PUBLIC



Renfrewshire Strategic Housing Investment Plan 2027 to 2032

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Renfrewshire Council

1. Introduction

The development of new affordable homes across Renfrewshire is supported by the Scottish Government's Affordable Housing Supply Programme (AHSP). This requires local authorities to produce a Strategic Housing Investment Plan annually, detailing how grant funding allocated to local authority areas by the Scottish Government will be utilised to facilitate the delivery of new affordable homes.

This annual update of the Strategic Housing Investment Plan covers the period 2027 – 2032 and has been produced following engagement with our partners, including the Scottish Government and registered social landlords with an interest in the Renfrewshire area.

The Strategic Housing Investment Plan is presented to the Scottish Government, and along with a Strategic Local Programme Agreement, will underpin agreements between Renfrewshire Council, the Scottish Government and each registered social landlord with regards to funding for specific affordable housing projects.

The following appendices form part of the Strategic Housing Investment Plan:

Appendix 1: Renfrewshire affordable housing project updates;
Appendix 2: shows recent affordable housing completions with a breakdown of property size delivered on each site; and,
Appendix 3: Affordable housing projects 2027-2032.

Preparation and Consultation - Renfrewshire Strategic Housing Investment Plan 2027 to 2032

A draft Strategic Housing Investment Plan covering the period 2027 to 2032 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 2026 to the 18th September 2026.

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 sent to local Tenants and Residents Associations, Community Councils and

other key partners, stakeholders, community groups and third sector organisations.

The Council also consulted with our registered social landlord partners to encourage the submission of new sites to be considered for inclusion in the plan. All sites were then considered in terms of alignment with the strategic priorities of the Local Housing Strategy, the policy framework in National Planning Framework 4 and the Renfrewshire Local Development 2021 and deliverability.

The comments and feedback received as part of the consultation process were used to shape the finalised development programme in the Strategic Housing Investment Plan for the period 2027 to 2032. Following this process, four new sites are being included in the Strategic Housing Investment Plan for the first time:

- Former Paisley Grammar School site (92 homes)
- Lonend, Paisley (66 homes)
- Almond Crescent, Paisley (40 homes)
- Nethercraigs Drive, Paisley (28 homes)

2. Alignment with Renfrewshire's Local Housing Strategy and Development Plan

The Strategic Housing Investment Plan reflects the Scottish Government's Housing and Planning Delivery Framework, which seeks to deliver improved outcomes through enhanced cooperation between Housing and Planning Services to deliver the Local Housing Strategy, Housing Need and Demand Assessment and the Development Plan.

The priorities of the Local Housing Strategy and the spatial strategy of the Renfrewshire Local Development Plan (LDP2, 2021) will, in part, be achieved through delivery of the affordable housing projects included within the Strategic Housing Investment Plan and which are expected to benefit from Scottish Government grant funding.

In line with the Local Development Plan and Local Housing Strategy, the projects included in the Strategic Housing Investment Plan aim to support the delivery of warm, energy efficient homes which help meet people's housing needs and support the delivery of sustainable places across Renfrewshire.

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 opposite.

This Strategic Housing Investment Plan is informed and influenced by the priorities of the Local Housing Strategy. All sites within the development programme are considered to align with the strategic priorities of the Local Housing Strategy.

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.*

Development Plan for Renfrewshire

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

Renfrewshire's Development Plan enables the development of new homes which improve affordability, options, accessibility and adaptability, including the provision of wheelchair accessible homes.

Projects included in the Strategic Housing Investment Plan are considered in the context of policies in the National Planning Framework 4 and the Renfrewshire Local Development Plan, and any future planning applications will be assessed against this policy framework.

Delivery is an important consideration in development planning for housing. As part of the housing land audit process, all sites, including sites within the Strategic Housing Investment Plan, are assessed for deliverability, taking into account known constraints. Any constraints identified for affordable housing sites will be resolved by the developing housing provider on a site-by-site basis.

3. Meeting Renfrewshire's Affordable Housing Needs and Local Housing Strategy Priorities

The Strategic Housing Investment Plan includes a range of projects to deliver new affordable homes across Renfrewshire, in line with the housing needs and the strategic priorities as set out in Renfrewshire Local Housing Strategy 2023-28.

The Renfrewshire Local Development Plan supports a range and choice of housing, to achieve sustainable communities and development proposals that provide a mix of housing types and tenures, to meet current and future housing needs.

Affordable housing must be designed in line with Housing for Variable Needs standards and be readily adaptable in the future, to accommodate the tenant and resident's potentially changing needs as their life progresses.

With an ageing population it is important to future proof properties to ensure they can adapt to people's needs. A range of design considerations should be considered in preparing new develop proposals including: wide access doorways, higher sockets, socket at the bottom of stairs for future stairlifts (if

required), walk in showers and pre-fit for downstairs shower rooms/toilets etc.

