



Renfrewshire Strategic Housing Investment Plan 2025 to 2030

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Council

Renfrewshire's Strategic Housing Investment Plan

The Scottish Government's Affordable Housing Supply Programme (AHSP) sets out a national framework to support the development of new affordable homes.

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) each year that outlines where grant funding provided to Councils by the Scottish Government will be used to support delivery of new affordable homes developed by the Council or one of its housing association partners.

In the context of the Strategic Housing Investment Plan, affordable housing includes homes predominantly for social rent by either the Council or one of its housing association partners or homes developed by housing associations for shared equity low cost home ownership or Mid-Market Rent.

Renfrewshire's Strategic Housing Investment Plan provides details of affordable housing projects in Renfrewshire that will assist in meeting the strategic priorities of Renfrewshire's Local Housing Strategy with these projects expected to be supported by Scottish Government grant funding over the short, medium and longer term.

Projects included within this Strategic Housing Investment Plan will continue to assist in providing the right homes in the right places and contribute to providing safe, warm and energy efficient homes that meet people's housing needs and contribute to the creation of thriving sustainable communities.

Preparation and Consultation - Renfrewshire Strategic Housing Investment Plan 2025 to 2030

A draft Strategic Housing Investment Plan covering the period 2025 to 2030 was prepared for consultation following initial discussions with Registered Social Landlords operating in Renfrewshire and the Scottish Government with a public consultation running from the 21st August 2024 to the 18th September 2024.

The draft Strategic Housing Investment Plan was published on the Council's website and was promoted on social media. A copy of the draft Strategic Housing Investment Plan was also sent to local Tenants and Residents Associations, Community Councils and other key partners, stakeholders, community groups and third sector organisations.

The comments and feedback received as part of the consultation process were then used to shape the finalised Strategic Housing Investment Plan for the period 2025 to 2030.

The finalised Strategic Housing Investment Plan can be viewed on the Council's website by visiting:

<https://www.renfrewshire.gov.uk/article/4232/Strategic-Housing-Investment-Plan>

The Scottish Government's Housing Programme

The Scottish Government published their 'Housing to 2040 Strategy' in March 2021 with the strategy setting out the Scottish Government's approach to increasing the supply of homes across all tenures in the period to 2040.

When published, the 'Housing to 2040 Strategy' included a target to provide 110,000 affordable homes by 2032 with at least 70% of these homes to be developed for social rent.

However, as a result of wider financial pressures - the Scottish Government significantly reduced funding for the Affordable Housing Supply Programme as part of the draft Budget published in December 2023 and approved in February 2024 with £196

million less funding than anticipated being made available nationally to support the delivery of affordable homes in the year April 2024 to March 2025.

The recent reduction in funding will have a significant impact on timescales for delivery of affordable housing projects in both Renfrewshire and nationally. In Renfrewshire, this means that funding from the Scottish Government has been reduced significantly from £17.200 million to £13.181 million in 2024/25 with a similar level of funding anticipated in 2025/26.

For now, the Scottish Government have retained their ambitious targets set out in the 'Housing to 2040 Strategy'.

Renfrewshire Council remain committed to contributing to national targets and will continue working in partnership with our housing association partners, private developers, the construction industry and the Scottish Government to deliver affordable homes across Renfrewshire.

This Strategic Housing Investment Plan rolls forward affordable housing projects identified as priorities in previous Strategic Housing Investment Plans whilst acknowledging that timescales for the delivery of projects may take significantly longer than

previously anticipated as a direct result of the reduction in available funding, inflationary pressures and the general rising cost of development.

Ongoing financial support in terms of future funding commitments from the Scottish Government that recognise the scale of Renfrewshire's affordable housing development programme and acknowledge the significant inflationary pressures on development and tender costs will be essential to supporting the ongoing delivery of new affordable homes throughout Renfrewshire.



Link Group Social rented development, Millarston, Paisley

The Scottish Government's Housing and Planning Delivery Framework (HPDF)

This Strategic Housing Investment Plan takes account of the Scottish Government's Housing and Planning Delivery Framework (HPDF) which promotes more efficient collaboration between Housing and Planning Services in relation to the Local Housing Strategy, Housing Need and Demand Assessment and national planning policies.

Renfrewshire's Strategic Housing Investment Plan, Local Housing Strategy and the Renfrewshire Development Plan (including Renfrewshire's Local Development Plan 2021 and National Planning Framework 4) support the implementation of the Housing and Planning Delivery Framework and aim to increase the supply of housing; make the housing system more responsive to demand; improve long term housing affordability and contribute to reducing volatility in the housing market.

Development Plan for Renfrewshire

Renfrewshire's current Development Plan consists of National Planning Framework 4 and the Renfrewshire Local Development Plan 2021.

Renfrewshire's Development Plan supports the development of new homes that improve affordability and choice as well as increasing access to homes for all which are accessible and adaptable, including wheelchair accessible homes.

When assessing projects for inclusion in the Strategic Housing Investment Plan, the Council considers proposals against the policies in the National Planning Framework 4 and the Renfrewshire Local Development Plan 2021.

Renfrewshire's Local Housing Strategy

The fourth Local Housing Strategy for Renfrewshire was approved in October 2023 following consultation with local communities, housing association partners, tenants and resident's associations, community councils, the third sector, Renfrewshire's Health and Social Care Partnership and other key stakeholders.

The Local Housing Strategy 2023-2028 takes account of local and national policy priorities, as well as new research and evidence and looks to build upon past successes whilst aiming to meet need and demand for both housing and housing related services.

The Local Housing Strategy includes 5 strategic priorities as shown below.

Local Housing Strategy 2023-2028 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 .*

Affordable Homes for Renfrewshire

Renfrewshire Council worked with local authorities across the Glasgow City Region to finalise the third Housing Need and Demand Assessment (HNDA3).

In addition to HNDA3, a comprehensive local affordable housing study of the Renfrewshire area was produced as part of the development of the current Local Housing Strategy (LHS) with this local study complementing the wider HNDA3 by providing a robust evidence base by identifying housing need at a lower level geography across Renfrewshire's towns and villages.

This comprehensive evidence base will also be used to inform the application of the Renfrewshire Local Development Plans' Affordable Housing Policy.

