



Draft Renfrewshire Strategic Housing Investment Plan 2026 to 2031

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Renfrewshire's draft 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 the support delivery of new affordable homes.

This draft Renfrewshire Strategic Housing Investment Plan 2026 to 2031 has been informed by discussions with the Scottish Government and housing association partners operating in Renfrewshire.

The Council are inviting local communities, housing associations and other stakeholders to comment and provide feedback on the draft plan to help shape the finalised Strategic Housing Investment Plan.

Once finalised the Strategic Housing Investment Plan is submitted to the Scottish Government and a Strategic Local

Programme Agreement (SLPA) for Renfrewshire will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and housing association partners on funding for specific affordable housing projects.

Public consultation on this Draft Strategic Housing Investment Plan will open on **20th August 2025** with the consultation closing on **19th September 2025**.

Comments should be returned by email or by post to:

Email: strategyandplace@renfrewshire.gov.uk

Place Strategy Team, Chief Executives Service,
Renfrewshire Council, Renfrewshire House, Cotton
Street, Paisley, PA1 1WB

This draft 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 Strategic Housing Investment Plan 2026-2031 will be available on the Renfrewshire Council website for four weeks for interested parties to review and comment on.

Aligning with Renfrewshire's Local Housing Strategy and Development Plan

The draft 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.

The draft 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 and support the delivery of the Renfrewshire Local Development Plan 2. These projects are expected to be supported by Scottish Government grant funding over the short, medium and longer term.

Projects included within the draft Strategic Housing Investment Plan will 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.

Renfrewshire's Local Housing Strategy

The fourth Local Housing Strategy for Renfrewshire was approved at the Council's Communities and Housing Policy Board in October 2023. The Local Housing Strategy 2023-2028 looks to build on 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:

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.
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.

Development Plan for Renfrewshire

Renfrewshire's current Development Plan consists of National Planning Framework 4 and the Renfrewshire Local Development Plan 2021 (LDP2).

Renfrewshire's Development Plan supports the development of new homes that improve affordability, choice, accessibility and adaptability, including the provision of wheelchair accessible homes.

When the Council is assessing projects included as part of this draft Strategic Housing Investment Plan, it will consider proposals against the policies in the National Planning Framework 4 and Renfrewshire LDP2.



Link/C~urb Housing Association, social rented development, Hawkhead, Paisley



Sanctuary Scotland, social rented development, Sutherland Street, Paisley

The Scottish Government's Housing Programme

The Scottish Government 'Housing to 2040 Strategy' includes a target to provide 110,000 affordable homes by 2032 with at least 70% of these homes to be developed for social rent.

The Scottish Parliament declared a national housing emergency in May 2024 recognising a range of challenges facing the housing sector including pressures on homelessness services, high levels of people in temporary accommodation and a lack of affordable homes compared to high waiting lists.

Renfrewshire Council are committed to contribute to addressing the national housing emergency and affordable housing supply targets. The Council will continue to work in partnership with the Scottish Government, our housing association partners, private developers and the construction industry to increase the delivery of affordable homes throughout Renfrewshire in line with available funding.

Resources for Affordable Housing Delivery

The national funding position for the delivery of affordable homes improved in 2025. In 2025/26, Renfrewshire will receive a funding allocation in line with past allocations prior to 2024/25. Funding for 2025/26 is confirmed at £17.311 million compared to £13.181 million allocated in 2024/25.

Prior to 2024/25, the Scottish Government provided Councils with multi-year Resource Planning Assumptions (RPA's) to support longer term planning and delivery of projects within the Strategic Housing Investment Plan, providing some degree of certainty to facilitate longer term planning by housing providers.

Due to pressures on national budgets, RPA's in 2024/25 and 2025/26 were issued on a single year basis rather than as multi-year RPA's.

Scottish Government funding allocations beyond 2025/26 are still to be confirmed. It is likely that funding awards will continue to be made on a single year basis over the next few years. For the purpose of programming a five-year plan, the draft Strategic Housing Investment Plan estimates that an RPA of £15m will be available each year from 2026/27 to support the delivery of new affordable homes in Renfrewshire.

