



Background Paper 2

# RENFREWSHIRE LOCAL HOUSING STRATEGY 2016-2021: Consultation Report



This is background paper 2 to Renfrewshire's Local Housing Strategy 2016-2021.

The document can be found online at

[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

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## Consultation Report

### Developing the Strategy

This report contains a summary of the consultation activities undertaken in the development of the new Local Housing Strategy (LHS) 2016-2021.

It is worth noting that this LHS is the third to be developed following the first LHS in 2004 and second LHS in 2011. This LHS has been developed having taken account of the last LHS and the annual updates which highlight policy developments, ongoing research and regular dialogue with RSLs in Renfrewshire, which together formed a sound basis for developing this new LHS.

Key local policies that fed into this LHS include Renfrewshire's Community Plan and the Local Development Plan which were all developed following public consultation.

During spring/summer 2015, officers from the Council's Housing Strategy and Development team developed the new LHS, with input from RSLs. Renfrewshire Council's Housing and Community Safety Board approved the draft in November 2015 for a period of public consultation ending March 2016.

### Consultation Activities

The range of consultation activities included:

- Online article and survey monkey questionnaire on Renfrewshire Council website;
- Circulation of the document and survey to all Council Tenants and Residents Associations, Community Councils, developers and other relevant local groups;
- Presentation and discussion at the Council Wide Forum (RC tenants reps);
- Discussion at the Joint Planning and Performance Group for Physical Disability and Sensory Impairment;
- Discussion with reps from the Carers Centre;
- Presentation and discussion with Elected Members;
- Collaboration with RSLs in Renfrewshire through the Housing Providers Forum;
- Presentation and discussion at the Homelessness Partnership;
- Information on social media;
- Article in "The Peoples News" (Renfrewshire Council tenants' newsletter) inviting comments;
- Three public drop-in sessions arranged in Paisley, Johnstone and Renfrew.

A summary of the representations made and the responses within the LHS are shown in the table below.

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Legislative and Policy Context</b>			
<b>Clydeplan</b>	The SDP is named as one of the documents but no written context is provided.	No suggestions/addition provided.	SDP written context included in final LHS.
<b>Renfrewshire's Housing Need and Demand</b>			
<b>Clydeplan</b>	Do not see the clear progression from GCV HNDA to HSTs.	More explicitly state the connection between HNDA, the Anna Evans study and the Housing Supply Targets.	The section on housing needs and demand assessment and housing supply targets has been revised to make these clearer and easier to understand.  The private sector target are above the identified housing need and demand and reflect the overall trends in housing completions over the years.  The LHS makes clear that the Council will consult on the preparation of an affordable housing policy that will help address shortfalls of affordable housing.
<b>Persimmon Homes</b>	There is not enough information on how the Draft Housing Target has been arrived at.  The Private Sector Supply Targets are too low and are not in line with predicted growth that is discussed throughout the document.	More detail is needed in this section  The Supply Target should be increased to align with future economic ambitions and the current completion figure setting the benchmark.	
<b>Resident Bridge of Weir</b>	The target for affordable homes is too low and concentrates the provision of affordable housing into already deprived areas.	Increase the affordable housing supply target and diversify the location of developments.	
<b>Federation of Local Associations In Renfrewshire (FLAIR)</b>	We would like to see a quota being set for affordable housing provision, including social rented housing, in any large scale private development across Renfrewshire.	No suggestions/addition provided.	