The Council has taken account of the outputs of HNDA3 and the local affordable housing study to estimate housing need for both private and affordable housing with progress in meeting this need monitored as part of the annual update of Renfrewshire's Local Housing Strategy.

The headline results from the local affordable housing study are included within the Local Housing Strategy.

Resources for Housing Delivery

It is vital that an ambitious and flexible affordable housing development programme is maintained to ensure that sites can be progressed to meet local need while making the best use of available funding and resources.

Until recently, the Scottish Government provided Councils with multi-year Resource Planning Assumptions (RPA's) to support longer term planning and delivery of projects within Strategic Housing Investment Plans. In recent years, multi-year funding allocations of between £15 million and £17 million per year were made available to Renfrewshire Council by the Scottish Government.

In Renfrewshire, funding from the Scottish Government has been reduced significantly from £17.200 million to £13.181 million in 2024/25 with a similar level of funding anticipated in 2025/26.

Scottish Government funding allocations beyond 2024/25 are still to be confirmed. However, it is likely that funding awards will be made on a single year basis over the next few years as opposed to the recent multi-year resource planning assumption which provided some degree of certainty and facilitated longer term planning.

Scottish Government Charitable Bond Funding (ALLIA)

In addition to the funding being made available to Renfrewshire through the confirmed Resource Planning Assumption in 2024/25, Renfrewshire has successfully attracted Allia funding which is funding derived from the Scottish Governments Charitable Bonds investments programme. This is managed by Allia, a social investment charity.

Each year income is generated from bonds which is then used by the Scottish Government's More Homes Scotland team to support increasing the supply of homes by providing one off grants to affordable housing providers who have projects that align with the funds criteria.

Funding new Affordable Homes and Scottish Government Grant Benchmarks

New affordable homes developed as part of the Strategic Housing Investment Plan are funded through a combination of Scottish Government grant and the developers own financial resources.

Scottish Government grant support is provided at flexible benchmark rates for each affordable home developed with the Scottish Government benchmark grant rate set at £83,584 for new

build social rented Council homes and £91,182 for new build housing association homes benchmark. Benchmark figures are subject to Scottish Government review.

These grant rates are flexible which means that projects may be eligible for a higher grant award per property following a detailed assessment of property mix, project viability and development costs.

In recent years, costs to develop affordable homes have risen significantly due to inflationary pressures and increases in both employee and material costs.

This has had a negative impact on overall development activity with higher levels of grant support required per property to make developments viable with projects also taking longer than previously expected to deliver.

Alongside inflationary pressures and the general increase in development costs, the incorporation of new design features, whilst welcome, have added to the cost of development.

These issues, when combined with a reduction in Scottish Government grant funding, will reduce the number of new

affordable homes that can be completed each year and will extend the timescales for delivery of projects included within this Strategic Housing Investment Plan.

Appendix 3 of this Strategic Housing Investment Plan includes details of the estimated grant funding requirement for each project.

Additional Affordable Housing Design Features

In addition to the basic flexible benchmark grant made available to developers of affordable housing, additional grant may be provided from the Councils existing Resource Planning Assumption to support inclusion of specific quality and design features in new affordable homes, these features include:

The delivery of homes to Silver Level of the 2019 Building Regulations in respect of Energy for Space Heating;

The provision of balconies within flatted developments where the provision of private or communal outdoor space is not possible;

The provision of space for home working or study where it is not possible to incorporate such space within the design of the homes under current space standards;

Digitally enabled homes with tenants able to arrange for an internet connection without the internet service provider having to provide additional cabling to the premises;

The installation of ducting infrastructure for electric vehicle charge point connectors;

Installation of electric vehicle charge points;

The installation of automatic fire suppression systems; and

Installation of heating systems which produce zero direct emissions at the point of use.

Any additional grant required to support inclusion of any of these features must be met from the existing funding allocation from the Scottish Government - this may have an impact on the number of new affordable homes being delivered as the level of grant funding required for each property increases.



Williamsburgh Housing Association social rented development, Albert Road, Renfrew

Meeting Renfrewshire's Housing Need

When developing proposals for new affordable housing, developers are required to aim for balanced mixed communities that include a range of property types and sizes to meet a range of different housing needs, including the provision of accessible homes and homes designed to wheelchair standard.

All affordable housing must be built to Housing for Varying Needs standards and should have flexibility built into the design to allow for future adaptation and reconfiguration to meet tenant and resident's current and future needs.

In 2022, Renfrewshire had a population of 184,340 people living across 88,749 different households with an average household size of just over two people (National Records of Scotland).

By 2028, the number of households is expected to increase to around 90,600 through small projected increases in the population combined with an increasing number of people living alone (National Records of Scotland).

Renfrewshire's population, like Scotland's, is ageing with people living longer. In 2022, almost one fifth (19.6%) of Renfrewshire's population was 65 years of age or older (National Records of Scotland).

Renfrewshire Affordable Housing Investment Priorities

Projects included within this Strategic Housing Investment Plan have clear links to the Strategic Priorities set out in the Renfrewshire Local Housing Strategy 2023-2028.

This Strategic Housing Investment Plan supports the development of high quality affordable homes that are energy efficient and recognises that good quality affordable housing can positively impact peoples' lives and enhance Renfrewshire's places.

Projects identified within this Strategic Housing Investment Plan will meet housing needs with affordable housing developers expected to provide a range of property types and sizes on each development to meet the housing needs of different groups, including smaller one bedroom homes and larger family homes throughout Renfrewshire.

The Council will continue to work with housing association partners to determine the most appropriate property mix on a project by project basis taking account of Council and housing association waiting list data and the findings from the Glasgow Clyde Valley Housing Need and Demand Assessment (HNDA3) and the Renfrewshire Housing Need and Demand study 2023.

A breakdown of property sizes for recently completed developments and those that have planning consent is included in Appendices 1 and 2.

Projects included as part of this Strategic Housing Investment Plan will assist in meeting the needs of individuals, families and those who require accommodation to meet a particular housing need such as housing for older people and housing to meet the needs of households with physical disabilities.

New homes developed as part of this Strategic Housing Investment Plan are also expected to meet people's needs and aspirations now and in the future with homes expected to be adaptable to meet people's changing needs over time.

Projects for both general and particular needs provision are included as both standalone purpose-built accommodation as well as within mainstream general needs developments.

Particular needs provision alongside appropriate support can assist people to live independently and successfully in their own homes and communities.

