



**Strategic Housing Investment Plan for Renfrewshire
2018/19 to 2022/23**



Strategic Housing Investment Plan 2018/19 to 2022/23

Preparation of the Strategic Housing Investment Plan

This Strategic Housing Investment Plan 2018/19 to 2022/23 has been developed following a period of public consultation as well as individual meetings with officers from Registered Social Landlords which operate in Renfrewshire. It has also been informed by ongoing discussions with private developers.

The comments and feedback received as part of the consultation process have been used to inform the development of this plan for the next five years.

This Strategic Housing Investment Plan will be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the 7th November 2017. This Strategic Housing Investment Plan will also be submitted to the Scottish Government.

Any enquiries regarding this Strategic Housing Investment Plan should be sent to.

HousingStrategyQuality.hps@renfrewshire.gov.uk

Strategy and Place Team
Development & Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street, Paisley
PA1 1JD

0141 618 6268

Following submission of this Strategic Housing Investment Plan to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.

Ambitious Targets for Affordable Homes

Introduction

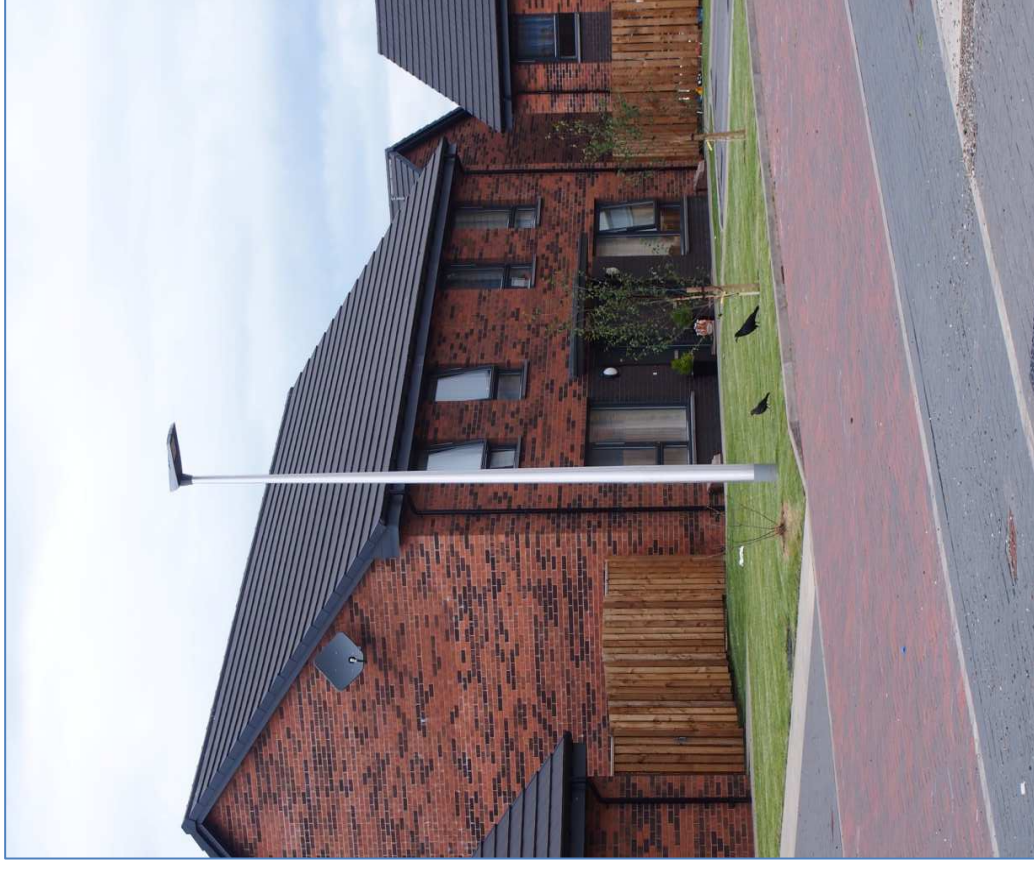
The Strategic Housing Investment Plan shows how investment in affordable housing will be targeted to meet the objectives of the Renfrewshire Local Housing Strategy 2016 - 2021 and meet the affordable housing supply target of 200 homes each year to 2021.

The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

Affordable Housing can include a range of tenure types including homes for social rent, low cost home ownership/shared equity, shared ownership, intermediate/Mid-Market Rent and private sector delivered below market cost housing.

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan each year which sets out key investment priorities for affordable housing which will help to achieve the outcomes set out in the Local Housing Strategy.

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving the 'More Homes Scotland' 50,000 affordable homes target during the life of the current Parliament. **(A diagram of the process is shown in Appendix 1)**