In line with the priorities of Local Housing Strategy, high quality, energy efficient homes are also supported in the Strategic Housing Investment Plan, with acknowledgment of the benefits that quality affordable housing can have on peoples' lives and Renfrewshire's places.

Delivering affordable homes in sustainable locations which supports local living with access to greenspace, active travel routes, public transport and local services and amenities, serves an important role in shifting the focus from building houses to creating sustainable, healthy, and equitable communities.

The Council will continue to co-operate with registered social landlords to agree the most suitable types and sizes of property on each project, with consideration of both Council and registered social landlords' waiting lists, and housing needs set out in the Local Housing Strategy. Renfrewshire Health and Social Care Partnership will also be involved in early conversations around developments to advise whether projects are feasible, sustainable and suitable for the needs of members of our communities with special housing needs.

Details of property size on recently completed developments and those with planning consent can be found in Appendices 1 and 2.

The Strategic Housing Investment Plan has predominantly sought to add new-build homes to the supply of affordable homes for social rent, and this will continue over the lifetime of this edition. However, Renfrewshire Council acknowledge the requirement for other affordable options such as shared equity and mid-market rent as part of larger developments. The inclusion of alternative affordable options will be considered and assessed for each individual site, considering viability and available grant funding from the Scottish Government.

New affordable homes will continue to be delivered on private sector sites, in line with affordable housing policies in the National Planning Framework and Local Development Plan. This will add new sites to future updates of the Strategic Housing Investment Plan to help meet housing needs across Renfrewshire.

Renfrewshire's Local Housing Strategy requires homes to meet a variety of specific needs, to prevent homelessness and to allow people to continue to live independently in their own homes. Projects included in this Strategic Housing Investment Plan are expected to deliver homes to meet specific needs in

Renfrewshire, with mixed amenity housing and purpose-built homes for specific requirements to be included in projects, with the support of grant funding. As an example, the second phase of the development in the Florish Road area of Erskine will support this, with the inclusion of 18 amenity homes for older people, which are due to be completed in May 2028. The development at Stirling Drive in Linwood will also contribute by delivering 14 amenity homes for older people and 2 homes specifically designed and ready to accommodate wheelchair users.

Wheelchair Accessible Housing

Housing providers will be required to design homes that are suitable for the occupant's needs, not just currently, but with the future in mind, as the occupant's needs change. Renfrewshire, like the most of Scotland, has an ageing population, with around 20% of its population aged 65+. As such, developers should be mindful of an increasing need for homes which are both accessible and readily adaptable.

The Local Housing Strategy includes agreed targets for the inclusion of wheelchair accessible homes in new-build developments, specifically:

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.

Two Renfrewshire Council developments which are currently under construction at Gallowhill and Howwood Road will exceed these targets, with 30% of homes at Gallowhill and 40% at Howwood Road designed to be wheelchair accessible.

Addressing Homelessness

Renfrewshire Council's Rapid Rehousing Transition Plan outlines how people who are homeless will receive stable housing more quickly, experience less time in temporary accommodation and have greater access to up-scaled support.

In line with this, the Strategic Housing Investment Plan seeks to assist with the delivery of homes for a range of needs, groups, household types and sizes. This supports the Local Housing Strategy, which specifically prioritises providing housing support to those in need, to prevent and address homelessness.

Renfrewshire Council and Renfrewshire Health and Social Care Partnership are working together to employ the Housing First Initiative to support those with multiple and complex needs, who may experience social exclusion and repeated homelessness. The Housing First Initiative is an important driver of the Rapid Rehousing Transition Plan, delivered by Turning Point Scotland's Support Workers to provide tenancies along with wrap-around support and assistance to Health and Social Care Services.

Renfrewshire Council and registered social landlords operating in the area remain committed to prioritising homeless households. In 2025/26, 56% of new Renfrewshire Council tenancies and 40% of new tenancies allocated by registered social landlords were to homeless households. This includes new tenancies in both new-build and existing homes. All homes are allocated in accordance with the applicant's housing need and the provider's allocations policy.

Child Poverty

Delivering good quality, energy-efficient affordable homes in a range of types and sizes plays a key role in delivering positive outcomes for children and families through helping mitigate child poverty, supporting sustainable communities, improving health and wellbeing and education attainment.

This Strategic Housing Investment Plan aligns with the priority actions of Renfrewshire's Local Child Poverty Action Report, seeking to deliver high quality affordable and accessible housing which will be suitable for families with children.

Early conversations with registered social landlord partners about potential new developments look to secure an appropriate mix of house sizes, informed by existing waiting lists. This can include where there is a need for households with children, include addressing the needs of low-income families.

An example of meeting family needs is the Gallowhill development by Renfrewshire Council which will deliver 65 new energy-efficient homes providing modern, safe, secure-by-design family accommodation. These will include a range of unit types and sizes, which will help address housing demand for families

currently on the waiting list, while the enhanced energy efficiency of the properties will help reduce heating costs by lowering household energy bills.