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Strategic Outcome 1 The supply of housing is increased</b>			
<b>Committee Rep Paisley South Housing Association</b>	Renfrewshire Council should encourage/promote/prioritise community based housing associations as development partners.	No suggestions/addition provided.	This will be discussed at the recurring Housing Providers Forum
<b>Resident Renfrewshire</b>	Villages require properties to downsize to within the village.  Lack of redevelopment of Brownfield sites for housing needs; too much destruction of greenbelt for housing.	No suggestions/addition provided.	The LHS makes clear that the Council will consult on the preparation of an affordable housing policy that will help address shortfalls of affordable housing. This may help to deliver smaller size housing.  Brownfield sites are expected to contribute towards most of Renfrewshire's development. This is outlined in Outcome 1 of the final LHS.
<b>Attendees at Johnstone Town Hall consultation event</b>	Need more affordable family homes and more homes for special needs in the villages.  Not enough affordable housing for young people.	No suggestions/addition provided.	The LHS makes clear that the Council will consult on the preparation of an affordable housing policy that will help address shortfalls of affordable housing.

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Strategic Outcome 2 Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well functioning town centres</b>			
<b>Committee Rep Paisley South Housing Association</b>	Need to have the right community services in the right places and better transport links between housing schemes. Need high street regeneration to encourage employers into Paisley.	No suggestions/addition provided.	Outcome 2 details a range of measures to ensure sustainable homes in sustainable locations. Outcome 2 also details the priority of Town Centre Regeneration through a variety of initiatives.
<b>Resident Renfrewshire</b>	Forethought should be given to services and transportation links within an area when building homes – can existing infrastructure support the development?	No suggestions/addition provided.	Outcome 2 details a range of measures to ensure sustainable homes in sustainable locations.
<b>Federation of Local Associations In Renfrewshire (FLAIR)</b>	We welcome the plan to create more comprehensive regeneration strategies for areas such as Paisley West End.	Involve all stakeholders in developing regeneration plans in Paisley West End.	Through both the LHS and LDP, actions are in place to ensure that all plans for regeneration will involve consultation and engagement with appropriate stakeholders and communities.

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Strategic Outcome 3 People live in high quality, well managed homes</b>			
<b>Committee Rep Paisley South Housing Association</b>	Private landlords should be regulated, similar to social landlords, to ensure standards are high and remain high.	No suggestions/addition provided.	The LHS sets out our intentions to improve quality and condition in the private rented sector, using available powers.  The LHS sets out an action to develop partnership approach among social landlords to work together to improve the estate environment in multi-tenure areas.
<b>Attendees at Johnstone Town Hall consultation event</b>	There is a need to tackle poor quality private rented homes in BOW.  The Council should have more powers to deal with landlords who don't look after their property.	No suggestions/addition provided.	
<b>Resident Paisley</b>	Make areas better looking and nicer to live in. If it's nice, people will look after it.	Need to be better partnership working between the Council, homeowners and landlords.	

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Strategic Outcome 4 Homes are energy efficient and fuel poverty is minimised</b>			
<b>ROAR, connections for life</b>	A lot of older people live in big homes but only live in one room because they can't afford to heat it. They don't want to move because they want to hand the home down to the family.	No suggestions/addition provided.	The LHS notes the energy advice services available and these have been passed to the respondent. The LHS notes the range of housing options for older people being developed and advice on these is available to those who may wish to consider moving.
<b>Residents Paisley</b>	Renewables are the way forward. No point building a new house if someone can't afford to heat it.	No suggestions/addition provided.	New homes must meet relevant Building Regulations which set energy standards for new homes.

<b>Strategic Outcome 5 Homelessness is prevented and vulnerable people get the advice and support they need</b>			
<b>Health and Homelessness Lead</b>	I do not think 'leaving prison' should be in the same sentence as 'leaving hospital' as the number of people who are subject to a planned discharge from hospital is minimal, and the Hospital Discharge Protocols are reviewed annually.	Perhaps the reference to hospital discharges should be explained as minimal as they do not appear to be causing any major issues for the Housing Options and Homelessness Service.	The Scottish Government group 'leaving prison/hospital/other institution' together when reporting homeless application numbers. To accurately report performance in LHS updates 'leaving prison' and 'leaving hospital' will remain grouped.
<b>Attendees at Johnstone Town Hall consultation event</b>	I think there is a need for a modern version of hostel accommodation for single men who are homeless and have problems.	No suggestions/addition provided.	The LHS notes the Council will review existing temporary accommodation model to ensure it meets the changing needs of homeless people
<b>Resident Bridge of Weir</b>	Renfrewshire has an excellent record in housing homeless people.	No suggestions/addition provided.	

