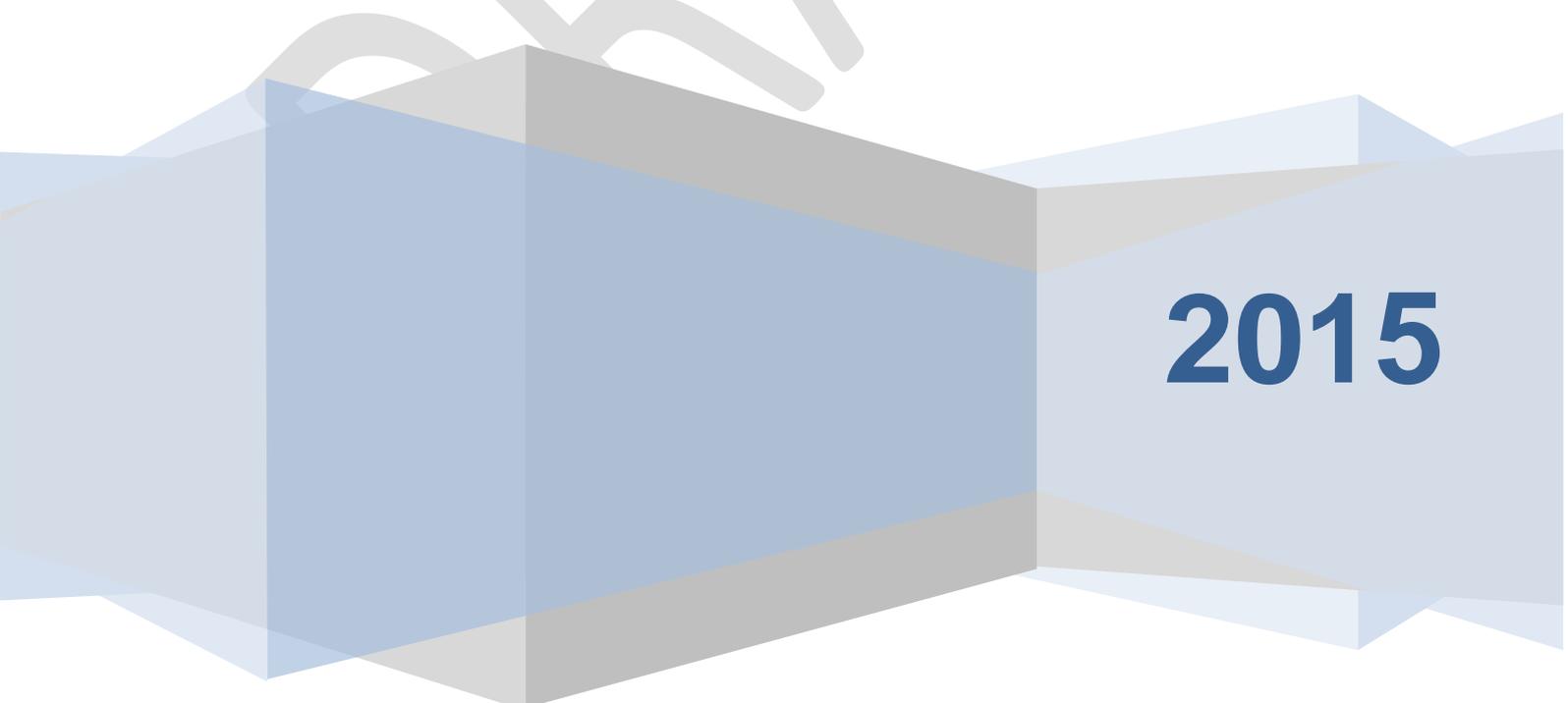


Renfrewshire Local Housing Strategy 2011-2016

Update 2015



2015

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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 the fifth update for the current LHS, which covers the period from April 2014-March 2015, and will be the final update for this strategy. A new strategy is being developed to cover the period 2016 – 2021.
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 2014. **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 and National Home Energy Efficiency ratings.
9. Progress in meeting our agreed outcomes, is monitored through the multi-agency Housing Providers Forum and annual updates on the new strategy 2016 – 2021 will continue to be presented to the Housing and Community Safety board.

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Section 2

Review of progress from April 2014 to March 2015

Strategic Outcome 1: Residents live in good quality housing.

1. Key progress to March 2015

- The total value of capital work spent by the Council during 2014/15 was £31.24m, through the Council SHQS programme work completed included:
 - 1,266 kitchen, bathroom and rewiring combinations installed;
 - 989 full heating systems and boiler replacements carried out; and
 - overcladding work completed on 360 multi-storey flats at Hamilton Court area and 101 maisonette flats at Calside
- Council new build development of 37 houses built on a brownfield site at Blackhall in Paisley, made up of 22 family homes and 15 amenity flats for older people with a separate social space for social activities.
- Compliance rate for local RSLs ranged from 98% to 100%. For Council properties, SHQS compliance rates increased from 62% in 2013/14 to 85% in 2014/15, after applying allowable exclusions and abeyances, the Council is 100% compliant with the SHQS.
- Two long term empty tenement blocks at Brown Street, Paisley, transferred from Council ownership to Linstone Housing Association have been refurbished and brought back into use.
- 33 empty private sector homes brought back into use through direct engagement with the Empty Homes Initiative.
- Empty Homes Loan Fund scheme established. To date there has been no awards of the fund, however the Empty Homes Officer is working with a number of interested applicants.
- In 2014/15, 4,340 private owner households were provided with advice and assistance and the co-ordination of mixed tenure works through the Scheme of Assistance – a 5% increase on the previous year's figure.
- 527 households received advice and 1,812 small repairs were completed through the Care and Repair scheme with a further 1,101 repairs completed through the Change Fund funded handyperson post, also administered by the Care and Repair scheme in 2014/15.
- 6,734 private sector landlords were registered as at May 2015 – a 15% increase from 5,854 the previous year.

- 113 grants approved for private sector adaptations in 2014/15, with total expenditure of £403,000.