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. **The Scottish Government benchmark grant rate is currently set at £87,763 for new build social rented Council homes and £95,741 for new build housing association homes.**

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

Affordable housing providers who develop affordable homes through a Section 75 Agreement on a larger private sector housing site are required to deliver homes at the benchmark rate.

Funding Additional Design Features

In addition to the basic flexible benchmark grant, 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 is met from existing funding allocations from the Scottish Government - this can have an impact on the number of new affordable homes being delivered as the level of grant funding required per property increases.

Funding for Acquisition of Private Housing (Rental Off the Shelf) and the National Acquisition Programme

Provision has been included within the Strategic Housing Investment Plan in recent years to assist affordable housing providers to purchase appropriate properties for social rent on the open market by utilising Scottish Government Grant.

The Scottish Government announced a two-year £80 million National Acquisitions Fund in April 2024, with additional funding allocations made to Councils to support open market acquisitions over the period 2024/25 and 2025/26.

Renfrewshire Council received £171,000 from this national fund in 2025/26 which was supplemented by funding from the confirmed Resource Planning Assumption to provide over £1m to support affordable housing providers to acquire suitable homes for social rent on the open market.

This allowance is subject to continuous review depending on the level of funding made available to Renfrewshire.

Scottish Government Charitable Bond Funding (ALLIA)

In addition to funding made available to Renfrewshire through the confirmed Resource Planning Assumption for 2025/26, Renfrewshire projects have previously successfully accessed 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.

These additional funds have been used by Link/C~urb Housing Association on their development of 68 social rented homes in Johnstone Castle which are due to complete in June 2026.

Council Tax on Empty and Second Homes

In Renfrewshire, no direct funding is allocated to the affordable housing programme from revenue raised from empty or second homes with any revenue raised allocated to the Council's General Fund to support wider Council priorities.

This approach will continue due to ongoing pressures on overall Council budgets with any ring fencing of funds only likely to be considered when it is sustainable to do so.



Williamsburgh Housing Association, social rented development, Albert Road, Renfrew

Meeting Renfrewshire's Affordable Housing Needs and LHS Strategic Priorities

The draft Strategic Housing Investment Plan aims to deliver a range of new affordable homes across Renfrewshire to meet housing needs and support the delivery of strategic priorities set out in the Renfrewshire Local Housing Strategy 2023-2028.

When developing proposals for new affordable homes, the Renfrewshire Local Development Plan (LDP2) requires development to include a range of property types and sizes to meet different housing needs, including smaller one bedroom homes and larger three and four bedroom family homes throughout Renfrewshire. This also includes the delivery of accessible homes and homes designed to wheelchair accessible standards.

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

This draft Strategic Housing Investment Plan supports the development of high quality energy efficient affordable homes,

recognising that good quality affordable housing can positively impact peoples' lives and enhance Renfrewshire's places. 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.

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

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 with this new draft Strategic Housing Investment Plan.

Whilst the focus will remain on adding to the supply of social rented homes in Renfrewshire, there is also a recognised need for alternative affordable housing options such as shared equity provision and Mid-Market Rent on larger affordable housing sites.

The inclusion of new affordable homes, other than homes for social rent, will be considered on a site by site basis taking account of project viability and 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 included in LDP2.



Williamsburgh Housing Association, social rented development, Cartha Crescent, Paisley

Particular Housing Needs

The Local Housing Strategy emphasises the importance of providing homes that meet the particular needs of different groups with a focus on enabling people to live independently for

as long as possible in their own homes and also in preventing homelessness.

In recent years, Link/C~urb Housing Association completed a mixed general and particular needs social rented development in Paisley Town Centre that included 20 amenity standard homes and 5 fully wheelchair accessible homes. In March 2025, Loretto Housing Association also completed 4 fully wheelchair accessible homes as part of their East Lane development in Paisley.

This draft Strategic Housing Investment Plan includes projects that will continue to contribute to meeting identified particular needs in Renfrewshire with mixed amenity housing and purpose built particular needs homes expected to be included across projects supported by grant funding.



Link/C~urb Housing Association, social rented General and Particular Needs, Paisley Town Centre

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

When preparing proposals for new build developments, 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.