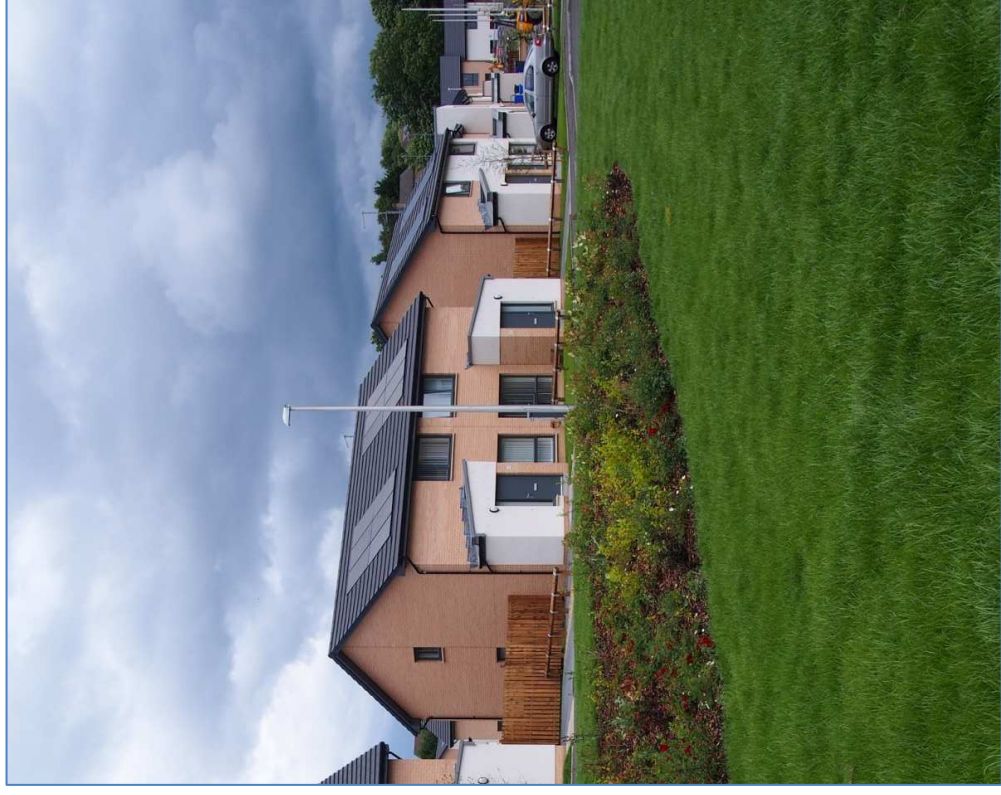
Shortroods, Paisley, Sanctuary Scotland Housing Association

Renfrewshire Local Housing Strategy

Renfrewshire Local Housing Strategy

Renfrewshire's new Local Housing Strategy was approved by the Council in January 2017. It identifies seven outcomes which the Council and its partners will work to achieve in the period up to 2021.

1. The supply of housing is increased;
2. Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well functioning town centres;
3. People live in high quality, well managed homes;
4. Homes are Energy Efficient and Fuel Poverty is minimised;
5. Homelessness is prevented and vulnerable people get the advice and support they need;
6. People are able to live independently for as long as possible in their own home; and
7. Affordable housing is accessible to people who need it.



Thrushcraigs Crescent, Paisley, Link Group

Renfrewshire Local Housing Strategy

Glasgow and the Clyde Valley Housing Market Area

Renfrewshire forms part of the Glasgow Clyde Valley Housing Market Area, which includes eight local authority areas. All eight local authorities worked in partnership to produce the second Glasgow and the Clyde Valley Housing Need and Demand Assessment. It was appraised as 'robust and credible' by the Scottish Government's Centre for Housing Market Analysis in May 2015 and covers the entire Glasgow Clyde Valley Housing Market Area.

Renfrewshire forms a distinct market in itself, but there are strong links with neighbouring areas.

The second Housing Need and Demand Assessment considered the existing stock base across all tenures, as well as projected changes to the stock base and projected demographic changes. It produced estimates in relation to the future need for new affordable housing and market housing for each local authority area.

Demographic Trends

As part of the process of setting housing supply targets, account has been taken of demographic trends and projections for the future. Renfrewshire's overall population has increased marginally in recent years growing from 170,250 people in 2011 to 175,900 in

2016, whilst the number of households increased steadily from around 80,900 to around 84,000 over the same period.

These trends are expected to continue with people living in smaller households and with an ageing population making up an increasing proportion of the population. These population trends have been considered when assessing local housing need and developing the new Strategic Housing Investment Plan programme for the next five years.

Housing Supply Targets

These estimates informed the ambitious affordable housing supply targets for Renfrewshire which are included in the Local Housing Strategy:

- 500 Private Sector Homes;
- 200 Affordable Homes.

The new Strategic Housing Investment Plan 2018/19 - 2022/23 sets out a programme which shows how grant funding will be utilised over the next five years to assist in the delivery of at least **200** new affordable homes each year.

Affordable Housing Investment Priorities

Renfrewshire Affordable Housing Investment Priorities

Good quality housing enhances the built environment of Renfrewshire's towns and villages. It has a positive impact on health and general wellbeing and on the economic prosperity of local communities.

Provision of a range and choice of housing also plays an important role in helping to tackle poverty and deprivation and also assists in promoting equality of opportunity.

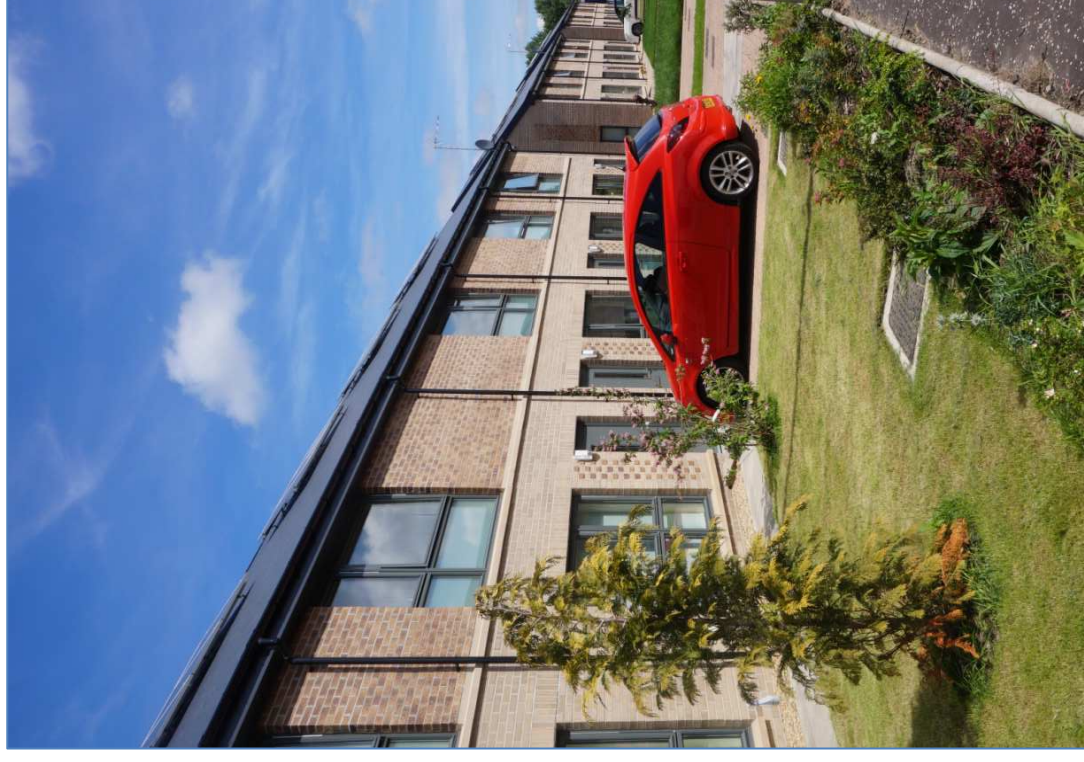
While increasing the number of new affordable homes built in Renfrewshire over the next five years is important, these homes also need to be of the right type, size and tenure and located in the right places. To meet these aims and objectives, the investment priorities in Renfrewshire are set out in the Renfrewshire Local Housing Strategy as follows:

- Support local housing regeneration programmes;
- Replace social rented housing (where major improvements to existing stock would not be cost effective and/or sustainable) and where there is continued need;
- Address the mismatch between the supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Address shortfall in the areas where there is pressure on the supply of affordable housing;
- Support the development of sustainable mixed communities by delivering affordable housing in Community Growth Areas and other larger housing developments;
- Expand the supply of housing for people with particular needs;
- Complete the comprehensive tenement improvement programme at Orchard Street in Paisley town centre;
- Support town centre residential investment and regeneration; and
- Support the development of a graduated housing market in areas where there is a requirement for affordable options.

Affordable Housing Investment Priorities

As with previous Strategic Housing Investment Plans, all projects included within this Strategic Housing Investment Plan have clear links to the outcomes of the Local Housing Strategy. Housing development projects will only be taken forward where they assist in the delivery of Renfrewshire Local Housing Strategy outcomes.

Projects within this Strategic Housing Investment Plan have been prioritised to reflect project deliverability in terms of local needs assessments, strategic priorities, site availability, as well as funding availability, from both the programme perspective and the housing developers' own financial capacity.



Andrews Avenue Phase 1, Renfrew, Sanctuary Scotland

Preparation of the New Strategic Housing Investment Plan

The approach taken in preparing this Strategic Housing Investment Plan for the next five years takes account of discussions that took place with Registered Social Landlord partners. There is also continuing close liaison between services within the Council to support the development and delivery of affordable housing priorities.

As part of the consultation process, the draft Strategic Housing Investment Plan was sent to local Tenants and Residents Associations, Community Councils and other key partners for comment. It was also placed on the Council's website with comments invited from interested parties. Feedback received through this consultation process was then used to help inform the development of the finalised Strategic Housing Investment Plan.

This new Strategic Housing Investment Plan includes a broad range of projects which includes some that have rolled forward from the programme set out in last year's Strategic Housing Investment Plan which was approved by the Council in November 2016.

Following consultation, the new development programme has been expanded to include a varied and ambitious programme that will deliver affordable homes for a range of different needs groups across Renfrewshire. The full development programme is included at appendix 3.



Andrew Avenue Phase 2, Renfrew, Sanctuary Scotland

This Strategic Housing Investment Plan reflects both the Local Housing Strategy outcomes and the investment priorities outlined on page 5. It also takes account of:

- Renfrewshire’s supply target for affordable housing – an average of **200** new homes each year over the next five years (1,000 in total over the five year period);
- Projects recently completed, or expected to complete shortly; and projects that are progressing through the various stages of the project planning and design process;
- New future projects that have been brought forward from last years’ pipeline programme as well as new projects that have been identified in line with Local Housing Strategy objectives, and;
- Increased Resource Planning Assumptions for Renfrewshire from the Scottish Government, as well as advice about forward planning and programme management and the national target of 50,000 new affordable homes over the next five years.

A range of project management activities are used to ensure projects are progressing as planned and resources managed effectively.

These activities include:

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;
- Quarterly meetings between the Council and developing Registered Social Landlord partners as well as some tri-partite meetings with the Scottish Government;
- Regular Renfrewshire Council/ Scottish Government liaison meetings; and,
- Six weekly internal officer group meetings to review progress.

Renfrewshire Affordable Housing Project Updates

Projects Expected to Complete in 2017/18

Development	Units	Status	Comment
Andrew Avenue Phase I, Renfrew	77	Due to complete late 2017	This development by Sanctuary Scotland includes 77 new homes for social rent. It will contribute to addressing affordable supply shortfalls within the Renfrew area and provide a range and choice of new homes.
Inchinnan Road (Western Park), Renfrew	67	Due to complete early 2018	This development by Sanctuary Scotland includes 67 new homes for social rent.

Projects on Site

Development	Units	Status	Comment
Andrew Avenue Phase II, (Station Road) Renfrew	60	Due to complete December 2018	This development by Sanctuary Scotland includes 60 new homes for social rent and will complete the Andrew Avenue new build project.
Love Street, Paisley	132	Due to complete July 2019	This is a brownfield sustainable site in Paisley which will contribute to regeneration activities in Paisley. This development by Sanctuary Scotland includes 132 new homes for social rent, low cost home ownership and private sector sale. This project started on site in August 2017 and will draw down all required grant funding by the end of March 2018.