In addition to housing investment, the development includes a new play area for Gallowhill, upgrading the existing facilities at Montgomery Road and providing enhanced recreational space for local children and families. The project has also delivered valuable community benefits throughout the construction phase, including seven work experience placements for young people aged 14 and over who are currently in full-time education, with a focus on supporting individuals from priority groups.

The housing development complements a wider community regeneration activity taking place through the Gallowhill Community Needs Assessment (CNA). Following the assessment, a Community Development Officer was appointed to work alongside residents, build community capacity and support the delivery of community-led priorities. This investment has already resulted in several successful community initiatives. Active Communities established a weekly Friday lunch and drop-in session, which continues to provide a focal point for residents.

A range of partner organisations are also supporting residents in Gallowhill. Invest in Renfrewshire operates a weekly parental employability hub, OneRen delivers a family activity programme, and the Family Wellbeing Service is based within Gallowhill Primary School, provides additional support to local families and the Community Development Officer.

Key Worker Housing

There is currently no policy in place within Renfrewshire regarding key workers accessing affordable housing, and there is no known specific need for key worker housing within the area. The delivery of projects included in the Strategic Housing Investment Plan will provide homes accessible to all households and will be allocated in accordance with the relevant social housing providers' allocations policy.

Refugee Resettlement

Renfrewshire Council will continue to work with the Scottish Government and Convention of Scottish Local Authorities (COSLA) to identify accommodation options which can facilitate resettlement and asylum dispersal programmes.

Gypsy/Traveller Provision

The Council will continue to assess whether there is a need to allocate land or initiate any projects required to accommodate the Gypsy/Travelling community in Renfrewshire, in accordance with the Scottish Government's guidance: Improving the lives of Scotland's Gypsy Travellers 2 Action Plan 2024-26, as published in September 2024.

The Council acknowledges 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 developments. This will allow for longer term planning and delivery of Gypsy/Traveller sites in Renfrewshire if an assessment evidences the need for accommodation or sites.

There are currently no projects specifically for Gypsy/Travellers included in the Strategic Housing Investment Plan. The need for such sites is being investigated via the new Local Development Plan (LDP3) process.

Travelling Showperson Provision

There are no permanent sites for travelling showpeople 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 and associated Delivery Programme.

4. Renfrewshire Council Regeneration and Renewal Programme

The Council's regeneration and renewal programme includes new build Council houses and investment in existing stock. Following the completion of new Council homes in Bishopton, Johnstone and at Ferguslie Park in Paisley, work is progressing at Gallowhill, Paisley where 65 new affordable homes are currently under construction, and in Howwood Road, Johnstone, where 130 new Council homes are to being developed across two phases.

During the lifetime of this Strategic Housing Investment Plan, Renfrewshire Council will continue to deliver new build developments, providing high quality, energy efficient homes for social rent, which will either add to the existing supply or replace current low-demand housing. Plans are currently underway to deliver homes in several areas identified for regeneration.

The Strategic Housing Investment Plan includes these new build council projects, with an expectation that these will be funded by Scottish Government grants as well as the Council's own investment, to provide new homes for social rent.

In addition to new build Council homes, there will be investments to improve current stock, with works carried out on the fabric of buildings and environmental improvements. Further details of the Council's Regeneration and Renewal Programme can be found on the Council's website:

https://www1.renfrewshire.gov.uk/article/11742/Housing-led-Regeneration-and-Renewal-Programme

5. Town Centre Living

Investment to develop homes in and around Renfrewshire's town centres is an ambition of this Strategic Housing Investment Plan. Investing in affordable housing contributes to the regeneration of town centres, population growth and enables thriving, sustainable communities.

Substantial levels of new build homes, of various tenures, have been delivered in town centres and there continues to be interest from registered social landlords in opportunities to deliver new affordable homes in and around Paisley Town Centre. Two opportunities are supported by this Strategic Housing Investment Plan:

- The former Paisley Grammar School site, which will host 92 new affordable homes; the affordable housing partner for which has yet to be confirmed.

- The site at Lonend, with 66 new affordable homes, to be delivered by Paisley Housing Association.

6. Delivering New Affordable Homes in North and West Renfrewshire

As most land in the villages of north and west Renfrewshire is privately owned, it can be difficult to develop affordable housing in these areas. The Council knows that demand in these areas is unsatisfied and that there is a short supply of affordable housing.

The Council will continue to explore all avenues to increase the supply of housing in north and west Renfrewshire, working with registered social landlord partners and private developers to provide social housing, either as standalone or mixed tenure private developments.

Affordable housing development within Dargavel Village will continue with 138 affordable homes completed to date. Loretto Housing Association are scheduled to complete a 66 more homes in Dargavel Village by March 2027 and a further 20 by the end of 2028. Sanctuary Scotland Housing Association are also set to develop 23 new affordable homes in Dargavel Village by September 2027.

Renfrewshire Council are committed to working with registered social landlords to create more opportunities for social rent in west Renfrewshire, guided by waiting list data and the results of the Renfrewshire Housing Need and Demand study, carried out to inform the latest edition of our Local Housing Strategy.

