renfrewshire Council	143
Households placed in B and B	Paisley	B and B proprietors	0
RSL owned furnished flats	Across Renfrewshire	Various RSLs	31
*Local Authority owned supported accommodation	1 location in Paisley	Renfrewshire Council	12
*RSL owned supported accommodation	Paisley and Renfrew	Williamsburgh HA Sanctuary HA Paisley HA	41
Local Authority owned staffed accommodation	2 locations in Paisley	Renfrewshire Council	33
Private sector leased – furnished	Paisley	Private landlords	0
<b>TOTAL</b>			<b>260</b>

Source: Homeless Services, Renfrewshire Council, as at July 2023.

\*support is commissioned from specialist provider.

At present, the plan to meet demand for temporary accommodation is as follows:

### **Local authority and RSL owned furnished flats**

Given that the temporary accommodation properties are of high standard, continue to be fully furnished and spread throughout communities amongst mainstream social rented housing, it is considered that steps should be taken now to reduce the supply.

The situation will be monitored and properties can revert back into general lettings stock or be converted to meet required demand.

### **Supported Accommodation**

The number has reduced from 58 properties following the upscaling of Housing First activities. The Council is currently re-assessing the need for supported accommodation, taking into account capacity to deliver further increases in Housing First activities in light of Rapid Rehousing Transition Plan funding coming to an end.

### **Staffed Accommodation**

The original Rapid Rehousing Transition Plan envisaged a reduction from 32 to 24 properties, but that has now been revised to reduce the number of properties to 16. This will be delivered by a planned closure of one of the existing Renfrewshire Council staffed accommodation units.

### **Bed and Breakfast**

The Council remains committed to the position that Bed and Breakfast accommodation is not a suitable form of temporary accommodation. In a small number of instances however it hasn't been possible to avoid this form of accommodation.

The strategy towards the use of temporary accommodation will be monitored and may change to meet emerging trends in homelessness and availability of funding post Rapid Rehousing Transition Plan.

*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.*

## Prevention of Violence towards Women and Children

The implementation of the Scottish Government's Equally Safe Strategy is the responsibility of the Gender Based Violence Strategy Group which is a partnership of a range of stakeholders, including housing officers who meet to co-ordinate the gender based violence service provision in Renfrewshire.

An annual assessment is provided to the Scottish Government against the Equally Safe Quality Standards and Performance Framework. Renfrewshire's Gender Based Violence Strategy Group recognises that men who have experienced domestic abuse and/or sexual violence should have access to the same high levels of support as women and children.

## Services for Young People

Renfrewshire has a dedicated service for young people under 25 years of age who are homeless or are threatened with homelessness. Tailored support and advice to individuals through:

**Dedicated Youth Housing Advisors** who offer assistance to young people through carrying out a housing options interview to enable them to select the housing/support option that best meets their circumstances;

**The Time to Mend Mediation Service** which works with young people and their families to help rebuild relationships where they are still living in the family home. The service can help prevent homelessness from occurring or is available for young people who are homeless and require emergency accommodation who would benefit from reconciliation with family to help support them in a future tenancy;

**The Resettlement Service** is a proactive resettlement service which helps people sustain their tenancies. Support workers assist the person for up to a year by offering practical guidance in setting up home and sustaining a tenancy - this service is not just for young people;

*Liaison with Children's Services Throughcare where officers work closely with Social Work's Throughcare Team for young people who have previously been looked after and accommodated to ensure that they benefit from agreements in place between services. This allows the young person to receive a higher priority for housing due to their circumstances in order to avoid homelessness;*

*Home for Keeps initiative which provides one-to-one interviews with young people to help them prepare for the practicalities of having their own tenancy and better cope with some of the issues they may face; and*

*Partnership Working where there are strong links with other teams and agencies such as Housing Support, Invest, Renfrewshire Employability Service and SAY Women.*

## Renfrewshire Alcohol and Drugs Commission

The independent Renfrewshire Alcohol and Drugs Commission investigated the impact of alcohol and drugs on communities across the local authority area, and in 2020 published a report containing 27 recommendations (Renfrewshire Alcohol and Drugs Commission Report) on how community planning partners could

support people and improve outcomes for individuals affected by alcohol and/or drugs.

The Commission recognised that a safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing and that the provision of settled accommodation as soon as possible with the right type of support is vital in helping individuals affected by alcohol and/or drugs.

## My Life Ahead project (MyLA)

Following the report, the Council allocated £2 million of funding to support individuals affected by alcohol and/or drugs. An innovative pilot project 'My Life Ahead' (MyLA) was established in May 2022 utilising some of this funding.

The service, delivered by Turning Point Scotland in partnership with the Council, is for people whose daily life is being affected by alcohol and/or drug dependency and need support to sustain or access settled housing. It offers tenancy sustainment services, budgeting and benefit advice, harm reduction and relapse prevention along with links to mental health, addiction and community services.

'My Life Ahead's' (MyLA's) early approach has been to focus on complex cases, those who have had many previous interventions attempted and those in precarious housing situations. A key element of this project is that it seeks to support individuals to address their drug/alcohol issues and focus on their housing situation too. In the first year 39 clients were supported and of those clients a significant majority reported a reduction in drug and alcohol use.