Renfrewshire Affordable Housing Project Updates

Still to start on site – Previously identified projects moving forward

Development	Comment
<p>Johnstone Castle Phase I</p>	<p>Renfrewshire Council is successfully progressing works to enable the construction of 95 new homes for social rent in the Johnstone Castle area where tenement flats are being replaced with high quality, predominantly back and front door houses. It is anticipated that construction work will commence Spring 2018.</p>
<p>Bishopton Phase I and II, North Renfrewshire</p>	<p>Bishopton Community Growth Area (CGA) is expected to provide in excess of 2,500 new homes on brownfield land in North Renfrewshire. This development will provide affordable homes as part of the overall masterplanned approach to development. The Strategic Housing Investment Plan includes provision for 200 new affordable homes for social rent with the Council currently progressing plans to build around 80 new homes as a first phase, with construction expected to start on site around Spring 2018. The second phase of social rented housing will involve construction of around 120 homes.</p>
<p>Smithhills Street, Paisley Town Centre</p>	<p>This affordable housing development of 26 flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the wider regeneration of Paisley town centre, adding to the tenure diversification and increased residential provision within this key central location.</p>
<p>Milliken Road, Kilbarchan</p>	<p>This social rented development of 18 one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in West Renfrewshire and help to address the identified shortfall of social rented housing in this area. Planning permission was refused in January 2017, an appeal was recently dismissed and Williamsburgh Housing Association are considering future options.</p>
<p>Paisley West End Phase I (Co-op site), Paisley</p>	<p>This development by Sanctuary Scotland consists of 39 units for social rent and is expected to complete in early 2019. It will contribute to the regeneration of Paisley West End and will complement regeneration proposals for the Well Street area of the West End.</p>

Renfrewshire Affordable Housing Project Updates

Development	Comment
<p>Paisley West End, Phase II</p>	<p>A draft Regeneration Masterplan for Paisley West End was prepared by the Council in conjunction with Sanctuary Scotland and a team of consultants during 2016. This was approved by the Council in April 2017 for public consultation.</p> <p>The Masterplan seeks to achieve transformational change in the Well Street area, tackling issues of low demand for existing tenement flats and commercial premises and surplus undeveloped land within the area. It involves the construction of around 150 new homes for sale and social rent, with a mix of house types and sizes. The Council has been working with Sanctuary Scotland and the Scottish Government to develop a funding package to support delivery of the proposals contained within the Masterplan and allowance is included in the draft SHIP for this.</p> <p>Following the completion of consultation and approval by the Council, it is anticipated that the early stages of work will focus on the acquisition of privately owned property and development of vacant land.</p>
<p>Orchard Street, Paisley</p>	<p>Town centre regeneration is a key strategic priority for Renfrewshire.</p> <p>Plans are now progressing well for a 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.</p> <p>Paisley Housing Association is now leading on this project and is engaging with private owners.</p>
<p>Seedhill Road, Paisley</p>	<p>Williamsburgh Housing Association and the Council are working in partnership to progress plans to develop 23 general needs houses and 24 amenity standard flats for older people, all for social rent.</p> <p>This development has been subject to extensive delays due to issues with site drainage and Scottish Water system capacity issues. The Council is currently working with Scottish Water and engineers to investigate possible solutions to resolve these issues.</p>

The new Renfrewshire Strategic Housing Investment Plan

During the consultation period, the Council liaised with partners on potential new projects for inclusion in this new Strategic Housing Investment Plan. These projects were evaluated based on their fit with Local Housing Strategy objectives and housing investment priorities before being included in this finalised Strategic Housing Investment Plan.

In line with guidance from the Scottish Government, this Strategic Housing Investment Plan takes an ‘over programming’ approach. It identifies a potential grant spend in the first years of the programme which is well in excess of minimum Resource Planning Assumptions (RPA’s).

This Strategic Housing Investment Plan recognises the need for a flexible approach in programme management to ensure that affordable development projects can be brought forward to counter any potential slippage issues with other projects within the programme and take advantage of any additional resources that may become available.

Renfrewshire Council will aim to ensure that early feasibility work starts on projects in the later stages of the programme.

Appendix 3 includes all proposed projects that will be progressed over the lifetime of this Strategic Housing Investment Plan.

New Projects (including those identified as pipeline projects in the last Strategic Housing Investment Plan)

Amochrie Road, Foxbar, Paisley	Paisley Town Centre Site 1 (site to be identified)
Albert Road, Renfrew	Gibson Crescent, Johnstone
Sheltered Housing Reprovisioning, Erskine	Thrushcraigs Phase II, Paisley
Extra Care Accommodation, Paisley	Napier Street, Linwood
Westerfield House, Phase II	Stirling Drive, Linwood
South West Johnstone Community Growth Area (2 sites)	Cartha Crescent, Paisley
Ferguslie Park, Paisley	Ryefield, Johnstone
Foxbar Rivers, Paisley	North & West Renfrewshire (sites to be identified)
Glenburn Regeneration	Paisley Town Centre Site 1 (site to be identified)
Millarston, Paisley	Former Royal Alexandria Infirmary
Gallowhill, Paisley	
Johnstone Castle Phase II	

In addition to these sites, the Council will look to manage any new opportunities that arise and may bring new sites in to the

New Homes Delivered in Renfrewshire

programme where new provision would assist in meeting the objectives of the Local Housing Strategy.

There is strong emphasis in the Local Housing Strategy on making best use of existing stock where possible. However, there are issues of mismatch and some localised cases where it may not be possible or cost effective to improve the existing stock. Consideration may be given in the later years of the Strategic Housing Investment Plan for the reprovisioning of some existing low demand properties.

Within the Council's stock in Renfrewshire, there is currently an imbalance between the type of stock available and the type of housing stock people would like to live in, with a disproportionate proportion of tenement flats and significant shortage of back and front door houses (79% of the Council's dwellings are flats). Much of this low demand stock is concentrated within the most deprived 5%, 10% and 15% of Scottish Government data zones.

New Homes Delivered in Renfrewshire

Aligned to the Local Housing Strategy, regeneration activity remains a key focus of this Strategic Housing Investment Plan reflecting the strategic importance of this for Renfrewshire. This is reflected in the projects identified in Appendix 3 to be taken forward over the next five years.