This Strategic Housing Investment Plan identifies an opportunity for 25 affordable houses to be included within the larger market housing development at Barochan Road in Houston. Further opportunities for affordable housing development in the west Renfrewshire villages are identified as long term projects.

7. Tackling the Climate Crisis

The changing climate will impact on Renfrewshire's housing with some residents more vulnerable than others to the effects of climate change. Several measures are being undertaken in accordance with Renfrewshire's Plan for Net Zero and the Local Heat and Energy Efficiency Strategy (LHEES) to address climate change.

The Council and registered social landlord partners' homes are designed to be more energy efficient and projects included as

part of the Strategic Housing Investment Plan seek to reduce fuel poverty by maximising opportunities for innovative energy efficient development, with greener construction practices within new build developments.

The Council supports different methods of construction, with recent Council newbuild housing projects being procured as full 'Design and Build', enabling contractors to take the most economical approach to construction whilst delivering an exemplary specification in terms of energy efficiency and sustainability. The Council would also be open to exploring modern methods of construction, such as modular homes in certain circumstances.

8. Bringing Empty Homes Back into use

The Council's 'More Homes Officer' works with owners to bring long-term empty properties back in to use. In the last three years, the More Homes Officer has played an important role in bringing 53 homes back into effective use in various sectors through direct engagement with the owners.

The More Homes Officer provides advice and assistance as well as managing the Council's activity in the buy-back and acquisition scheme, where the Council buy properties from the open market to be added to our stock for social rent.

9. The Scottish Government's Housing Programme

The Scottish Government's 'Housing to 2040' publication declares an ambition to increase affordable homes by 110,000 nationally by 2032 and make at least 70% of these available for social rent. This Strategic Housing Investment Plan sets out a programme of delivery which will contribute towards this locally. Since 2021, when Housing to 2040 was published, over 900 new affordable homes have been completed across Renfrewshire – details of which can be found in Appendix 2.

In 2024 a national housing emergency was declared by the Scottish Government due to an extensive variety of issues in the housing sector, such as unprecedented demand facing homelessness services, extensive use of temporary accommodation, an insufficient supply of affordable homes and continually growing waiting lists.

Renfrewshire Council will continue to take actions to assist with the national emergency and the ambition to deliver increased affordable housing. The Council will collaborate with the Scottish Government, registered social landlords, private developers and the construction industry to deliver more affordable homes, utilising available resources.

10. Resources for the delivery of affordable housing

The funding allocation for supporting additional affordable housing in Renfrewshire in 2026/27 is £19.171 million which is an increase from £17.486 million in 2025/26.

The Scottish Government have also confirmed a return to multi-year Resource Planning Assumptions, with allocations confirmed until 2029/2030. This allows the Council greater certainty to plan the delivery of longer-term projects. For the coming years, our Resource Planning Assumptions are as follows:

- 2027/28: £19.747m
- 2028/29: £20.339m
- 2029/30: £20.949m

To allow the Council to programme for beyond 2029/2030, Renfrewshire Council operates on the assumption that a Resource Planning Assumption of £15m per annum will be available to support the delivery of new affordable homes in Renfrewshire.

Developers also contribute towards affordable housing through Policy 16 of the National Planning Framework which requires proposals for market homes to include provision of 25% affordable homes. In applying this policy, the Council has regard to Policy P3 of the Renfrewshire Local Development Plan and applies the requirement to proposals of 50 or more dwellings.

Scottish Government Benchmarks

Projects included in the Strategic Housing Investment Plan are funded through a mixture of Scottish Government grant funding and the developers' own resources. Grant funding is issued in accordance with benchmark rates for each home developed.

In 2026/27, the Scottish Government benchmark rates to develop a 3-person new build home for social rent within Renfrewshire

increased and are now set at £91,800 for the Council and £100,145 for registered social landlords' homes.

Depending on circumstances and Scottish Government approval, funding may be awarded at above benchmark rates, however where affordable homes for social rent are being delivered as part of a larger private sector development of market homes, these must be delivered at benchmark rates.

Funding additional design features

New build housing may be funded at a level above the benchmark grant, to facilitate specific features being included, or standards being met in new affordable homes, such as:

- Adherence to the Silver Level of the 2019 Building Regulations in respect of Energy for Space Heating.
- Balconies for flatted properties, where the development's limitations remove the possibility of other communal or private outdoor spaces.
- Space to facilitate home working or studying, where it is not possible to incorporate such space within the design of the homes under the current space standards.
- Digitally enabled homes, where tenants can arrange an internet connection to be set up without the service provider having to install 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.

As the additional grant funding to enable these features comes from the Scottish Government allocation, this means that such developments can be more expensive than they otherwise would be. The consequence of this is that it may utilise more of the available funding and can leave fewer funds available to support other developments, possibly reducing the number of affordable homes which can be delivered overall.