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

The Local Housing Strategy requires 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.*

Rapid Rehousing Transition Plans

Renfrewshire Council's Rapid Rehousing Transition Plan (RRTP) 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 Investment Plan aims to support 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 who 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 provide tenancies, in conjunction with wrap-around support packages and provide assistance to access Health and Social Care Services.

Within Renfrewshire, both the Council and its housing association partners continue to prioritise lets to homeless households with 52% of all available Council social rented homes and 39% of all available housing association homes let to homeless households in 2024/25. This includes lets to both existing and new build social rented housing with available properties allocated in line with applicant housing need and the housing providers allocation policy.

Child Poverty

New housing development has a key role in tackling child poverty through supporting the delivery of a range of property types and sizes that meet the needs of families, and the creation of high quality energy efficient homes in sustainable communities that support health, wellbeing and educational attainment.

This draft Strategic Housing Investment Plan aligns with the priority actions of Renfrewshire's Local Child Poverty Action Report which aims to support the next generation to thrive within high quality affordable and accessible housing.

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 house sizes and any agreed property mix.

This approach should ensure that smaller homes are included to meet the housing needs of individuals and smaller households as well as larger family homes that meet the needs of larger families and households with children to help address the needs of low-income families.

It is recognised that a wide range of property types and sizes are required to meet identified housing needs on new affordable housing developments. As plans progress on individual sites and it becomes clearer what individual sites can accommodate, the importance of including larger family homes will be central to discussion with affordable housing providers in receipt of Scottish Government grant funding. This approach will support the aims of Renfrewshire's Local Child Poverty Action Plan.

Key Worker Housing

Renfrewshire Council does not have a key worker policy in relation to access to affordable housing and has no specific identified housing need for key worker housing locally. Projects delivered through the Strategic Housing Investment Plan process are accessible to all households with homes allocated in line with the developing landlords local allocation policy.

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 resettlement and asylum dispersal programmes.

So far, most of the accommodation required has been smaller with one or two bedroom properties being used due to the arriving household size.

Renfrewshire has continued to play its part in the national response by providing ongoing support. The number of homes required to support Renfrewshire's contribution towards the national resettlement scheme will be kept under review.

Gypsy/Travellers Provision

The Council continues to review the need to allocate land or identity and progress appropriate projects to meet any identified housing needs of the Gypsy/Traveller community in Renfrewshire taking account of the Scottish Government's Improving the lives of Scotland's Gypsy/Travellers 2 Action Plan 2024-2026 published in September 2024.

The Council notes the Scottish Government's decision to manage potential Gypsy/Traveller sites and associated funding allocations alongside the existing Resource Planning Assumption model traditionally used to support settled development.

This approach will support longer term planning and delivery of Gypsy/Traveller sites in Renfrewshire should a need be identified.

At present, no projects are included within the draft Strategic Housing Investment Plan. Should a requirement for accommodation/sites be identified, future updates of the Strategic Housing Investment Plan will include details of these projects.

Travelling Showpeople Provision

There are currently no permanent Travelling Showpeople sites in Renfrewshire. Through delivery of the strategic priorities included within the Local Housing Strategy 2023-2028 and the use of the Scottish Governments Accommodation Needs Toolkit (when available), 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.

Renfrewshire Council Regeneration and Renewal Programme

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

Over the period of the next Strategic Housing Investment Plan, Renfrewshire Council will continue to invest in its own new build social rented development programme to deliver high quality energy efficient homes to replace existing low demand housing or to add to the supply of Council housing with plans progressing to deliver homes in identified regeneration areas.

This draft Strategic Housing Investment Plan includes these new build Council projects with Scottish Government grant funding expected to be made available to supplement the Council's own investment in these new homes for social rent.

As well as adding to the supply of new Council housing, the Council will make best use of its existing housing stock through targeted and enhanced investment – including works to the external fabric of properties as well as 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

Town Centre Living

As with previous Strategic Housing Investment Plans, investing in town centre residential development remains a key objective of this draft Strategic Housing Investment Plan.

