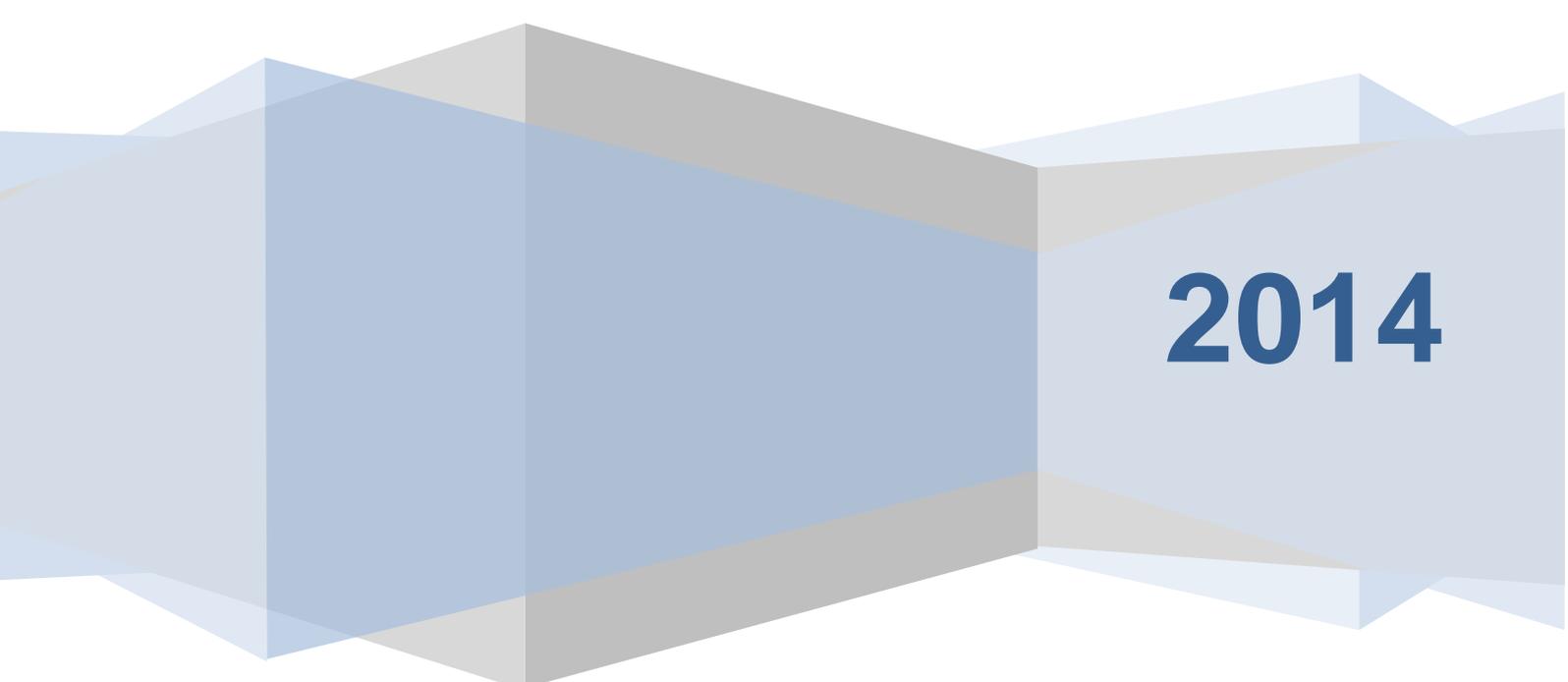


Renfrewshire Local Housing Strategy 2011-2016

Update 2014



2014

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Section 1

Introduction

1. Renfrewshire's second Local Housing Strategy (LHS) covers the period 2011-2016 and was approved by the Housing and Community Safety Policy Board in November 2011.
2. The LHS provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area.
3. The LHS views the housing system as a whole and deals with the requirement for housing across all tenures. It:
 - Describes the extent and type of housing need and demand;
 - Sets out the local authority and partner's strategic vision for the future of housing across all tenures, taking account of national priorities;
 - Sets out how the standard of housing will be improved;
 - Provides clear strategic direction for housing investment;
4. It sets out 5 Strategic Outcomes relating to addressing housing and related support needs that partners and the Council agreed to work towards over a five year period. Specific actions set out in the action plan were committed to and agreed by all partners to enable the delivery of these outcomes. Actions have either been completed or are currently being progressed.
5. The development of this shared vision has led to better partnership working amongst the housing providers and related partners in the Renfrewshire area. Much has been achieved since the local housing strategy was approved to improve the standard of housing, address homelessness and fuel poverty, to regenerate our communities, to support people to live independently in housing and to improve access to housing.
6. This is second LHS update for the current LHS, which covers the period from April 2013-March 2014.
7. There are 16 housing providers in Renfrewshire, each with a different range of stock, tenant base and corporate plans and priorities. In addition there are a range of other housing support and housing related organisations working within Renfrewshire. It is not possible within this strategic update to reflect fully the whole range of activities of all the providers. So, Section 2 of this document highlights a selection of key achievements from a range of providers that directly help meet identified strategic outcomes. Section 3 highlights changes in national and local policy that impact on the delivery of the LHS as well as highlighting any local policy developments. Section 4 provides an update on resource issues. Appendix 1 reports on relevant indicators showing progress against baseline figures and targets set for each of the outcomes contained in the LHS. Appendix 2 provides an update on progress of the actions contained in the action plan

since April 2013. Appendices 3 and 4 highlight details of completed projects contained within the Affordable Housing Investment Programme and on those projects which are on site or which have formal grant funding approval.

8. There are a few minor changes to the indicators and actions contained within the appendices due to policy changes or where it has not been possible to source information in the same format as produced in the original LHS, for example information relating to Section 11 referrals.
9. Progress in meeting our agreed outcomes, is monitored through the multi-agency Housing Providers Forum and annual updates will continue to be presented to the Housing and Community Safety Board.

Section 2

Review of progress from April 2013 to April 2014

Strategic Outcome 1: Residents live in good quality housing.

1. Key progress to March 2014

- The total value of capital work spent by the Council during 2013/14 was £30.732m. During the same period, in addition to individual elements of work, RSLs within Renfrewshire invested £4.915m in their properties, specifically through the I-Flair Building Maintenance Framework Agreement.
- Compliance rate for local RSLs ranged from 82% to 100%. For Council properties, SHQS compliance rate increased from 32.3% in 2012/13 to 62% in 2013/14.
- Two long term empty tenement blocks at Brown Street, Paisley, transferred from Council ownership to Linstone Housing Association, to upgrade and bring back into use.
- 18 empty private sector homes brought back into use through the direct engagement with the Empty Homes Initiative.
- Williamsburgh HA upgraded 16 unimproved properties, which were either empty, or considered unsustainable, in the long term. Works carried out to the properties included new double glazed windows, kitchen & bathroom replacements, upgrading of electrics and installation of combi condensing boilers in properties requiring boiler upgrades.
- Empty Homes Loan Fund scheme application and procedures established. While to date there has been no applications, the Empty Homes Officer is working with a number of interested applicants.
- In 2013/14, 4,180 private owner households were provided with advice and assistance on grants and on the co-ordination of mixed tenure works through the Scheme of Assistance – a 5% increase on the previous year's figure.
- 338 households received advice and 1,782 small repairs were completed through the Care and Repair scheme in 2013/14.
- 5,854 private sector landlords were registered as at May 2014 – a 17% increase from 4,973 in the previous year.
- 123 grants approved for private sector adaptations in 2013/14, with total expenditure of £321,000.
- The total value of capital work spent by the Council during 2013/14 was £30.732m. By the March 2014, through the Council SHQS programme work completed included:
 - 8,024 kitchen, bathroom and rewiring combinations installed;
 - 5,464 full heating systems and boiler replacements carried out; and

- overcladding on three multi storey blocks completed and work started on two other courts

Strategic Outcome 2: Homes are energy efficient, fuel poverty is minimised and the environmental impact of housing is reduced.

Key Progress to March 2014

- 17% of Renfrewshire residents live in fuel poverty. The Fuel Poverty Strategy was updated in May 2014 and a steering group will progress actions to improve this figure.
- The latest figures from the Scottish House Condition Survey that was published in December 2013 show that only 83% of private stock had an National Home Energy Rating (NHER) “good” rating (that is 6-10), compared to 96% of the public stock. This compares to 80% and 93% respectively for the previous years report.
- Increase in the Average National Home Energy Rating across all tenure of stock in Renfrewshire to 7.3 from 7.0.
- Over £7.9m of grant funding secured between April 2013 – end of March 2014, for a range of measures linked to carbon reduction, including solid and cavity wall insulation, loft insulation, and district heating upgrading, all of which are helping to reduce fuel poverty levels in Renfrewshire. This funding supported measures across all tenures, with a significant proportion going to private sector housing.
- Funding secured from the Scottish Government to carry out insulation works to external and internal walls in fuel poor households in Lochwinnoch.
- 4,297 calls received from Renfrewshire residents to provide households with advice on grants for energy efficiency, billing issues and the efficient use of heating systems.
- Home Energy Scotland attended a number of Social Work open days to promote energy “renewables” and associated beneficial tariffs to householders.
- In partnership with British Gas in January 2014 the Council started work on the four tower blocks (360 houses) and 101 maisonette/ deck access blocks Calside. This includes thermal overcladding and the upgrading of the district heating system with a Biomass heating system.
- Williamsburgh HA completed a fuel switch (electric to gas central heating) in 37 properties (Unsted Place, 31 and Seedhill Rd,6) and between December 2013 and March 2014, inefficient (G rated) back boilers were replaced with Combi Condensing boilers, in 161 properties, part funded by Green Homes Cash Back. In addition to this work, Internal Wall Insulation (IWI) was installed in 373 properties, part funded by ECO.
- Linstone Housing Association led a successful FLAIR Big Lottery funding bid to set up an energy advocacy service to give independent and expert advice on a wide range of energy issues to FLAIR tenants across Renfrewshire.
- Work ongoing to secure “Welfare Resilience Fund” funding of £73k to provide an additional 2 energy advocates.