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

In previous years, the Strategic Housing Investment Plan has included opportunities for affordable housing providers to use Scottish Government grant funding to purchase homes from the open market, which can be used for social rent.

The Scottish Government's National Acquisition Programme has made funding available, which Renfrewshire Council have accessed and made available for use alongside the Resource Planning Assumption, to support the purchase of properties for use as social housing.

For 2026/27, over £2 million was allocated to support the acquisition of suitable homes for rent on the open market with plans to allocate £1.5 million each year thereafter, subject to the resources available.

Scottish Government Charitable Bond Funding (Allia)

As well as the funding available to Renfrewshire from the confirmed Resource Planning Assumption for 2026/27, some projects have previously utilised Allia funding, which derives from the Scottish Government's Charitable Bonds investment programme, managed by Allia, a social investment charity.

The annual income from the bonds is used by Scottish Government to enable affordable housing providers to increase their supply of homes, by providing them with grants to support projects which meet a certain set of criteria.

Link have accessed this fund to support their development of 68 homes for social rent at Johnstone Castle, which are scheduled for completion in August 2026.

Council Tax and Empty Second Homes

In Renfrewshire, none of the revenue generated from empty or second homes is allocated to the affordable housing programme; this money is instead allocated to the Council's General Fund and used to deliver wider Council priorities.

Housing Infrastructure Fund

Councils and registered social landlords can access additional funding where the provision of infrastructure to support the development would be too costly, thus preventing the site from being suitable for inclusion in the Strategic Housing Investment Plan.

This fund has previously been accessed for a number of projects in Renfrewshire, and it remains an option to be accessed when required. Currently, no developer is looking to access the Housing Infrastructure Fund for any proposed developments although, subject to the outcome of site investigations, this may change.

Vacant and Derelict Land Investment Programme

No project within the Strategic Housing Investment Plan is currently accessing the Scottish Government's Vacant and Derelict Land Investment Programme.

11. Project Management and Project Prioritisation

The Strategic Housing Investment Plan is split into 3 groups; core projects, shadow projects and longer-term projects. The projects within each group are shown in Appendix 3.

Priority given to a project depends on the availability of Scottish Government grant funding and other factors, such as site deliverability, land ownership, planning status, cost effectiveness and the demand in the area for the proposed site.

Projects included within the Strategic Housing Investment Plan are delivered as funding is made available. The schedule for delivery relies on continued funding allocations from the Scottish Government and the developer's own ability to deliver the site.

The core projects are either underway already or the work will begin on site soon, with the site investigation works having completed already.

For the majority of shadow and longer-term projects, site investigation, design and costing work has still to take place, the findings from which will inform the projects' viability.

Monitoring Project Progress

Project delivery and the effective use of allocated resources are monitored by the Council. This involves the Council being in regular dialogue with registered social landlord partners, regarding specific projects and quarterly tripartite meeting between the Council, individual registered social landlord partners and the Scottish Government. There are also regular internal officer meetings to review the overall delivery of the programme, informed by monthly updates from developers on their projects.

In addition, there are opportunities for partners to engage at the Housing Provider Forum to discuss any emerging housing strategy and development issues.

Equalities

The Strategic Housing Investment Plan 2027-32 delivers housing for a broad variety of needs groups, such as housing for older people and those with physical disabilities.

An Equality and Human Rights Impact Assessment of this Strategic Housing Investment Plan has been prepared to understand the likely or actual impact it will have on people, including those with protected characteristics, and to identify possible opportunities to promote equality. While the SHIP does not identify projects meeting the housing needs of all groups of people with protected characteristics, the assessment does not identify any potentially negative effects.

Appendix 1: Renfrewshire Affordable Housing Project Updates

1A: Projects completed in financial year 2025/26

Development	Units	Status	Comment
Hawkhead, Paisley	30	**Completed** May 2025	**30** new social rented homes delivered by Link Housing Association which add to the affordable housing supply in Paisley. The project completed in May 2025. **Property sizes 30 x 2 bed properties.**
West End - Sutherland Street, Paisley	35	**Completed** June 2025	**35** new social rented homes delivered by Sanctuary Scotland Housing Association that add to the affordable housing supply in Paisley. The project completed in June 2025. **Property sizes included 28 x 2 bed properties and 7 x 3 bed properties.**
Cartha Crescent, Paisley	33	**Completed** July 2025	**33** new social rented homes delivered by Williamsburgh Housing Association that add to the affordable housing supply in Paisley. The project completed in July 2025. **Property sizes included 12 x 2 bed and 21 x 3 bed properties.**