Representative	Summary of Representation	Suggested alteration/addition	Housing Strategy Response
<b>Strategic Outcome 6 People are able to live independently for as long as possible in their own homes</b>			
<b>Glasgow Clyde Valley Strategic Development Planning Authority</b>	The LHS should look to broaden the scope of any affordable housing policy to include cover for specialist housing requirements.	You may wish to consider referring to policy 9 in the proposed SDP as you form the policy.	We recognise that we need to develop our information base on current and future housing requirements of particular needs groups. We will be working closely with health and social care partners to do this and will plan how we can meet identified housing needs.
<b>Renfrewshire Access Panel</b>	<p>There is a shortage of accessible housing in Renfrewshire.</p> <p>The size and layout of all housing should give consideration to retrofitting aids and adaptations to future proof new properties.</p> <p>New build projects should consider the immediate environment and making it accessible.</p> <p>There should be an aids/adaptations contingency fund.</p>	<p>10% of all building developments must be accessible (specialist adapted) housing, both private and social developments.</p> <p>No suggestions/addition provided.</p> <p>No suggestions/addition provided.</p> <p>Private builders should pay £1,000 for each house built to create an aids/adaptations contingency fund that can be used to fund retrofitting and new build accessible homes for the affordable sector. This will be recouped by builders by putting up the sale price of each house by £1,000.</p>	<p>“Renfrewshire’s Places: Residential Design Guide” provides advice and guidance to encourage best practice and high quality design in new build developments. This includes the immediate environment and accessibility and ease of use issues.</p> <p>Local authorities do not have the powers to require private builders to do this.</p>

<b>Attendees at Johnstone Town Hall consultation event</b>	Social isolation for older people, especially those aged 80+ in Renfrewshire is a big problem.	No suggestions/addition provided.	The LHS notes the range of housing for older people being developed and that these provide opportunities for social interaction.
<b>Federation of Local Associations In Renfrewshire (FLAIR)</b>	We agree with taking a more flexible approach to housing for older people and think there may also be opportunities to acquire or convert housing for this purpose and develop core and cluster housing from existing services.	No suggestions/addition provided.	The LHS notes an action to implement actions arising from the external review of older persons housing over the lifetime of the LHS.

<b>Representative</b>	<b>Summary of Representation</b>	<b>Suggested alteration/addition</b>	<b>Housing Strategy Response</b>
<b>Strategic Outcome 7 Affordable housing is accessible to people who need it</b>			
<b>Resident Bridge of Weir</b>	Affordable housing provision is still insufficient.	No suggestions/addition provided.	Affordable housing provision has been considered in the preparation of housing supply targets in the final LHS.

<b>The LHS overall</b>			
<b>Committee Rep Paisley South Housing Association</b>	The LHS is quite long and dry to read in parts. I don't disagree with the content of the LHS.	No suggestions/addition provided.	The layout and format has been changed and the text edited down.
<b>Physical Disability and Sensory Impairment Joint Planning and Improvement Group (multiple members)</b>	The document is not easily accessible to people with a sensory impairment or learning disability.	Would like to see a summary of the document	
<b>Resident Renfrewshire</b>	Keeping the public informed is very important.	Make better use of social media and emailing, make the website user friendly.	Renfrewshire Council's public website has recently been upgraded.
<b>Federation of Local Associations In Renfrewshire (FLAIR)</b>	A general observation is that, as on previous occasions, the document	It would be helpful to include stock numbers for each RSL operating in	The work of Housing Association partners has been included in the

	highlights Renfrewshire Council activity and the work of local Housing Associations is very much secondary.	Renfrewshire and also whether they provide a community base for their tenants to access services.	preparation of the final LHS. Where possible statistical information is included.
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