Investment in affordable housing to support the wider regeneration of our town centres helps deliver population growth, improve the vitality and environment of town centres and can help support the creation of sustainable communities.

Significant cross tenure new build development has taken place in town centres in recent years. In preparing the draft Strategic Housing Investment Plan there has been significant interest expressed by Housing Association partners to deliver new affordable homes primarily in and around Paisley Town Centre.

A project line is included within Appendix 3 of this draft Strategic Housing Investment Plan in order to support further affordable housing development in Paisley town centre. Provision is included in the programme to deliver approximately 100 new affordable homes in and around the town centre should funding be confirmed by the Scottish Government.

A number of development opportunities are currently being reviewed in terms of their viability and deliverability with new projects likely to be progressed over the next five-year period.

Delivering New Affordable Homes in North and West Renfrewshire

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

The Council recognises that there is an unmet demand and limited supply of affordable housing in these areas. The Council 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.

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

Loretto Housing Association are currently progressing a two stage development of a further 62 social rented homes in partnership with Dundas Homes. The first stage of development includes 46 homes which are due to complete in March 2027 with a further 16 homes also to be progressed at this location.

Discussions are ongoing with Loretto Housing Association, Sanctuary Scotland and private developers to deliver a further 43 homes for social rent within Dargavel Village across two sites.

In West Renfrewshire, three private sector sites that are allocated for residential use in the Renfrewshire Local Development Plan

2021 (LDP) offer the potential to deliver new social rented homes in Houston, Kilbarchan and Lochwinnoch through utilising the LDP's affordable housing policy, subject to planning approval. The Council will continue to work with our housing association partners to increase the supply of social rented housing in West Renfrewshire, taking account of housing waiting list data and the outputs from the Renfrewshire Housing Need and Demand study prepared in support of the current Renfrewshire Local Housing Strategy 2023-2028.

Tackling the Climate Crisis in Renfrewshire

Tackling the Climate Crisis continues to be a priority for Renfrewshire Council with work progressing as part of Renfrewshire's Plan for Net Zero and Local Heat and Energy Efficiency Strategy.

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

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 draft 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.

Bringing Empty Homes Back into use

The Council has a dedicated 'More Homes Officer' who works with owners of long-term empty properties to provide advice and assistance to support owners to bring long term empty properties back into productive use.

The Council's More Homes Officer also manages the Council's buy back and acquisitions scheme where properties that meet strategic objectives may be purchased and added to the Council's lettable housing stock.

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 with these homes adding to the supply of available homes in the affordable and private sectors.



Link/C~urb Housing Association, mixed tenure development, Houston

Programme Management and Project Prioritisation

This draft Strategic Housing Investment Plan splits projects into three groups:

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

Projects within each group are shown in Appendix 3.

The methodology used to prioritise projects is based on the potential availability of Scottish Government grant funding as well as the developers' ability to progress each project at key milestones in term of site acquisition, design work, planning approval, procurement and potential site start date.

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

These projects together form the proposed Strategic Housing Investment Plan with projects being delivered as funding becomes available.

Delivery timescales are dependent on future funding allocations from the Scottish Government and the developer's own capacity to progress sites.

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

Projects included within the 'Shadow Projects' group will be progressed as 'Core Projects' complete or as any additional funding becomes available or where the developing landlords has the capacity to 'front fund' projects to allow projects to proceed earlier than otherwise possible.

Projects included in the 'Longer Term Projects' group are expected to progress over the longer term with grant funding only likely to become available towards the end of or indeed beyond the current five year Strategic Housing Investment Plan period.

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

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 the '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.

The Strategic Housing Investment Plan development programme must be capable of adapting and responding to both delays in the delivery of projects and new affordable housing development opportunities to ensure that all funding available to Renfrewshire can be fully utilised.

This may result in existing project delivery timescales changing or new opportunities being added to the programme between annual Strategic Housing Investment Plan updates.

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

Delivery

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 non-traditional construction methods for projects included within this draft Strategic Housing Investment Plan.

The Council will continue to explore options for joint working around innovative delivery mechanisms that support the delivery of affordable homes throughout Renfrewshire.