The benefits from settled housing on people's health and wellbeing are clear, and there are already many signs that MyLA is having a positive impact on supporting individuals to access and/or sustain a settled housing arrangement. Additional funding has been awarded to allow this project to continue through 2024/25. The outcomes of the pilot will be reviewed to consider how support can be provided in the future.

**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.*

## Prison Leavers

Prison leavers can be less likely than other homeless applicants to engage with Homeless Services and other statutory services and in some cases can make repeat homeless applications if they have a history of reoffending.

In 2020/21, 70 people (8% of all applicants) made a homeless application in Renfrewshire who gave prison as the location from where they had become homeless (in 2019/20, the comparable figure was 10%) (Scottish Government (SG): Annual Report for Renfrewshire 2020/21).

The 2020/21 figure for Renfrewshire is higher than the national average of 5% for the same period (Scottish Government (SG) Homelessness in Scotland 2020/21).

A number of measures are in place in Renfrewshire to assist in preventing homelessness for those leaving prison.

Renfrewshire's Homeless Services:

*Provide a generic email box to enable the Scottish Prison Service (SPS) to ask for housing assistance on behalf of current prisoners from Renfrewshire;*

*Have a New Start Officer (dedicated postholder focusing on homelessness prevention for those leaving prison) who attends HMP Low Moss once a week and is in contact with other prisons (HMP Barlinnie and HMP Greenock). This generates housing enquiries, housing options interviews, and homelessness applications, two months prior to liberation;*

*Have a Multi-Agency Public Protection Arrangements Coordinator who participates in the HMP Low Moss Operational Steering Group, which has created pathways in terms of links made with prisoners prior to liberation; and*

*Liaise with Invest in Renfrewshire Employability Service to discuss training/employment options for prisoners on liberation.*

Homeless Services also take an active role with partners in the Council's Community Justice Team to work towards reducing inequalities of opportunity for people leaving prison in line with Sustainable Housing On Release for Everyone (SHORE) standards.



Homeless Services, Abercorn Street, Paisley

***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.***

The right type of housing with appropriate housing related support services in place where required is critical in ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

Living in good quality housing that meets peoples' physical and health related needs is vital in maintaining a sense of well-being and in addressing inequalities.

Many people with particular needs do not require specialist housing and can live safely and independently in their own home with some additional support.

Making best use of existing housing stock through physical re-modelling or conversion can be considered where appropriate, or with additional measures put in place.

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

The Health and Social Care Partnership have identified a preliminary overview of what anticipated future housing need might look like for future care groups in the future years.

For learning disability care group, an estimated 80 to 90 people will have a requirement over the next five years with a further 130 to 170 people having a requirement over the following five to ten year period. This information will be explored in more detail to refine future requirement.

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

The majority of households with a long-term health condition or disability believe that their home meets their needs (71%). Almost 1 in 3 households with a health condition or disability state that their current home does not meet the needs of the household.

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



New Build Council Homes, Dargavel Village, Bishopton (Amenity flats)

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.*

## Integration of Health and Social Care

The Renfrewshire Health and Social Care Partnership (HSCP) brings together adult care services, local health services and some acute health services. In addition, the Housing functions that have been delegated to the HSCP Integrated Joint Board are Adaptations and Women's Aid Service.

Integration provides a framework to improve strategic planning between services and offers better quality outcomes for people using health and social care services.

The Renfrewshire Integrated Joint board Strategic Plan 2022-25 highlights the aim to shape services around individuals, unpaid carers and communities with a focus on helping people to live independently, exercise choice and control over their care and support, and where necessary access the appropriate specialist support to help their recovery and rehabilitation where this is possible.

## Housing Contribution Statement

The Housing Contribution Statement is the 'bridge' between strategic housing planning and the Strategic Plan. It identifies the contribution of the housing sector to meeting the agreed outcomes of the Strategic Plan.

The two key themes that interlink these plans are:

*Housing as a health issue; and*

*Supporting people to live independently in their own home*

The Statement sets out the shared outcomes, priorities and actions that social housing providers and health and social Care partners will jointly work together to progress.

## Housing for Older People

Renfrewshire's population like Scotland's is ageing with people living longer. In 2021, almost one fifth (19.2%) of Renfrewshire's population was 65 years of age or older. This figure is expected to continue to increase over the next 10 years.

It is estimated that around 41% of households in Renfrewshire who are aged 60 years and over are owner occupiers, while 29%

of households aged 60 years and over live in social rented housing (Scottish Household Survey 2019: Household Characteristics by Tenure- Age Renfrewshire 2019).

Older people who own their homes may have issues with affordability, maintenance and accessibility while those living in social rented housing may find that their home no longer meets their needs.

This Local Housing Strategy supports Scotland’s national housing strategy for older people ‘Age, Home and Community- A Strategy for Scotland’s Older People 2012-21’ and the refreshed strategy ‘Age, Home and Community - The Next Phase’ and recognises that helping older people to live independently at home is a cross cutting issue involving a range of services and agencies.

**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.*

## People Living with Dementia

People living with dementia require to be supported to stay in their own homes.