Developers of affordable homes will be expected to include accessible and adaptable homes on all new build developments.

In recent years, Strategic Housing Investment Plans have primarily focused on adding to the supply of new build affordable homes for social rent, this will continue under this Strategic Housing Investment Plan.

Whilst the focus will remain on adding to the supply of social rented homes, there is a recognised need for some limited shared equity provision on larger affordable housing sites. The inclusion of new homes for shared equity will be considered on a site by site basis taking account of the availability of grant funding from the Scottish Government.

The delivery of new affordable homes on private sector sites will continue through the application of Renfrewshire's Affordable Housing Policy, in order to promote the development of mixed tenure communities, including in areas of high demand and limited supply of affordable housing.

As well as adding to the supply of affordable housing, this Strategic Housing Investment Plan places a strong emphasis on

making best use of existing stock where possible and addressing issues in terms of housing quality and sustainability.

This Strategic Housing Investment Plan supports delivery of the strategic priorities of the Local Housing Strategy by:

1. Supporting the Council's Housing Led Regeneration and Renewal programme by including new affordable housing projects to replace social rented housing that is no longer fit for purpose;
2. Increasing the provision of affordable housing in areas where there is demand but limited supply;
3. Addressing the mismatch between the supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
4. Supporting the development of sustainable mixed communities by making use of the Council's Affordable Housing Policy;
5. Increasing the supply of housing for older people and those with particular needs, including those who are homeless; and
6. Supporting town centre regeneration through residential development.

Investment Priorities for Housing in Town Centres

This Strategic Housing Investment Plan continues to support town centre regeneration through residential development and will continue to support delivery of new homes in town centre locations.

Renfrewshire Council Regeneration and Renewal Programme

This Strategic Housing Investment Plan continues to support the Council's new build programme following the completion of new Council homes in Dargavel Village, Johnstone and Ferguslie Park in Paisley.

Over the period of this Strategic Housing Investment Plan, Renfrewshire Council will continue to invest in its own newbuild programme to develop high quality energy efficient homes that replace existing low demand housing or add to the supply of Council housing with plans progressing to deliver homes in identified regeneration areas or on nearby sites.

This Strategic Housing Investment Plan identifies these new build Council projects as strategic priorities with Scottish Government grant expected to be made available as part of the Strategic

Housing Investment Plan process to supplement the Council's own investment in these new homes for social rent.

Initial Council new build projects identified within this Strategic Housing Investment Plan for social rent include:

Howwood Road, Johnstone.

Gallowhill, Paisley;

Thrushcraigs, Paisley;

Springbank, Paisley

Additional regeneration areas will be progressed in the later years of the Strategic Housing Investment Plan as proposals are refined and Scottish Government funding becomes available.

As well as adding to the supply of new Council housing as part of the Strategic Housing Investment Plan process, the Council will target enhanced investment in its existing housing stock – including works to the external fabric of properties and environmental improvements.

More information on the Council's Regeneration and Renewal Programme can be found on the Council's website by visiting:

[Housing regeneration in Renfrewshire – Renfrewshire Website](#)

New Affordable Homes to be delivered

An overview of new build affordable housing developments both currently underway and proposed is provided in Appendix 1.

Appendix 3 outlines the proposed new build programme for delivery by both the Council and its housing association partners with delivery of core priority projects expected in the earlier years of the programme and shadow and longer term projects expected to be delivered in the later years of this programme and beyond with timescales for delivery subject to the availability of Scottish Government grant funding.

The continued significance of strategic regeneration is reflected in the projects currently on site or proposed to be taken forward as part of the proposed development programme.

Delivering New Affordable Homes in North and West Renfrewshire

Affordable housing development in the villages of North and West Renfrewshire can be challenging as most land for development is in private ownership.

The Council recognises that there is unmet demand and limited supply of affordable housing in these areas and will continue to pursue all opportunities to increase the supply of affordable housing in both North and West Renfrewshire, working with housing association partners and private developers to include social rented housing as either standalone developments or as part of mixed tenure private sector developments delivered as part of the Council's Affordable Housing Policy.

Affordable housing provision within Dargavel Village will continue with 138 homes for social rent developed by the Council and Loretto Housing Association.

Loretto Housing Association are actively progressing plans to deliver a further 62 social rented homes with an alternative private sector delivery partner following the administration of Stewart Milne Homes – a site start by the new developer is

anticipated in the early years of this Strategic Housing Investment Plan.

Discussions are also ongoing between housing association partners and private developers to deliver a further 43 homes for social rent within Dargavel Village across two sites.

An additional 93 social rented units that were to be delivered at Dargavel Village were removed from the SHIP programme to reflect the minute of agreement reached between the Council and BAE in September 2023 which supports the development of the community growth area.

The ability to address the 93 unit reduction has been impacted significantly by the reduction in funding available through the Affordable Housing Supply Programme. It is not known how long this reduction in funding will remain or whether it will be reduced further during the next 5 years. Should additional funding become available, opportunities for additional social rented homes in North Renfrewshire will be explored building on what is already planned in the SHIP.

In West Renfrewshire, a number of sites are being assessed by housing association partners with these sites potentially

including homes for social rent to meet planning permission requirements as part of the Renfrewshire Local Development Plan's Affordable Housing Policy.

The Council will continue to work with our housing association partners to increase the supply of social rented housing in these areas, taking account of housing waiting list data and the outputs from the Renfrewshire Housing Need and Demand study.



Link Group social rented development, General and Particular Needs, Paisley Town Centre

Particular Housing Needs

The Local Housing Strategy highlights the importance of providing homes that meet the particular needs of different groups with a focus on homelessness prevention and enabling people to live independently for as long as possible in their own home.

In December 2023, Link Housing Association completed a mixed general and particular needs development comprising of 81 new homes for social rent in Paisley Town Centre, including 20 amenity standard homes and 5 fully wheelchair accessible homes.

In July 2023, Renfrewshire Council also completed 40 new wheelchair accessible homes as part of a wider development of 101 new homes in the Tannahill area of Ferguslie Park, Paisley.

Amenity Standard homes may include features that support independent living such as raised or lowered electrical sockets and light switches, accessible bathroom and shower rooms, increased space standards and wider access or assisted door entry systems.