- The Council accessed Warm Homes grant funding of around £76k to support the Council's strategy and project development of community based renewable solutions. This includes work to examine the potential for small "run of the river" hydro scheme in Paisley which would generate electricity for the Council headquarters building. This has the potential to generate a feed in tariff that could be used for social welfare purposes.
- 142 customers given in-depth renewable advice and 41 home renewable visits.

Strategic Outcome 3: Regeneration programmes are progressed to create stable mixed communities that are attractive places to live.

Key Progress to March 2014

- Overall 196 new affordable homes provided in 2013/14.
- 71 new build houses in Gallowhill, completed by Sanctuary Scotland Housing Association.
- Link Housing Association started work on 31 new build flats on the former Arnotts's store site in Paisley town centre. 29 units will be for mid-market rent and 2 for shared ownership. This is part of a larger mixed use redevelopment project and is due to complete in Spring 2015.
- The Council transferred 12 long term empty properties in Ferguslie Park that required substantial investment to bring them up to lettable to standard to Ferguslie Park Housing Association who, utilising their own resources, refurbished them for social rent.
- Link Housing Association are about to start work on 70 new build properties in the Thrushcraigs area of Paisley (June 2014). 56 of these properties will be for social rent and 14 will be for low cost home ownership. 10% of all properties will be designed for wheelchair users.
- Sanctuary Scotland Housing Association have recently started work on 42 new build properties in the Shortroods area of Paisley, 27 of which will be for social rent with the remaining 15 properties being made available for low cost home ownership.
- First Council new build development of 37 units at Blackhall, comprising 15 amenity flats for older people and 22 terraced family homes completed in October 2013.
- Thermal overcladding of Gallowhill Court and Glencairn Court completed. Construction of social space in Glencairn Court and external improvements in progress.
- Seedhill Road development progressing in partnership with Williamsburgh Housing Association to provide 23 family homes for Williamsburgh and 24 amenity flats for older people to be delivered for the Council. Construction start has been delayed due to sewer infrastructure capacity issues. Discussions are ongoing to resolve this with an expected start date in 2015.
- 38 obsolete social rented properties demolished in 2013/14 bringing the total number of such demolitions to 3,767 since 2002.
- The turnover rate of social housing in Renfrewshire ranged from 2% (Horizon HA) to 21% (Bield HA). The turnover rate for Council housing increased slightly to 11% in 2013/14 from 9.9% in 2012/13. For the five local RSLs, the average turnover rate was 10.8%, a reduction from 12.8% the previous year. (The full list of turnover rates by RSL for which information is available is listed on p. 26)
- Tenant satisfaction with the overall service provided ranged from 82% (Renfrewshire Council) to 95% (Ferguslie Park), while tenant satisfaction with the management of their

neighbourhood ranged from 76% (Williamsburgh HA), to 92% (Ferguslie Park HA and Paisley South HA).

- Approval obtained to consult with 288 tenant and residents in the Johnstone Castle area on a housing regeneration strategy for the area which would involve potential demolition of tenement flats and the construction of new housing on the cleared sites to meet current and future needs and demand. A comprehensive housing regeneration strategy for the Johnstone Castle area will be developed in consultation with Linstone Housing Association and key partners.

Strategic Outcome 4: People are able to live independently in suitable housing with appropriate support.

Key Progress to March 2014

- 10 new build supported flats for looked after or accommodated young people completed in Paisley by Loretto Housing Association.
- Plans are being developed for the provision of 24 amenity flats at Seedhill Road and will include social space following consultation with older tenants. Construction start has been delayed due to sewer infrastructure capacity issues. Discussions are ongoing to resolve this with an expected start date in 2015.
- Renfrewshire Care and Repair completed 1,782 small repairs and 969 handyperson jobs, for older people across all tenures, and project managed 114 adaptations for older owner occupiers.
- 197 adaptations carried out in RSL properties at a cost of £643,700 funded by the Scottish Government. In addition a number of RSLs will have undertaken adaptations wholly or part funded by their own resources.
- 953 adaptations carried out in Council properties in 2013/14 and 431 in 2012/13.
- Construction of a communal social space for residents and environmental works to the Council's Glencairn Court ongoing and due to be completed early Autumn 2014.
- 855 households accessed Council housing support services in 2013/14 - with 590 seeking housing support and 265 seeking financial support. In addition RSLs within the area also offer support services.
- Ongoing implementation of the Reshaping Care for Older People Initiatives including:
 - Handyperson's service (Handyperson and part time clerical support) – this service is located within the Care and Repair Service and is available to people aged 60 or over of any tenure.
 - Housing Options Advice Post for Older People – this service is hosted and managed by Bridgewater Housing Association. Any older person in Renfrewshire can access this service.
 - Health and Well-Being Co-ordinator for Older Persons – based within the Council's Community Service, the post holder encourages tenants within Council specialist housing for older people to become involved in a range of health and well being activities. The post holder also helps organise events for the wider community of older people, for example events at the Paisley Lagoon Centre.
 - Occupational Therapist for provision of aids and adaptations for older people as part of the Council's SHQS programme
- Linstone Housing Association completed a study of its multi storey blocks in Linwood to assess whether they can be adapted to provide flexible housing with support for older people and is exploring funding options.

- Review of all sheltered housing developments in Renfrewshire completed. Action plan based on review findings will be developed.
- Review of the Extra Care developments in Renfrewshire completed. Action plan based on review findings will be developed.
- “Throughcare” protocol developed jointly by Housing and Social Work and launched in August 2013. This ensures a planned transition to independent living for young people who are looked after and accommodated by the Council.
- 10 year Joint Strategic Commissioning Plan for older people’s services developed.
- 15 new build Council grouped amenity homes for older people completed in Blackhall, Paisley in October 2013.

Strategic Outcome 5: Homelessness is prevented where possible and services meet the needs of people who become homeless.

Key Progress to March 2014

- Reduction in the number of homeless applications from 1,103, in 2012/13 to 974 in 2013/14 which can partly be attributed to a range of initiatives around the prevention of homelessness and the introduction of a Housing Options approach.
- In June 2013, the Council successfully implemented the new duty to assess the Housing Support needs of all homeless applicants, and ensure that these are met.
- Decrease in the number of households accommodated in B+B accommodation from 240 in 2012/13 to 123 in 2013/14 with the average length of stay decreasing from 12 days in 2012/13 to 10 days in 2013/14.
- Increase in the number of households accommodated in Council furnished accommodation from 652 in 2012/13 to 811 in 2013/14 and a decrease in the average length of stay from 53 days in 2012/13 to 43 days in 2013/14.
- 88% of homeless households accommodated in temporary accommodation were satisfied with its quality.
- In 2013/14, 334 applicants assessed as homeless and to whom the Council has a duty to secure accommodation, were housed in Council tenancies. This represents 24% of all Council lets. 111 Homeless applicants were housed by RSLs. This represents 12% of all their lets.
- 91 people participated in the “A Time 2 Mend” homeless prevention initiative. This provides focussed mediation and support to young people and their families to help reduce youth homelessness. It also assists young new tenants to maintain family support when moving into their first home.
- The “Home 4 Keeps” initiative provides pre tenancy training and advice to young people on budgeting, the responsibilities of managing a tenancy, healthy eating and maintaining a property. 73 young people and 21 over 25s attended the training sessions in 2013/14.

Strategic Outcome 6: A range of housing options are available, routes into suitable housing are simplified and people have access to good quality information and advice

Key Progress to March 2014

- 7 RSLs in partnership with the Council opened the “HomeChoice@Renfrewshire - Homexchange Shop” in Paisley town centre in October 2013. Staff at the shop provide housing options advice, particularly to tenants affected by the under occupancy rule (“Bedroom Tax”), and to those seeking a home exchange.
- From the end of October 2013 to end of March 2014, the Homexchange Shop helped 728 customers, and assisted 186 customers to register for a mutual exchange through the on-line service.
- The Council enabled 26 successful mutual exchanges a notable increase from 14 the previous year. The 26 mutual exchanges involved 53 tenants; 36 Renfrewshire Council tenants and 17 RSL tenants.
- The pilot Choice Based Letting (CBL) scheme - HomeChoice - was expanded and now includes Foxbar, Paisley as well as Glencairn Court and Gallowhill Court in Paisley.
- Since the introduction of the Mortgage to Rent scheme in 2009, 23 applications have been accepted by RSLs in the area and 16 by the Council.
- The Deposit Guarantee scheme assisted 62 households to access privately rented– an increase from 53 households in 2012/13. We continue to promote the service through the website, landlord newsletters and through the Empty Homes Initiative.
- Local RSLs and the Council are reviewing allocation policies and exploring the feasibility of agreeing a single allocation policy for Renfrewshire.
- A number of RSLs and the Council now give transfer tenants on the housing waiting list who are under occupying their home greater priority within the transfer group, for housing allocations.
- A Housing Options approach is in place in Renfrewshire Council. Everyone looking for housing is interviewed in order that they can make a better informed decision on the type of housing that best meets their needs which may include signposting to other housing options such as RSLs and private rented properties. All Council staff involved in offering housing options have undergone training programmes to support and equip them in their roles.