Projects included within the 'core' element of the draft Strategic Housing Investment Plan are either currently progressing on site or are due to start on site soon with site investigation works already completed for these projects.

Site investigation works for the majority of projects in the 'shadow' and 'longer term' programme have still to take place with the results of these investigations informing project viability.

Housing Infrastructure Fund

The Housing Infrastructure Fund provides 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.

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 draft Strategic Housing Investment Plan is looking to access Housing Infrastructure Fund support, however this may change as developments conduct more detailed site investigations.

Vacant and Derelict Land Investment Programme

At present, no project within this draft Strategic Housing Investment Plan is currently utilising or been identified to seek funding from the Scottish Government's Vacant and Derelict Land Investment Programme.

Monitoring Project Progress

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

- 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.

Draft 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 draft 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 draft Strategic Housing Investment Plan 2026-2031 includes housing provision for a range of different needs groups including housing for older people and those with physical disabilities.

This draft Strategic Housing Investment Plan has been informed by ongoing partnership working 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 draft 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 draft Strategic Housing Investment Plan.

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects completed in financial year 2024/25

Development	Units	Status	Comment
Napier Street, Linwood	51	Completed October 2024	51 social rented homes from Sanctuary Scotland Housing Association that add to the affordable housing supply in Linwood. This project completed in October 2024. Property sizes included 37 x 2 Bed, 14 x 3 Bed properties.
East Lane, Paisley Town Centre	48	Completed March 2025	48 social rented homes by Loretto Housing Association which add to the affordable housing supply in central Paisley. Property sizes included 16 x 1 Bed, 32 x 2 Bed properties.
Hawkhead, Paisley	5	Completed March 2025	5 New build terraced house acquisitions by Link/C~urb Housing Association as part of a large mixed tenure development. These complement 30 new social rented flats being developed at this location by Link Group. Property sizes included 5 x 3 Bed properties.

1B: Projects completed in financial year 2025/26, currently on site or due to start on site

Development	Units	Status	Comment
Hawkhead, Paisley	30	Completed May 2025	30 social rented homes by Link/ C~urb Housing Association which add to the affordable housing supply in Paisley. Property sizes include 30 x 2 Bed properties.
Paisley West End, Sutherland Street	35	Completed June 2025	35 social rented homes Sanctuary Scotland which add to the affordable housing supply in central Paisley. Property sizes include 28 x 2 Bed, 7 x 3 Bed properties.
Cartha Crescent, Paisley	33	Completed July 2025	33 social rented homes by Williamsburgh Housing Association which add to the affordable housing supply in central Paisley. Property sizes include 12 x 2 Bed, 21 x 3 Bed properties.
Johnstone Castle Phase II	68	On site, due to complete June 2026	Link/C~urb Housing Association 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 properties.
Orchard Street, Paisley	50	On site, due to complete September 2026	Work is progressing 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 September 2026. Property sizes include 37 x1 bed, 13 x 2 bed properties
Bishopton, Phase 3A	46	On site, due to complete March 2027	Loretto Housing Association are now on site developing 46 new homes for social rent that will add to the affordable housing supply in Dargavel Village, Bishopton. This site is expected to provide 62 new homes for social rent across two phases (3A & 3B) with

Development	Units	Status	Comment
			Phase 3B expected to include 16 additional homes for social rent following completion the 46 new homes that comprise Phase 3A. Property sizes include 12 X 1 bed, 27 x 2 bed, 7 x 3 bed properties
Gallowhill, Paisley	65	On site , due to complete December 2026	Renfrewshire Council commenced on site in August 2025 and developing 65 new Council homes for social rent that will add to the affordable housing supply in the Gallowhill area. The overall development is expected to complete in December 2026. Property sizes include 9 x 1 bed, 23 x 2 bed, 26 x 3 bed, 4 x 4 bed, 3 x 5 bed properties
Howwood Road, Johnstone (Site 1 of 2)	70	Off site , Due to start on site in August 2025	Renfrewshire Council regeneration area. Plans are being progressed to deliver 70 new Council homes in this first phase of development in the Howwood Road Area Johnstone with a site start expected around August 2025. Property sizes include 11 x 1 bed, 29 x 2 bed, 19 x 3 bed, 11 x 4 bed properties
Bishopton, Phase 4	20	Off site , Due to start on site in September 2025	Loretto Housing Association are progressing plans for 20 new social rented homes that will add to the affordable housing supply in Dargavel Village, Bishopton. Property sizes include 20 x 2 bed properties