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

Key Progress to March 2015

- 29% of Renfrewshire residents live in fuel poverty; this is an increase on last year's figure due to a change in the methodology used to calculate fuel poverty as well as an increase in fuel costs. The Fuel Poverty Strategy was updated in May 2014 and a steering group will progress actions to improve this figure.
- £3.92m from the Home Energy Efficiency Programme and a £560,000 addition from the Council will be invested in improving properties in George Street and Gallowhill areas; upgrading the existing district heating within George Street area with modern central heating and extensive external wall and loft insulation in Gallowhill area over the next year
- Home Energy Scotland contacted 3,181 Renfrewshire residents providing general and renewable energy advice, completing 35 grant assisted renewable installations.
- Renfrewshire Council's home energy advocacy service visited 336 residents providing advice and support to save £87,857.70 and over 101,000kg of CO2 in 2014/15
- Connect 4 Renfrewshire project funded by Big Lottery, delivers energy advice to tackle high fuel bills and debt, since December 2013 the project has supported over 207 Linstone HA households. Linstone, Bridgewater, Paisley South and Williamsburgh housing associations are involved in the project.
- Significant investment made to improve the energy efficiency of social rented sector stock, projects completed this year include:
 - the district heating replacement and overcladding of 296 council homes, and 165 privately owned homes using £6.8m in eco funding delivered to properties in Alice Street and Calside by the Council in conjunction with British Gas
 - external wall insulation works by Linstone and Bridgewater
 - tenement insulation works by Williamsburgh HA
- The Council secured funding of £73k from the 'Welfare Resilience Fund' to provide an additional 3 energy advocates. The project has been very successful, the Scottish Government have been very generous in their praise of the project but more importantly this project has supported some very vulnerable households.
- From the £76,000 accessed through the Warm Homes Fund in 2013/14, the Council has developed a biomass strategy, rural renewables district heating strategy and an urban renewables district heating strategy since March 2014. These three reports are feeding into a strategic approach to biomass and district heating and are currently subject to a considerable amount of on-going work.
- The research into the potential for small "run of the river" hydro scheme in Paisley which would generate electricity for the Council headquarters building was fully assessed

through the implementation of the Warm Homes Fund. The project cost is almost £1m and the Council is continuing to explore the possibilities of partnership deals to move it forward.

- The Council has been invited onto the Scottish Government's Heat Network Partnership group bringing Renfrewshire into the forefront in Scotland of the development of long term sustainable energy solutions.
- The new Carbon Management Plan was approved by board in November 2014. This contains a detailed action plan which outlines what we plan to do over the next 6 years.

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

Key Progress to March 2015

- 56 affordable homes completed in 2014/15. 40 new build houses in Renfrew, completed by Sanctuary Scotland Housing Association and 16 tenement properties brought back into use at Brown Street by Linstone.
- Link Housing Association completed the build of 31 new flats on the former Arnotts's store site in Paisley town centre in July 2015. 29 units have been let for mid-market rent and 2 made available for shared ownership.
- Link Housing Association has started work on 70 new build properties in the Thrushcraigs area of Paisley. 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 has progressed 86 new build properties in the Shortroods area of Paisley, 56 of which will be for social rent with the remaining 130 properties being made available for low cost home ownership, with completion in Autumn 2015.
- Seedhill Road development (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.
- 96 obsolete social rented properties demolished in 2014/15 bringing the total number of such demolitions to just under 4,000 since 2002.
- The turnover rate of social housing in Renfrewshire ranged from 1.9% (Sanctuary Scotland HA) to 28.0% (Bield HA). The turnover rate for Council housing decreased slightly to 10.2% in 2014/15 from 11.0% in 2013/14. For the five local RSLs (Ferguslie Park HA – 5.6%, Linstone HA – 11.1%, Bridgewater HA – 7.5%, Paisley South HA – 11.5%, Williamsburgh HA – 10.4%), the average turnover rate was 9.2%, a reduction from 10.8% the previous year.
- Tenant satisfaction with the overall service provided ranged from 82% (Renfrewshire Council) to 95% (Ferguslie Park HA), while tenant satisfaction with the management of their neighbourhood ranged from 76% (Williamsburgh HA) to 94% (Paisley South HA).
- Work is underway at Johnstone Castle, the first vacant block of 6 flats have been demolished, with a further 47 blocks of 6 flats set to be demolished through the extensive regeneration project. The Council is working with Linstone Housing Association and other key partners to progress regeneration plans at Johnstone Castle.
- Work has continued at the Royal Ordnance Factory site Bishopton, planning consent is in place for 760 dwellings in the initial phase of development. Four national house builders are currently developing sites to the north and south of the community growth area. The entire Bishopton development known as 'Dargavel Village' will eventually provide around 2,500 homes as well as 150,000m² of commercial and employment

related space within a business park in addition to a community woodland park, recreation and open space areas, community facilities, local services and retail and educational provision.

- Agreement was reached to participate in the Glasgow and Clyde Valley City Deal on the basis of the offer negotiated by the Clyde Valley Councils with the UK and Scottish Governments. The City Deal brings together eight councils, including Renfrewshire, in the Glasgow and Clyde Valley City Region, to share £1.13 billion of public sector investment over the next decade, of which £274m will be invested in Renfrewshire, which will be at the centre of three of the most important projects.
- The 10 year Paisley Town Centre Heritage Strategy was launched in June 2014, with the aim of achieving regeneration building on the outstanding cultural assets, heritage, and creative sector. As well as the capital projects which will be a catalyst for the physical and economic regeneration of the town centre, the strategy also includes positioning Paisley for candidacy for UK City of Culture in 2021.