The delivery of new homes has assisted in supporting existing communities by providing modern, energy efficient homes, providing the type of accommodation that people need and want to live in and addressing fuel poverty.

Moving forward, the Council will continue to encourage and maximise opportunities for energy efficiency and promote the incorporation of greener measures in future new build developments.



Shortroods, Paisley, Sanctuary Scotland, completed 2015/16

Particular Housing Needs

Particular Housing Needs

Recently completed particular needs projects include:

Development	Comment
<p>Neilston Road, Paisley (Lorreto Housing Association, 2013/14)</p>	<p>This mixed use development of 55 units included supported housing for young people as well as general needs housing for social rent.</p>
<p>Blackhall, Paisley (Renfrewshire Council, 2013/14)</p>	<p>Mixed use development of 37 units which included grouped amenity housing for older people as well as general needs housing for social rent.</p>
<p>Abbey Place, Paisley (Link Group, 2016/17)</p>	<p>Innovative new build development of 38 flats specifically designed to meet the needs of older people in Paisley town centre which included 25 flats for shared equity low cost home ownership and 13 properties for social rent.</p> <p>This project assisted in addressing affordability issues for older people who may have been restricted in a property that no longer met their housing needs.</p>
<p>Thrushcraigs, Paisley (Link Group, 2016/17)</p>	<p>Mixed tenure development of 70 new homes for social rent and low cost home ownership. This development included 7 purpose built wheelchair properties designed to meet the needs of a wheelchair user.</p>

Particular Housing Needs

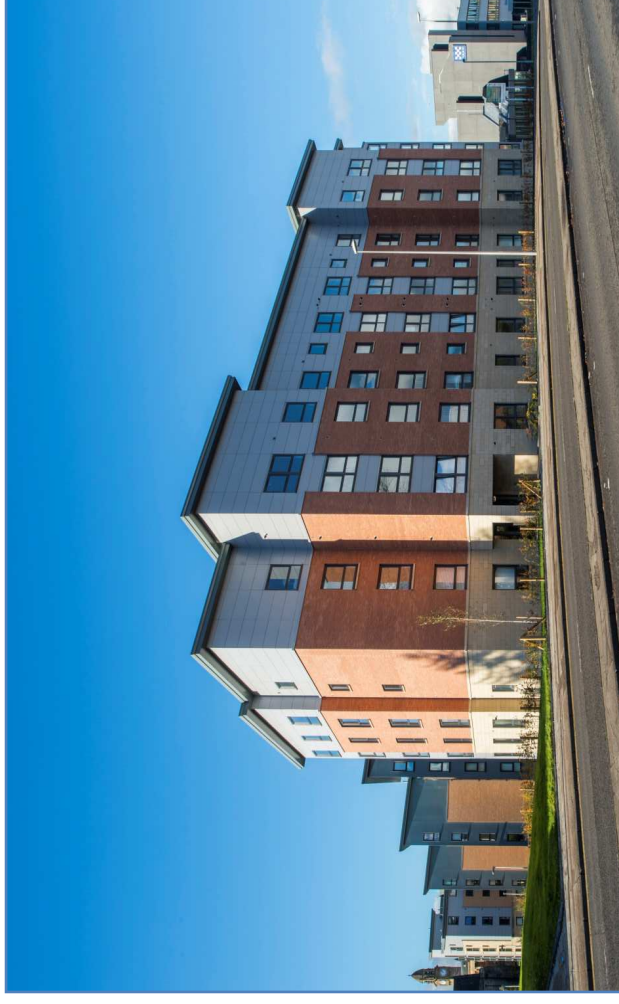
The Local Housing Strategy highlights the need for housing which meets the particular housing needs of a range of client groups. The Local Housing Strategy focuses on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home as long as possible (strategic outcome 6). This Strategic Housing Investment Plan includes a number of projects to address identified particular needs. These include:

- Extra care housing, Paisley
- Sheltered housing re-provisioning, Erskine
- Supported housing (Westerfield House phase II), Paisley
- Supported housing (Smithhills Street), Paisley

Discussions have taken place with Renfrewshire Health and Social Care Partnership to ensure that, in planning these new developments, full account is taken of future revenue funding requirements. The Renfrewshire Health and Social Care Partnership has agreed in principle to make revenue funding available to support these projects and this will be addressed in a report to the Integrated Joint Board in November 2017.

Further work is also planned in partnership with Renfrewshire's Health and Social Care Partnership to develop joint needs

assessments for a range of client groups. This will inform future proposals for new supported housing provision.



Abbey Place, Older Persons Shared Equity Low Cost Home Ownership and Social Rented Homes, completed 2016/17, Link Group

Meeting the Housing Need and Demand in Renfrewshire

Meeting Housing Need & Demand in Renfrewshire

The second Housing Need and Demand Assessment which was approved in May 2015 estimated that across Renfrewshire, there was an identified shortfall of available social and below market rent homes equivalent to 140 homes each year between 2012 and 2029.

To supplement the findings of the second Housing Need and Demand Assessment, the Council commissioned a further study into the operation of the housing system in Renfrewshire, including affordability issues, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand. This study focused on the sub-market area level and was used to help inform the ambitious Housing Supply Target of 200 new affordable homes contained within the Local Housing Strategy.

As outlined in Appendix 3, proposals are in place to deliver a substantial number of new affordable homes on identified sites throughout Renfrewshire and meet Renfrewshire's target of at least 1,000 new affordable homes over the next five years.

Recently completed and ongoing developments in Renfrewshire have included a range of tenures to promote different opportunities for lower income households to promote access to affordable housing. These tenures have included shared equity low

cost home ownership, mid-market rent as well as social rent. This approach will be continued where appropriate, taking account of local needs and market circumstances, in order to maximise the benefit of the available grant funding across the programme and also to lever in private finance where possible.

Pressure on the supply of affordable housing in North and West Renfrewshire has been acknowledged for some time. However, it has proven difficult to identify suitable land for affordable housing in the villages, particularly within West Renfrewshire.