Section 3

Changes in Policy and Strategic Context

1. The Council Plan 2014-2017

The Renfrewshire Council Plan, 'A Better Future, A Better Council' outlines the Council's improvement agenda over the period 2014 - 2017. To create a better future, Renfrewshire Council will focus on achieving the following outcomes:

- Increased, sustainable investment in our economy;
- Improved health, well-being and life chances for Children and Families;
- Improved support to vulnerable adults;
- Reduction in the causes and impact of poverty;
- A safer and stronger Renfrewshire.

2. The Energy Efficiency Standard for Social Housing

The Scottish Government announced the Energy Efficiency Standard for Social Housing in (EESH) March 2014. The intention of the standard is to encourage landlords to improve the energy efficiency of the social housing stock in Scotland. Improving energy efficiency will benefit tenants in that homes will be warmer, through the provision of more efficient heating systems and improved insulation. This in turn will lower fuel bills and help address fuel poverty. Equally the strategy will contribute to carbon reduction targets.

Social landlords must ensure that all of their stock achieves the relevant minimum EESH rating by the first milestone of 31 December 2020.

The Scottish Government anticipate that by 1 April 2015, around 64% of the social housing stock nationally will meet the EESH as a result of the measures introduced to achieve the Scottish Housing Quality Standard.

Renfrewshire Council has estimated that the cost of meeting this standard for its stock by 2020 will be an additional £10m (over and above normal capital investment expenditure and excluding anticipated grant income of £11m). Costs for other housing providers varies, according to stock profile, some for example, Sanctuary Scotland Housing Association estimate costs for compliance with the new standard will be minimal.

3. Strategic Housing Investment

The Scottish Government issued revised Strategic Housing Investment Guidance in April 2013. The guidance also required Councils to incorporate the Strategic Local Programme (which includes project details i.e. proposed developer, site location, type and number of units, tenure, subsidy requirement, start/completion dates) into their Strategic Housing Investment Plans (SHIPs) and to set out plans for the five-year period from 2013/14 to 2017/18.

Following this guidance, a new Strategic Housing Investment Plan was developed, and after a period of consultation, was approved by the Housing and Community Safety Board in August 2013.

In July 2013 the Scottish Government announced new grant benchmarks for social rented housing and advised that these would apply to all future grant approvals (but not to those projects where a grant offer has already been made and accepted). The previous benchmark of £42,000 for housing associations has increased to £58,000 and the maximum grant rate for Councils has increased from £30,000 to a benchmark of £46,000 per property.

Additional funds were allocated to Renfrewshire in August 2013 to assist with implementation of these new grant benchmarks.

4. The Housing Act

The Housing (Scotland) Act received Royal Assent in August 2014. The policy objectives of the Act are to:

- to make better use of existing stock of social rented homes;
- provide additional protection for tenants in the private rented sector and permanent residents of mobile home sites;
- to support improvements in the housing quality in the private rented and privately owned sectors;
- to provide more efficient access to justice for landlords and tenants in the private rented sector.

The Act makes a number of changes to different housing policy areas. Noted below are some of the key changes that the Act will bring into place over the next few years.

In relation to the social rented sector, one of the key changes is the abolition of the Right to Buy. From late summer 2016 no social tenant will be able to buy their home. The aim of this is to, “protect and enhance social housing for future generations and to safeguard the investment made in social housing over many generations.” While the longer term trend has been of declining sales in Renfrewshire, there was a significant upturn in 2013/14, when 68 properties were sold, (*56 Council, 8 Bridgewater Housing Association and 4 Linstone Housing Association*), were sold, compared to 30 in 2012/13. There may be a further spike in sales in the run up to the end of the RTB, but the overall effect of the policy change will be to ensure that existing social housing is preserved as that for future generations.

Changes are proposed that are designed to increase the flexibility that landlords have when allocating housing and giving landlords more tools to tackle anti-social behaviour. For example, in housing allocations where an applicant is guilty of acting in an “anti-social manner” they can be suspended from receiving an offer of housing for a period of time.

Social landlords will need to make changes to their allocation policies and housing management procedures, with regard to these new provisions.

In relation to the private rented sector, the Act aims to make a more efficient and accessible route to justice for both tenants and landlords, through the creation of a “First-tier Tribunal” that will take over jurisdiction of private rented sector cases currently heard by the Sheriff Court.

The Act also establishes a regulatory system for Letting Agents, requiring all letting agents to register with the Scottish Government and adhere to a Code of Conduct. This part of the Bill aims to improve and promote standards of service and professionalism in letting agents.

The Act will give local authorities discretionary powers to take cases to the Private Rented Housing Panel on behalf of private rented tenants whose homes do not meet the "Repairing Standard". It also gives local authorities a power of entry to inspect a property where they suspect it is not meeting the "Repairing Standard". The actual use of these powers will depend on existing resources available within local authorities. Given the recent scale of increase in the private rented sector in Renfrewshire, which now accounts for approximately 11% of the housing stock (around 9,000 properties), the use of these powers is something the Council will need to consider how it will approach.

5. Health and Social Care Integration

The Public Bodies (Joint Working) Act received Royal Assent in April 2014. The Act requires health boards and local authorities to work towards integrated arrangements for adult services by 1st April 2015. This is one of the most significant changes to health and social services in recent generations.

The policy rationale for integrating health and social care services is: to improve the quality and consistency of services for patients, carers, service users and their families; to provide seamless, joined up, high quality health and social care services in order to care for people in their homes, or a homely setting, where it is safe to do so; and to ensure resources are used effectively and efficiently to deliver services that meet the needs of the increasing number of people with longer term and often complex needs, many of whom are older.

Within Renfrewshire an Integration Joint Board will be established and a jointly appointed Chief Officer will lead integrated services and manage a joint budget.

The Act also requires a joint strategic plan for adult services and joint commissioning strategies for each client group within adult services (for example, learning disabilities, physical disabilities) to be developed, arrangements for locality planning to be established, and the creation of an annual workforce plan and an annual financial plan.

Draft Regulations issued for consultation by the Scottish Government in May 2014 set out the proposed list of adult services that a local authority "must" delegate to the Integration Authority. Most relevant to housing are, "housing support services; aids and adaptations". At present there is some discussion amongst housing providers about exactly what constitutes "housing support services" in this context and what this may mean for planning and delivery of such services. Final regulations and guidance are expected this autumn.

The new integrated arrangements may present an opportunity to examine if aids and adaptations can and should be delivered differently, focussing more on a preventative approach.

6. Self Directed Support

The Scottish Parliament has passed a new law on social care support, the Social Care (Self-directed Support) (Scotland) Act 2013, which came into force on the 1st April 2014.

The Act gives people a range of options for how their social care is delivered, beyond just direct payments, empowering people to decide how much ongoing control and responsibility they want over their own support arrangements.

The Act requires council's to offer people four choices on how they can get their social care. The choices are:

- Option 1 direct payment where the person arranges their own support
- Option 2 the person directs the available support and the council arranges it
- Option 3 the local authority decides and arranges the support that it thinks is right for the person
- Option 4 a mix of the above.

The Scottish Government published statutory guidance in April this year to accompany the Act. Discussions are ongoing within the Council to identify all the services that are covered by this Act, and to implement changes accordingly.

For housing support services, if a local authority concludes that a particular form of housing service falls within the definition of community care services then the 2013 Act applies and the supported person should be provided with a full range of choices listed above.

Discussions are ongoing within the Council to identify any support services that fall within this definition.

In relation to housing adaptations it suggests that direct payments or the opportunity to direct the available support may provide an opportunity to explore new or alternatives ways to meet the person's needs. The guidance does though acknowledge that there may be issues with responsibility for ongoing maintenance costs, ownership of the adaptation and re-use when it is no longer required that will need to be considered.

7. Older Persons Housing Needs

The Council approved a 10 year Joint Commissioning Strategy for Older People's Services in May 2014. The Council's social work service and local health service developed the strategy in full partnership with other council services, independent sectors and other stakeholders. It builds on the initial interim 3 year plan prepared for 2013-2016.

The strategy addresses the demographic and financial pressures that the growth in the over 65 population will have on local services, and sets out the development work that will be required to meet the changing needs of an ageing population with increasingly complex care needs. A partnership approach to developing services will be critical in developing services, particularly in the light of Health and Social Care integration.

Throughout various consultation events that informed the strategy, older people were clear that they wanted to be supported to remain in their own homes. This underpins the vision of the 10 year plan:

"To work in partnership with older people, their careers, families and communities to support them to stay at home or in a homely setting for as long as possible."