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

Key Progress to March 2015

- 'Help to Adapt' is a Scottish Government initiative delivered by Link Group to help homeowners pay for adaptations by using the equity in their own home and organise the work for them. The 'Help to Adapt' pilot commenced in late 2014 across 12 local authority areas, of which Renfrewshire is one, and is expected to finish in March 2018. The scheme will benefit around 600 homeowners, with around £7m in loans being made available by the Scottish Government.
- Link Group Ltd are onsite at the final phase of the Abbey Place development for the provision of 38 new build retirement flats specifically designed to meet the needs of older people with an integrated social space for residents. Almost two thirds of the flats will be made available for shared equity low cost home ownership and the rest available for rent from Link Group Ltd.
- See progress of 24 grouped amenity flats for older people at Seedhill development under Outcome 3
- Renfrewshire Care and Repair completed 1,812 small repairs and 1,101 handyperson jobs, for older people across all tenures, and project managed 115 adaptations for older owner occupiers.
- 185 adaptations carried out in RSL properties funded by the Scottish Government. In addition a number of RSLs will have undertaken adaptations wholly or part funded by their own resources.
- 526 adaptations carried out in Council properties in 2014/15 and 953 in 2013/14.
- 1081 households accessed Council housing support services in 2014/15 - with 362 seeking housing support delivered by Homeless and Housing Advice services Housing Support team and 719 seeking financial support delivered by Advice Works. In addition RSLs within the area also offer support services.
- 2015 saw the opening of the social space within the purpose built extension at Glencairn Court.
- Review of all sheltered housing and Extra Care developments in Renfrewshire completed. Action plan based on review findings is currently being developed and implemented.
- Housing Options for Older People officer (funded by the Change fund) provided advice to 281 older people, assisting 29 to move home.
- Renfrewshire Council's Health and Wellbeing Coordinator delivers social and health and wellbeing activities to older residents in Renfrewshire to combat social isolation and promote healthy living, these include; hydrotherapy, massage, bingo, coffee mornings and sing-a-longs. On average, activities attract 1,676 attendees each month.

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

Key Progress to March 2015

- 15% reduction in the number of homeless applications from 974 in 2013/14 to 825 in 2014/15, which can partly be attributed to a range of initiatives around the prevention of homelessness and the introduction of a Housing Options approach.
- Since January 2014 no Homeless applicant housed in B+B accommodation
- 92% of homeless households accommodated in temporary accommodation were satisfied with its quality an increase from 88% in 2013/14
- In 2014/15, 294 applicants assessed as homeless and to whom the Council has a duty to secure accommodation, were housed in Council tenancies. This represents 24.7% of all general Council lets. 114 Homeless applicants were housed by RSLs. This represents 17% of all general RSL lets.
- 87 people participated in the “A Time 2 Mend” homeless prevention initiative in 2014/15. This provides focussed mediation and support to young people and their families to help reduce youth homelessness. It also assists young 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. 38 young people and 13 over 25s attended the training session in 2014/15, a reduction on the 73 young people and 21 over 25s attendees in 2013/14.
- Housing First Renfrewshire initiative commissioned by Renfrewshire Council and administered by Turning Point Scotland provided resettlement support to 10 accommodated homeless applicants, 8 in council tenancies and 2 decided to move to the private rented sector. This initiative has been awarded £500,000 in funding from the Big Lottery to roll out the initiative for the next 5 years following the success of the initial 12 month pilot.
- Shelter Scotland in collaboration with Renfrewshire Council is delivering housing support to Renfrewshire families. Foundations First aims to offer advice, guidance and support to assist families across Renfrewshire to have, keep or improve their home - regardless of their tenure type. Shelter aim to support 200 families in the first year of delivery.

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 2015

- 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 April 2014 to end of March 2015, the Homexchange Shop helped 1862 customers who came through the doors, and assisted 319 customers to register for a mutual exchange through the on-line service.
- The Council enabled 29 successful mutual exchanges a small increase from 26 the previous year.
- Since the introduction of the Mortgage to Rent scheme in 2009, 50 applications have been accepted by RSLs in the area and 21 completed and 3 awaiting completion by the Council.
- The Deposit Guarantee scheme assisted 38 households to access privately rented accommodation in 2014/15. We continue to promote the service through the website, landlord newsletters and through the Empty Homes Initiative.
- A consultant has been appointed by Renfrewshire Council and is making good progress in reviewing existing allocation policies and developing a single policy for Renfrewshire Council and 4 local RSLs.
- 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. In 2014/15, 27 properties were let by the Council to transfer applicants with an under occupancy priority.
- 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.
- Private Sector Leasing (PSL) scheme implemented and continues to develop the use of private rented accommodation as temporary accommodation for homeless households.
- 4 Universal Credit presentations delivered in 2014/15 with Housing Options staff across Housing and Housing Advice and Homelessness service to improve the information and advice available to households impacted by the Welfare Reform change.

Section 3

Changes in Policy and Strategic Context

1. Welfare Reform

The Welfare Reform Act received royal assent in March 2012 and subsequently changes have been made to the provision of Welfare, some directly impacting on affordability and sustainability of social and private housing and others indirectly by reducing the income of working age householders.

The introduction of size criteria in the private rented sector and removal of the spare room subsidy in the social rented sector, more commonly referred to as the 'bedroom tax', has put further financial challenges on housing providers and householders. Universal Credit is the latest Welfare Reform which directly impacts social landlords and tenants through the introduction of direct payment of housing costs to the tenant.

Universal Credit rolled out to Renfrewshire on the 22nd June 2015 replacing Job Seeker's Allowance for single people aged between 18 and 60.

Early forecasts suggest only a small number of Renfrewshire residents will be impacted in the first year due to the limiting criteria for applicants. The longer term impact was considered in the 2014/15 Development and Housing Services Service Improvement Plan:

'Managing the impact of Welfare Reform changes and in particular the change to direct housing payments as Universal Credit is implemented will be a key challenge going forward. This change will impact on circa 5,000 of our working age housing tenants, who previously had rent paid directly to the Council through housing benefit. This change presents a key risk for the Housing Revenue Account, and will continue to be closely monitored.'

Renfrewshire Council and RSLs will continue to monitor the impact of Universal Credit on service delivery.

2. Private Rented Sector Reform

The private rented sector (PRS) across Scotland has more than doubled in size in the past 15 years, and now accounts for more than an eighth of all homes in Scotland. (Scottish Household Survey 2013). The 2011 Census identified that around 10% of all homes in Renfrewshire are in the private rented sector. The landlord profile is changing, with a growth in reluctant landlords who let as they were unable to sell their property and the tenant profile is changing with an increasing number of families with children in the sector.

