



Renfrewshire Local Housing Strategy 2023-2028

Key Achievements from the last Local Housing Strategy (2016-2021)

Key Achievements in delivering the Strategic Outcomes of the last Local Housing Strategy (2016-2021)

2016-2021 LHS Strategic Objective 1.

The supply of housing is increased.

More than 4,000 new homes were completed between 2016 and 2021 - (4,188 homes included 3,557 private sector homes and 631 affordable homes delivered through the Affordable Housing Supply Programme).

Five annual Strategic Housing Investment Plans were prepared, approved and implemented over the period 2016 to 2021 to support delivery of affordable homes throughout Renfrewshire to meet a range of housing needs.

Affordable homes included homes for social rent from Renfrewshire Council or a housing association partner as well as homes for shared equity low-cost home ownership to assist in meeting housing need across tenures.

A new Local Development Plan (LDP) was developed and adopted which identifies a generous supply of housing sites to meet need and demand across Renfrewshire for the next 10 years. The LDP also included an Affordable Housing Policy to promote mixed tenure development and to support delivery of affordable homes in high demand and more rural areas.

The Council's Empty Homes Officer (now called More Homes Officer) worked with owners to successfully bring 63 long-term empty properties back into use in Renfrewshire between 2018/19 and 2020/21.

2016-2021 LHS Strategic Objective 2.

Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.

In 2020 Renfrewshire Council approved plans to progress proposals for a 10-year £100 million housing led regeneration and renewal investment programme. This programme will significantly enhance the Council's housing stock through investment in existing stock, environmental improvements and the construction of new Council housing.

The Link Group are nearing completion of the redevelopment of the former Arnott's department store site in Paisley Town Centre. This key Paisley town centre site was redeveloped by Link Group in 3 phases of development with 138 new affordable social rented homes created in the centre of Paisley. These homes complement other new build development for the private sector in Paisley town centre and are assisting in meeting local housing need whilst contributed to the creation of a vibrant and sustainable residential town centre.

A number of large scale regeneration projects have been delivered by both Renfrewshire Council and its housing association partners in areas including Millarston, Glenburn and at Love Street in Paisley as well as at Johnstone Castle. With Johnstone Castle, there was significant demolition of low demand obsolete housing followed by tailored redevelopment to meet the housing needs of the existing community.

Plans were developed for a major regeneration of Paisley's West End with a masterplan refined and currently being progressed to support delivery of around 150 new affordable homes and address significant quality issues with the existing housing stock.

Plans were also progressed for the regeneration of Ferguslie Park with 101 new affordable homes nearing completion, providing high quality energy efficient homes and addressing quality issues with housing stock in this area.

2016-2021 LHS Strategic Objective 3.

People live in high quality, well managed homes.

Paisley Housing Association in partnership with the Council and the Scottish Government continue to progress plans for the Orchard Street Housing Renewal Area with a site start imminent, this project aims to deliver improvement of the 5 pre-1919 tenemental blocks of flats at 33 Causeyside Street and 3 to 9 Orchard Street, Paisley.

The Council has supported tenants and residents with information and advice in terms of housing quality and common repairs and supported a number of projects through the 'missing share' initiative in older traditional tenements that has allowed projects to progress where owners were unable or unwilling to support essential works within their buildings.

The Strategic Housing Investment Plan includes provision to assist social housing providers to purchase appropriate properties on the open market for social rent where this would help to meet identified housing needs or enable social landlords to undertake pro-active management and maintenance of housing stock.

The Council continues to support landlords and agents in Partnership with Landlord Accreditation Scotland through information, advice and training opportunities to promote high standards in the private rented sector with the Council's Regulatory Functions Board continuing to monitor and act where a landlord fails to meet the necessary standard.

The Council continues to implement the mandatory landlord registration scheme, with around 7,500 landlords registered at any one time.

2016-2021 LHS Strategic Objective 4.

Homes are energy efficient and fuel poverty is minimised.

Between 2016 and 2021, Renfrewshire Council secured approximately £7 million in funding to support energy efficiency and improvement projects across Renfrewshire from the Scottish Government's Home Energy Efficiency Initiative for Scotland: Area Based Schemes (HEEPS:ABS) programme.

Renfrewshire Council and its developing housing association partners have been incorporating energy efficiency and carbon reduction technology across new build development to reduce emissions and fuel costs for tenants with projects included within the Strategic Housing Investment Plan aiming to tackle fuel poverty by maximising opportunities for innovative energy efficient development with greener measures included within new build developments. Both Renfrewshire Council and our housing association partners are looking to incorporate additional energy efficiency measures as part of new build design and will actively target reduced carbon emissions from new build development. This approach will be rolled out across projects delivered included within the Strategic Housing Investment Plan (SHIP).