The strategy identifies six key priorities for health and social care services over the next ten years:

- To establish integrated community-based health and social care services to avoid or (or minimise) unnecessary admissions and readmissions to hospitals.
- To reduce and keep to a minimum levels of delayed discharges from hospitals.
- To ensure appropriate types of accommodation, including suitable housing, for older people in Renfrewshire.
- To ensure a range of community-based supports for older people in Renfrewshire.
- To ensure carers are supported in their caring role.

The strategy is clear that as demographic pressures increase, sustained change in the delivery of services will be necessary. The strategy recognises housing and housing support play a key role in shifting the balance of care from bed-based care to more community based support.

In 2013 Renfrewshire Council was successful in securing funds through the Reshaping Care for Older People workstreams to secure new housing related initiatives reflecting elements of preventative and anticipatory care, proactive care and support at home, and effective care at times of transition. These are three -year fixed term initiatives. During the course of 2014 these initiatives will be reviewed. The assessment will examine ways to continue the successful elements of the initiatives once the fixed term funding ends.

The Change Fund also facilitated 2 reviews – one of sheltered housing provision and one of extra care housing. External consultants completed these in May and June 2014 respectively and the results will help to inform future service delivery of older person's specialist accommodation in Renfrewshire.

8. Local Development Plan

The Renfrewshire Local Development Plan (LDP) guides the use and development of land indicating where development or changes of land use should or should not take place. It allocates a range of housing sites to satisfy the housing supply targets as set out in the Local Housing Strategy.

The Renfrewshire LDP was adopted on the 28 August 2014. The housing land identified in the adopted local development plan consists of both brownfield and greenfield land. Brownfield land alone could not satisfy the housing need and demand for Renfrewshire. The addition of greenfield sites ensures that there is a generous effective land supply to meet the housing need and demand of Renfrewshire. Although greenfield land was identified, the main focus in the LDP is the development of previously used sites, concentrating on existing built-up areas and key redevelopment areas, aiming to facilitate sustainable development and a low carbon economy.

The Council are working in partnership with housing associations, developers, landowners and the house building industry to deliver innovative approaches and mechanisms to successfully support development on brownfield land. The Renfrewshire LDP Action Programme sets out the steps to support sustainable mixed communities and to create great places within Renfrewshire.

9. Housing Need and Demand Assessment, Housing Supply Targets and Local Housing Strategy

A Housing Need and Demand Assessment (HNDA) estimates the future number of additional homes to meet existing and future need and demand. It also captures information on the operation of the housing system to assist local authorities in the development of policies on new supply, management of existing stock and the provision of housing related service.

Renfrewshire Council works within the Glasgow and Clyde Valley Strategic Development Planning Area (GCVSDPA). A partnership of the 8 authorities in the GCVSPA completed the last HNDA in 2011. The LHS 2011-2016 set a target for 150 new affordable homes per annum over the period and identified a private sector housing land supply requirement of 745 units per annum. The table below shows completions compared to the targets.

Renfrewshire Housing completions compared to targets				
	Target	2011/12	2012/13	2013/14
Affordable Housing	150pa	283	175	196
Private Sector	745pa	282	276	343

Source: Council records

During 2013/14, the Scottish Government developed a new web based HNDA Tool to help reduce the complexity and costs of HNDA work and issued refreshed HNDA guidance. The Glasgow and Clyde Valley Housing Market Partnership have been working on a new HNDA (HNDA 2) for the area based on the tool and guidance. The HNDA 2 is expected to be completed late 2014.

In line with the new guidance, a Housing Supply Target (HST) will need to be included in the Strategic Development Plan Main Issues Report which is due by the end of the year (previously targets were decided at the time of LHS development).

The Scottish Government issued revised Local Housing Strategy guidance in July. In addition to existing areas covered by LHSs, the guidance expects new LHSs to have more focus on the role of the private rented sector, housing regeneration and town centres and health and social care integration. Renfrewshire will require a new LHS in 2016 and preparation work will begin early next year.

Section 4 Resources

1. The Strategic Local Programme 2012/13 to 2014/15 was approved in August 2012. The following projects are being taken forward under this programme:
 - Seedhill Road regeneration, Paisley: partnership project involving Williamsburgh Housing Association and Renfrewshire Council to deliver a mix of newbuild family-sized houses and grouped amenity flats for social rent.
 - Thrushcraigs regeneration, Paisley: delivery of newbuild housing for social rent and shared equity by Link Housing Association.
 - Renfrew, Mossland Rd/ Braille Crescent: delivery of newbuild housing for social rent by Sanctuary Scotland Housing Association.
 - Arnotts site, Paisley town centre: £1.071m to support a mixed tenure development which includes mid market rent and shared equity housing by Link Housing Association.
 - Shortroods regeneration (phase 3), Paisley: £1.896m to support delivery of newbuild housing for social rent and shared equity by Sanctuary Scotland Housing Association.

The Scottish Government allocated additional funds to Renfrewshire in August 2013 and October 2013 to assist with delivery of the programme taking into account the higher grant subsidy benchmarks announced in summer 2013. The total amount of funding for these projects is £11.825m

For planning purposes, the Scottish Government provided guidance in March 2013 on the minimum resource planning assumptions which councils can expect to receive in the three years to 2017/18. The total figure for Renfrewshire is £9.189m, with the following split:

- £4.458m for 2015/16
- £2.983m for 2016/17
- £1.748m for 2017/18

Taking account of LHS outcomes and investment priorities previously agreed in the 2013/14 to 2017/18 Strategic Housing Investment Plan (SHIP), four projects are highlighted here as high priorities for delivery in years 3 to 5 (i.e. 2015/16 to 2017/18):

- Orchard Street / Causeyside Street comprehensive tenement improvement
- Shortroods regeneration (phase 3, part 2)
- Bishopston affordable housing
- Paisley West End regeneration

It is estimated that the total cost of the four new projects highlighted above will be well above this grant figure, with a total grant requirement of around £17.6m. If necessary Bishopston and Paisley West End could be split into two phases if additional funding does not become available over the current planning period.

2. For the financial years 2014/15 and 15/16, the Council approved a budget of £1.3m and £3.43m respectively for Private Sector Housing Grant (PSHG) investment in private sector housing. PSHG supports a range of services to private sector homeowners

including Disabled Adaptation grants to older and disabled owners, support costs for Care and Repair Renfrewshire and grant support for tenement repair and improvement schemes either in partnership with local housing associations or local owners. Grants can also be made to homeowners involved in Council investment programmes including common works carried out as part of the SHQS programme. The higher expenditure approved for 2015/16 reflects the anticipated significant drawdown of funds to support owners to meet their obligations arising from the SHQS programme.

3. The National Reshaping Care for Older People programme provided funds through the “Change Fund” to enable health and social care partners to implement local plans for older peoples’ services to facilitate shifts in the balance of care from institutional to primary and community settings. Four housing related projects are being delivered through this workstream (Handyperson Service, Health and Well Being Co-ordinator, Older Person’s Housing Options Advisor and Housing OT for Adaptations as part of Council SHQS works). Funding for these projects is on a fixed term 3 year basis, due to end in 2015. The projects will be reviewed during 2014 and consideration will be given on how to continue the successful elements of the projects when Change Fund funding ends.

4. The Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS) was introduced by the Scottish Government in 2013/14. The key objectives are to reduce fuel poverty, reduce carbon emissions and to lever in funding from the Energy Company Obligation (ECO). The programme is targeted at private sector home owners particularly in common tenure blocks. Local authorities act as coordinating agents for all HEEPs:ABS programmes in their area. In 2013/2014 a total allocation of £2.310m was secured for the Renfrewshire area, to be spent by the end of September 2014. This has enabled a range of external wall insulation projects to be carried out in multi-tenure blocks to support both the Council and Linstone Housing Association SHQS programmes.

Renfrewshire’s HEEPs: ABS allocation for 2014/15 is £2.05m with further ECO funding of around £1.78m. This will be used for energy efficiency projects within the Council and 3 local RSL’s stock.

5. The Council and its partners have accessed other funding streams to facilitate ongoing work and to progress new initiatives. For example in 2013/14, the Council secured £333,000 Carbon Emission Reduction Target (CERT) funding and £662,000 Community Energy Saving Programme (CESP) for domestic energy efficiency programmes for Council stock.

