



Renfrewshire Local Housing Strategy 2023-2028

Action Plan

Local Housing Strategy Action Plan 2023-2028

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.*

Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner/Lead Agency	
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.	Local Development Plan Action Programme agreed 2021	Actions implemented	LDP adopted 2021. Work is progressing to prepare the new Renfrewshire Local Development Plan with anticipated adoption in 2027	Ongoing	RC Economy and Development Team
2	Support development of previously used and brownfield sites making best use of existing and planned infrastructure.	29.19 hectares of land identified in the Vacant and Derelict Land	Land identified in the Vacant and Derelict Land Strategy brought	Annual reduction in land identified in the Vacant and Derelict Land Strategy with	Ongoing	RC Economy and Development Team

		Strategy brought back into productive use in 2022.	back into productive use	Brownfield sites brought forward through a range of initiatives. The Vacant and Derelict Land Strategy will be reviewed in 2024		
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.	Strategic Housing Investment Plan (SHIP) 2023 - 2028 approved at Communities and Housing Policy Board October 2022	Annual update of the Strategic Housing Investment Plan (SHIP)	Affordable Housing completions and updated/new site information to be provided each October	2023 to 2028	RC Economy and Development Team, RC Environment, Housing and Infrastructure, Housing Associations
4	Make use of the Affordable Housing Policy to increase the supply of	N/A	Number of sites that include units delivered through	Policy introduced 2021 through Local	Ongoing	RC Economy and Development Team

	affordable housing and help create mixed sustainable communities.		the new Affordable Housing Policy	Development Plan (LDP)		
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'.	N/A	Progress agreed area strategies following public consultation	Deliver on agreed area specific strategies	Ongoing	RC Environment, Housing and Infrastructure
6	Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.	N/A	Town centre action plans to be progressed.	Progress town centre action plans and support appropriate development	Ongoing	RC Economy and Development Team
7	Support owners of empty properties to bring these homes back into productive use.	5 Empty Homes brought back into use through direct engagement with owners 2022/23.	Number of empty homes brought back into use	25 per annum	ongoing	RC Environment, Housing and Infrastructure, RC Economy and Development Team, RC Finance and Resources, Private Owners, Housing Associations

8	Support local communities in the preparation of community led Place Plans.	N/A	Indicator only	Indicator only Invitation has gone out to local communities to prepare Local Place Plans	Ongoing	RC Economy and Development Team, RC Environment, Housing and Infrastructure, Housing Associations
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Strategic Priority 2: People live in high quality, well managed homes in sustainable neighbourhoods.

Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner/Lead Agency	
9	Develop approaches to maximise investment in Council homes and privately owned homes within the Council's regeneration and renewal areas.	RC Housing Led Regeneration and Renewal Programme approved January 2022	Strategies implemented. Regeneration programme progress	2031/32	ongoing	RC Environment, Housing and Infrastructure
10	Develop and implement a multi-disciplinary approach to neighbourhood renewal plans.	Neighbourhood Renewal Group meetings have	Neighbourhood Renewal Groups established and meeting	2032	Ongoing	RC Environment, Housing and Infrastructure

		taken place in two of the eight areas (as at Aug 2023)	Plans produced			
11	Continue to address Below Tolerable Standard properties across Renfrewshire.	Scottish House Condition Survey 2015-2017) estimated that 1% of properties in Renfrewshire were BTS	Scottish House Condition Survey statistics	N/A	Ongoing	RC Environment, Housing and Infrastructure
12	Continue to provide advice and assistance to private homeowners through the Scheme of Assistance.	587 owners provided with information and advice on common repairs (2021/22)	No. of households provided with advice or assistance. No. of grants provided to owners to participate in repairs/investment schemes	N/A	Ongoing	RC Environment, Housing and Infrastructure