The prevalence rates in Renfrewshire for older people aged over 65 with dementia is around 7% and it is anticipated to be around 25% for those aged 85 years and older. There are around 2,750 people in Renfrewshire that have a form of dementia and this is expected to increase by around 40% to 4,400 people by 2030 (Renfrewshire’s Profile to Inform Strategic Commissioning 2018: HSCP).

The proportion of deaths in Renfrewshire from dementia and Alzheimer’s disease has more than quadrupled from the reported 66 deaths in 2000 to 275 deaths in 2018 with this trend likely to steadily rise as the population continues to age (National Records of Scotland 2020).

There are 10 “dementia friendly” units located at the Extra Care Housing development at Banktop Court in Johnstone where a 24 hour care service is provided. Around 40% of very sheltered housing and extra care housing tenants are considered to have

some level of dementia need (*External Review of Very Sheltered and Extra Care Housing; Craigforth, 2014*).

Scotland's fourth national dementia strategy 'Everyone's Story', was launched in May 2023. This strategy sets out a positive, shared vision for dementia in Scotland over the next 10 years, stressing the importance of services working together to deliver a better experience for people living with dementia, their families and carers. The Government will develop rolling 2 year delivery plans, the first of which is due to be agreed for implementation in 2024/25.

Renfrewshire Health and Social Care Partnership will lead on the development of a Dementia Strategy Action Plan for Renfrewshire, reflecting the objectives and priorities of the national strategy.

**Action 39: Support partners in the development and implementation of a Renfrewshire Dementia Action Plan reflecting the objectives and priorities of Dementia Strategy for Scotland 2023.**

## Extra Care Housing and Very Sheltered Housing

Extra Care and Very Sheltered housing allows people to live independently in their own flat but with access to care and provision of meals.

Three housing associations – Bridgewater, Hanover Scotland and Linstone work in partnership with Renfrewshire Health and Social Care Partnership's Care at Home Service to provide support to 96 residents living in four Extra Care Housing Developments located across Renfrewshire at:

*Arnott Gardens, Linwood;*

*Robertson House and Clayson House, Erskine; and*

*Banktop Court, Johnstone*

These purpose-built developments offer an alternative to longer-term care settings and provide older more frail people with their own tenancy in a complex that offers communal facilities, meals, care and support and is regulated by the Care Inspectorate.

Partnership working will continue with the Health and Social Care Partnership to develop the most appropriate models of provision

for older people, taking account of funding, service delivery requirements and outcomes for older people.

Renfrewshire has around 100 very sheltered housing units provided by Hanover Housing Association. Residents living in these complexes are provided with higher levels of care and support with additional warden cover, care in the home and meal provision.

## Sheltered Housing

There are over 600 sheltered housing units in Renfrewshire, with ten complexes owned by the Council and another eleven complexes owned by four housing association partners.

Sheltered housing provides independent living for older people who have low to moderate support needs. This type of accommodation is regulated by the Care Inspectorate.

Renfrewshire Council provides over half of the sheltered housing units in Renfrewshire. A new operational management structure has been put in place during 2023/24 following the lessons learned during COVID lockdowns and recovery period on the importance of ensuring the Council's sheltered housing service

strengthens its resilience and can support the 310 tenants living in the 10 sheltered complexes across Renfrewshire owned and managed by the Council. The new structure, which now includes a new Sheltered and Amenity Housing Manager position, also reflects a further enhanced health and wellbeing focus which supports older tenants in sheltered and amenity housing to enjoy the benefits from the wide range of activities which are now delivered and help tackle loneliness and the social and health problems it can lead to.

*Action 40: Increase the supply of new housing that meets the needs of older people and those with mobility difficulties.*

## Amenity Housing

The Council and Registered Social Landlords have adopted the amenity housing model as the preferred option for housing for older people and those with accessibility issues.

Amenity housing offers accommodation over one level and generally includes features to assist with daily living such as lowered light switches, raised sockets and secured door entry etc.

New amenity homes will be built in locations with good access to public transport and local services, ensuring that older people and people with accessibility issues can live well in the heart of established mixed communities. Most recently, the Council completed nine 2 bedroom amenity flats as part of its 80 unit development at Bishopton in 2020/21.

Bridgewater Housing Association and the Council are continuing discussions, with funding in place, to deliver new amenity housing for older people in Erskine which will better meet the needs of residents.

Plans are progressing with funding in place in the Strategic Housing Investment Plan to develop around 45 amenity housing units in Paisley for older people and those with mobility needs.

### **Housing Mix and Accessible Housing**

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.

A target for providing wheelchair accessible housing across all tenures will support the delivery of lifetime homes in Renfrewshire that are capable of meeting current needs while remaining flexible enough to be adjusted to meet residents changing longer term housing needs.

The target will be subject to annual review through the Local Housing Strategy Annual Update process.

Renfrewshire's Common Housing Allocation Policy awards priority for those seeking accessible housing where they have been assessed as having mobility issues.

The Council, Health and Social Care Partnership and our Housing Association partners will work together to identify and deliver specialist housing and housing related support opportunities for people with particular needs, this includes those with physical disabilities or a learning disability by supporting affordable housing projects that meet the needs of all people in Renfrewshire.