APPENDICES

Appendix 1

Local Housing Strategy Strategic Outcomes

Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 1 Residents live in good quality housing.	Number of households provided with advice/assistance	Scheme of Assistance. Includes grants, advice & assistance (excluding Care & Repair and information to private landlords), co-ordination of mixed tenure common works.	3,720 (2011/12) 3,963 (2012/13)	4,180 (2013/14)	5% increase per annum	Annually
	% of dwellings with any urgent disrepair	Scottish House Condition Survey: local authority report	41% (SCHCS 2008-10)	53% (SHCS 2010-12)	4% decrease per annum	Annually
	Number of households receiving advice through Care & Repair	Care & Repair statistical return	550 (2011/12)	338 (2013/14)	250 per annum	Annually
	Number of Small Repairs completed through Care & Repair	Care & Repair statistical return	2,072 (2012/13)	1,782 (2013/14)	1,600 per annum	Annually

	Number of landlords registered	RC records	4,374 (at August 2012) 4,973 (at March 2013)	5,854 (at May 2014)	Indicator only	Annually
	Number of properties owned/managed by accredited landlords/agents	RC Housing and Property Services	500 (April 2013)	780 (April 2014)	5% increase per annum	Annually
	SHQS compliance rates	RC Investment Strategy Scottish Housing Regulator Annual Performance & Statistical Return 2009/10	15.1% (2011/12) 84.3% (Local housing associations in Renfrewshire 2011/12)	62% (2013/14) Paisley South HA 82% Williamsburgh HA – 100% Bridgewater HA – 97% Ferguslie Park HA – 92% Linstone – 71%	100% 100%	2015 2015
	Reduction in SHQS elemental failures in Council stock.	RC records	40,396 elemental failures (2011/12)	11,751 elemental failures (2013/14)	58,930	2012
	Number of owner occupied homes in mixed tenure blocks covered by pilot RC property factoring service	RC records	35 blocks With 42 Owners (2011/12).	31 blocks With 38 Owners (2013/14)	10% increase per annum	Annually

Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 2 Homes are energy efficient, fuel poverty is minimised and the environmental impact of housing is reduced.	% of Renfrewshire residents living in fuel poverty	Yearly; Scottish House Condition Survey	19% (2008-2010 SHCS report)	17% (2010-12 SHCS Report) Scotland figure 27%	5% below Scottish average	2016
	Number of requests received by the local Energy Savings Scotland advice centre (ESSac) from Renfrewshire residents	Yearly/Energy Savings Scotland advice centre	3766	4297	3,000	2012
	Average National Home Energy Rating	Annual Scottish House Condition Survey	6.8 (2008-2010 SHCS)	7.3 (2010-12 SHCS Report)	0.2% increase year on year	Annually
	Percentage of private homes with an NHER rating 7-10	Annual/Scottish House Condition Survey	63% (2008-10 SHCS report)	83% (2010-12 SHCS report)	4% increase year on year	Annually
	% of Council housing stock which is energy efficient	Annual/Council records	61 % (2011/12)	91% 2013/14	56%	2012
	Number of projects using renewable technology in social rented homes	Councils/Housing associations	0 (As at mid August 2012)	2 (As at 31 March 2013)	1pa	2012
	Reduction of carbon emissions from domestic	Council records	3.83 tonnes CO2 per capita from	4,442 tonnes of carbon (2013/14)	1.5% reduction	Annually

	stock		housing baseline (2008) 2.87% reduction 2010/11	due to external wall insulation and installation of new boilers in Council stock through SHQS programme	pa	
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Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 3 Regeneration programmes are progressed to create stable mixed communities that are attractive places to live.	Number of new affordable homes	Annual/local authority and Scottish Government	Av. 184 pa (2004/05 - 2011/12)	196 units (2013/14)	150 pa	Annually
	Number of new private sector homes completed in regeneration areas	Annual/local authority	49 (2011/12)	0 (2013/14)	Data only indicator	2016
	Demolitions of obsolete social rented stock	Annual/local authority/Housing associations	Av. 339 pa Total = 3,729 (02/03 - 12/13) (LHS update 2010 and demolitions report 2011/12)	2013/14: 38 properties demolished	Data only indicator	2014
	% of Council stock classed as low demand	Council records	17.5% (2011/12)	26.1% (2013/14)	Data only indicator	Annually

Turnover rate of social rented stock	Annual/Council and RSLs	Council: 10.5% (2011/12) 5 Local RSLs: 10.1% in 2010/11	Council:11% Paisley South HA:14.4% Bridgewater HA: 7%, Ferguslie Park HA: 9.4% Williamsburgh HA: 9.7% Linstone HA: 12% Local RSL average: 10.8% Bield 21%. MBHA 23%, Cairn (HA) 10.5%, Horizon 2%, Key HA 4.7%	Data only indicator	Annually
Tenancies sustained for more than 12 months	Annual/Council records	Council 84% 2011/12	Council: 85% Bridgewater HA: 95%, Ferguslie Park HA: 90%, Linstone HA: 90%, Paisley South HA:83%, Williamsburgh HA 86%, Sanctuary HA: 96.94%	85%	2012
% of tenants satisfied with the management of the	2 yearly/Council	No comparable information	Bridgewater HA: 90%	2% increase	2012

	neighbourhood			Ferguslie Park:92% Paisley South: 92% Renfrewshire Council: 81% Linstone HA:86% Williamsburgh:76 %	per biennial survey	
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Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 4 People are able to live independently in suitable housing with appropriate support.	Number of social rented housing properties adapted for people with a physical disability	Annual RC/RSL Scottish Government and Scottish Housing Regulator returns	2,079 (2010/11)	2,286 (2013)	Data only indicator	Annually
	Number of adaptations carried out in Council properties	Annual/Council records	691 (2011/12) 431 (2012/13)	953	Data only indicator	Annually
	Number of Private Sector Housing Grants awarded to disabled tenants to adapt private homes	Annual/Council records	118 (2011/12) 122 (2012/13)	123 (2013/14)	Data only indicator	Annually
	Number of adaptations carried out in local housing association properties	Annual/Scottish Government	135 (2012/13)	197	Data only indicator	Annually
	Number of households accessing housing support service	Council Monitoring Records	Support 415 Financial 614 (2011/12)	Support 590 Financial 265 (2013/14)	5% increase annually	Annually
	Number of new affordable homes for particular needs	Council/Scottish Government records	0 (2011/12)	34 (2013/14)	Data only indicator	Annually

Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 5 Homelessness is prevented where possible and the services meet the needs of people who become homeless.	% of all social rented lets to homeless households	Council records	27% (2011/12) 26.8% (2012/13)	25% (2013/14)	45% pa	2012
		Council and RSL records	26% (2010/11) 21.1% (2012/13)	12.6% (2013/14)	In line with Council	
	% of repeat homeless presentations within 12 month period	Annual monitoring report HL1 and HL2	4.0% (2011/12) 8.0% (2012/13)	10.6% (2013/14)	tbc	
	Homelessness: Proportion of those provided with permanent Council accommodation who maintain their tenancy for at least 12 months	Council records	77% (2011/12)	75% (2013/14)	78%	2012
	% of homeless /potentially homeless households assessed as having a priority need	Annual monitoring report HL1 and HL2	100% (2011/12) 100.0% (2012/13)	100% (2013/14)	100%	2012

	% of Section 11 referrals who engage with prevention service	Council AVD monitoring reports	13% 11% (2012/13)	Figure not available for 2013/14 due to change in Scottish Government recording system	5% increase pa	March 2012
	Number of Council furnished tenancies (pilot initiative ceased in 2013)	Council monitoring report	44 (As of August 2012)	46 (As of March 2013)	100	2012
	% of Council furnished tenancies sustained for more than 2 years	Council monitoring report	Baseline available 2013/14	30%	60%	2013/14

Local Housing Strategy Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2013/14 Figure	Targets	Timescale
Strategic Outcome 6 A range of housing options are available, routes into housing are simplified and people have access to good quality information and advice.	CHR developed	Council/Housing associations	10% complete (2012)	10% complete (2014)	100%	December 2013
	RC Housing Options Approach developed	Council records	85% complete (2012)	100% complete (2013)	100%	2012
	Housing Options Approach implemented across all social housing providers	Council and housing association records	10% complete (2012)	10% complete (2013)	100%	December 2013
	Numbers accessing Private Rented Sector through Renfrewshire Deposit Guarantee Service	Renfrewshire Deposit Guarantee Scheme records	37 (2011/12)	62	2% increase annually	Annually
	Number of Mortgage to Rent applications accepted	Council Records RSL records (Local housing associations)	12 (since start of scheme) TBC (since start of scheme)	16 (since start of scheme) 23(since start of scheme)	Indicator only	Annually

Appendix 2

Local Housing Strategy Action Plan

Outcome 1

Residents Live in Good Quality Housing

Number	Action	Responsibility	Timescale	Progress
1.1	Investigate alternative ways to progress tenement improvement programmes.	Renfrewshire Council, Scottish Government, housing associations	2013	<ul style="list-style-type: none"> • Discussions ongoing with the Scottish Government and Paisley South Housing Association with a view to taking Orchard St./Causeyside Street (Comprehensive Tenement Improvement Project) forward as part of the Affordable Supply programme. • Work onsite (Linstone Housing Association) to improve and bring back into use tenements at 16 and 18 Brown Street, Paisley. (Expected completion January 2015) • Ongoing provision of information, advice and incentives to owners of long term empty private and commercial properties to assist in bringing them back into use through the Empty Homes Officer.