This Strategic Housing Investment Plan includes projects that will continue to contribute to addressing identified particular needs in Renfrewshire.

One project being carried forward from the previous Strategic Housing Investment Plan, that if delivered will contribute to meeting identified particular needs, includes a purpose built development of older persons housing in Erskine.

This proposed development would include 24 new older persons homes to replace existing provision that is no longer suitable. This site was being progressed by Stewart Milne Homes and Bridgewater Housing Association. However, following the administration of Stewart Milne Homes, this project may be delayed pending the outcome of the administration process.

When planning new developments, early stage discussions will take place with Renfrewshire Health and Social Care Partnership (HSCP) to ensure that projects are viable, sustainable and capable of meeting tenants and residents' needs.

Wheelchair Accessible Housing

Affordable housing providers in Renfrewshire are expected to provide a range of property types and sizes to meet people's

different housing needs - this includes the development of wheelchair accessible homes.

When preparing proposals for new build development, housing providers will be required to design homes that are able to meet occupants changing needs over time as well as the needs of an ageing population by incorporating design features that promote accessible and adaptable homes.

New All Tenure Targets for the inclusion of wheelchair accessible homes as part of new build developments have been agreed and are included within the Local Housing Strategy.

The Local Housing Strategy confirms that:

*New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users; and*

***5%** of all new homes must be designed to wheelchair accessible standards.*

Progress in meeting these targets will be included in the annual update of the Local Housing Strategy in October each year.

Rapid Rehousing Transition Plans

Renfrewshire Council and partners worked together to prepare a Rapid Rehousing Transition Plan (RRTP) that details how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.

The strategic housing priorities contained within this Strategic Housing Investment Plan align with the Rapid Rehousing Transition Plan, supporting the delivery of homes to meet the requirements of different needs groups, household types and sizes.

The Council together with Renfrewshire Health and Social Care Partnership employ the Housing First Initiative to support those with multiple and complex needs, who are socially excluded and have experienced repeat homelessness, with the Housing First Initiative an integral part of the Rapid Rehousing Transition Plan, delivered by Turning Point Scotland's Support Workers to provides tenancies, in conjunction with wrap-around support packages and provide assistance to access Health and Social Care Services.

Child Poverty (Scotland) Act 2017

This Strategic Housing Investment Plan recognises the fundamental role housing has in tackling child poverty and aims to support the delivery of a range of property types and sizes that meet the needs of families of all sizes through the creation of high quality energy efficient homes in sustainable communities that support health, wellbeing and educational attainment.

Early discussions with housing association partners ensure that the housing mix proposed for each project takes account of housing waiting lists with this information reflected in terms of any agreed property mix and house sizes.

Refugee Resettlement

Renfrewshire Council continues to work with the Scottish Government and Convention of Scottish Local Authorities (COSLA) to determine what Renfrewshire may provide in terms of housing stock to support the Afghan resettlement and asylum dispersal programmes.

To date, most accommodation required has been smaller with one or two bedrooms being used due to the arriving household size.

Renfrewshire has continued to play its part in the national response though the extent of ongoing support. In terms of the number of homes required to support Renfrewshire's contribution towards the national resettlement scheme, this is unclear and will be kept under review.

Gypsy/Travellers

The Council continues to review the need to allocate land to meet the housing needs of Gypsy/Travellers taking account of the Joint Action Plan published by the Scottish Government and Convention of Scottish Local Authorities (COSLA).

The Council will make use of Scottish Government research into Gypsy/Travellers and use the Scottish Government toolkit, when it is made available, which is intended to assist local authorities build an understanding of the changing needs of Gypsy/Travellers in our area, in particular in relation to accommodation, services and supporting travel throughout Renfrewshire and beyond.

All available information will inform any Gypsy/Travellers assessment work to be undertaken by Renfrewshire Council and will allow for both a strategic and local insight into the Gypsy/Traveller community and the implications for Renfrewshire.

This work will be undertaken as an on-going action in the Local Housing Strategy. This on-going work will identify the potential needs and support requirements of the Gypsy/Traveller community and whether site provision is required. If accommodation is required, this could be in the form of seasonal, transit, a permanent site or stopping place.

If there is a need to allocate land to meet the accommodation need of Gypsy/Travellers, this will be addressed through the Renfrewshire Local Development Plan and its associated Delivery Programme.

Should a requirement for accommodation/sites be identified to meet the needs of Gypsy/Travellers, future updates of the Strategic Housing Investment Plan will include details of these projects, including capital funding requirements and any funding support potentially being sought from the Gypsy/Traveller Accommodation Fund where appropriate.

Travelling Showpeople

There are currently no permanent Travelling Showpeople sites in Renfrewshire. Through delivery of the strategic priorities included within the Local Housing Strategy 2023-2028, the Council will identify if there is a need to allocate land to meet the housing

needs of Travelling Showpeople with any identified need addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

Addressing the Climate Crisis in Renfrewshire

Tackling the Climate Crisis is a priority for Renfrewshire Council with work currently being progressed as part of Renfrewshire's Plan for Net Zero and Local Heat and Energy Efficiency Strategy.

It is recognised that the changing climate has a direct impact on Renfrewshire's housing stock and that some residents will be more vulnerable to this than others. More information on how the Council will address the challenges of the climate emergency, including through and delivery of warm, energy efficient homes to reduce fuel poverty is contained with Strategic Priority 3 of the Local Housing Strategy.

The Council's Climate Change Action Fund supports innovative projects and initiatives, encouraging engagement and partnership working across Renfrewshire to tackle the climate crisis.

Both Renfrewshire Council and its housing association partners are incorporating additional energy efficiency measures as part of

new build design which will actively target reduced carbon emissions from new build development.

Projects included within this Strategic Housing Investment Plan aim to tackle fuel poverty by maximising opportunities for innovative energy efficient development, with greener measures included within new build developments.



Link Group social rented development, Thrushcraigs, Paisley

Acquisition of Private Housing (Rental Off the Shelf)

In recent years, Scottish Government grant provision has been included as part of the Strategic Housing Investment Plan to assist affordable housing providers to purchase appropriate properties for social rent on the open market.

Previously, this provision has supported acquisition of a range of property types including empty homes and other types of property where the acquisition of these properties has aligned with Local Housing Strategy priorities and the Council's Acquisitions Strategy.