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.

## Adaptations, Aids and Equipment

The provision of adaptations and daily living equipment can help to reduce the need for hospital admission and care services through the prevention of accidents at home and can contribute to a better quality of life for service users.

41% of the housing need and demand survey respondents reported they have someone living in their household who has a long-term illness, health problem or disability which limits their

daily activities or the work they can do, and of that group, 24% of households say they require property aids or adaptations to make their home more suitable for the needs of the household with the most common types of adaptations required being handrails, level access shower room and wet rooms.

Adaptations are a function delegated to the Renfrewshire Health and Social Care Partnership (excluding funding adaptations to housing associations). Grant support of at least 80% of the cost is provided to assist homeowners pay for adaptations to make homes suitable for a disabled household member, where referred and assessed by Health and Social Care Partnership Occupational Health Services.

It is likely that demand for adaptation grants will increase due to the rising ageing population.

## Care and Repair Service

Many people who live longer will have age associated health issues and may spend periods of time in hospital due to trips or falls. This often impacts on the suitability of a person's home and the additional support services that may need to be put in place before they can safely return to and remain at home.

Low level preventative services contribute greatly to reducing the number of older people having to attend and stay in hospital. Bridgewater Housing Association hosts the Renfrewshire Care and Repair scheme which is funded by Renfrewshire's Health and Social Care Partnership and project manages adaptations for private homeowners and people with disabilities.

The scheme also offers a Small Repairs Service which can carry out many different small jobs around the home including the removal of trip hazards to prevent falls for older homeowners and disabled people living in Renfrewshire.

### Telecare Services

The Health and Social Care Partnership's Technology Enabled Care Service plays a major role in managing risk and supports approximately 3,600 service users across Renfrewshire following a needs assessment.

Services delivered range from the provision of a basic community alarm unit to sensors placed in a service user's home to monitor personal risks such as falls, smoke, flood and fire and property exit sensors linked to the internet which allows family and carers to check that a family member is safe at home.

Exploratory discussions have taken place with the Health and Social Care Partnership to consider wider opportunities for the use of technology-enabled solutions to support older and vulnerable people to remain safe for longer in their own home.

### Supporting People with Learning Disability

Renfrewshire have around 826 adults with a learning disability. Within this group 40% of adults live with a family carer (*Learning Disability Statistics Scotland, 2019: SCLD*).

To assist with forward and pro-active planning, partners within the Health and Social Care Partnership have identified potential future placement/tenancy requirements for people currently supported with learning disabilities.

It is estimated that around 80 to 90 people will have a requirement over the next five years with a further 130 to 170 people having a requirement over the following five to ten year period.

Different models of housing will be required to meet different levels of needs with a level of fluidity across models based on design, environment and specification.

Some of the identified needs will require more specialist and tailored solutions and could include, for example a core and cluster model or bespoke requirements for specialist accommodation.

The Council and Housing Association partners will work with the Health and Social Care Partnership to identify specific initiatives to meet this need that can be delivered within available budgets and resources.

Many people with learning disabilities live with carers who are themselves ageing. This causes concern over long-term care arrangements and the specialist accommodation needs of individuals. Carers, in particular older carers, may complete a Future Care Plan on behalf of those they care for to ensure care would be put in place should they no longer be able to continue to care. Such care would then need to be delivered within various accommodation types.

Children with autism may need specific adaptations at home. Renfrewshire's Common Housing Allocations Policy takes a person's particular needs into account through the Housing

Options process to ensure accommodation better meets their needs.

*Action 41: Work in partnership with the HSCP to Identify specialist housing and housing related support opportunities for people with particular needs in Renfrewshire and in taking specific initiatives forward.*

### Supporting Individuals affected by alcohol and/or drugs

When making a homeless application in 2020/21 in Renfrewshire, more than 10% of people self-reported that harmful use of drugs and/or alcohol were factors in them failing to maintain accommodation (Scottish Government Annual Report for Renfrewshire 2020/21).

Patterns of repeat homelessness and persistent reoffending can be seen in many cases where individuals are affected by alcohol and/or drugs.

Strategic Priority 4 of this strategy provides details of Renfrewshire's Alcohol and Drug Commission's programme and proposals to address these problems.

The 'Housing First' approach to support people with complex needs relating to the harmful use of alcohol and/or drugs is also prioritised in the Renfrewshire Rapid Rehousing Transition Plan, with further details included in Strategic Priority 4.

## Young People

Young people can face immense challenges when making the transition from school and home life to further education, employment or leaving the family home.

There are dedicated youth housing options advisors to help prevent youth homelessness from occurring, offering a range of support measures and a family mediation service. Other support mechanisms are available to assist young people where homelessness cannot be prevented.

Renfrewshire Council has a duty as Corporate Parent to young people who have been previously looked after and accommodated by the local authority. Measures are in place to ensure that all young people are provided with the support they need to access housing and prevent homelessness.

A total of 10 furnished 'satellite' flats are also provided by the Council and local housing associations for the Children's Services Throughcare team to allow young people leaving care to be accommodated and supported by the Throughcare and Housing teams as an interim measure until they are ready to move into their own tenancy.