1.2	Promote the Scheme of Assistance to support owners to maintain their properties.	Housing Investment Manager, RC	Ongoing	Scheme of Assistance approved by the HACS Board in April 2010. Advice and assistance to private sector owners continues to be provided by the Owner Services Team. Details of the Scheme are made available on the Council's website and Scheme is promoted at the annual Private Landlords' Forum.
1.3	Review the Scheme of Assistance, including financing arrangements, by 2015.	Housing Investment Manager, RC	2015	Action complete. The first review was presented to the HACS Board on 20 November 2012. The approach to the Scheme of Assistance will continue to be developed in line with good practice and any future updates will be presented in the LHS annual update.
1.4	Prioritise grant assistance for disabled adaptations.	Housing Investment Manager, RC	Ongoing	Private sector grant continue to be provided for disable owners who require adaptations. 123 grants to owners for disabled adaptations were approved during the year 2013/14, with a total expenditure of £381,000.
1.5	Complete implementation of the SHQS investment in Council and housing association stock by 2015.	Housing Investment Manager, RC and all Housing Associations	2015	By the end of March 2014, through the SHQS programme: 8,024 kitchen, bathroom and rewiring combinations installed; 5,464 full heating systems and boiler replacements carried out; overcladding at the multi storey blocks at Gallowhill and Glencairn Courts completed; <ul style="list-style-type: none"> work on the overcladding of Williamsburgh Court multi-storey block almost complete and work started at Spiersfield and Camphill Courts in April 2014; the first five phases (of ten) of the external envelope programme (in deck access, 4 in-a

				<p>–block properties and tenement properties) completed and the other five phases are due to complete within the next twelve months;</p> <ul style="list-style-type: none"> • gutters and downpipes renewed in over 1,000 terrace and semi-detached properties; • In January 2014, in partnership with British Gas, work commenced on the four tower blocks and maisonette deck access blocks in Calside area of Paisley (461 properties in total). This includes thermal overcladding and the upgrading of the district heating system with a Biomass heating system. • Total value of capital work carried on in council homes for 2013/14 was £33.732m.
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1.6	Provide assistance, including grant assistance where appropriate, to secure owners cooperation in SHQS investment programmes.	Housing Investment Manager, RC	Ongoing	Allowances are included within the approved Private Sector Housing Grant (PSHG) programme approved by for the provision of grant support to owners participating in SHQS programmes. Where feasible and practical the Council will offset any PSHG grant requirement through the application of alternative grant assistance provided by utility companies to meet energy efficiency and carbon reduction targets.
1.7	Develop the pilot property management (factoring) service and, dependent on findings, extend the service throughout Renfrewshire.	Housing Investment Manager, RC	2012	Action Complete The Property Management pilot has been integrated within revised factoring arrangements introduced as a consequence of the Property Factors (Scotland) Act 2011. A report to the HACS Board on 28 August 2012, set out the Council's strategy in relation to the Act based on the management of a range of services to approximately 1,000 owners within blocks containing a further 1,500 Council homes.
1.8	Promote the Landlord Accreditation Scheme through the Private Landlords Forum	Property Manager, RC	Ongoing	The Council continues to promote the Landlord Accreditation scheme through its Landlord Matters newsletter which is circulated to all private landlords. Landlord Accreditation Scotland held training events during the year and Landlord Information Day held in November 2013.

1.9	Undertake private rented tenants' survey to gain a better understanding of private sector issues.	Housing Strategy Manager, RC	2012	<p>Action complete Survey now complete and presentation of findings held at Private Landlords Forum 2012/13. Following research findings from survey, it was identified that some private rented sector tenants aspired to be housed in the social housing sector. Council website updated with private rented housing information and updated Guide to Private Rented housing published.</p>
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Outcome 2				
Homes are energy efficient, fuel poverty is minimised and the environmental impact of housing is reduced				
Number	Action	Responsibility	Timescale	Progress
2.1	Work in partnership with the local Energy Advice Scotland advice centre to promote energy saving and the Scottish Government's Energy Assistance Package.	Fuel Poverty Steering Group	Ongoing	4,297 requests from Renfrewshire residents for advice on insulation and energy advice to Home Energy Scotland (HES).
2.2	Promote the use of micro renewable technology amongst private householders.	Energy Manager, RC and Energy Savings Scotland advice centre.	Ongoing	Home Energy Scotland offer free, impartial and expert advice on the most suitable technologies for householders interested in generating their own energy by offering over the phone advice, free home support visits and in depth reports outlining the most suitable options including details of the technologies and how they work, and the financing arrangements for micro renewables. Between April 2013 and March 2014, they provided support and advice on micro renewables to Renfrewshire householders as follows: 41 home visits and reports and 142 advice calls.
2.3	Pilot the use of renewable technology in suitable existing Council stock.	Corporate Asset/Energy Manager/Housing Investment Manager, RC	2013 (To be amended to 2015)	Discussions continuing with utility providers regarding the installation of air source/ground source heating systems through ECO funding at several locations as part of the SHQS investment programme.
2.4	Identify opportunities and sources of funding for the use and generation of renewable energy/heat in Renfrewshire.	Corporate Asset/Energy Manager, RC	Ongoing	The council is piloting a number of renewable technologies, as well as more advanced gas (condensing combi) systems, within a small number of council houses. We will be monitoring and assessing the efficiency of these systems, along with the feedback from tenants, over the course of the coming year. The results of these trials will give the council the practical knowledge and understanding, as well as the financial implications of installing different systems, which in turn will inform our investment options over the coming years.

2.5	Quantify the reduction in carbon emissions from energy efficiency improvements to the housing stock in Renfrewshire.	Corporate Asset/Energy Manager, RC	Annually	Quantification of carbon reduction is an OFGEM requirement for ECO funding . Pre and post works surveys carried out for ECO, and modelling of carbon reduction and energy efficiencies is also available through Asset Management software
2.6	Ensure the Local Development Plan considers sustainability issues as a high priority.	Policy and Regeneration Manager, RC	2014	The Local Development Plan was submitted to the Scottish Government in August 2013. Specific policies and proposals set out in the Plan were largely supported. The innovative approaches and mechanisms that the Council is proposing in order to deliver housing on brownfield sites and areas of regeneration was recognised and supported but further release of green belt land across Renfrewshire was required in order to meet the housing need and demand for the area.

Outcome 3				
Regeneration programmes are progressed to create stable mixed communities that are attractive places to live				
Number	Action	Responsibility	Timescale	Progress
3.1	Update the SHIP each year and progress affordable housing projects as detailed in the SHIP and in line with identified needs.	Housing Strategy and Development Manager, RC	2012	<p>Affordable Housing Investment Strategic Housing Investment Plan 2013/14 to 2017/18 approved by HACS Board in August 2013.</p> <p>Affordable housing completions for 2013/2014 include:</p> <ul style="list-style-type: none"> • Gallowhill , (71 units, Sanctuary HA) • Tannahill Crescent (33 units, Link HA) • Neilston Road (55 Units, Loretto HA) • Barrhead Road (37 Units, Renfrewshire Council) <p>Projects on site include:</p> <ul style="list-style-type: none"> • Braille Crescent, Renfrew (40 units, Sanctuary HA) • Paisley Town Centre, (31 units, includes 29 MMR and 2 shared equity, Link HA) • Shorttroods Phase 3, Part 1 (42 Units, Sanctuary HA)
3.2	Develop ways of encouraging private developers to build housing in regeneration areas and other key brownfield sites.	Housing Strategy and Development Manager, Principal Estates Surveyor, Policy and Regeneration Manager, RC	2015	Discussions taking place within the Council about approaches to land disposal which could assist in enabling the development of private housing in regeneration areas.
3.3	Develop and implement detailed plans for the implementation of the ADF for Paisley West End.	Housing Strategy and Development Manager, Policy and Regeneration Manager, RC	2015	Discussions ongoing with key partners.

3.4	Improve the monitoring and sharing of localised housing information between partners and develop joined up approaches across services to maximise efficiency and effectiveness.	Housing Strategy and Development Manager, RC, Housing Associations	2014	Action to be deleted This action is being dealt with through other action points. See 6.2, 6.6, 6.11 and 6.12
3.5	The Council and housing associations will continue with initiatives to enhance neighbourhood housing services and support households in disadvantaged areas	Housing Strategy and Development Manager, RC, Housing Associations	Ongoing	<ul style="list-style-type: none"> • Opening of HomeExchange shop in Paisley town centre in partnership with other RSLs. • Partnership working with Ferguslie Park Housing Association. • Joint initiative with Linstone Housing Association in Paisley West End.
3.6	Work with partners to develop housing projects which would increase the number of people living in town centres.	Housing Strategy and Development Manager, Policy and Regeneration Manager, RC	2015	The Council, Link Group and Park Lane Developments are progressing plans to deliver affordable housing and private housing on the Arnott's site in Paisley. Target date for completion is autumn 2015.
3.7	Review options to deliver the tenement improvement project at Orchard Street/ Causeyside Street.	Housing Strategy and Development Manager, RC, Housing associations, Scottish Government	2012	Discussions ongoing with the Scottish Government, Paisley South Housing Association with a view to taking Orchard St./Causeyside Street (Comprehensive Tenement Improvement Project) forward as part of the Affordable Supply programme. See Action point 1.1
3.8	Develop and implement a masterplan for the South West Johnstone Community Growth area, including provision for some limited new affordable housing.	Housing Strategy and Development Manager, Principal Estates Surveyor, Policy and Regeneration Manager, RC	2016	Dawn Homes currently onsite at the Fordbank site and the former St Cuthberts site is under offer.
3.9	Maximise opportunities for new affordable housing in the Bishopton Community Growth area.	Housing Strategy and Development Manager, RC	2013	Ongoing discussions with Planning and BAE Systems about delivery of affordable housing as set out in Section 75 Agreement. Provision of grant funding is included in new SHIP for period to 2018.