However, following the significant reduction in Scottish Government grant funding announced in December 2023 and the resulting pressure on available resources to fund ongoing and planned new build affordable housing development, available resources will now be prioritised to support delivery of new build affordable homes included within the Strategic Housing Investment Plan.

However, a modest amount of ring fenced grant funding is being made available to Renfrewshire Council by the Scottish Government in 2024/25 to support a small number of open market acquisitions as part of the National Acquisitions Programme in Renfrewshire.

National Acquisition Programme

In April 2024, the Scottish Government announced funding of £80 million across 2024/25 and 2025/26 to support the continuation of the National Acquisition Programme to assist affordable housing providers to expand the supply of affordable homes and reduce homelessness through open market acquisitions.

In September 2024, the Scottish Government confirmed that 80% of this funding would be allocated to five local authorities with the highest number of households and children in temporary accommodation.

As Renfrewshire performs comparatively well on this metric - through targeted actions to reduce time spent in temporary accommodation and enhanced letting targets to homeless households - Renfrewshire will only receive £168,000 from this national fund in 2024/25.

This ring fenced funding will be used to support suitable open market acquisitions by the Council and its housing association partners to modestly support increasing the supply of affordable housing in Renfrewshire.

Council Tax on Empty and Second Homes and the Council's dedicated 'More Homes' Officer

There is currently no funding directly allocated to the affordable housing programme in Renfrewshire from revenue raised from empty or second homes with the Council actively using other mechanisms to support delivery of affordable homes.

This includes the role of the Council's 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 across tenures.

The Council's More Homes Officer also manages the Council's Acquisitions Scheme where properties that meet strategic objectives may be purchased and added to the Council's lettable housing stock utilising the Council's own resources and Scottish Government grant funding where resources allow.

The Council continues to monitor developments in terms of the Scottish Government's 'Housing to 2040' Strategy and proposals to support bringing empty homes back into productive use through enhanced powers for Councils and funding potentially being made available to support Councils in bringing empty

homes back into use, or to convert suitable vacant commercial premises in town centre locations.

Over the last five years, the Council's More Homes Officer has successfully helped to bring more than 60 long term empty homes back into the effective housing supply without recourse to funding from the Strategic Housing Investment Plan.

Programme Management and Project Prioritisation

This Strategic Housing Investment Plan splits projects in to three groups:

- (i) 'Core Projects';*
- (ii) 'Shadow Projects' and*
- (iii) 'Longer Term Projects'.*

Projects within each group are shown in Appendix 3.

The factors used to prioritise projects is based on the potential availability of Scottish Government grant funding as well as the developers' ability to progress projects at key milestones in term of site acquisition, design work, procurement, access to the required private finance and potential site start date.

This approach supports the programming of individual projects in terms of anticipated grant availability and the potential delivery timescales of individual projects.

These projects together form the Strategic Housing Investment Plan with projects being delivered as funding becomes available with delivery timescales dependent on future funding allocations from the Scottish Government.

Projects included within the 'Core Projects' group will be progressed in the earlier years of the programme.

Projects included in the 'Shadow Projects' group will be progressed as 'Core Projects' complete or if additional funding becomes available or where there the developer has the capacity to 'front fund' projects to allow projects to proceed earlier.

Projects included in the 'Longer Term Projects' will be delivered over the longer term with grant funding only likely to become available beyond the current five year Strategic Housing Investment Plan period.

In terms of front funding, the Council or housing association partner may initially fund the early stages of project development costs from their own resources, with grant being paid to developing organisations at the first available opportunity as funding becomes available from the Scottish Government.

The use of a three tier project priority approach supports the effective management of available resources whilst permitting some flexibility that assists in addressing any slippage of projects in any given year.

Projects in the 'Shadow Projects' group and in particular 'Longer Term Projects' group may require extended lead in times to allow for site investigation works, value engineering works, site assembly or to arrange the necessary private finance to enable a development to proceed – all of which influence how projects are prioritised within the programme with all projects subject to regular review.

Due to the financial constraints around grant funding availability, there is limited scope to add new projects to the programme prior to the next update of the Strategic Housing Investment Plan for the 2026-2031 period.

Any additional projects brought forward would need to align with the strategic priorities of the Local Housing Strategy with a clear funding mechanism in place that does not impact other 'Core Projects'.

Due to the reduction in grant funding from the Scottish Government and current high tender and development costs, timescales for the progression of projects may change depending on the developing organisations financial position and ability to proceed in a high inflationary environment.

This may cause movement within the development programme, with projects moving between the three tier project priority groups to ensure all funding available to Renfrewshire can be fully utilised.

Delivery and Construction

Both the Council and its housing association partners will continue to look for efficiencies in construction methods and work with design teams to determine the suitability of different methods of construction for projects included within this Strategic Housing Investment Plan.

The Council will continue to explore options for joint working around innovative delivery mechanisms that support the delivery of affordable housing throughout Renfrewshire, including methods of construction and the inclusion of innovative energy efficiency measures for new homes.

Housing Infrastructure Fund (HIF)

As part of the Scottish Government's Housing to 2040 strategy, Scottish Ministers agreed to continue with the Housing Infrastructure Fund (HIF) in the period up to 2026.

The Housing Infrastructure Fund provides both Councils and housing association partners with additional grant to support the unlocking of challenging sites where the scale and nature of infrastructure costs would prevent these sites from being progressed as part of the Strategic Housing Investment Plan where projects can deliver affordable homes in line with the Council's strategic priorities. The funding allocated to the Housing Infrastructure Fund nationally is around £50 million in the 2021-2026 period.

In recent years, a number of Renfrewshire projects have successfully accessed the Housing Infrastructure Fund with housing association partners continuing to look at options to bid

for support from the Housing Infrastructure Fund as and when required.

At present, no project developer within this Strategic Housing Investment Plan is looking to access Housing Infrastructure Fund support, however this may change as proposals are refined and developments move on site.

Monitoring Progress

To monitor progress in delivering individual projects and ensure that resources are managed effectively, a range of project management measures are employed.

These include ongoing liaison between services within the Council and between the Council and housing association partners on specific projects; quarterly tripartite meetings between the Council, individual housing association partners and the Scottish Government; regular internal officer group meetings to review progress in delivering the overall development programme and a monthly review of project progress with all developers of affordable housing.