A map showing sub-area boundaries and settlements is shown in Appendix 4.

Meeting the Housing Need and Demand in Renfrewshire

Development at Dargavel Village, Bishopston presents a significant opportunity for new affordable housing provision within North Renfrewshire. The large scale mixed use regeneration of the site will be delivered over a period of 20 years and a legal agreement with site owners BAE Systems provides for a range of affordable house types and tenures over the life of the construction programme.

This includes the delivery of 80 new social rented homes by Renfrewshire Council as the first phase of affordable housing at the site, anticipated for completion in early 2020. This will be followed by a subsequent phase of development by an RSL partner over the life of this new Strategic Housing Investment Plan.

Moving forward, we will continue to try and identify potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.



Tannahill Crescent, Johnstone, Link Group

Resources for Future Housing Delivery

Resources for Future Housing Delivery

The Scottish Government has provided guidance on the future resource planning assumptions (RPA's) which councils can expect to receive in the three years 2018/19 to 2020/21 with a minimum RPA of £4.608M in year 4 (2021/22). The total figure for Renfrewshire over years 1-3 is £46.224M, with the following split across the four years:

- £13.846m for 2018/19
- £15.665m for 2019/20
- £16.713m for 2020/21
- Minimum of £4.608m for 2021/22
- To be confirmed (£M) for 2022/23

The grant requirement for projects, as shown in Appendix 3, is just under £91 million for the whole five year period of the current SHIP. This total requirement, taking account of all projects, is well above the combined Resource Planning Assumption. Over-programming is encouraged by the Scottish Government to create a flexible approach to ensuring a continual supply of affordable homes sites are available. This level of over programming will also allow Renfrewshire to take advantage of any additional money made available from the Scottish Government over the lifetime of this Strategic Housing Investment Plan.

As with previous Strategic Housing Investment Plans, this plan seeks to maintain the focus on delivering projects which have the highest priority, taking account of the Renfrewshire context and the strategic objectives of the Council and its community planning partners.

The Council and its partners are actively pursuing a range of mechanisms available to deliver affordable housing in Renfrewshire. In the past the Council has participated in the National Housing Trust Initiative national procurement exercise, but to date no new homes have been secured through this process.

Grant Benchmarks

There is currently a disparity between the level of benchmark grant available to Councils at £57,000 per unit compared to the equivalent figure of £70,000 per unit for housing associations. Renfrewshire Council would welcome review of this position to take account of pressures on HRA business plan resources and create greater capacity to deliver new Council housing.

Council Tax on Empty and Second Homes

Renfrewshire Council does not at present allocate any additional Council Tax raised from empty or second homes for affordable housing provision.

Resources for Future Housing Delivery

Acquisition of Existing Dwellings and Private Housing in Poor Condition

The Local Housing Strategy highlights the importance of ensuring existing housing is well maintained, well managed and is energy efficient.

Much of the poorest quality housing in Renfrewshire continues to be found in older private sector tenements in town centres.

The Local Housing Strategy sets out a commitment to consider initiatives targeted at tenements in disrepair or those at risk of falling into serious disrepair in order to preserve the built heritage and to maintain good quality, attractive neighbourhoods.

Within this Strategic Housing Investment Plan, provision is included to enable a small proportion of resources to be used to assist housing association partners to acquire tenemental properties where this would help to meet housing needs and enable the housing association to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes. However, housing associations will be expected to investigate all other available options for funding alongside consideration of grant funding from the Affordable Housing Supply Programme.

As the local approach to addressing tenement disrepair develops, consideration may be given to a further Housing Renewal Area or tenement repairs scheme.

Affordable Housing Policy

Currently there is no overall shortage of land for affordable housing, however there are specific challenges in identifying land for affordable housing in both north and west Renfrewshire.

At present there is no affordable housing policy in place in Renfrewshire. However, an action under outcome 1 of the new Local Housing Strategy is to *'consult on an Affordable Housing Policy, targeted to increase the supply of affordable housing in areas of identified shortfall'*. Following consultation, the Local Development Plan will include a policy that is appropriate for Renfrewshire.

Delivery

In terms of procurement, the Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

Land has previously been made available by the Council at below market value to facilitate the development of affordable housing to

Resources for Future Housing Delivery

meet identified needs. However, there is a need to balance this against the Housing Revenue Account's (HRA) interests and the very significant pressures facing Council budgets. The costs for acquiring sites will be reviewed on a case by case basis and housing association partners will be expected to review their ability to make full use of existing assets and borrowing capacity.

Throughout the lifetime of this new Strategic Housing Investment Plan, the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing.

Resources for Future Housing Delivery

Potential Site Constraints

In terms of site constraints, one project in the programme is currently subject to significant site constraints.

Williamsburgh Housing Association and the Council are progressing plans to develop 23 general needs houses (WHA) and 24 amenity standard flats for older people (RC) at Seedhill Road, Paisley.

This development has been subject to extensive delays due to issues with site drainage and Scottish Water system capacity issues.

Discussions are ongoing between the Council, Williamsburgh Housing Association and Scottish Water to identify potential solutions to these issues.

Housing Infrastructure Fund

Following the issue of new Scottish Government guidance in relation to the Housing Infrastructure Fund in July 2017, partners will look at appropriate available sites and determine if any of these sites are viable for housing development should funding be made available to address particular development constraints arising from exceptional infrastructure works required to make sites viable for housing.

Potential Housing Infrastructure Fund projects include:

- South West Johnstone
- Seedhill Road, Paisley
- Dargavel Village, Bishopton



Barrhead Road, Paisley, Renfrewshire Council Development

Appendices

Strategic Housing Investment Plan Appendices and Priorities

Appendix 1 shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

Housing associations have a strong track record of delivering good quality affordable housing in Renfrewshire. As shown in **Appendix 2** - 842 affordable homes were completed over the course of the last Local Housing Strategy (2011/12- 2015/16) with a further 108 homes completed in 2016/17 and 144 new homes expected to be completed in 2017/18.