Against this backdrop, the Scottish Government set out its policy in relation to the sector in its 2013 private rented sector strategy, "A place to stay, a place to call home".

This Strategy sets out the Scottish Government's vision for the sector which is:

“A private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encouraged growth through attracting increased investment”

The national strategy is being progressed through a number of new initiatives and developments;

- new private sector lease,
- letting agent code of conduct,
- a new tribunal to deal with private sector disputes, and
- appointment of a private rented sector Champion jointly funded by Homes for Scotland and the Scottish Government to increase awareness of investment opportunities and ultimately secure large-scale, long-term institutional investment.

Following publication of this strategy, the government set up the Private Rented Sector Tenancy Review Group to examine how suitable and effective the current private rented sector system was and to consider whether changes in the law were needed.

Changes still to be implemented and a private rented sector bill is due to be published late 2015

3. **Fuel Poverty Strategy**

The Scottish Fuel Poverty Statement (2002) set out the Government's target that as far as reasonably practicable, people are not living in fuel poverty in Scotland by November 2016.

Although there is not a statutory requirement to have a separate Fuel Poverty Strategy, the Housing and Community Safety Board approved the 2014 strategy on the 13th May 2014 to continue the Council's focus on raising the issues relating to tackling fuel poverty in Renfrewshire.

Renfrewshire's Fuel Poverty strategy was developed by a working group of key partners and seeks to tackle the factors that put householders at risk of fuel poverty that the council and partners can influence; it is a corporate and partnership strategy, setting out the approach across all tenures in Renfrewshire.

The overarching aim of the strategy is that people in Renfrewshire do not live in fuel poverty, the strategy sets out how this will be achieved through four main outcomes:

1. People have access to good quality, easily accessible, fuel poverty and energy efficiency advice;
2. The energy and fuel efficiency of the housing stock in Renfrewshire is improved;
3. People do not live in fuel poverty;
4. Householders are assisted and encouraged to use their energy efficiently to reduce their fuel costs

A Fuel Poverty Action Plan was set out within the strategy to outline the actions required to meet the 4 outcomes and achieve the aim set out in the Scottish Fuel Poverty Statement (2002)

4. **Integration of Health and Social Care Services for Adults**

The Public Bodies (Joint Working) (Scotland) 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.

The aim of the integration is to create a joined up and seamless health and social care provision which will help support the delivery of health and social care services that ensure people get the right care, at the right place, at the right time.

The formal consultation on the draft Renfrewshire Integration Scheme concluded in February 2015 and a final, updated version was submitted to the Scottish Government.

The Renfrewshire IJB was established on 27 June 2015 and a Chief Officer appointed to lead the integrated services and manage a joint budget.

Integration Authorities have until 1 April 2016 to meet their statutory requirement to produce a strategic commissioning plan and to begin their integration arrangements

The Scottish Government set out the proposed list of adult services that a local authority “must” delegate to the Integration Authority. Most relevant to housing are aids and adaptations and gardening services. The Adaptations, Aids and Equipment Advice Note published by the Scottish Government in April 2015 sets out the requirements to delegate housing adaptations, amongst other housing related functions to the Integration Authority.

The advice note demonstrates the delegation of “housing support services; aids and adaptations” as integral to the delivery of Outcome 2 of the National Health and Wellbeing Outcome:

“People, including those with disabilities, long term conditions, or who are frail, are able to live as far as reasonably practicable, independently and at home or in a homely setting in their community.”

Renfrewshire Council Housing Service and Social Work are currently developing a service specification in line with the delegation of aids and adaptations and gardening services to the Integration Authority.

5. **Renfrewshire’s Tackling Poverty Commission**

Renfrewshire’s Tackling Poverty Commission was set up in April 2014 to focus on reducing child poverty. Membership of the Commission was made from a range of experts in education, housing, health care and the voluntary sector.

The Commission examined the causes and impact of child poverty in Renfrewshire and made recommendations designed to be delivered in partnership under the Community Planning Partnership focused on delivering at a local level. The Commission has set a target of reducing child poverty to no more than 15% in any area by 2023.

Commissioners set out a structure of 5 key themes within 3 outcomes of Pockets, Prospects and Places; maximising financial resources, improve life chances and, well designed sustainable places.

In March 2015 the Commission set out its key findings following the collection of substantial evidence throughout 2014, in the report 'Tackling Poverty in Renfrewshire';

"Poverty is changing and our response needs to change...more households in poverty are working, than not."

"The welfare system no longer provides an adequate safety net"

"More than 1 in 5 children in Renfrewshire grow up in poverty...growing up in poverty can have a huge influence on a child's future"

"Power should be shared, with communities allowed to set their own priorities, and resources devolved to help to achieve them"

"Tackling poverty is everyone's responsibility"

The report details recommendations; to increase the number of households who can access employment that provides an acceptable standard of living, to prevent financial crisis and support low income families to make the most of their money, improve levels of physical and mental health of children in low income families, close the educational attainment gap between children from low income families and their better off peers.

In terms of recommendations specific to Housing, the Commission recognises the importance of

- Developing a rent setting framework to minimise rent increases across the social housing sector and reduce the amount families have to pay towards their rent.
- Increasing the supply of affordable housing by building on successful partnership working with local housing associations to deliver homes for those that need them in the areas they want to live in.

Recommendations to deliver the Commissions key outcomes were made to; the Community Planning Partnership, Department for Work and Pensions, Skills Development Scotland amongst other partners for consideration in their service improvement framework.

6. Housing Need and Demand Assessment 2

A Housing Need and Demand Assessment (HNDA) estimates the future number of additional homes to meet existing and future housing need and demand, and captures information on the operation of the housing system.

The HNDA is used as an evidence base for; the Local Housing Strategy, the Strategic Development Plan, and the Local Development Plan.

Renfrewshire is one of 8 local authorities within the Glasgow and Clyde Valley Housing Market Partnership. Together the authorities prepared a new housing need and demand assessment (HNDA2), which was finalised and approved by the Scottish Government's Centre for Housing Market Analysis (CHMA) in May 2015.