Renfrewshire Council development, Ferguslie Park, Paisley

Strategic Housing Investment Plan Appendices

Appendix 1 details progress with projects currently on site as well as proposals for future projects identified as part of this Strategic Housing Investment Plan.

Appendix 2 shows recent affordable housing completions with a breakdown of property size delivered on each site.

Appendix 3 lists projects that are currently progressing and/or expected to require grant funding as part of the Strategic Housing Investment Plan process.

Equalities

This Strategic Housing Investment Plan includes housing provision for a range of different needs groups including housing for older people and those with physical disabilities.

The Strategic Housing Investment Plan has been prepared in consultation with the Health and Social Care Partnership (HSCP) to ensure that projects take account of opportunities to deliver housing that meets the needs of a range of households with specific needs.

In line with The Equality Act 2010 and the associated protected characteristics, an Equality and Human Rights Impact Assessment has been prepared alongside the preparation of this Strategic Housing Investment Plan to identify the likely or actual effects of it on people.

The assessment includes identifying where there will be a positive impact and further opportunities to promote equality. The assessment did not identify any negative impacts on people in relation to this Strategic Housing Investment Plan.

Provision of new housing through the Affordable Housing Supply Programme supports a number of the Articles in the United Nations Convention on the Rights of the Child, including Article 27 (adequate standard of living).

Viewing this Strategic Housing Investment Plan

This Strategic Housing Investment Plan can be viewed on the Council's website by visiting:

<https://www.renfrewshire.gov.uk/article/4232/Strategic-Housing-Investment-Plan>

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects completed in 2023/24

Development	Units	Status	Comment
Ferguslie Park, Paisley	101	Completed July 2023	101 new social rented homes from Renfrewshire Council that contribute to the regeneration of the Ferguslie Park area. The final homes were completed in July 2023 with the development consisting of 22 x 1 Bed, 67 x 2 Bed, 10 x 3 Bed and 2 x 4+ Beds homes.
Abbey Quarter Phase IV, Paisley Town Centre	81	Completed December 2023	81 new homes for social rent from Link Group. This fourth phase of development completes the redevelopment of the former Arnott's site, a key strategic location in Paisley Town Centre. The final homes were completed in December 2023 with the development consisting of 10 x 1 Bed and 71 x 2 Bed homes.
Woodend House, Houston, West Renfrewshire	14	Completed February 2024	14 new homes for social rent from Link Group within a larger private sector development in Houston, West Renfrewshire which was delivered as part of the Council's Affordable Housing Policy. The final homes were completed in February 2024 with the development consisting of 14 x 2 Bedroom homes.

1B: Projects currently on site or due to start on site

Development	Units	Status	Comment
Napier Street, Linwood	51	On site, due to complete September 2024	This social rented development of 51 homes by Sanctuary Scotland Housing Association will add to the affordable housing supply in Linwood. This project is expected to be completed by the end of September 2024. Property sizes include 37 x 2 Bed, 14 x 3 Bed.
Paisley West End, Sutherland Street	35	On site, due to complete February 2025	Sanctuary Scotland are on site developing 35 new homes for social rent as part of the regeneration of Paisley's West End. Property sizes include 28 x 2 Bed, 7 x 3 Bed.
East Lane, Paisley Town Centre	48	On site, due to complete March 2025	This social rented development of 48 homes by Loretto Housing Association will add to the affordable housing supply in central Paisley. Property sizes include 16 x 1 Bed, 32 x 2 Bed.
Orchard Street, Paisley	46	On site, due to complete mid to late 2025	Work has now started on the Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017. The overall development is expected to complete in the second half of 2025. Property sizes still to be confirmed.
Cartha Crescent, Paisley	33	On site, due to complete April 2025	Williamsburgh Housing Association are now on site developing 33 homes for social rented that will add to the affordable housing supply in central Paisley. Property sizes include 12 x 2 Bed, 21 x 3 Bed.
Hawkhead, Paisley	30	On site, due to complete May 2025	Link Group are onsite developing 30 homes for social that will add to the affordable housing supply in Paisley. Property sizes include 30 x 2 Bed.

Johnstone Castle Phase II	68	On site , due to complete August 2026	Link Group are onsite delivering the second phase of affordable housing in Johnstone Castle. This development will provide 68 homes for social rent as well as infrastructure and green spaces. Property sizes include 40 x 2 Bed, 28 x 3 Bed.
Gallowhill, Paisley	65	Off site , Due to start on site in January 2025	Following public consultation, plans are being progressed to deliver this development of around 65 new Council homes for social rent that will add to the affordable housing supply in the Gallowhill area.
Howwood Road, Johnstone (Site 1 of 2)	70	Off site , Due to start on site in January 2025	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver 70 new Council homes in this first phase of development in the Howwood Road Area of Johnstone.
Bishopton, Phase 3A	46	Offsite - Start date tbc	<p>The third phase of development at Bishopton Dargavel Village is expected to provide 46 new homes for social rent as part of a two stage development.</p> <p>Construction of these homes was delayed following the administration of Stewart Milne Homes who were the initial developer of these homes.</p> <p>Following an administration process, a new developer is now progressing this site and will deliver these homes for Loretto Housing Association with discussions ongoing between the developer and Loretto Housing Association to deliver these homes in the early years of the Strategic Housing Investment Plan period.</p>

1C: Projects expected to start on site in 2025/26 or later or when a projected site start date has still to be confirmed

Development	Units	Status	Comment
West End - Remaining Sites	120	Offsite - Start date tbc	Sanctuary Scotland are progressing plans for approximately 120 affordable new homes developed as part of the regeneration of Paisley's West End.
Bishopton, Phase 3B	16	Offsite - Start date tbc	This second stage of the third phase of development at Bishopton Dargavel Village is expected to provide 16 new homes for social rent. Construction of these homes was delayed following the administration of Stewart Milne Homes. A new developer is now progressing this site and will deliver these homes for Loretto Housing Association with discussions ongoing between the developer and Loretto Housing Association.
Bishopton, Phase 4	20	Offsite - Start date tbc	Potential site identified for progression by Loretto Housing Association and a Private Developer for approximately 20 social rented homes within Bishopton Community Growth Area (CGA) (Dargavel Village).
Bishopton, Phase 5	23	Offsite - Start date tbc	Potential site identified for progression by a Housing Association partner and Private Developer for approximately 23 social rented homes within Bishopton Community Growth Area (CGA) (Dargavel Village).
Springbank, Paisley (Phase 1 of 2)	65	Offsite, Due to start on site in October 2026	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 65 new Council homes in this first phase of development in the Springbank Road Area of Paisley.
Foxbar Rivers, Paisley	40	Offsite - Start date tbc	This social rented development of around 40 homes by Renfrewshire Council will add to the affordable housing supply in the Foxbar area of Paisley and bring vacant sites back in to use.