Appendix 3 lists projects that are expected to start in 2018/19 as well as projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this new Strategic Housing Investment Plan.

Potential projects have been assessed for inclusion in the Strategic Housing Investment Plan by taking account of three key factors:

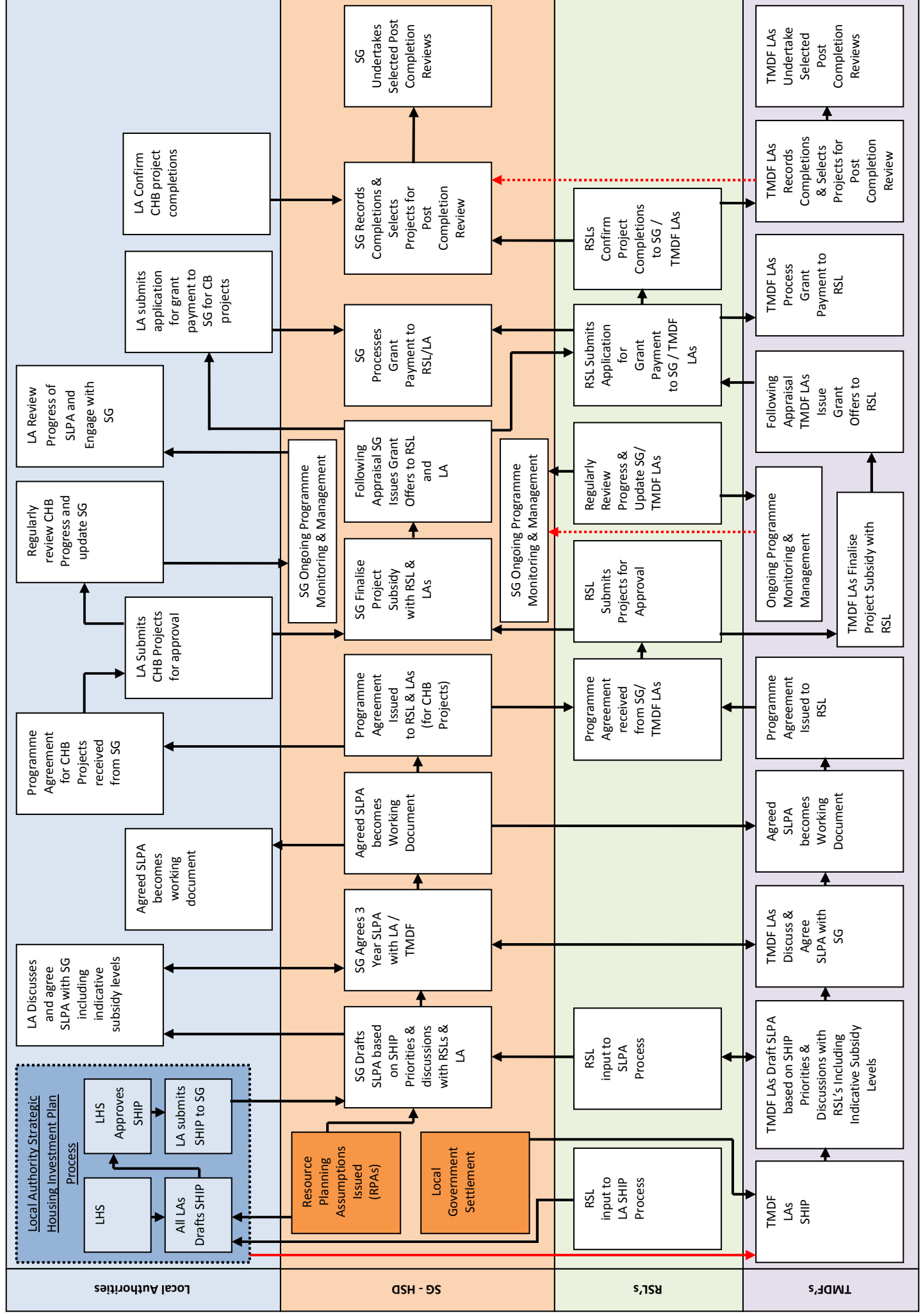
- Strategic fit with the Local Housing Strategy,
- Deliverability and
- Grant funding requirement taking account of current Scottish Government benchmarks.

The Strategic Housing Investment Plan Guidance includes a set of technical templates which local authorities are required to complete. These will be provided separately to the Scottish Government.

The appendices to this document provide a summary of the detailed project information which will be submitted to the Scottish Government.

Appendix 4 gives details of sub-areas and settlements within Renfrewshire.

Appendix 1: Affordable Housing Supply Programme Processes and Procedures



Appendix 2 - Affordable Housing Investment Programme: Completions 2011/12 to 2017/18

2011/2012									
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47					
Sanctuary	Linwood Regeneration	Paisley & Linwood	Community renewal	190					
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30					
Sanctuary	Abercorn St Phase II	Paisley & Linwood	Town centre/Ten rehab	16					283
2012/2013									
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92					
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83					175
2013/2014									
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71					
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33					
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55					
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37					196
2014/2015									
Linstone	Brown Street	Paisley & Linwood	Community renewal	16					
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40					56
2015/2016									
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86					
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15					
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31					132
2016/2017									
Link	Thushcraigs	Paisley & Linwood	Community renewal	70					
Link	Abbey Place	Paisley & Linwood	Particular needs	38					108
2017/2018 Est. Completions									
Sanctuary	Andrew Avenue Phase I	Renfrew	Affordable supply	77					
Sanctuary	Inchinnan Road (Western Park)	Renfrew	Affordable supply	67					144
TOTAL									1,094