Section 4 Resources

1. Strategic Housing Investment Plan (SHIP) 2015/16 – 2019/20

As part of the strategic housing investment framework introduced by the Scottish Government to ensure that funding decisions continue to be made fairly and openly, local authorities are required to prepare a SHIP and update this regularly.

The 2015/16 – 2019/20 SHIP rolls forward the programme laid out in the 2014/15 SHIP and sets out to identify new projects which can be developed as part of the longer term programme. This means that four new projects have been highlighted as high priorities for delivery in 2015/16 to 2019/20:

1. Orchard Street / Causeyside Street comprehensive tenement improvement
2. Bishopton affordable housing
3. Paisley West End regeneration
4. Johnstone Castle regeneration

In addition, three projects have been brought forward which have funding requirement into the next three year period:

- Braille Crescent (phase II)
- Renfrew new supply (second site)
- Low cost housing for older people in Paisley town centre

For planning purposes, the Scottish Government has provided guidance on the minimum resource planning assumptions (RPAs) which councils can expect to receive in the five years 2015/16 to 2019/20. The total figure for Renfrewshire is:

- £7.872m for 2015/16
- £5.618m for 2016/17
- £3.704m for 2017/18
- £2.470m for 2018/19
- £2.470m for 2019/20

It is estimated that the combined grant requirement for the new and continuing priority projects listed above, along with carry forward for two projects from 2014/15 (Seedhill Road and Thrushcraigs) is above the total RPA.

As the total RPA is a minimum, it is anticipated that additional funding will be made available to meet the planned development expenditure.

2. For the financial year 15/16, the council approved a budget of £3.43m for Private Sector Housing Grant (PSHG) investment in private sector housing. PSHG supports a range of services to private sector homeowners including disability adaptations, support costs to Care and Repair Renfrewshire and grant support for tenement repair and improvement schemes. The higher expenditure in 2015/16 reflects the forecasted significant drawdown of funds to support owners to meet their obligations arising from the Scottish Housing Quality Standards (SHQS) programme.

Renfrewshire Council and its partners are actively pursuing a range of mechanisms available to deliver affordable housing in Renfrewshire.

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Appendix 1

Local Housing Strategy Strategic Outcomes

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescales	Status
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	3720 (2011/12)	4340	5% increase per annum	Annually	Achieved
	% of dwellings with any urgent disrepair	Scottish House Condition Survey (SHCS) : local authority report	41% (2008-10) 53% (2010-12)	41% (2011-2013 SHCS)	4% decrease per annum	Annually	Slipped 2010/12
	Number of households receiving advice through Care & Repair	Care & Repair statistical return	550 (2011/12)	527	250 per annum	Annually	Achieved
	Number of small repairs completed through Care & Repair	Care & Repair statistical return	2,072 (2012/13)	1,812 and 1,101 delivered through the Handyperson service	1,600 per annum	Annually	Achieved

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescales	Status
	Number of landlords registered	RC records	4,374 (at August 2012)	6,734 (at May 2015)	Indicator only	Annually	N/A
	Number of properties owned/managed by accredited landlords/agents	RC Housing and Property services	500 (April 2011)	860	5% increase per annum	Annually	Achieved
	SHQS Compliance rates	RC Investment Strategy	15.1% (2011/12)	85% ¹	100%	2015	Achieved (with abeyances and exemptions)
		Scottish Housing Regulator Annual Performance & Statistical Return 2009/10	84.3% (Local Housing associations in Renfrewshire 2011/12)	99.6%	100%	2015	Achieved (with abeyances and exemptions)
	Reduction in SHQS elemental failures in Council stock	RC records	40,396 elemental failures (2011/12)	4,430 elemental failures	58,930	2012	Achieved

¹ After applying allowable exclusions and abeyances, the Council is 100% compliant with the SHQS

	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	10% increase per annum	Annually	Slipped
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LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
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)	29% Renfrewshire 36% Scotland wide	5% below Scottish average	2016	Achieved
	Number of requests received by the local Energy Savings Scotland advice centre (ESSac) from Renfrewshire residents	Yearly/Energy Savings Scotland advice centre	3766	3,181	3,000	2012	Achieved
	Average National Home Energy Rating	Annual Scottish House Condition Survey (SHCS)	6.8 (2008-2010 SHCS) 7.3 (2010-12 SHCS Report)	62.8 (SAP) SHCS 2011-13 Methodology for calculating changed from 2010-12 SHCS	0.2% increase year on year	Annually	N/A
	Percentage of private homes with an NHER rating 7-10	Annual/Scottish House Condition Survey	63% (2008-10 SHCS report)	61.4(SAP) SHCS 2011-13 Methodology	4% increase year on	Annually	N/A

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
			83% (2010-12 SHCS report)	for calculating changed from 2010-12 SHCS	year		
	% of Council housing stock which is energy efficient	Annual/Council records	61 % (2011/12)	97.35%	56%	2012	Achieved
	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)	2	1pa	2012	Slipped
	Reduction of carbon emissions from domestic stock	Council records	3.83 tonnes CO2 per capita from housing baseline (2008)	65.29 tonnes of CO2 yield saving due to external wall insulation and installation of new boilers in Council stock through SHQS programme	1.5% reduction pa	Annually	Achieved

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
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)	56	150 pa	Annually	Slipped*
	Number of new private sector homes completed in regeneration areas	Annual/local authority	49 (2011/12) 0 (2013/14)	0	Data only indicator	2016	N/A
	Demolitions of obsolete social rented stock	Annual/local authority/Housing associations	Av. 339 pa Total = 3,729 (02/03 - 12/13)	96	Data only indicator	2014	N/A
	% of Council stock classed as low demand	Council records	17.5% (2011/12)	25.07%	Data only indicator	Annually	N/A

* Affordable housing completions have varied from 283 in 2011/12 to 56 in 2014/15, although 150 completions target not achieved this year, 710 affordable housing completions delivered 2011-2015. Average of 177 per year surpassing target of 150 per annum across the period.