1B: Projects currently on site or due to start on site in 2026/27

Development	Units	Status	Comment
Johnstone Castle Phase II	68	**On-site,** due for completion September 2026.	**68** social rented homes by Link Housing Association which will add to the affordable housing supply in Johnstone. The development is expected to complete in September 2026. **Property sizes include 40x 2 bedroom and 28x 3 bedroom properties.**
Orchard Street/Causeyside Street (HRA), Paisley	50	**On-site,** due for completion 2027.	**50** social rented homes by Paisley Housing Association which will add to the affordable housing supply in Paisley town centre. Additional works are currently being completed on-site with completion expected early 2027. **Property sizes include 37x 1 bedroom and 13x 2 bedroom properties**.
Gallowhill, Paisley	65	**On-site,** due for completion March 2027.	**65** social rented homes by Renfrewshire Council which will add to the affordable housing supply in Paisley. The development is expected to complete in March 2027. **Properties include 9x 1 bedroom, 23x 2 bedroom, 26x 3 bedroom and 7x 4+ bedroom properties**.
Howwood Road, Johnstone (Site 1 of 2)	70	**On-site,** due for completion March 2027.	**70** social rented homes by Renfrewshire Council which will add to the affordable housing supply in Johnstone. The development is expected to complete in March 2027. **Properties include 11x 1 bedroom, 26x 2 bedroom, 19x 3 bedroom and 14x 4+ bedroom properties.**
Bishopton Phase 3A	46	**On-site,** due for completion October 2026.	**46** social rented homes by Loretto Housing Association which will add to the affordable housing supply in Johnstone. The development is expected to complete in October 2026. **Properties include 12x 1 bedroom, 27x 2 bedroom and 7x 3 bedroom properties.**
Bishopton Phase 4	20	**On-site,** due for completion January 2027.	**20** social rented homes by Loretto Housing Association which will add to the affordable housing supply in Bishopton. The development is expected to complete in January 2027. **Properties include 8x 1 bedroom, 8x 2 bedroom and 4x 3 bedroom properties.**

Bishopton Phase 5	23	**On-site,** due for completion June 2027.	**23** social rented homes by Sanctuary Scotland Housing Association which will add to the affordable housing supply in Bishopton. Estimated to be on site, September 2026, with completion in June 2027. **Properties include 15x 2 bedroom and 8x 3 bedroom properties.**
Florish Road, Erskine	18	**Off-site.** Due to start on site December 2026.	**18** amenity homes for older people by Bridgewater Housing Association which will add to the affordable housing supply in Erskine. Estimated to be on site December 2026. **Properties include 6x 1 bedroom and 12x 2 bedroom properties.**
Rannoch Road, Johnstone	36	**Off-site.** Due to start on site December 2026.	**36** social rented homes by Loretto Housing Association which will add to the affordable housing supply in Johnstone. Estimated to be on site December 2026. **Properties include 36 x 2 bedroom properties**.

1C: Projects expected to start on site in 2027/28, later or when a projected site start date has still to be confirmed.

Development	Units	Status	Comment
West End - Remaining Sites	120	**Off-site**. Due to start on site in period 2027/28	Sanctuary Scotland Housing Association are working towards delivering **120** new homes in the West End of Paisley. **Property sizes to be confirmed.**
Bishopton Phase 3B	16	**Off-site**. Due to start on site in October 2027.	Loretto Housing Association are expecting to be on-site from October 2027 with **16** homes completed by the following August. **Property sizes include 16x 2 bedroom properties.**
Howwood Road, Johnstone (Site 2 of 2)	60	**Off-site.** Due to start on site around August 2029.	Renfrewshire Council regeneration area. Plans are underway to deliver around **60** new Council homes in the second phase of development in the Howwood Road Area of Johnstone. **Property sizes to be confirmed.**

Thrushcraigs, Paisley	50	**Off-site.** Due to start on site around July 2029.	Renfrewshire Council regeneration area. Plans are underway to deliver around **50** new Council homes in the second phase of development in the Thrushcraigs area of Paisley. **Property sizes to be confirmed.**
Springbank, Paisley (phase 2 of 2)	35	**Off-site.** Due to start on site around January 2031.	Renfrewshire Council regeneration area. Plans are underway to deliver around **35** new Council homes in the second phase of development in the Springbank area of Paisley. **Property sizes to be confirmed.**
Barochan Road (Houston)	25	**Off-site.** Start date tbc.	**25** affordable homes to be delivered on this site in Houston. **Property sizes to be confirmed.**
West Renfrewshire Villages	41	**Off-site.** Start date tbc.	Two sites with an opportunity to develop a total of 41 homes in Lochwinnoch and Kilbarchan. Arrangements involving an RSL and Developer are yet to be confirmed for both. **Property sizes to be confirmed.**
Gibson Crescent/North Road	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 include 28x 2 bedroom properties.**
Stirling Drive, Linwood	65	**Off-site.** Due to start on site around April 2027**.**	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 include 16 x 1 bed, 39 x 2 bed and 10 x 3 bed properties, include 14 older people amenity homes and 2 wheelchair accessible homes.**
Ryefield, Johnstone	36	**Off-site.** Due to start on site around April 2029**.**	Options are being explored for this social rented development of approximately **36** homes by Linstone Housing Association in Johnstone. **Property sizes include 28x 2 bedroom properties and 8x 1 bedroom properties.**