Appendix 3 - Affordable Housing Projects 2018/19 to 2022/23

Projects in the Affordable Housing Supply Programme				£ Million			
Sub-Area	Category	Developer	Number of Affordable Units	Estimated Spend by End March 2018	Estimated Grant Requirement (Yrs 1-3) 2018/19-2020/21	Estimated Grant Requirement (Yrs 4-5) 2021/22-2022/23	Total Grant Requirement (£M)
Seedhill Road Regeneration	1 Regeneration	Williamsburgh HA	23	£0.000	£1.748	£0.000	£1.748
Seedhill Road Regeneration	1 Regeneration/Part Needs	Renfrewshire Council	24	£0.000	£1.368	£0.000	£1.368
Paisley West End Phase I (Co-op)	1 Regeneration	Sanctuary Scotland	39	£1.771	£1.126	£1.771	£2.897
Paisley West End Phase II	1 Regeneration	Sanctuary Scotland	155	£1.000	£10.797	£0.000	£11.797
Orchard St/Causeyside Street (Housing Renewal Area)	1 Town Centre/CTI	Paisley HA	47	£0.209	£4.213	£0.000	£4.422
Smithills Street, Paisley Town Centre	1 Regeneration	Link Group	26	£0.454	£1.542	£0.000	£1.996
Andrew Avenue Phase II (Station Road), Renfrew	2 Affordable Supply/Regen	Sanctuary Scotland	60	£4.738	£0.000	£0.000	£4.738
Johnstone Castle Phase I, Johnstone	3 Regeneration	Renfrewshire Council	95	£5.415	£5.164	£0.000	£5.415
Bishopton Phase I	4 Affordable Supply/Regen	Renfrewshire Council	80	£4.560	£4.509	£0.000	£4.560
Bishopton Phase II	4 Affordable Supply/Regen	Renfrewshire Council/RSL tbc	120	£8.400	£8.400	£0.000	£8.400
Millican Road, Kilbarchan	5 Affordable Supply	Williamsburgh HA	18	£1.180	£1.072	£0.000	£1.180
Paisley Regeneration (Love Street)	1 Regeneration	Sanctuary Scotland (SR)	132	£7.827	£0.000	£0.000	£7.827
Amochrie Road, Foxbar, Paisley	1 Regeneration	Link Group	36	£0.446	£2.169	£0.000	£2.615
Albert Road, Renfrew	2 Affordable Supply	Williamsburgh HA	50	£3.500	£3.500	£0.000	£3.500
Sheltered Housing Re-provisioning, Erskine	4 Particular Needs	Bridgewater HA	25	£1.750	£0.000	£1.750	£1.750
Extra Care, Paisley	1 Particular Needs	Linstone HA	36	£2.520	£2.520	£0.000	£2.520
Westerfield House, Phase II, Paisley	1 Particular Needs	Paisley HA	10	£0.700	£0.700	£0.000	£0.700
South West Johnstone Community Growth Area (2 sites)	3 Regeneration	Renfrewshire Council	70	£3.990	£0.000	£0.000	£3.990
Ferguslie Park, Paisley	1 Regeneration	Renfrewshire Council	40	£2.280	£2.280	£0.000	£2.280
Foxbar Rivers, Paisley	1 Regeneration	Renfrewshire Council	40	£2.280	£2.280	£0.000	£2.280
Foxbar Rivers, Paisley	1 Regeneration	Paisley HA	40	£0.000	£2.800	£0.000	£2.800
Glenburn Regeneration	1 Regeneration	Sanctuary/Paisley HA	50	£3.500	£0.000	£3.500	£3.500
Millarston, Paisley	1 Regeneration	Renfrewshire Council	25	£0.000	£1.425	£0.000	£1.425
Millarston, Paisley	1 Regeneration	Link Group	25	£0.000	£1.750	£0.000	£1.750
Gallowhill, Paisley	1 Regeneration	tbc	60	£3.810	£3.810	£0.000	£3.810
Johnstone Castle Phase II, Johnstone	3 Regeneration	Link Group/Linstone HA	30	£2.100	£0.000	£2.100	£2.100
Paisley Town Centre (site tbc)	1 Regeneration	Williamsburgh HA	30	£0.000	£2.100	£0.000	£2.100
Gibson Crescent, Johnstone	3 Regeneration	Williamsburgh HA	30	£0.000	£2.100	£0.000	£2.100
Thrushcraigs Phase II, Paisley	1 Regeneration	Link Group	16	£1.120	£0.000	£1.120	£1.120
Napier Street, Linwood	1 Regeneration	Linstone HA	50	£3.500	£0.000	£3.500	£3.500
Strirling Drive, Linwood	1 Regeneration	tbc	50	£0.000	£0.000	£3.500	£3.500
Cartha Crescent, Paisley	1 Affordable Supply/Regen	Williamsburgh HA	30	£0.000	£0.000	£2.100	£2.100
Fyefield, Johnstone	3 Affordable Supply/Regen	Linstone HA	24	£1.680	£0.000	£1.680	£1.680
North & West Renfrewshire (sites tbc)	4 & 5 Affordable Supply	tbc	tbc	£0.000	£0.000	£0.000	tbc
Town Centres (Paisley/Johnstone/Renfrew) (sites tbc)	1, 2 & 3 Regeneration	tbc	tbc	£0.000	£0.000	£0.000	tbc
Former Royal Alexandra Infirmary Site	1 Regeneration	tbc	tbc	£0.000	£0.000	£0.000	tbc
Private Sector Acquisitions	All Regeneration	tbc	tbc	£0.000	£0.000	£0.000	tbc
				£16.855	£67.373	£23.240	£107.468
							1586

Sub-Areas	Year	Minimum SG Funding (RPA) (£M)	3 Year Total:
1. Paisley & Linwood	2018/19	£13.846	£46.224
2. Renfrew	2019/20	£15.665	
3. Johnstone & Elderslie	2020/21	£16.713	
4. North Renfrewshire	2021/22	£4.608	
5. West Renfrewshire	2022/23	tbc	

Appendix 4 – Housing Sub Market Areas