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
	Turnover rate of social rented stock	Annual/Council and RSLs	<p>Council: 10.5% (2011/12)</p> <p>5 Local RSLs: 10.1% in 2010/11</p> <p>Paisley South HA: 14.4%</p> <p>Bridgewater HA: 7%, Ferguslie Park HA: 9.4%</p> <p>Williamsburgh HA: 9.7%</p> <p>Linstone HA: 12%</p> <p>Local RSL average: 10.8%</p>	<p>10.16% (charter)</p> <p>FPHA – 5.6%, Linstone - 11.14%, Bridgewater – 7.5%, PSHA – 11.5%, Williamsburgh – 10.44%)</p>	Data only indicator	Annually	N/A

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
	Tenancies sustained for more than 12 months	Annual/Council records	<p>Council 84% 2011/12</p> <p>Bridgewater HA: 95%, Ferguslie Park HA: 90%, Linstone HA: 90%, Paisley South HA:83%, Williamsburgh HA 86%, Sanctuary HA: 96.94%</p>	<p>Council 87.02%</p> <p>Bridgewater HA: 90% Ferguslie Park HA: 97.06% Linstone HA: 92% Paisley South HA: 88.5% Williamsburgh HA: 88.09% Sanctuary HA: 98.1%</p>	85%	2012	Achieved

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
	% of tenants satisfied with the management of the neighbourhood	2 yearly/Council	No comparable Information	81.2% (charter) 87.4% Sanctuary 90.41% Bridgewater 94.4% Paisley South HA 86.83% Linstone 91.75% Ferguslie Park HA 76.23% Williamsburgh HA	2% increase per biennial survey	2012	N/A (Reporting period changed.)

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
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)	824	Data only indicator	Annually	N/A
	Number of adaptations carried out in Council properties	Annual/Council records	691 (2011/12) 431 (2012/13) 953 (2013/14)	526 (charter)	Data only indicator	Annually	N/A
	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)	113	Data only indicator	Annually	N/A
	Number of adaptations carried out in local housing association properties	Annual/Scottish Government	135 (2012/13)	185	Data only indicator	Annually	N/A
	Number of households accessing housing support service	Council Monitoring Records	Support 415 Financial 614 (2011/12)	Support 362 718 Financial (Advice Works)	5% increase annually	Annually	Slipped
	Number of new affordable homes for particular needs	Council/Scottish Government records	0 (2011/12)	0	Data only indicator	Annually	N/A

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
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)	24.71%	45% pa	2012	Slipped
		Council and RSL records	26% (2010/11)	17%	In line with Council		Slipped
	% of repeat homeless presentations within 12 month period	Annual monitoring report HL1 and HL2	4.0% (2011/12)	10%	Indicator Only	2015	N/A
	Homelessness: Proportion of those provided with permanent Council accommodation who maintain their tenancy for at least 12 months	Council records	77% (2011/12)	81.44% (Charter)	78%	2012	Achieved
	% of homeless /potentially homeless households assessed as having a priority need	Annual monitoring report HL1 and HL2	100% (2011/12)	100%	100%	2012	Achieved
	% of Section 11 referrals who engage with prevention service	Council AVD monitoring reports	13%	No longer reported /recorded	5% increase pa	March 2012	N/A
	Number of Council furnished tenancies (pilot initiative ceased in 2013)	Council monitoring report	44 (As of August 2012)	43 (as of March 2015)	100	2012	Slipped
	% of Council furnished tenancies sustained for more than 2 years	Council monitoring report	N/A	55.81%	60%	2013/14	Slipped

LHS Outcome	Relevant Indicators	Data type/frequency/source	Baseline Data	2014/15 Figure	Targets	Timescale	Status
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	100%	December 2013	Slipped
	RC Housing Options Approach developed	Council records	85% complete (2012)	100% complete	100%	2012	Achieved
	Housing Options Approach implemented across all social housing providers	Council and housing association records	10% complete (2012)	10% complete	100%	December 2013	Slipped
	Numbers accessing Private Rented Sector through Renfrewshire Deposit Guarantee Service	Renfrewshire Deposit Guarantee Scheme records	37 (2011/12)	38	2% increase annually	Annually	Slipped
	Number of Mortgage to Rent applications accepted	Council Records Scottish Government	12 (since start of scheme)	21 (since start of scheme)	Indicator only	Annually	N/A
16 (since start of scheme)			50 (since start of scheme)				

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	<p>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.</p> <p>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.</p>
1.2	Promote the Scheme of Assistance to support owners to maintain their properties.	Housing Investment Manager, RC	Ongoing	<p>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.</p> <p>Details of the Scheme are made available on the Council's website and Scheme is promoted at the annual Private Landlords' Forum.</p>

1.3	Review the Scheme of Assistance, including financing arrangements, by 2015.	Housing Investment Manager, RC	2015	<p>Action complete.</p> <p>The first review was presented to the HACS Board on 20 November 2012.</p> <p>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.</p>
1.4	Prioritise grant assistance for disabled adaptations.	Housing Investment Manager, RC	Ongoing	Private sector grant continue to be provided for disabled owners who require adaptations. 113 grants to owners for disabled adaptations were approved during the year 2014/15, with a total expenditure of £403,000.
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	<p>By the end of March 2015, through the SHQS programme:</p> <ul style="list-style-type: none"> • 1,266 kitchen, bathroom and rewiring combinations installed; • 989 full heating systems and boiler replacements carried out; • overcladding at the multi storey blocks at Williamsburgh, Spiersfield and Camphill Courts completed; <p>Completion of £6.8 million project at Calside to replace the inefficient district heating scheme with a state of the art energy efficient heating system powered by a biomass boiler and external insulation to keep more of the heat in. It is estimated this will assist nearly 500 families to reduce fuel bills by an expected 20-30%</p> <p>Total value of capital work carried out in council homes for 2014/15 was £31.24m</p>

1.6	Provide assistance, including grant assistance where appropriate, to secure owners cooperation in SHQS investment programmes.	Housing Investment Manager, RC	Ongoing	Allowances included within the approved Private Sector Housing Grant (PSHG) programme approved 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 throughout the year.
1.9	Undertake private rented tenants' survey to gain a better understanding of private sector issues.	Housing Strategy Manager, RC	2012	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.