Outcome 4				
People are able to live independently in suitable housing with appropriate support				
Number	Action	Responsibility	Timescale	Progress
4.1	Complete the conversion of the Council multi-storey flats in Gallowhill to amenity standard and implement local letting initiative to allocate them.	Housing Strategy and Development Manager, RC	2013	Internal works and overcladding completed. Construction of social space and environmental improvements underway, due for completion summer late summer 2014. HomeChoice pilot local lettings initiative commenced January 2013 with vacant properties advertised in Council offices and on the Council's website. Between April 2013 and March 2014 40 flats were let, Gallowhill Court (29) and Glencairn Court (11). See Action Point 6.4
4.2	Review the Extra Care model of housing to establish effectiveness of this model to enable future planning.	Social Work, Housing and Housing Associations	2015	£25,000 of funding received from Change Fund to facilitate a review of the Extra Care model of housing. Review completed in May 2014. An action plan is being developed taking into account the findings of the review.
4.3	Complete the Council new build development of 15 grouped amenity homes in Paisley	Housing Strategy and Development Manager, RC	2013	Action Complete. Development completed in October 2013.
4.4	Review the need/options for housing support for older people in the grouped amenity high rise blocks	Housing Strategy and Development Manager, RC	2013	A Health and Well Being Co-ordinator post was created through the Change Fund and appointed in August 2013. The objective of the post is to promote participation in social and health improvement activities among residents living in specialist housing for older people in the social rented sector The post will be reviewed during 2014, and opportunities to continue the service beyond the Change funding period will be examined.

4.5	Explore approaches to address existing unpopular sheltered housing complexes.	Housing Strategy and Development Manager, RC and housing associations	2015	£25,000 funding awarded from the Change Fund to carry out a review of all Council and RSL sheltered housing in Renfrewshire. Review completed in May 2014. An action plan is being developed on the basis of the report findings.
4.6	Investigate ways to provide new supply shared equity housing (or other low cost home ownership options) for older owners.	Housing Strategy and Development Manager, RC	2015	No progress to date.
4.7	Work with partners to develop options for the future of Wallace Court.	Social Work and Housing	2012	Investigating opportunities to reprovise and redevelop Wallace Court. Ongoing discussions with Social Work.
4.8	Implement the Change Fund initiatives planned for 2011/12 and work with partners to identify and implement further opportunities for future years.	Social Work and Housing	2015	<ul style="list-style-type: none"> • Handyperson Service for older people established in November 2012. • Appointment of Older Persons Housing Options Advice Officer . • Appointment of a Health and Wellbeing Co-ordinator from August 2013 to facilitate activities for older people living in specialist housing or other adapted housing e.g. multi storey block adapted to amenity standard. Review of posts will be undertaken in late summer 2014 which will include an assessment of opportunities for future years.
4.9	Participate in the Scottish Accessible Housing Register pilot and determine the scope for extending this to private sector housing.	Housing Strategy Manager, RC	2013	Glasgow Centre for Inclusive Living are still in developing a register. Renfrewshire Council and FLAIR associations will participate once the register is up and running.
4.10	Establish a multi-agency working group to develop a better understanding of housing and support requirements of people with mental health and or addiction issues.	Housing Strategy and Development Manager, RC, Renfrewshire Community Health Partnership, Social Work, RC	2012	Action to be deleted This action will be deleted as these issues are considered within other corporate groups including the Addictions Partnership, the Homelessness Partnership and the Renfrewshire Community Health Partnership.

4.11	Complete the development of 10 units of Supported Accommodation for young people.	Lorretto Housing Association	2013/2014	Action complete Included within the 55 unit development at Neilston Road. Completed August 2013. See Action Point 3.1
4.12	Complete the review of the Council's Housing Support Service.	Housing Strategy and Development Manager	2012	Action Complete Implementation of the action plan which resulted from the Housing Support Service Review is underway and all actions are on target for completion by the due date.
4.13	Further develop monitoring systems to record outcomes for households who have received housing support services.	Housing Strategy Manager, RC	2012	Support staff now fully utilising the Better Futures tool - a web based housing support tool to record and track client support needs to inform future service delivery by plotting demand, service uptake and outcomes. Report development is being undertaken in conjunction with the Housing Support Enabling Unit within the Scottish Government.
4.14	In conjunction with neighbouring local authorities, monitor requirements of the Gypsy Traveller community.	Housing Strategy Manager, RC	Ongoing	Multi-agency meetings held with neighbouring authorities in 2012. The needs of the Gypsy Traveller community will be considered as part of the development of the Housing Need and Demand Assessment currently being prepared for the Glasgow and Clyde Valley Development Plan area.

Outcome 5				
Homelessness is prevented where possible and services meet the needs of people who become homeless				
Number	Action	Responsibility	Timescale	Progress
5.1	Review the temporary accommodation strategy taking into account the impact of Welfare Reform.	Housing Strategy Manager, RC	2013	<p>Action to be deleted</p> <p>The Temporary Accommodation Strategy 2010-12 was approved by the Renfrewshire Homelessness Partnership and the Housing & Community Safety Policy Board in April 2010. With the implementation of Welfare Reform and the impact on temporary accommodation of changes to benefits and associated costs, it was decided that the Temporary Accommodation Strategy would be incorporated into the wider Homelessness Strategy. Updates will be presented to the HACS Board on an annual basis. 2013.</p>
5.2	Improve the framework to record and monitor the impact of homelessness prevention activities.	Homeless & Community Services Manager, RC	2013	<p>The Scottish Government (SG) has developed a Homelessness Prevention Monitoring Data Capture System (PREVENT 1) to record information on prevention activity undertaken by the local authority. This was implemented in the Council on 1st April 2014.</p>
5.3	Establish systems between Council departments and agencies to identify and track vulnerable households.	Housing Strategy Manager, RC	2013	<ul style="list-style-type: none"> • Joint protocol for looked after children was launched in November 2013 and reviewed in May 2014. This agreement sets out how officer in Social Work and Housing will work together to ensure an easy and seamless transition from local authority care to independent living. • Bi-monthly meetings held with Social Work and operational managers to review adult and child protection referrals, review individual cases and to share information.

5.4	Develop “early warning indicator triggers” that will help alert services to a potentially homeless household.	Renfrewshire Homelessness Partnership Should this also be responsibility of Homeless and Community Services Manager?	2012	<ul style="list-style-type: none"> • The Deposit Guarantee Scheme now has a range of early warning indicators to help ensure that those assisted to access private rented accommodation can sustain it. • Improved links with Employability Services for 16-25 year olds to provide early warning indicators of homelessness from home and to link young people in to mediation and housing advice services to prevent crisis homelessness. • All prevention officers now linked in with the community safety hub. <p>Piloted early intervention contact work with young homeless people “struggling” in their tenancies in the first 12 months. Agreed contact and referrals with RSLs so that officers can assist where issues arise that threaten homelessness.</p>
5.5	Ensure homeless households have effective access to permanent accommodation in the Council and housing association sectors.	Housing Advice & Homeless Services Manager, RC and housing associations	ongoing	<p>During 2013/14 111 homeless households were housed through Section 5 referral arrangements with local RSLs. This represents 12.6% of RSL general needs lets. This compares with 182 in 2012/13.</p> <p>Increased demand for smaller properties due to the underoccupancy changes through Welfare Reform may be contributing to this.</p> <p>334 homeless households were allocated a Council tenancy in 2013/14, compared to 263 the previous year. This represents 23% of all Council lets. There is a lack of 1 bedroom stock and the highest demand from homeless households is for this size of house. The proportion of lets to homeless applicants by the Council remains low compared to most other Scottish local authorities.</p>
5.6	Investigate the potential of the private rented sector to meet the needs of homeless applicants.	Housing Strategy Manager, RC	2013	Homeless households are able to access housing in the private sector via the Renfrewshire Deposit Guarantee Scheme. (See 5.7 below).
5.7	Increase the use of Renfrewshire Deposit Guarantee Scheme to help households access the private rented	Housing Advice & Homeless Services Manager, RC	Ongoing	62 households accessed accommodation during 2013/14 via the RDGS , which is an increase from 53 households the previous year.

	sector.			
5.8	Develop monitoring and recording systems to better identify reasons for tenancy failure.	Housing Services Manager, Housing Strategy and Development Manager, RC	2012	Homeless Services, Housing Strategy team, Neighbourhood Services, housing allocations met in December 2013 and again in May 2014 to discuss cross service issues and agree actions and priorities to pull together a Development and Housing Services wide tenancy sustainment strategy. This work will be on-going throughout 2014/15, and will include: improving communications; joint training ; aligning priorities and service outcomes and collaborative client centred tenancy sustainment action planning.
5.9	Review furnished tenancy pilot and establish if it is appropriate to continue/extend.	Housing Strategy Manager, RC	2013	Action Complete Considered that the Furnished Tenancy Initiative was no longer a sustainable housing option in light of the benefit regulation changes to service charges criteria where furniture is no longer an eligible housing benefit charge. No further furnished tenancies will be established.
5.10	Develop programmes to enable young people to acquire the skills necessary to manage a home.	<ul style="list-style-type: none"> Housing Advice & Homeless Services Manager, Housing Strategy Manager, RC 	Ongoing	<p>Two initiatives are in place to help young people:</p> <p>'A Home 4 Keeps' initiative run through the George Street Service provides pre-tenancy 'training' covering issues such as budgeting, tenancy responsibilities and healthy eating tips, as well as factors that young people need to be aware of, when considering moving to independent living. During 2013/14 73 people participated in the initiative.</p> <p>The 'A Time 2 Mend' project provides person-focussed support and mediation for young people aged between 16 and 25 where family and friends can no longer accommodate them, to see if they can return home, and/or if they can maintain a degree of family support to help them set up a tenancy of their own. During 2013/14, 71 young people actively engaged in the project and in 95% of cases, homelessness was prevented.</p>