Following the Independent Care Review report in 2020 which made recommendations about the future of Scotland's care system and the changes necessary for improvement, 'The Promise' was established. Scotland's promise to care experienced children and young people is that they will grow up loved, safe and respected.

Renfrewshire Council along with its partners are committed to delivering on 'The Promise' to the care experienced community and has appointed a Promise lead officer.

There is a Promise Oversight group involving representatives from the Council and its partners with the recruitment of over 100 Promise Keepers who act as local champions, helping to educate and improve services for care experienced people.

## Lesbian, Gay, Bisexual and Transgender (LGBT+) Community

The Council recognises the challenges that can be faced by members of the LGBT+ community when accessing housing services and advice.

Members of staff have been identified as a 'champion' of LGBT+ and Domestic Violence issues, attend training sessions from LGBT Youth Scotland with this information cascaded to other members of the team. All staff also have access to the LGBT Domestic Abuse website and LGBT Youth Scotland for information and can signpost any young person for specialist advice on LGBT+ issues.

Housing Options interviews with LGBT+ people are conducted sensitively and privately in interview rooms where LGBT+ information and advice material is displayed.

Where appropriate, young homeless LGBT+ people may be offered a mediation service to support them and their families. If an LGBT+ person is homeless or threatened with homelessness they may be offered:

*supported temporary accommodation at Blue Triangle Housing Association (which is LGBT+ friendly);*  
*emergency accommodation in a secure staffed block; or*  
*a temporary furnished flat with the offer of housing support.*

None of the temporary accommodation or Housing Support services are gender specific and any person can access any of this accommodation and obtain support regardless of their gender or sexual orientation.

## Armed Forces Communities

Renfrewshire Council's commitment to the armed forces community is demonstrated through the joint funding of a Veterans Support Advisor who provides housing support across Renfrewshire and the neighbouring Inverclyde and East Renfrewshire local authority areas. This is only one of two such posts in Scotland. More than 700 members of the Armed Forces Community have been supported since the last Local Housing Strategy was published in 2016.

Current serving members of the armed forces who are due to leave, can make an application for social housing and would be

awarded a level of priority under the terms of Renfrewshire's Common Housing Allocation Policy.

Several specific accommodation opportunities are available to veterans and their families. Erskine Veterans Village Estate at Bishopton provides the following accommodation options:

***Care Home** – purpose-built care home provides care for people who have nursing needs for people living with dementia, offering long term care for 180 residents.*

***Five Assisted Living Apartments** – provide accommodation and services to elderly or disabled Veterans and/or their spouse, enabling them to live in their own home for as long as possible through access to a range of support services and social activities.*

***Forty-Four Family Cottages** – Each cottage is self-contained but tenants have the opportunity to access advice and support through the activities centre and visiting charity representatives*

***Twenty-Four single person Transitional Supported Accommodation apartments** – this relatively new development is aimed at veterans who have encountered difficulties in transition to civilian life. The accommodation offers a safe place*

*to live for up to two/three years, where Veterans can learn job skills and access support services, for example for mental health, drug/alcohol dependency issues and access support to plan to move on to permanent accommodation.*

In addition, the Scottish Veterans Gardens Residences/Veterans Housing Scotland (Veterans Housing Scotland is the operating name of The Scottish Garden City Housing Society Ltd and the Scottish Veterans Garden City Association) 30 homes throughout Renfrewshire

At present, there are no specific additional accommodation requirements for Veterans identified. The dedicated support will continue and the Council will work with the Veterans Support Advisor to ensure positive housing outcomes are achieved for veterans across Renfrewshire and will monitor the need for any new options.

## Refugees, Asylum Seekers and Migrants

The pace at which asylum dispersal and refugee resettlement has taken place in Renfrewshire has increased since 2022. Partnership governance structures have been established to enable partners to share information and to identify and respond to issues as

these emerge. In the short term, these are anticipated to be in relation to potential pressure on local education, health, social care services, and potential impact on homelessness and housing services.

Over this period partners have continued to work together to support resettlement and community integration, building on the strength of historical arrangements that have been developed in relation to unaccompanied asylum-seeking children and young people (UASC) and the Syrian resettlement programme.

## Ukrainian Displaced Persons

In 2022 the UK Government established the Homes for Ukraine Scheme, and the Scottish Government established the Super Sponsorship Scheme for Ukrainians fleeing the war.

Glasgow Airport was identified as one of the locations in Scotland for Welcome Hubs at the start of the Super Sponsor process and staff from the Council and Renfrewshire Health and Social Care Partnership provide a resettlement team, operating 7 days a week to meet the demands for advice, assistance and support from those staying in temporary accommodation, as well as meet, reassure, and safely check in those arriving at Glasgow Airport on

a daily basis. Since its establishment, the Hub has supported over 1,000 individuals.

All Local Authorities have been requested to assist in providing accommodation for those who have fled the crisis in Ukraine.

Between July 2022 and July 2023, 124 social rented (Council and Registered Social Landlord) lets went to Ukrainian Displaced Persons. As of August 2023, just over 130 individuals were still in airport hotels and requiring settled accommodation.

There is a continuing demand for housing to meet the needs of those who have both arrived and are in welcome accommodation, and those who have been granted visas but are still to travel.