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	Home Energy Scotland contacted 3,181 Renfrewshire residents providing; in depth advice to 1,719, assisted 35 renewable grant installs. The Council's advocacy service delivered savings of £87,857.70 across 463 clients in 2014/15 reducing 101,272.70kg of CO2 generated.
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 2014 and March 2015, they provided support and advice to Renfrewshire householders as follows: 25 home visits, 35 installs and 1,719 advice calls.
2.3	Pilot the use of renewable technology in suitable existing Council stock.	Corporate Asset/Energy Manager/Housing Investment Manager, RC	2015	The Council currently have 2 properties in which renewable technology is being piloted. We are monitoring the potential savings for the tenants and viability for future programmes. Both properties have air source heat pumps delivering heat to a wet system via radiators and Solar Photo Voltaic panels installed in one of the properties to assess the potential savings through electricity generation. Before the Council embark on any major renewable investment programmes potential for the reduction of fuel costs for tenants is considered.
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 continues to consider potential funding opportunities via utility companies, however, the changes in the ECO obligation have reduced the number of viable projects. Funding for the gas hybrid air source heat pump and solar

				<p>pilots will come from capital investment with the potential to recoup some of this investment from RHI payments received for the renewable element of the systems..</p> <p>The Council are considering a project to replace the communal heating systems within the 7 sheltered housing complexes with modern energy efficient heating systems with a renewable element.</p> <p>Biomass fed district heating systems within the Calside area of Paisley (live Autumn 2015) delivering heating to 461 properties.</p>
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	<p>Action Complete</p> <p>The Local Development Plan was adopted on the 24th August 2014 at a meeting of the Planning and Property Policy Board. The Plan outlines the commitment to deliver development in sustainable locations and promote incorporation of low carbon generating technologies within any developments.</p>

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 2014/2015 include:</p> <ul style="list-style-type: none"> • Renfrew , (40 units, Sanctuary HA) • Brown Street (16 units, Linstone HA) <p>Projects on site include:</p> <ul style="list-style-type: none"> • Shortroods Phase III, Paisley (86 units, Sanctuary HA, completed 2015/16) • Paisley Town Centre, (31 units, includes 29 MMR and 2 shared equity, Link HA, completed 2015/16) • Thrushcraigs, Paisley (70 Units, includes 56 social rent and 14 low cost home ownership, Link HA) • Braille Crescent Phase II, Renfrew (15 units, Sanctuary HA) • Cotton Street Phase II, Paisley (38 Units, includes 13 social rent and 25 low cost home ownership Link 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	<p>Action Completed</p> <p>Alternative approaches to land disposal have been reviewed and measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions and infrastructure requirements, to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value • Providing sites for self builds

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	Process underway to select an RSL partner to work with the Council in developing and delivering regeneration plans for Paisley West End.
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	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	The Council and housing associations will continue to develop initiatives to enhance neighbourhood housing services and support households in disadvantaged areas, where appropriate.
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	Completion of 31 new flats developed by Link Group Ltd at the Arnott's building in the heart of Paisley Town Centre, 29 available for mid market rent and 2 flats available for shared equity low cost home ownership. Final phase of the Abbey Development at Cotton Street is being developed by Link Group Ltd and consists of 38 retirement flats. Two thirds of these flats will be for shared equity low cost home ownership the rest will be social sector rented properties.
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 have completed the build of 57 new family homes at Fordbank, Johnstone with only 2 remaining to be sold. The Hallhill Road demolition programme is under review to determine optimum relocation options and

				construction programme for commercial premises.
3.9	Maximise opportunities for new affordable housing in the Bishopton Community Growth area.	Housing Strategy and Development Manager, RC	2013	<p>The former ROF Bishopton site is progressing, with plans for up to 2500 new homes over a 10-15 year period.</p> <p>ROF - Phase 1 remediation and earthworks are now complete with Phase 2 remediation progressing.</p> <p>Southern Access Road complete and operational with approximately 312 completions to date.</p> <p>The Council are progressing plans for the construction of 100 new homes for social rent by 2018.</p>

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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 Cairn Lounge and environmental improvements completed HomeChoice@Renfrewshire – Choice Based Lettings pilot commenced January 2013 with vacant properties advertised in Council offices and on the Council's website. Demand for both multi-storey blocks has increased since the refurbishment, with all 180 flats occupied. 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	Action Completed £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 was reviewed in June 2014 and included in the Sheltered Housing staff structure.

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 and implemented 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	Link Group Ltd are on site at Abbey Place to complete the final phase of the cotton street development building 38 retirement flats specifically designed to meet the needs of older people with an integrated social space for residents. Around two thirds of the flats will be for shared equity low cost home ownership.
4.7	Work with partners to develop options for the future of Wallace Court.	Social Work and Housing	2012	Following discussion with Social Work, Horizon Housing Association and Capability Scotland, no further action planned at this stage.
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	The Handyperson Service located within Bridgewater Housing Association has been awarded additional funding until March 2016. A further bid will be made to the Interim Integrated Care Fund Sub Group for future funding. The Housing Options post for Older People has been extended to March 2016. Work is ongoing to ensure that the functions of the post can be undertaken within existing services.
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	Home2Fit – Scotland’s Accessible Housing Register is currently being piloted in Glasgow, Aberdeen and Fife following its establishment in May 2014.
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	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 utilise 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. Significant progress has been made in report development in conjunction with the Housing Support Enabling Unit within the Scottish Government and discussions are ongoing for further developments.
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. The needs of the Gypsy Traveller community have been considered as part of the development of the Housing Need and Demand Assessment (HNDA) published May 2015 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	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 presented to the HACS Board on an annual basis.
5.2	Improve the framework to record and monitor the impact of homelessness prevention activities.	Homeless & Community Services Manager, RC	2013	Action Completed 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 by the Council on 1 st April 2014 with the publication of the first full year's outcomes by the Scottish Government on 30 June 2015
5.3	Establish systems between Council departments and agencies to identify and track vulnerable households.	Housing Strategy Manager, RC	2013	Joint protocol for looked after children was launched in November 2013 and reviewed in May 2014. This agreement sets out how officers 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/ Homeless and Community Services Manager	2012	<p>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.</p> <p>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.</p> <p>Prevention officer now linked in with the community safety hub and housing advice surgeries to be delivered at West College Scotland</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 2014/15 114 homeless households were housed through Section 5 referral arrangements with local RSLs. This represents 17% of RSL general needs lets. This compares with 111 and 12.6% in 2013/14.</p> <p>Increased demand for smaller properties due to the removal of the spare room subsidy in Housing Benefit entitlement under Welfare Reform may be contributing to this.</p> <p>294 homeless households were allocated a Council tenancy in 2014/15, compared to 334 the previous year. This represents 24.7% of all Council lets. There is pressure on one bedroom stock and the highest demand from homeless households is for this size of property.</p>
5.6	Investigate the potential of the private rented sector to meet the needs of homeless applicants.	Housing Strategy Manager, RC	2013	<p>Action Completed</p> <p>Homeless households are able to access housing in the private sector via the Renfrewshire Deposit Guarantee Scheme. (See 5.7 below).</p>
5.7	Increase the use of Renfrewshire Deposit Guarantee Scheme to help households access the private rented sector.	Housing Advice & Homeless Services Manager, RC	Ongoing	<p>38 households accessed accommodation during 2014/15 via the DGS, which is a reduction from 62 households the previous year, but there was a staff vacancy during this time.</p>
5.8	Develop monitoring and recording systems to better identify reasons for	Housing Services Manager, Housing	2012	<p>Tenancy Sustainment work groups are continuing to meet to review case studies and develop/implement actions to improve tenancy sustainment rate.</p>