13	Undertake a review of the Council's Scheme of Assistance for private homeowners taking into account legislative changes.	Scheme of Assistance last reviewed 2018	Scheme of Assistance reviewed	2024	2024	RC Environment, Housing and Infrastructure
14	Continue the Missing Shares pilot for older tenement property and review its effectiveness.	7 tenement block repair projects supported to date, with value of Missing Shares in the region of £50,000 (as at April 2023)	No. of Missing Shares approved	N/A	Ongoing	RC Environment, Housing and Infrastructure
15	Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.	Renfrewshire Council provides factoring service for 2,417 properties including for repairs,	N/A	TBC		RC, Environment, RC Environment, Housing and Infrastructure (Owner Services)

		laundrettes and heating services (2022/23).				
16	Implement Revised Council Asset Management Strategy.	N/A	Council Housing Asset Management Strategy approved and implemented	2024	2024	RC Environment, Housing and Infrastructure
17	Monitor the operation of the private rented market in Renfrewshire.	Analysis of PRS market contained within this LHS	Updated analysis	Ongoing	2028	RC Economy and Development
18	Provide additional support, advocacy and representation for people living in private rented tenancies.	N/A	Number of service users assisted	N/A	2024	RC Environment, Housing and Infrastructure
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.	10,169 landlords registered (Jan 23) 453 Rent Penalty	Actions taken	N/A	Ongoing	RC Environment, Housing and Infrastructure, RC Finance and Resources

		Notices issued 2021/22				
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Strategic Priority 3: Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized.

Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner/Lead Agency	
20	Implement the housing-related actions within Renfrewshire’s Plan for Net Zero that contribute towards Renfrewshire’s net zero targets.	N/A	Annual progress towards full implementation	Actions implemented	2030	RC Chief Executive’s Service, RC Environment, Housing and Infrastructure, Housing Associations, Private developers
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	N/A	Number of new affordable homes delivered through the SHIP that meet zero emissions heat standard in	All new affordable homes meet 2024 emissions heat standard	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations

	the Scottish Government's New Build Heat Standard Regulations effective from 1 April 2024.		relation to gas boiler alternatives			
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.	Up to 31 March 2023 Renfrewshire Council had delivered (cumulative): 400 homes fitted with Environmental Air Quality Sensors (3 per property) 1,947 homes with EWI retrofitted (1881 flats and 66 houses)	(a) Number of homes retrofitted with renewable technology and other measures per year. (b) Progress towards establishing suitability for social rented homes to connect to heat networks when available locally.	(a) Renewable technology and other measures fitted to existing homes where practical. (b) Established suitability of social rented homes to connect to local heat networks.	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations

		<p>95 homes with solar PV retrofitted (84 flats and 11 houses)</p> <p>6 homes with air source heat pumps retro fitted</p> <p>281 homes with Quantum storage heaters</p>				
23	<p>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.</p>	<p>2017-2019 SHCS average SAP of 71 for Council stock and 68.2 for owner occupied stock</p>	<p>Annual SHCS</p>	<p>Increased SAP rating</p>	<p>Ongoing</p>	<p>RC Environment, Housing and Infrastructure, Housing Associations</p>

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	N/A	Number of new private homes built with alternatives to gas boiler systems Number of newbuild private homes connecting to heat networks.	Increased number of newbuild homes using alternatives to gas boilers. Newbuild private homes connecting to heat networks where available in area.	Ongoing	RC Chief Executive's Service, Building Standards , Private developers
25	Work towards meeting the national fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.	2017-2019 SHCS 'Fuel Poor Households' in Renfrewshire - 22%	Annual SHCS	Reduced percentage of Renfrewshire households who are 'Fuel Poor'	Ongoing	RC Chief Executive's Service, RC Environment, Housing and Infrastructure , Housing Associations
26	The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and	1,500 referrals received by Renfrewshire Council's Advocacy	Number of referrals received by Renfrewshire Council's Energy Advocacy Service	Increase the number of households in receipt of advice each year	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations

	information to tenants, owners and private tenants.	Service for advice from Renfrewshire residents in 2022/23. This resulted in £475,028 in savings	from Renfrewshire residents and resultant savings achieved			
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.	N/A	LHEES developed and approved	LHEES being implemented	December 2023	RC Environment, Housing and Infrastructure, RC Chief Executive's Service
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.	N/A	Strategies developed and implemented	Housing stock meets EESSH2	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations
29	All Council newbuild homes meet or exceed Section 7, Silver Level Aspects 1 and 2 of the 2011 Building	Silver Level achieved at Council	SHIP completions	100% RC affordable housing	Ongoing	RC Environment, Housing and Infrastructure