1C: Projects expected to start on site in 2026/27 or later or when a projected site start date has still to be confirmed

Development	Units	Status	Comment
West End - Remaining Sites	120	Off site, 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. Property sizes still to be confirmed.
Bishopton, Phase 3B	16	Off site, Due to start on site around January 2027	Loretto Housing Association will progress development of 16 new homes for social rent following the completion of Bishopton Phase 3A which will provide an initial 46 new homes for social rent. Property sizes still to be confirmed.
Bishopton, Phase 5	23	Off site, Start date tbc	Sanctuary Scotland Housing Association are progressing plans for 23 new social rented homes that will add to the affordable housing supply in Dargavel Village, Bishopton. Property sizes still to be confirmed.
Springbank, Paisley (Phase 1 of 2)	65	Off site, Due to start on site around January 2027	Renfrewshire Council regeneration area. Plans are being progressed to deliver around 65 new Council homes in this first phase of development in the Springbank Road Area of Paisley. Property sizes still to be confirmed.
Foxbar Rivers, Paisley	45	Off site, Due to start on site around January 2027	This social rented development of around 45 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. Property sizes still to be confirmed.
Broomlands & Carbrook Street, Paisley	43	Off site, Due to start on site around January 2027	Renfrewshire Council regeneration area. Plans are being progressed to deliver around 43 new Council homes in Paisley's Broomlands and Carbrook Street area.

Development	Units	Status	Comment
			Property sizes still to be confirmed.
Thrushcraigs, Paisley	50	Off site, Due to start on site around July 2027	Renfrewshire Council regeneration area. Plans are being progressed to deliver around 50 new Council homes in the Thrushcraigs Area of Paisley. Property sizes still to be confirmed.
Howwood Road, Johnstone (Site 2 of 2)	60	Off site, Due to start on site around January 2028	Renfrewshire Council regeneration area. Plans are being progressed to deliver around 60 new Council homes in this second phase of development in the Howwood Road Area of Johnstone. Property sizes still to be confirmed.
West Renfrewshire Villages	62	Off site, Start date tbc	Three potential sites identified in Lochwinnoch, Houston and Kilbarchan for progression by Housing Association partners for approximately 62 social rented homes as part of mixed tenure developments proposed in West Renfrewshire. Property sizes still to be confirmed.
Flourish Road, Erskine, Older Persons Housing Reprovisioning	18	Off site, Due to start on site around August 2026	Bridgewater Housing Association are progressing plans for a new purpose built older persons housing development of around 18 units that will replace existing scattered older persons housing provision across Erskine. Property sizes still to be confirmed.
Gibson Crescent, Johnstone	28	Off site, Start date tbc	Options are being explored for this social rented development of around 28 social rented homes by Williamsburgh Housing Association in Johnstone. Property sizes still to be confirmed.
Springbank, Paisley (Phase II)	35	Off site, Due to start on site around January 2030	Renfrewshire Council regeneration area. Plans are being progressed to deliver around 35 new Council homes in this second phase of development in the Springbank Road Area of Paisley.

Development	Units	Status	Comment
			Property sizes still to be confirmed.
Stirling Drive, Linwood	65	Off site, Start date tbc	Options are being explored for this social rented development of around 65 homes by Linstone Housing Association that will add to the affordable housing supply in Linwood. Property sizes still to be confirmed.
Ryefield, Johnstone	36	Off site, Start date tbc	Options are being explored for this social rented development of approximately 36 homes by Linstone Housing Association in Johnstone. Property sizes still to be confirmed.
MacDowall Street, Johnstone	35	Off site, Start date tbc	Options are being explored to identify an affordable housing provider to develop this gap site for affordable housing. Property sizes still to be confirmed.
Rannoch Road, Johnstone	30	Off site, Start date tbc	Options are being explored for this social rented development of around 30 homes by Loretto Housing Association in Johnstone. Property sizes still to be confirmed.
Garthland Lane, Paisley	32	Off site, Start date tbc	This social rented development of around 32 homes by Renfrewshire Council will add to the affordable housing supply in central Paisley. Property sizes still to be confirmed.
Foxbar Rivers, Paisley	45	Off site, Start date tbc	This social rented development of around 45 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. Property sizes still to be confirmed.