	tenancy failure.	Strategy and Development Manager, RC		
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 2014/15 38 16 – 25 year olds and 13 over 25 year olds 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 2014/15, 87 young people actively engaged in the project and in 75.9% 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. From April 2014 – March 2015 1862 people sought advice from the Homexchange Shop (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	A consultant has been appointed by Renfrewshire Council and is making good progress in reviewing existing allocation policies and developing a single policy for Renfrewshire
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	The Homechoice@Renfrewshire - Choice Based Lettings pilot commenced on 28 January 2013 solely for the multi-storey flats at Gallowhill, Paisley. Following on from this, the pilot was expanded to the Foxbar area of Paisley in November 2013. A review of the 2014/15 year's activity has been drafted,

				which will be used to inform a decision on the future operation of Choice Based Lettings in Renfrewshire
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.
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 associations 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 April 2014 to the end of March 2015, 319 customers were assisted to register for a mutual exchange through the on - line service. The Council facilitated 29 successful mutual exchanges completed during 2014/15.
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 August 2016.
6.8	Monitor and review the need for an Affordable Housing Policy.	Housing Strategy and Development Manager, RC	ongoing	A separate Affordable Housing Policy (AHP) was not deemed necessary at the development of the Local Development Plan adopted by the Council in August 2014. The position will be monitored and the use of an AHP reviewed as part of the LHS process.

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	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 33 homes brought back into use through direct engagement. . Empty Homes Loan Fund and procedures now established for owners of long term empty homes to bring them 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	Action Completed 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	Significant resources have been involved in identifying the scale of the impact. As at March 2015, 1,646 Council tenants identified as under occupying their homes according to criteria arising from benefit changes due to Welfare Reform. The vast majority are under occupying by 1 bedroom. At the end of March 2015, of those Council tenants affected, only 305 were registered on the Council's housing waiting list and 125 indicated they would consider a mutual exchange. A significant campaign by Housing Services staff to access the financial support made available by the Scottish Government through the Discretionary Housing Payment fund saw 97% of those impacted by under occupancy have the reduction in their Housing Benefit mitigated in full, allowing more people the option to remain in their own home.
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,	2012	Proactive contact made by landlords to those potentially affected by benefit changes through Welfare Reform. The Council has recruited additional frontline housing

		RC, housing associations		<p>staff to neighbourhood area housing teams to support tenancy management activities and to respond to the increased demand for housing related advice and assistance.</p> <p>The Council and some local RSLs have amended their allocation policy so that within transfer applicant groups, those who are under occupying are given higher priority. Homexchange Shop opened in the centre of Paisley to promote housing options advice and mutual exchanges. 319 customers helped to register for a mutual exchange.</p>
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Appendix 3

Affordable Housing Completions 2008-2009 to 2014-2015

RSL	Project	Sub-Area	Category	Units	Total
2008-2009					
Lorretto	Brewery Street	Johnstone, Elderslie & Linwood	Particular needs	28	101
Paisley South	Beaully 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	
2014-2015					
Linstone	Brown Street	Paisley & Linwood	Town centre/ten-rehab	16	56
Sanctuary	Braille Crescent Phase I	Renfrew	Community renewal	40	
2015-2016 Developments on Site					
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86	240
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31	
Link	Thrushcraigs	Paisley & Linwood	Community renewal	70	
Sanctuary	Braille Crescent Phase II	Renfrew	Community renewal	15	
Link	Cotton Street Phase II	Paisley & Linwood	Com renew/Part Needs	38	

Appendix 4

Affordable Housing Investment Programme - Projects in progress for the financial year 2015/2016

Community Renewal										
Site	Estimated Comp Date	General Needs	Wheelchair	Amenity	Very Sheltered	Supported	LCHO	Total Units	Housing Provider	Status
Seedhill Road	Mid 2019	23	-	-	-	-	-	23	Williamsburgh	On Hold
Seedhill Road	Mid 2019	-	-	24	-	-	-	24	Council	On Hold
Thrushcraigs	Early 2016	63	7	-	-	-	-	70	Link	On site
Paisley Town Centre	Mid 2015	29	-	-	-	-	2	31	Link	On site
Shortroods Ph III	Mid 2015	56	-	-	-	-	30	86	Sanctuary	On Site
Braille Crescent Ph II	Early 2016	15	-	-	-	-	-	15	Sanctuary	On site
Cotton Street Ph II	Mid 2016			13			25	38	Link	On site
Total		186	7	37	0	0	57	287		