As of August 2023, around 60 Ukrainian Displaced Persons were staying with hosts in Renfrewshire and it is unclear at present as to what their longer term requirements may be.

It is recognised that the pressure on available housing will continue to be an ongoing concern, especially as host relationships come to a natural end. Work is being taken forward

at a national level to develop a better understanding of the likely long-term demand, and to develop solutions. Locally, the need to provide accommodation is contributing to some of the current pressures within the homelessness system, as outlined earlier.

### Asylum Dispersal Programme

The Council has supported other migration schemes including the Asylum Dispersal programme. In April 2022 the UK Government notified all UK local authorities of their intention to expand asylum dispersal arrangements. This is the process by which the Home Office moves asylum seekers to specified local authority areas in the UK.

As of August 2023, around 130 asylum seekers were staying in two hotels in Renfrewshire. The number of asylum seekers in Renfrewshire is expected to increase as additional properties are being sourced by Mears (who currently operated the contract for asylum dispersal in Scotland on behalf of the Home Office).

Weekly partnership meetings involving representatives from the Council, Police, Health and Social Care Partnership, Mears and the Home Office are held to monitor progress and deal with any emerging issues.

Refugees are assisted with legal representation to make claims for Indefinite Leave to Remain in the United Kingdom and to potentially proceed to gain UK citizenship. Those who receive a positive decision will be entitled to apply for housing in Renfrewshire or make a homeless application.

The extent of ongoing support in terms of the number of homes required to support Renfrewshire's contribution towards the national resettlement scheme is unclear and will continue to be reviewed by the Council and its housing provider partners. The Council is in close contact with the Convention of Scottish Local Authorities and the United Kingdom Home Office to ensure that Renfrewshire plays its part in assisting and supporting refugees.

### Afghan Resettlement Programmes

The UK Government recently served Notices on those currently staying in 'Bridging Hotels' across the UK to move out by end August 2023. This is likely to result in Afghan households arriving in Renfrewshire requiring resettlement support.

*Action 42: Continue to support the various refugee and asylum programmes including the provision of settled accommodation.*

## Ethnic Minorities

At the time of the last census in 2011 around 3% of Renfrewshire's population was made up of ethnic minority groups.

While there are no identified particular housing needs for any specific ethnic group in Renfrewshire, support will continue to be provided to all ethnic groups across Renfrewshire.

Translation and interpreting services are available to help people with different languages to access housing.

## Gypsy/Traveller Communities

A small number of short stay unauthorised encampments tend to occur in Renfrewshire each year.

In 2021/22 there were no unauthorised encampments recorded in Renfrewshire, however - in 2022/23 there were 5 unauthorised encampments.

When an unauthorised encampment occurs, staff from the Council's Housing Services liaise with the Gypsy/Travellers and establish if they have any needs whilst in the area with this team

linking in with other Council services, the Health and Social Care Partnership and other agencies to ensure any needs are met. If a household includes children, the Childrens and Families team are notified and a Health Visitor will visit the site to offer health advice and support.

The Scottish Government have commissioned an Accommodation Needs Toolkit which will help Local Authorities to meet their duties under the Planning (Scotland) Act 2019.

The toolkit will have a practical focus aimed at understanding the accommodation needs of the gypsy/travellers community and improve the way that Local Housing Strategies and Development Plans reflect the needs.

The Council will utilise the toolkit to embed good practice and develop solutions to better understand the needs of the gypsy/traveller community and identify appropriate solutions to meet existing and future accommodation needs.

The Renfrewshire Local Development Plan includes a policy which supports the identification of new privately owned transit

or permanent sites to meet the needs of Gypsy/Travellers in the future should a need arise.

During the period of this Local Housing Strategy the Council will identify if there is a need to allocate land to meet the housing needs of Gypsy/Travellers and this will be addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

The Council will also continue to work with neighbouring local authorities to review housing needs and better understand travel patterns across Scotland.

*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.*

## Travelling Showpeople

There are currently no permanent Travelling Showpeople sites in Renfrewshire. However, the Renfrewshire Local Development Plan includes a policy that supports the identification of new privately owned transit or permanent sites to meet the needs of Travelling Showpeople should a need be identified.

During the period of this Local Housing Strategy the Council will identify if there is a need to allocate land to meet the housing needs of Travelling Showpeople and this will be addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

# Monitoring and Evaluation

## Equalities

The Local Housing Strategy aims to ensure that equality is central to both housing and the delivery of housing related services.

Where any instance of inequality is found, appropriate action will be taken to remedy and mitigate any negative impact.

The wide range of actions included in this Local Housing Strategy aim to foster positive benefits across the wider population of Renfrewshire with specific actions intended to benefit identified groups including older people and those with particular needs.

An Equality Impact Assessment and a Child Rights and Wellbeing Impact Assessment (CRWIA) has been carried out alongside the development of this Local Housing Strategy.

This Local Housing Strategy takes account of the Fairer Scotland Duty which places a responsibility on local authorities to reduce inequalities of outcome, caused by socio-economic disadvantage, when making strategic decisions.