Development	Units	Status	Comment
Westburn Avenue/Blackstoun Road, Ferguslie Park, Paisley	22	Off site, 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. Property sizes still to be confirmed.
East Lane, Paisley (Site 2 of 2)	30	Off site, Start date tbc	Site identified for longer term development. Property sizes still to be confirmed.
Supported Housing, Paisley (Site tbc)	14	Off site, Start date tbc	Efforts will continue to identify a potential site for supported housing in Paisley Town Centre. Property sizes still to be confirmed.
Paisley Town Centre (including edge of centre locations, future sites tbi)	100	Off site, Start date tbc	A number of opportunities in and around the town centre are currently being reviewed in terms of their viability and deliverability with new projects likely to be progressed over the next five-year period
West Renfrewshire Villages	tbc	Off site, 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	Off site, 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 draft 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 2020 and 2025 & estimated completions 2025/26

Appendix 2

2020/21			
Link/C~urb	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, 67x2 Bed, 20x 3 Bed, 4x 4+ Beds	95
Link/C~urb	Amochrie Road, Foxbar, Paisley	34x 2 Bed, 2x 3 Bed	36
Link/C~urb	Thrushcraigs Phase II (St Ninians), Paisley	12x 2 Bed, 11x 3 Bed	23
Paisley HA	Westerfield House, Paisley	16x 1 Bed	16
			170
2022/23			
Sanctuary/Paisley HA	Glenburn, Paisley	8x 1 Bed, 73x 2 Bed, 50x 3 Bed	131
Link/C~urb	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/C~urb	Abbey Quarter Phase 4 (AQP4), Paisley	10x 1 Bed, 71x 2 Bed	81
Link/C~urb	Woodend House, Houston	14x 2 Bed	14
			196
2024/25			
Sanctuary	Napier Street, Linwood	37x 2 Bed, 14x 3 Bed	51
Loretto	East Lane, Paisley	16x 1 Bed, 28x 2 Bed	48
Link/C~urb	Hawkhead, Paisley	5x 3 Bed	5
			104
			963
2025/2026 - Estimated Completions			
Link/C~urb	Hawkhead, Paisley	30 x 2 Bed	30
Sanctuary	Sutherland Street, Paisley	28x 2 Bed, 7x 3 Bed	35
Williamsburgh HA	Cartha Crescent, Paisley	12x 2 Bed, 21x 3 Bed	33
			98

Appendix 3

Core Projects	Homes	£ Million					
		Total Est Grant Req (£M)	Est Spend by of End March 2026	Est Grant Req	Est Grant Req	Est Grant Req	Est Grant Req
				(Yr 1) 2026/27	(Yr 2) 2027/28	(Yrs 3-5) 2028/29-2030/31	(Yrs 6+) 2031/32 & Beyond
Johnstone Castle Phase II*	68	£1.864	£1.864	N/A	N/A	N/A	N/A
Cartha Crescent	33	£3.233	£3.233	£0.000	£0.000	£0.000	£0.000
Orchard St/Causeyside St (HRA)	50	£5.003	£5.003	£0.000	£0.000	£0.000	£0.000
Bishopton Phase 3A	46	£5.475	£5.475	£0.000	£0.000	£0.000	£0.000
Bishopton Phase 4	20	£1.915	£1.915	£0.000	£0.000	£0.000	£0.000
Gallowhill, Paisley	65	£9.634	£4.227	£5.407	£0.000	£0.000	£0.000
Howwood Road, Johnstone (Site 1 of 2)	70	£10.431	£3.106	£7.325	£0.000	£0.000	£0.000
West End - Remaining Sites	120	£11.489	£6.341	£1.764	£1.764	£1.620	£0.000
Open Market Acquisitions	tbc	£1.400	£1.400	tbc	tbc	tbc	tbc
Affordable Housing Policy Future Reqs	tbc	tbc	tbc	tbc	tbc	tbc	tbc
	472	£50.444	£32.564	£14.496	£1.764	£1.620	£0.000