Garthland Lane, Paisley	32	**Off-site.** Due to start on site around January 2028.	This social rented development of around **32** homes by Renfrewshire Council will add to the affordable housing supply in central Paisley. **Property sizes include 32x 2 bedroom properties.**
Foxbar Rivers, Paisley (RSL)	71	**Off-site.** Start date February 2028.	Paisley Housing Association's social rented development of around **71** homes 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.**
MacDowall Street, Johnstone	35	**Off-site.** Start date tbc.	Options are being explored for this social rented development of approximately **35** homes by Paisley Housing Association in Johnstone. **Property sizes include 35x 2 bedroom properties.**
Westburn Ave/Blackstoun Rd, Paisley	22	**Off-site.** Start date tbc.	Renfrewshire Council continue to assess the possibility of bringing this vacant site in Ferguslie Park back into use, as host to **22** new socially rented homes. **Property sizes include 22x 2 bedroom properties.**
Almond Crescent, Foxbar, Paisley	40	**Off-site.** Due to start on site around February 2029.	Subject to board approval, Paisley Housing Association are intending on building **40** homes on this site in the Foxbar area of Paisley. **Property sizes still to be confirmed.**
Paisley Grammar (former school site)	92	**Off-site.** Start date tbc.	Subject to board approval, there will be an opportunity for a registered social landlord to construct **92** homes on this site in Paisley.
Nethercraigs Drive, Paisley	28	**Off-site.** Due to start on site around July 2027.	Subject to board approval, Link Housing Association are intending on building **28** homes on this site in the Glenburn area of Paisley. **Property sizes still to be confirmed.**

Lonend Paisley	66	**Off-site**. Due to start on site February 2028.	Subject to board approval, Paisley Housing Association are intending on building **66** homes on this site near the centre of Paisley. **Property sizes include 35 x 2 bed, 31 x 1 bed, including 2 wheelchair accessible homes.**
Broomlands & Carbrook Street, Paisley	43	**Off-site.** Due to start on site September 2027.	**43** social rented homes by Renfrewshire Council which will add to the affordable housing supply in Paisley. **Property sizes still to be confirmed.**
Springbank, Paisley (Phase 1 of 2)	65	**Off-site.** Due to start on site April 2028.	**65** social rented homes by Renfrewshire Council which will add to the affordable housing supply in Paisley. **Property sizes still to be confirmed.**
Foxbar Rivers, Paisley (Benchmark)	45	**Off-site.** Due to start on site January 2028.	**45** social rented homes by Renfrewshire Council which will add to the affordable housing supply in Paisley. **Property sizes still to be confirmed.**

Appendix 2
Completions between 2021 and 2026 & Estimated Completions 2026/27

2021/22				
Renfrewshire Council	Johnstone Castle, Johnstone	4x 1 Bed, 67x2 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	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**
2024/25				
Sanctuary	Napier Street, Linwood	37x 2 Bed, 14x 3 Bed	51	
Loretto	East Lane, Paisley Town Centre	16x 1 Bed, 28x 2 Bed	48	
Link Group	Hawkhead, Paisley (New Build ROTS)	5x 3 Bed	5	**104**
2025/26				
Link Group	Hawkhead, Paisley	30x 2 Bed	30	
Sanctuary Scotland	West End - Sutherland Street, Paisley	28x 2 bed, 7x 3 Bed	35	
Williamsburgh HA	Cartha Crescent, Paisley	12x 2 Bed, 21x 3 Bed	33	**98**
				937

2026/27 Estimated Completions				
Link Group	Johnstone Castle Phase II	40x 2 Bed, 28x 3 Bed	68	
Renfrewshire Council	Gallowhill, Paisley	9x 1 Bed, 23x 2 Bed, 26x 3 Bed, 7x 4+ Bed	65	
Paisley HA	Orchard Street/Causeyside Street (HRA), Paisley	37x 1 Bed, 13x 2 Bed	50	
Renfrewshire Council	Howwood Road, Johnstone (Site 1 of 2)	11x 1 Bed, 26x 2 Bed, 19x 3 Bed, 14 x 4+ Bed	70	
Loretto HA	Bishopton Phase 3A	12x 1 Bed, 27 x2 Bed, 7x 3 Bed	46	
Loretto HA	Bishopton Phase 4	8x 1 Bed, 8x 2 Bed, 4x 3 Bed	20	**319**