Howwood Road, Johnstone (Site 2 of 2)	60	Offsite, Due to start on site in October 2027	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 60 new Council homes in this second phase of development in the Howwood Road Area of Johnstone.
Thrushcraigs, Paisley	50	Offsite, Due to start on site in July 2027	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 50 new Council homes in the Thrushcraigs Area of Paisley.
Springbank, Paisley (Phase II)	35	Offsite, Due to start on site in January 2030	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 35 new Council homes in this second phase of development in the Springbank Road Area of Paisley.
West Renfrewshire Villages (Potential Affordable Housing Policy Sites subject to Planning Permission)	62	Offsite - Start date tbc	Three potential sites identified for progression by Housing Association partners for approximately 62 social rented homes as part of mixed tenure developments proposed in Houston, Kilbarchan and Lochwinnoch - West Renfrewshire as part of the Affordable Housing Policy.
Older Persons Housing Reprovisioning, Erskine	24	Offsite - Start date tbc	Bridgewater Housing Association are progressing plans for a purpose built older persons housing development of around 24 units that will replace existing scattered older persons housing provision across Erskine. Construction of these homes was delayed following the administration of Stewart Milne Homes who were the developer of these homes for Bridgewater Housing Association. Property sizes were likely to include 6 x 1 Bed, 18 x 2 Bed homes but this may change when a new development partner is identified.
Broomlands & Carbrook Street, Paisley	43	Offsite - Start date tbc	Renfrewshire Council regeneration area. Following public consultation, plans are being progressed to deliver around 43 new Council homes in the Broomlands and Carbrook Street Area of Paisley.
Gibson Crescent, Johnstone	28	Offsite - Start date tbc	This social rented development of around 28 homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.

Stirling Drive, Linwood	64	Offsite - Start date tbc	This social rented development of around 64 homes by Linstone Housing Association will add to the affordable housing supply in Linwood.
Ryefield, Johnstone	36	Offsite - Start date tbc	This social rented development of approximately 36 homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.
Garthland Lane, Paisley	32	Offsite - Start date tbc	This social rented development of around 32 homes by Renfrewshire Council will add to the affordable housing supply in central Paisley.
Foxbar Rivers, Paisley	40	Offsite - Start date tbc	This social rented development of around 40 homes by Paisley Housing Association will add to the affordable housing supply in the Foxbar area of Paisley and bring vacant sites back in to use.
MacDowall Street, Johnstone	35	Offsite - Start date tbc	Discussions will take place to identify an affordable housing provider to develop this gap site for affordable housing.
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	Offsite - Start date tbc	This social rented development of around 22 homes by a developer still to be identified will add to the affordable housing supply in the Ferguslie Park area of Paisley and bring a vacant site back in to use.
East Lane, Paisley (Site 2 of 2)	30	Offsite - Start date tbc	Site identified for longer term development.
Supported Housing, Paisley (Site tbc)	14	Offsite - Start date tbc	Efforts will continue to identify a potential site for supported housing in Paisley Town Centre to potentially meet the needs of homeless service users.
Town Centres	tbc	Offsite - Start date tbc	Efforts will continue to identify potential site(s) for affordable housing in Town Centre locations to promote mixed tenure communities and the growth of resident town centre populations.
West Renfrewshire Villages	tbc	Offsite - Start date tbc	Efforts will continue to identify additional potential site(s) for affordable housing in West Renfrewshire to promote mixed tenure communities.

North Renfrewshire Villages	tbc	Offsite - Start date tbc	Efforts will continue to identify additional potential site(s) for affordable housing in North Renfrewshire to promote mixed tenure communities.
Local Development Plan Affordable Housing Policy Future Requirements			Subject to the availability of Scottish Government grant, this Strategic Housing Investment Plan will support the development of new affordable homes within private sector sites as part of Renfrewshire's Affordable Housing Policy.

Completions between 2019 and 2024 & estimated completions 2024/25

Appendix 2

2019/20				
Sanctuary	Paisley West End (Phase I (Co-op), Paisley	9x 1 Bed, 18x 2 Bed, 12x 3 Bed	39	
Sanctuary	Love Street, Paisley	47x 2 Bed, 85x 3 Bed	132	
Link	New Sneddon Street, Paisley	24x 2 Bed	24	195
2020/21				
Link	Smithhills Street, Paisley	26x 2 Bed	26	
Renfrewshire Council	Bishopton Phase I	10x 1 Bed, 34x 2 Bed, 34x 3 Bed, 2x 4+ Beds	80	
Williamsburgh HA	Milliken Road, Kilbarchan	14x 1 Bed, 4x 2 Bed	18	124
2021/22				
Renfrewshire Council	Johnstone Castle, Johnstone	4x 1 Bed, 67x 2 Bed, 20x 3 Bed, 4x 4+ Beds	95	
Link Group	Amochrie Road, Foxbar, Paisley	34x 2 Bed, 2x 3 Bed	36	
Link Group	Thrushcraigs Phase II (St Ninians), Paisley	12x 2 Bed, 11x 3 Bed	23	
Paisley HA	Westerfield House, Paisley (Older Persons Provision)	16x 1 Bed	16	170
2022/23				
Sanctuary/Paisley HA	Glenburn, Paisley	8x 1 Bed, 73x 2 Bed, 50x 3 Bed	131	
Link Group	Millarston, Paisley	16x 1 Bed, 62x 2 Bed, 2x 3 Bed, 19x 4+ Beds	99	
Renfrewshire Council	Auchengreoch Road, Johnstone	8x 1 Bed, 17x 2 Bed, 12x 3 Bed, 2x 4+ Beds	39	
Loretto	Bishopton Phase II	12x 1 Bed, 14x 2 Bed, 32x 3 Bed	58	
Williamsburgh HA	Albert Road, Renfrew	13x 2 Bed, 29x 3 Bed	42	369
2023/24				
Renfrewshire Council	Ferguslie Park, Paisley	22x 1 Bed, 67x 2 Bed, 10x 3 Bed, 2x 4+ Beds	101	
Link Group	Abbey Quarter Phase 4 (AQP4), Paisley	10x 1 Bed, 71x 2 Bed	81	
Link Group	Woodend House, Houston	14x 2 Bed	14	196
				1,054
2024/2025 - Estimated Completions				
Sanctuary	Napier Street, Linwood	37x 2 Bed, 14x 3 Bed	51	
Sanctuary	Sutherland Street, Paisley	28x 2 Bed, 7x 3 Bed	35	
Loretto	East Lane, Paisley	16x 1 Bed, 28x 2 Bed	48	