*Funded without Grant from RPA

Shadow Projects	Homes	Total Est Grant Req (£M)	Est Spend by of End March 2026	Est Grant Req	Est Grant Req	Est Grant Req	Est Grant Req
				(Yr 1) 2026/27	(Yr 2) 2027/28	(Yrs 3-5) 2028/29-2030/31	(Yrs 6+) 2031/32 & Beyond
Bishopton Phase 3B	16	£1.532	£0.000	£1.532	£0.000	£0.000	£0.000
Bishopton Phase 5	23	£2.500	£0.000	£2.500	£0.000	£0.000	£0.000
Springbank, Paisley (Phase 1 of 2)	65	£5.706	£1.194	£0.000	£0.500	£4.012	£0.000
Foxbar Rivers, Paisley	45	£3.949	£0.050	£0.000	£0.500	£3.399	£0.000
Broomlands & Carbrook Street, Paisley	43	£6.130	£0.412	£0.000	£0.000	£5.718	£0.000
Thrushcraigs, Paisley	50	£4.388	£0.119	£0.000	£0.500	£3.769	£0.000
Howwood Road, Johnstone (Site 2 of 2)	60	£5.266	£0.444	£0.000	£0.500	£4.322	£0.000
West Renfrewshire Villages (3 sites)	62	£5.936	£0.000	£0.000	£5.936	£0.000	£0.000
Older Persons Housing, Erskine	18	£2.455	£0.000	£0.000	£2.000	£0.455	£0.000
Gibson Crescent, Johnstone	28	£2.681	£0.000	£0.000	£0.000	£2.681	£0.000
Springbank, Paisley (Phase II)	35	£3.072	£0.351	£0.000	£0.000	£2.722	£0.000
Rannoch Road, Johnstone	30	£2.872	£0.000	£0.000	£2.000	£0.872	£0.000
Paisley Town Centre(including edge of centre) - sites tbc	100	£9.580	£0.000	£0.000	£3.000	£6.580	£0.000
Stirling Drive, Linwood	65	£10.818	£0.859	£0.000	£0.000	£9.959	£0.000
Ryefield, Johnstone	36	£5.983	£0.150	£0.000	£0.000	£5.833	£0.000
	676	£72.868	£3.579	£4.032	£14.936	£50.322	£0.000

Longer Term Projects	Homes	Total Est Grant Req (£M)	Est Spend by of End March 2026	Est Grant Req (Yr 1) 2026/27	Est Grant Req (Yr 2) 2027/28	Est Grant Req (Yrs 3-5) 2028/29-2030/31	Est Grant Req (Yrs 6+) 2031/32 & Beyond
Foxbar Rivers, Paisley	45	£4.308	£0.000	£0.000	£0.000	£4.308	£0.000
MacDowall Street, Johnstone	35	£3.351	£0.000	£0.000	£0.000	£3.351	£0.000
Garthland Lane, Paisley	32	£3.033	£0.225	£0.000	£0.000	£2.808	£0.000
Westburn Avenue, Ferguslie Park, Paisley	22	£1.931	£0.143	£0.000	£0.000	£0.000	£1.788
East Lane, Paisley (Site 2 of 2)	30	£2.872	£0.000	£0.000	£0.000	£0.000	£2.872
Supported Housing, Paisley (Site tbc)	14	£1.340	£0.000	£0.000	£0.000	£1.340	£0.000
West Renfrewshire Villages Opportunities	tbc	£tbc	£tbc	£tbc	£tbc	£tbc	£tbc
North Renfrewshire Villages Opportunities	tbc	£tbc	£tbc	£tbc	£tbc	£tbc	£tbc
	178	£16.835	£0.368	£0.000	£0.000	£11.807	£4.660
	1326	£140.147	£36.511	£18.528	£16.700	£63.749	£4.660



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