As part of the cyclical maintenance programme and the Council's ambitious housing investment and improvement programme, the energy efficiency of existing Council housing will be improved which will contribute to reducing tenant's fuel costs and Renfrewshire's net zero ambitions.

Over the last five years - information, advice and home visits have been used with energy advocates and advisers assisting households to reduce fuel costs, access support and improve energy efficiency standards of their homes.

2016-2021 LHS Strategic Objective 5.

Homelessness is prevented and vulnerable people get the advice and support they need.

Renfrewshire Council and its partners worked together to prepare a Rapid Rehousing Transition Plan (RRTP) covering the 5 year period to 2024. The Rapid Rehousing Transition Plan 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 George Street Prevention Service offers a range of services to young people aged 16 to 25 years who have been homeless or threatened with homelessness which includes 'Homes for Keeps' - pre tenancy training to support a young person in maintaining their own home and 'the Tenancy Resettlement Service' – a practical and proactive service which gives young people tailored assistance to meet their needs and help them successfully move into and manage the first year of their own tenancy.

The Council implemented a 'Move-On' project to support and assist homeless applicants to move out of temporary accommodation and into settled tenancies with more than 300 moves having been co-ordinated for homeless applicants into settled tenancies.

A Housing First Initiative, delivered in partnership with Turning Point Scotland continues to provide support for up to 20 service users with complex needs at any one time.

The Council developed an innovative approach to prevent repeat homelessness, with the WRAP project, in partnership with Blue Triangle Housing Association.

A Tenancy Sustainment Service was established in partnership with 'SAY Women' that supported young women aged 16 – 25 years who are identified as survivors of child sexual abuse and/or survivors of other forms of sexual violence, having housing/homeless/ tenancy related issues.

2016-2021 LHS Strategic Objective 6.

People are able to live independently for as long as possible in their own homes.

A range of support has been provided to tenants and residents in the form of adaptations, adaptation grants and project assistance as part of the 'Care and Repair' initiative to adapt people's homes to meet their current needs and allow people to remain in their own home for longer.

Link Group completed a 38 unit development for older people in Paisley Town Centre with 25 properties available to older people as part of a low cost homeownership shared equity pilot, the other 13 properties were made available to older people for social rent. This development included a common room to reduce social isolation, guest accommodation and a range of features to support independent living with all of Paisley town centre's amenities in close proximity to the development.

The Council has signed up to the Technology Enabled Care in Housing Charter, hosted by the Scottish Federation of Housing Associations, which provides opportunities to exchange and promote good practice with health and housing partners to introduce innovative technical solutions to help older and vulnerable people live at home more independently.

New build housing is required to reflect local demographics with both private sector and affordable housing developers expected to deliver flexible homes across a range of property types and sizes with a proportion of all new homes to be developed as accessible, including some wheelchair standard housing. All affordable housing is built to Housing for Varying Needs standard and should have flexibility built into its design to allow for future adaptation and reconfiguration to meet tenant and resident's future needs.

Renfrewshire Council and its Housing Association partners aim to deliver a range of property types and sizes to meet people's different housing needs, this includes the development of homes that meet wheelchair accessible standards.

In line with Scottish Government guidance, targets to include wheelchair accessible homes as part of all tenure new build developments were identified as part of the development of the new Local Housing Strategy.

These new targets propose that a minimum 10% of all new dwellings are designed to be easily adaptable for residents who are wheelchair users and 5% of all new homes should be designed to wheelchair accessible standard.

2016-2021 LHS Strategic Objective 7.

Affordable housing is accessible to people who need it.

The Renfrewshire Common Housing Allocation Policy was approved and successfully implemented by the Council and its local Housing Association partners between May and October 2019. Partners in the development and implementation of the policy were Bridgewater, Linstone, Paisley and Williamsburgh Housing Associations. The Common Policy was developed with a clear focus on meeting housing needs and introduces a common approach to how we allocate homes that are available to let by these partners in Renfrewshire

A Deposit Guarantee scheme was used to support people who are homeless or threatened with homelessness to access the Private Rented Sector by providing a written guarantee in place of a cash deposit.

The Council continues to participate in the Mortgage to Rent scheme with owners supported to remain as tenants in their existing property.

If you require a printed copy of this document, please email:

strategyandplace@renfrewshire.gov.uk

or please write to:

Economy and Development Team, Chief Executives Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB



Environment, Housing and Infrastructure

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley

PA1 1BR

www.renfrewshire.gov.uk



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