Appendix 3

Core Projects
Johnstone Castle Phase II*
Cartha Crescent, Paisley
Hawkhead, Paisley
East Lane, Paisley
Orchard Street/Causeyside Street (HRA)
Howwood Road, Johnstone (Site 1 of 2)
Gallowhill, Paisley
West End - Remaining Sites
Bishopton Phase 3A
ROTS Open Market Acquisitions Initiative
Affordable Housing Policy Future Reqs [^]

*Funded without Grant from RPA

Homes
68
33
30
48
46
70
65
120
46
4
tbc
530

£ Million (Estimated Grant Requirement)							
Total Est Grant Req (£M)	Est Spend by of End March 2025	(Yr 1) 2025/26	(Yr 2) 2026/27	(Yrs 3-5) 2027/28-2029/30	(Yr 6+) 2030/31 & Beyond		
N/A	N/A	£0.000	£0.000	£0.000	£0.000		
£3.233	£3.233	£0.000	£0.000	£0.000	£0.000		
£3.101	£3.101	£0.000	£0.000	£0.000	£0.000		
£6.044	£6.044	£0.000	£0.000	£0.000	£0.000		
£5.003	£3.751	£1.252	£0.000	£0.000	£0.000		
£10.431	£1.315	£5.997	£3.119	£0.000	£0.000		
£9.634	£0.707	£5.000	£3.927	£0.000	£0.000		
£10.943	£4.841	£1.130	£1.700	£3.272	£0.000		
£4.202	£1.000	£0.000	£3.202	£0.000	£0.000		
£0.168	£0.168	£0.000	£0.000	£0.000	£0.000		
tbc	tbc	tbc	tbc	tbc	tbc		
£52.759	£24.160	£13.379	£11.948	£3.272	£0.000		

Shadow Projects
Bishopton Phase 3B
Bishopton, Phase 4 [^]
Bishopton, Phase 5 [^]
Springbank, Paisley (Phase 1 of 2)
Foxbar Rivers, Paisley (RC)
Howwood Road, Johnstone (Site 2 of 2)
Thrushcraigs, Paisley

Homes
16
20
23
65
40
60
50

Total Est Grant Req (£M)	Est Spend by of End March 2025	(Yr 1) 2025/26	(Yr 2) 2026/27	(Yrs 3-5) 2027/28-2029/30	(Yr 6+) 2030/31 & Beyond		
£1.461	£0.000	£0.000	£1.461	£0.000	£0.000		
£1.824	£0.000	£0.000	£1.824	£0.000	£0.000		
£2.097	£0.000	£0.000	£0.000	£2.097	£0.000		
£5.433	£1.352	£0.450	£0.000	£3.631	£0.000		
£3.343	£0.050	£0.500	£0.000	£2.793	£0.000		
£5.015	£0.400	£0.400	£0.000	£4.215	£0.000		
£4.179	£0.119	£0.600	£0.000	£3.460	£0.000		

Springbank, Paisley (Phase 2 of 2)
West Renfrewshire Villages (3 Potential sites)^
Older Person's Reprovisioning, Erskine
Broomlands & Carbrook Street, Paisley
Gibson Crescent/North Road, Johnstone
Stirling Drive, Linwood
Ryefield, Johnstone

^Affordable Housing Policy

35	£2.925	£0.350	£0.000	£0.000	£2.575	£0.000
62	£5.654	£0.000	£0.000	£0.000	£5.654	£0.000
24	£2.578	£0.000	£0.000	£0.000	£2.578	£0.000
43	£6.130	£0.287	£0.000	£0.000	£5.843	£0.000
28	£2.553	£0.000	£0.000	£0.000	£2.553	£0.000
64	£6.936	£0.859	£0.000	£0.000	£6.077	£0.000
36	£3.664	£0.150	£0.000	£0.000	£3.514	£0.000
566	£53.792	£3.567	£1.950	£3.285	£44.990	£0.000

Longer Term Projects
Garthland Lane, Paisley
Foxbar Rivers, Paisley
MacDowall Street, Johnstone
Westburn Avenue/Blackstoun Road, Paisley
East Lane, Paisley (Site 2 of 2)
Supported Housing, Paisley (Site tbi)
Town Centres (Future sites tbi)
West Ren Villages (Future sites tbi)
North Ren Villages (Future sites tbi)

^Affordable Housing Policy

Homes	Total Est Grant Req (£M)	Est Spend by of End March 2025	(Yr 1) 2025/26	(Yr 2) 2026/27	(Yrs 3-5) 2027/28-2029/30	(Yr 6+) 2030/31 & Beyond
32	£2.675	£0.225	£0.000	£0.000	£0.000	£2.450
45	£3.647	£0.000	£0.000	£0.000	£0.000	£3.647
35	£3.191	£0.000	£0.000	£0.000	£0.000	£3.191
22	£1.839	£0.143	£0.000	£0.000	£0.000	£1.696
30	£2.735	£0.000	£0.000	£0.000	£0.000	£2.735
14	£1.277	£0.000	£0.000	£0.000	£0.000	£1.277
tbc	£tbc	£tbc	£tbc	£tbc	£tbc	£tbc
tbc	£tbc	£tbc	£tbc	£tbc	£tbc	£tbc
tbc	£tbc	£tbc	£tbc	£tbc	£tbc	£tbc
178	£15.364	£0.368	£0.000	£0.000	£0.000	£14.996
1,274	£121.915	£28.095	£15.329	£15.233	£48.262	£14.996



Environment, Housing and Infrastructure
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1BR

www.renfrewshire.gov.uk