Appendix 3a

Affordable Housing Projects 2027-2032

Core Projects	Homes	Total Est Grant Req (£M)	Estimated Grant Req				
			Total Spend before 31st March 2027	(Yr 1) 2027/28	(Yr 2) 2028/29	(Yrs 3-5) 2029/30 - 2031/32	(Yrs 6+) 2032/33 & Beyond
Johnstone Castle Phase II (Allia Funded)	68	£1.864	£1.864	£0.000	£0.000	£0.000	£0.000
Orchard St/Causeyside St (HRA)	50	£6.567	£6.567	£0.000	£0.000	£0.000	£0.000
Howwood Road, Johnstone **(Site 1 of 2)**	70	£10.022	£10.022	£0.000	£0.000	£0.000	£0.000
Gallowhill, Paisley	65	£9.631	£9.631	£0.000	£0.000	£0.000	£0.000
Bishopton Phase 3A	46	£5.475	£5.475	£0.000	£0.000	£0.000	£0.000
West End - Remaining Sites	120	£12.017	£6.591	£2.713	£2.713	£0.000	£0.000
Phase 4, Bishopton	20	£2.125	£2.125	£0.000	£0.000	£0.000	£0.000
Bishopton Phase 3B	16	£1.602	£0.000	£1.602	£0.000	£0.000	£0.000
Springbank, Paisley **(Phase 1 of 2)**	65	£5.967	£1.415	£0.761	£1.830	£1.961	£0.000
Foxbar Rivers, Paisley (RC)	45	£4.131	£0.050	£0.682	£1.131	£2.268	£0.000

Howwood Road, Johnstone **(Site 2 of 2)**	60	£5.508	£0.444	£0.500	£1.242	£3.322	£0.000
Thrushcraigs, Paisley	50	£4.590	£0.119	£0.550	£1.500	£2.421	£0.000
Florish Road, Erskine, Older Person's Housing Reprovisioning	18	£2.242	£0.620	£1.622	£0.000	£0.000	£0.000
Phase 5, Bishopton	23	£2.500	£2.500	£0.000	£0.000	£0.000	£0.000
Lonend Paisley	66	£6.710	£0.000	£3.355	£3.355	£0.000	£0.000
ROTS Open Market Acquisitions Initiative	tbc	£13.735	£4.735	£1.500	£1.500	£4.500	£1.500
Rannoch Road, Johnstone	36	£3.605	£0.605	£2.300	£0.700	£0.000	£0.000
818	£98.291	£52.763	£15.585	£13.971	£14.472	£1.500	

Appendix 3b

Affordable Housing Projects 2027-2032

Shadow Projects	Homes	Total Est Grant Req (£M)	Total Spend before 31st March 2027	Estimated Grant Req (Yr 1) 2027/28	(Yr 2) 2028/29	(Yrs 3-5) 2029/30 - 2031/32	(Yrs 6+) 2032/33& Beyond
Springbank, Paisley **(Phase 2 of 2)**	35	£3.213	£0.151	£0.000	£0.000	£3.062	£0.000
Foxbar Rivers, Paisley (RSL)	71	£7.110	£0.576	£0.000	£0.000	£6.534	£0.000
Barochan Road Houston (S75)	25	£2.504	£0.000	£1.000	£1.504	£0.000	£0.000
West Renfrewshire Villages (S75) (2 Sites)	41	£4.106	£0.000	£0.000	£0.000	£4.106	£0.000
Broomlands & Carbrook Street, Paisley	43	£6.130	£0.525	£0.000	£2.000	£3.605	£0.000
Gibson Crescent/North Road, Johnstone	28	£2.804	£0.000	£0.000	£0.000	£2.804	£0.000
Stirling Drive, Linwood	65	£10.818	£0.874	£5.000	£4.944	£0.000	£0.000
Nethercraigs Drive, Paisley	28	£2.804	£0.500	£1.402	£0.902	£0.000	£0.000
Ryefield, Johnstone	36	£5.983	£0.150	£0.000	£0.000	£5.833	£0.000
Garthland Lane, Paisley	32	£3.033	£0.225	£0.000	£0.000	£2.808	£0.000
Paisley Grammar (former school site), Paisley	92	£9.213	£0.000	£3.000	£3.000	£3.213	£0.000
Almond Crescent, Foxbar, Paisley	40	£4.006	£0.324	£0.000	£0.000	£3.682	£0.000
	536	£61.724	£3.325	£10.402	£12.350	£35.647	£0.000

Appendix 3c

Affordable Housing Projects 2027-2032

Longer Term Projects	Homes	Total Est Grant Req (£M)	Total Spend before 31st March 2027	Estimated Grant Req			
				(Yr 1) 2027/28	(Yr 2) 2028/29	(Yrs 3-5) 2029/30 - 2031/32	(Yrs 6+) 2032/33& Beyond
MacDowall Street, Johnstone	35	£3.505	£0.000	£0.000	£0.000	£3.505	£0.000
Westburn Ave/Blackstoun Rd, Ferguslie Park	22	£2.020	£0.143	£0.000	£0.000	£1.877	£0.000
Supported Housing, Paisley (Site tbc)	14	£1.402	£0.000	£0.000	£0.000	£0.000	£1.402
West Ren Villages Opportunities	tbc	tbc	£0.000	tbc	tbc	tbc	tbc
North Ren Villages Opportunities	tbc	tbc	£0.000	tbc	tbc	tbc	tbc
	71	£6.927	£0.143	£0.000	£0.000	£5.382	£1.402

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