	Regulations – energy for space heating.	development in Ferguslie Park for all 101 units of affordable housing built 2023/24		completions meeting Silver Level as a minimum		
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.	Renfrewshire Council final ABS funding draw down for 2022/23 was £1,259,033.26 allowing 91 owners to participate in external improvement works. 58 Council tenants within mixed tenure blocks	N/A	Data indicator only	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations

		benefited benefit from these works, funded by the Council				
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.	The 2017-2019 SHCS shows the Energy Efficiency Rating (% of Dwellings with an Energy Efficiency Rating (SAP 2012) of B or C) for privately rented homes as too small a sample to show. The Renfrewshire average for all tenures is 58%	Annual SHCS	Future annual SHCS will start to show reportable percentage for privately rented homes with an EPC C or higher as compliance is achieved	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations, Private landlords

32	Promote and support available energy efficiency measures to both private owners and private landlords, including obtaining financial support.	2017-2019 SHCS average SAP of 71 for Council stock and 68.2 for owner occupied stock	Annual SHCS annual reporting	Increased SAP ratings	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations
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Strategic Priority 4: Prevention of homelessness and providing support for those in housing need.

Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner/Lead Agency	
33	Review the Rapid Rehousing Transition Plan 2019-2024 and make recommendations on future approaches to homelessness in Renfrewshire.	N/A	RRTP reviewed	RRTP reviewed	2024/25	RC Environment, Housing and Infrastructure
34	Increase the number and proportion of social housing lets being let to homeless applicants.	41% of Council lets to homeless applicants, 2022/23	% of Council lets to homeless applicants	49% of Council lets to homeless applicants N/A	Ongoing Ongoing	RC Environment, Housing and Infrastructure

		Total lets to homeless applicants from Council and RSL: 171 to RSLs 318 to RC (as per ARC return)	No of Council and RSL lets to homeless applicants			RC Environment, Housing and Infrastructure, Housing Associations
35	Continue to strengthen the approach to prevention and repeat homelessness by providing holistic wraparound support to households in Renfrewshire.	Housing First model can support 65 individuals at any one time via 3 different support providers (2021/22)	No. of individuals supported via Housing First models	Increase no. of individuals supported	Ongoing	RC Environment, Housing and Infrastructure
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.	257 (2023)	No. of temporary accommodation units	Ongoing	Ongoing	RC Environment, Housing and Infrastructure

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.	My Life Ahead (MyLA) established in May 2022 – 39 individuals supported in first year of operation	Initiatives implemented	Ongoing	Ongoing	RC Environment, Housing and Infrastructure, Renfrewshire HSCP
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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.

Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Partner/Lead Agency	
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.	RC completed 184 adaptations in RC stock 2022/23 Approx 130 installations of adaptations to	Adaptations completions Care and Repair Support provided	N/A	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations, Renfrewshire HSCP

		private homes per year. Care and Repair small repairs service – 1,398 small repairs completed 2022				
39	Support partners in the development and implementation of a Renfrewshire Dementia Action Plan reflecting the objectives and priorities of the Dementia Strategy for Scotland 2023.	N/A	Action Plan Developed	2024/25	2024/25	Renfrewshire HSCP
40	Increase the supply of new housing that meets the needs of older people and those with mobility difficulties.	New target for wheelchair and accessible new build homes included within this LHS	Number of accessible homes completed.	N/A	Ongoing	RC Environment, Housing and Infrastructure, Housing Associations

41	Work in partnership with the Housing and Social Care Partnership to Identify specialist housing and housing related support opportunities for people with particular needs in Renfrewshire and in taking specific initiatives forward.	Discussions ongoing with HSCP to establish the needs of particular groups	Housing and housing support needs identified and met	N/A	Ongoing	Renfrewshire HSCP, RC Environment, Housing and Infrastructure
42	Continue to support the various refugee and asylum programmes including the provision of settled accommodation.	Actions taken to support programmes and no. of tenancies provided	Range of support provided	N/A	Ongoing	Renfrewshire Council, Housing Associations
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.	Number of unauthorised encampments in Renfrewshire: 2021/22: Zero 2022/23: 5	N/A	N/A	Ongoing	RC Environment, Housing and Infrastructure

If you require a printed copy of the Renfrewshire Local Housing Strategy 2023-2028 Action Plan, please email:
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