## Strategic Environmental Assessment

Pre-screening was completed and submitted to the Scottish Government's Strategic Environmental Gateway in preparing the draft strategy.

The Local Housing Strategy has minimal environmental impacts either directly or indirectly.

## Annual Update

Each Strategic Priority has a number of actions that will be delivered by the Council, our housing association partners and the third sector.

Each year, a Local Housing Strategy update will be produced that outlines key achievements and progress made in meeting these actions. These updates will also report on any significant developments as well as any change in approach required by the Council or our partners to deliver these actions.

The updates as well as all supporting documents can be found on the Council's website by visiting - [Local Housing Strategy - Renfrewshire Website](#).

# Appendix 1

## List of Housing Associations Operating in Renfrewshire

*Bield Housing Association*

*Blackwood Housing Association*

*Bridgewater Housing Association*

*Cairn Housing Association*

*Ferguslie Park Housing Association*

*Hanover Housing Association*

*Horizon Housing Association*

*Key Housing Association*

*Link Housing Association*

*Linstone Housing Association*

*Loretto Housing Association*

*Paisley Housing Association*

*Sanctuary Scotland*

*Williamsburgh Housing Association*



## Appendix 2 - Glossary of Terms

Acute Health Services	Emergency room and admitted hospital services.
Affordable Housing	Housing that is affordable to people on low to moderate incomes. Affordable housing includes homes for social rent, shared equity low cost home ownership and Mid-Market Rent.
Affordable Housing Policy	The Renfrewshire Local Development Plan includes a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.
Affordable Housing Supply Programme	Funding provided by the Scottish Government to support the delivery of national targets as well as the Strategic Housing Investment Plan. This funding is used to provide grants to both Renfrewshire Council and its housing association partners to develop new build affordable homes.
Amenity Housing	Housing that is similar in design to sheltered housing but without a warden service or some of the common features found in purpose build sheltered accommodation.
Below Tolerable Standard	A term used to describe properties which fail to meet the basic minimum housing standard.
Better Futures Matrix	Housing Support assessment and review tool.
Brownfield and Previously Used Land	Previously developed land which may be disused or derelict. Re-development costs can be higher on these sites due to remediation requirements.
Carbon Emissions	Carbon released into the atmosphere from domestic and corporate activity.
Choice Based Lettings	Properties publicly advertised as available to let with applicants notifying their interest in a particular property.

City Deal	The Glasgow City Region City Deal is an agreement between the United Kingdom and Scottish Governments in partnership with the 8 local authorities that comprise the <u>Glasgow City Region</u> . The City Deal aims to drive innovation and growth through targeted infrastructure projects.
Community Based Health Services	Services delivered within the community including home care services.
Community Plan 2017-2027	The Renfrewshire Community Plan 2017-2027 acts as Renfrewshire's Local Outcome Improvement Plan and aims to make Renfrewshire a fairer, more inclusive place where all people, communities and businesses thrive.
Council Plan 2017-2022	The Renfrewshire Council Plan aims to achieve its vision of 'working together for a thriving and connected Renfrewshire, creating opportunities for all' by working more closely with our communities, tackling our challenges, making the most of our opportunities, and delivering high quality services.
Comprehensive Tenement Improvement (CTI)	Extensive refurbishment and improvement scheme designed to extend the lifespan of properties in serious disrepair.
Demographic Trends	Demographic trends describe changes in a population's size, age, household composition and gender.
District Heating Systems	Communal heating system.
Exemptions and Abeyances	Properties that have been excluded from programmed works due to circumstances outlined in Scottish Government guidance (e.g. access refused by tenant or permission refused by owner etc).
Extra Care Housing	This is a form of very sheltered housing which has been designed to meet the needs of older people with higher levels of support needs with care and support provided on site.

Fuel Poverty	Under the definition of fuel poverty, a household is in fuel poverty if in order to maintain a satisfactory heating regime, total fuel costs are more than 10% of the household’s adjusted net income (after housing costs), and if after deducting fuel costs, benefits received for a care need or disability and childcare costs, the household’s remaining adjusted net income is insufficient to maintain an acceptable standard of living.
Green Network	Green networks aim to improve the local environment for people by making areas more attractive places to live, work and play.
House in Multiple Occupation (HMO)	Property in which a number of unrelated households share basic amenities such as a kitchen or bathroom facilities.
Housing Association	Organisations registered with the Scottish Housing Regulator to provide primarily affordable housing for social rent. Housing Associations are also known as Registered Social Landlords.
Housing First	Housing Support model where homeless households are initially provided with settled accommodation which is followed by provision of an intensive support package.
Housing Land Audit	Annual document that provides details of available housing sites in Renfrewshire.
Housing Need and Demand Assessment (HNDA)	Periodic exercise conducted jointly by the eight local authorities who comprise the Glasgow City Region Housing Market Area. The Housing Need and Demand Assessment aims to establish housing supply and demand across tenures and identify any unmet need from specific groups.
Housing Options	Provision of information and advice in terms of housing and support related issues.
Housing Renewal Area (HRA)	An area identified as having poor housing conditions and designated for investment.

Housing to 2040

The Scottish Government’s new national housing strategy ‘Housing to 2040’ aims to ensure that Scotland has a housing system that can address current and future challenges, including meeting the needs of an ageing population and addressing the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.