Outcome 6

A range of housing options are available, routes into suitable housing are simplified and people have access to good quality information and advice

Number	Action	Responsibility	Timescale	Progress
6.1	Further Develop a Housing Options approach within Renfrewshire Council.	Housing Strategy Manager RC, Housing Advice & Homeless Services Manager, RC,	2012	Action Complete The housing options approach within Renfrewshire Council has been in place since 2011. As part of housing advice services, tenants and applicants are given an overview of all housing options available to them with discussions around alternative tenures including the private rented sector.
6.2	Expand the Housing Options approach across all social housing providers in Renfrewshire.	Housing Strategy Manager RC, Housing Advice & Homeless Services Manager, RC,	2013	Partnership work is ongoing in the interests of supporting tenants across the social rented sector - in particular the promotion of the mutual exchange scheme in light of benefit changes resulting from Welfare Reform. The Council and partner RSLs opened “HomeChoice@Renfrewshire - Homexchange Shop” in Paisley, in October 2013, from which housing options advice is delivered and information provided on mutual exchanges(see Action Points 6.6, 6.11 and 6.12)
6.3	Develop and implement a new CHR model for Renfrewshire to simplify routes into social rented housing.	Housing Strategy and Development Manager, RC, housing associations	2013	Renfrewshire Council and RSLs working in partnership to review the current allocation policies and prepare a Renfrewshire wide policy. External consultants to be appointed to carry out this work.
6.4	Evaluate pilot Choice Based Lettings Schemes and identify if these are an appropriate model for more widespread use.	Housing Strategy and Development Manager, RC	2015	Approval from HACS Board in May 2013 to extend the CBL initiative to the Foxbar area of Paisley to ensure that the pilot has sufficient stock to remain in operation to provide the scope, coverage and transactions to fully assess the outcomes. This started in Foxbar in November 2013.

6.5	Review and further develop information we provide on housing options.	Renfrewshire Council and housing associations	2012	Information is continually gathered on the various housing options available within Renfrewshire to give advisers a good knowledge base to advise the customer of the most suitable option. Information guides on Private Sector renting were updated in March 2014.
6.6	Investigate the potential to further promote movement within the social rented sector.	Housing Strategy and Development Manager, RC and housing associations	ongoing	The Council in partnership with 8 housing association opened the "HomeChoice@Renfrewshire - Homexchange Shop" in Paisley town centre in October 2013. Staff at the shop provide housing options advice, particularly to tenants affected by the under occupancy rule ("Bedroom Tax"), and to those seeking a home exchange. From October to the end of March 2013, 186 customers were assisted to register for a mutual exchange through the on - line service. The Council facilitated 26 successful mutual exchanges completed during 2013/14. This was a notable increase from last year's figures (14).
6.7	Undertake research to determine if there is a case for establishing "pressured areas".	Housing Strategy and Development Manager, RC and housing associations	2012	Action complete. Research carried out each year over the previous 4 years. There will be no further consideration of pressured area status as the Housing Act ends the Right to Buy for all tenants sometime in 2016.
6.8	Monitor and review the need for an Affordable Housing Policy.	Housing Strategy and Development Manager, RC	2015	The need for a specific policy to deliver affordable homes will be continuously reviewed through the preparation of each new Local Development Plan.

6.9	Establish scale of empty homes in Renfrewshire, and the potential to bring empty homes back into use.	Housing Strategy and Development Manager, RC	2012	<ul style="list-style-type: none"> • Appointment of an Empty Homes Officer in partnership with West Dunbartonshire Council in August 2012, following a successful joint bid to the Scottish Government. Objective of post is to assist home owners to bring long term empty private sector homes back into use. • To date 18 homes brought back into use through direct engagement. Work is in progress to bring 19 more properties back into use. • Empty Homes Loan Fund and procedures now established for owners of long term empty homes to bring term back into use as affordable housing. Empty Homes Officer working with interested owners.
6.10	Develop a public database of accredited landlords.	Property Manager	2012	Council works in partnership with Landlord Accreditation Scotland which maintains a database of accredited landlords.
6.11	Identify the likely impact of Welfare Reform on housing options for Renfrewshire residents.	Renfrewshire Council, housing associations, DWP	2013	<ul style="list-style-type: none"> • Significant resources have been involved in identifying the scale of the impact. • As at March 2014, 1,695 Council tenants identified as underoccupying their homes according to criteria arising from benefit changes due to Welfare Reform. The vast majority are underoccupying by occupying 1 bedroom. At the end of March 2014, of those Council tenants affected, only 292 were registered on the Council's housing waiting list and 155 indicated they would consider a mutual exchange.

6.12	Develop ways to deliver housing options advice in light of the planned welfare reform changes.	Housing Strategy Manager RC, Housing Advice & Homeless Services Manager, RC, housing associations	2012	<ul style="list-style-type: none"> • Proactive contact made by landlords to those potentially affected by benefit changes through Welfare Reform. • The Council has recruited additional housing officers to neighbourhood area housing teams to support tenancy management activities and to respond to the increased demand for housing related advice and assistance. • The Council and some local RSLs have amended their allocation policy so that within transfers applicant groups, those who are underoccupying are given higher priority. • Homexchange Shop opened in the centre of Paisley to promote housing options advice and mutual exchanges. 178 customers helped to register for a mutual exchange and a notable increase in the number of council mutual exchanges.
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Appendix 3

Affordable Housing Completions 2008-2009 to 2013-2014

RSL	Project	Sub-Area	Category	Units	Total
2008-2009					
Lorretto	Brewery Street	Johnstone, Elderslie & Linwood	Particular needs	28	101
Paisley South	Beauly Drive/Esk Drive	Paisley	Community renewal	32	
Sanctuary	Abercorn St Ph I	Paisley	Particular needs	14	
Bridgewater	Blantyre Court	North Renfrewshire	Particular needs	20	
Paisley South	Westerfield House	Paisley	Particular needs	7	
2009-2010					
Williamsburgh	New Sneddon Street	Paisley	Community renewal	30	139
Cube	Burns Drive	Johnstone, Elderslie & Linwood	Particular needs	30	
Hanover	North Road	Paisley	Particular needs	35	
Ferguslie Park	St Fergus Site	Paisley	Particular needs	8	
Hanover	Lochfield Road	Paisley	Particular needs	12	
Williamsburgh	Moorpark Pitches	Renfrew	Community renewal	24	
2010-2011					
Williamsburgh	Blackford Road	Paisley	Community renewal	60	97
Williamsburgh	Seedhill Road CTI	Paisley	Town centre/ten-rehab	29	
Renfrewshire Council	Blackhall Special Needs	Paisley	Particular needs	8	

2011-2012					
Sanctuary	Linwood Regeneration	Paisley & Linwood	Community renewal	190	283
Link	Cotton Street	Paisley & Linwood	Town centre/ten-rehab	30	
Sanctuary	Abercorn Street Phase II	Paisley & Linwood	Town centre/ten-rehab	16	
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/ten-rehab	47	
2012-2013					
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83	175
Bridgewater	Rashilee	North Renfrewshire	Community renewal	92	
2013-2014					
Renfrewshire Council	Barrhead Road	Paisley & Linwood	Com renew/Part Needs	37	196
Loretto	Neilston Road	Paisley & Linwood	Com renew/Part Needs	55	
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71	
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33	

Appendix 4

Affordable Housing Investment Programme - Projects in progress for the financial year 2014/2015

Community Renewal

Site	Estimated Comp Date	General Needs	Wheelchair	Amenity	Very Sheltered	Supported	LCHO	Total Units	Housing Provider	Status
Seedhill Road	Oct 2016	23	-	-	-	-	-	23	Williamsburgh	On site
Seedhill Road	Oct 2016	-	-	24	-	-	-	24	Council	On Site
Thrushcraigs	Dec 2015	63	7	-	-	-	-	70	Link	On site
Paisley Town Centre	Mar 2015	29	-	-	-	-	2	31	Link	On site
Shortroods Phase 3, part 1	Sep 2015	27	-	-	-	-	15	42	Sanctuary	On Site
Braille Crescent	Completed June 2014	40	-	-	-	-	-	40	Sanctuary	On site
Total		182	7	24	0	0	17	230		

Tenement Rehabilitation

Site	Estimated Comp Date	General Needs	Wheelchair	Amenity	Very Sheltered	Supported	LCHO	Total Units	Housing Provider	Status
Brown Street	Jan 2015	16	-	-	-	-	-	16	Linstone	Approved
Total		16	0	0	0	0	0	16		