Local Development Plan (LDP)

The Local Development Plan (LDP) sets out the local authority’s planning policies and proposals for land use and development.

Low Cost Home Ownership/Shared Equity

Affordable Housing scheme that supports eligible potential homeowners to access owner occupation who can sustainably fund 60%-80% of a properties market value through a deposit and mortgage.

Main Issues Report

Part of the Local Development Plan process as an engagement and consultation document. The Main Issues Report assists in setting the direction of the finalised Local Development Plan by highlighting key changes from previous Local Development Plan.

Median

Statistical measurement whereby the middle value of a set of figures ranked lowest to highest is used.

Mid-Market Rent (MMR)

Affordable Housing option with rent chargeable at an intermediate level which is generally somewhere between what it would cost for a comparable social rented property and private rented property.

Mixed Tenure

A combination of different tenure types at the same location, for example social rented housing as well as owner occupied housing within the same block or on the same development.

National Planning Framework 4 (NPF4)

The National Planning Framework 4 (NPF4) is a long-term spatial plan for Scotland with an outlook to 2045. It provides policies and proposals for the development and use of land and sets out an approach to tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, build a well-being economy and create sustainable places. NPF4 was approved by the Scottish Parliament in January 2023 and adopted on

	13th February 2023. On adoption NPF4 became part of the statutory development plan and now has a statutory role in day-to-day planning decision making.
Paisley Town Centre Action Plan (2016-2026)	An Action Plan that seeks to deliver change through a collaborative approach to the town centre's regeneration through working with the public and private sector as well as the wider community with the aim of re-establishing Paisley as a vibrant, cultural and business centre.
Paisley West End Masterplan	Masterplan for the regeneration of West End of Paisley to support transformational change.
Priority Need	Assessment and classification of a households housing need to prioritise those with the greatest level of need. Assessment is based on the information provided by the applicant with allocations targets set for each priority group with available properties let in line with the current Housing Allocation Policy.
Private Sector Housing Grant (PSHG)	Grant assistance provided by the Council to owners of properties in need of improvement or repair.
Rapid Rehousing Transition Plan (RRTP)	The Rapid Rehousing Transition Plan (RRTP) outlines how the Council and its partners will plan for those who are homeless in order to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly.
Registers of Scotland (ROS)	Scottish Government department responsible for maintaining records in relation to property sales and transactions. Registers of Scotland also provide statistical and trends data in relation to the local and national housing market.
Renfrewshire Health and Social Care	Renfrewshire Health and Social Care Partnership's Strategic Plan 2019-2022 sets the vision and strategic direction for community health and adult social work services in Renfrewshire and describes how the Health and Social Care Partnership will deliver on national outcomes.

Partnership's Strategic Plan 2019-2022

Right to Buy

Right to Buy ended in Scotland in August 2016. Previously, Right to Buy allowed sitting tenants to purchase their social rented home at a discount to the properties market value.

Scottish Housing Quality Standard (SHQS)

The standard for all social rented homes which social housing landlords were required to meet by 2015, taking account of Scottish Government Guidance on Exemptions and Abeyances.

Scottish Index of Multiple Deprivation (SIMD)

National assessment of seven weighted indicators conducted by the Scottish Government every four years that together determine an overall deprivation ranking for 6,976 small geographic data zones that collectively comprise all of Scotland. The weighted indicators used include Income (28%), Employment (28%), Education (14%), Health (14%), Access to Services (9%), Crime (5%) and Housing (2%).

Sheltered Housing

Housing designed to meet the needs of older people or other groups with specific identified housing needs. This form of housing normally included communal and social areas with staff usually available onsite.

Social Housing

Housing provided for social rent by a local authority or housing association.

Social Rent

Housing provided by a local authority or housing association with rents generally lower than equivalent private sector properties. Social rented properties also generally have greater security of tenure for tenants.

Specialist Provision

Housing provided or designed to meet the identified housing needs of a particular group, for example specialist housing for older people or those with a physical or learning disability.

Strategic Development Plan (SDP)

The Strategic Development Plan outlines the Planning Authority's long term vision and provides the development strategy to deliver that vision.

Strategic Housing Investment Plan (SHIP)

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to increase the supply of affordable housing and meet the strategic priorities of the Local Housing Strategy.

Supported Accommodation

Accommodation provided for client groups that require additional support, for example those with learning difficulties or young people at risk.

Temporary Accommodation

Accommodation provided on a temporary basis to homeless households.

Tolerable Standard

Term used to describe properties that meet the minimum housing standard.

Vacant and Derelict Land Strategy

The Vacant and Derelict Land Strategy promotes the redevelopment of previously used land by supporting the unlocking of these sites for redevelopment.

Very Sheltered Housing

Very sheltered housing has the same features as sheltered housing but offers extra support to residents with higher levels of support needs.

Void

Vacant property.

Welfare Reform

Changes to the Social Security and Benefit eligibility.

Working Age Groups

Population aged between 16 and pensionable age.

If you require a printed copy of the Renfrewshire Local Housing Strategy 2023-2028 please email:  
[strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

or please write to:

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



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