

**To: Housing and Community Safety Policy Board**

**On: 8 November 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Strategic Housing Investment Plan 2017/18 - 2021/22**

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## **1. Summary**

- 1.1 The Housing & Community Safety Policy Board of August 2016, approved a Draft Strategic Housing Investment Plan (SHIP) for consultation.
  - 1.2 The document has now been finalised and sets an ambitious programme for the Council and its Housing Association Partners for investment in Affordable Housing across Renfrewshire that will not only meet but will exceed Renfrewshire Council's ambition to create over 1,000 new affordable homes in sites across our towns and villages.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
    - (i) Approves the Renfrewshire Strategic Housing Investment Plan 2017/18 to 2021/22 and authorises the Director of Development and Housing Services to submit this document to the Scottish Government in relation to the Council's objective to deliver Affordable Housing across Renfrewshire.
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## **3. Background**

- 3.1. Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) every two years and submit this to the Scottish Government. The SHIP

shows how investment in affordable housing will be targeted to achieve the objectives set out in the Local Housing Strategy (LHS).

- 3.2. The current SHIP was approved by the Housing and Community Safety Policy Board in January 2015 and covers the period 2015/16 to 2019/20. Following approval by the Policy Board in August 2016, a new draft SHIP for the five year period to 2021/22 was issued for consultation. Copies were sent to Community Planning partners, including all of the Housing Associations which operate in Renfrewshire, as well as local stakeholder groups such as Community Councils and Tenants and Residents Associations.
- 3.3. During the consultation period, officers from Development & Housing met individually with Housing Associations to identify sites and potential new projects which, in line with the emerging Local Housing Strategy outcomes, will be developed as a pipeline programme of investment that will be brought forward as funding becomes available.
- 3.4. The finalised SHIP has been amended to take account of these discussions and;
  - **Part A** provides details of the projects already included in the SHIP programme and the Strategic Local Programme Agreement between the Council and the Scottish Government.
  - **Part B** lists a new pipeline of projects that will be developed and brought forward during the lifetime of this SHIP. The details and implementation timetable will be agreed with Housing Association Partners, taking account of practical delivery issues as well as funding availability.

In the event that additional funding becomes available and/or slippage occurs within the programme, additional sites may be incorporated within the SHIP programme where these sites could help to deliver new affordable housing in line with LHS strategic outcomes and agreed investment priorities

- 3.5 The SHIP will be reviewed on an annual basis, and more detail will be provided on new projects as the programme rolls forward. Officers from Development and Housing will continue to liaise with Housing Association partners to identify and promote the delivery of sites over the next five years and in this context will seek to ensure that collectively, Renfrewshire Council's ambition to deliver at least 200 new affordable homes each year will be implemented.
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## Implications of the Report

1. **Financial** – No direct implications arising from this report. Allowance has been made within the Council's HRA Business Plan for Council new build development at Bishopton and Johnstone Castle.
  2. **HR & Organisational Development** – No implications arising directly from this report.
  3. **Community Planning** – Regenerating local communities and meeting housing needs.
  4. **Legal** – No implications arising directly from this report.
  5. **Property/Assets** – No implications arising directly from this report.
  6. **Information Technology** – No implications arising directly from this report.
  7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. An Equality Impact Assessment has been completed. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified.
  8. **Health & Safety** – No implications arising directly from this report.
  9. **Procurement** – Joint working is progressing between officers from the Councils procurement team, other registered social landlords (RSL's) and other local authorities in an effort to produce efficiencies.
  10. **Risk** – Risks will be identified and managed for individual projects.
  11. **Privacy Impact** – No implications arising directly from this report.
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## List of Background Papers

- (a) Background Paper 1 – Strategic Housing Investment Programme 2015/16 to 2019/20

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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# **Renfrewshire Strategic Housing Investment Plan**

**2017/18 to 2021/22**

**November 2016**

# **Renfrewshire Strategic Housing Investment Plan**

**2017/18 to 2021/22**

## **Renfrewshire Strategic Housing Investment Plan**

The Scottish Government allocates grant funding to Local Authorities through the Affordable Housing Supply Programme. All Local Authorities are required to prepare a Strategic Housing Investment Plan (SHIP) every two years and submit this to the Scottish Government.

Following submission of the SHIP to the Scottish Government, a Strategic Local Programme (SLP) for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, the Council and Registered Social Landlords (RSL's) on Grant levels for specific Affordable Housing projects.

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

Over the last five years (2011/12 to 2015/16), 842 new Affordable Homes have been completed in Renfrewshire – an average of 168 each year, while 2 new developments, providing 108 new affordable homes, will be completed in the current financial year. Details of these projects are attached in Appendix 1.

## **Strategic Context**

Local Authorities are required to prepare a SHIP and to update this regularly. The SHIP sets out key investment priorities for affordable housing which will help to achieve the outcomes set out in the relevant Local Housing Strategy (LHS).

Renfrewshire's LHS, which is currently being finalised following consultation, sits within the framework of the Community Plan and other key strategies, such as 'Clydeplan' - Strategic Development Plan, the Local Development Plan and the strategic priorities of Renfrewshire's Health and Social Care Partnership.

This updated SHIP for the five year period to 2021/22 sets out a programme which shows how Grant Funding will be utilised to meet Renfrewshire's LHS strategic outcomes and help deliver the supply targets for affordable housing which are set out in the LHS.

## **Affordable Housing Investment Priorities**

Grant funding from the Scottish Government's Affordable Housing Supply Programme will be prioritised to ensure that the new housing built in Renfrewshire is of the right type, size and tenure and in the right places.

Linking with the LHS strategic outcomes, investment in affordable housing will be prioritised under four broad themes:

- **Housing Regeneration**
  - Supporting area based housing investment programmes
  - Replacing obsolete social rented housing where improvements to existing stock would not be cost effective and sustainable
  - Addressing mismatch between the supply of social rented housing and the housing people want to live in – taking account of type, size, quality and location as well as tenure.
- **Town Centres**
  - Completing the comprehensive tenement improvement project in Paisley.
  - supporting town centre residential investment and regeneration and across all of Renfrewshire's Town Centres
- **Housing for Particular Needs**
  - Expanding the supply of housing which is suitable for older people and other people with particular housing needs
- **Increasing affordable housing options in areas of pressure**
  - Addressing shortfall in areas where there is pressure on the supply of affordable housing
  - Supporting the development of a graduated housing marked in areas of pressure and where there is a requirement for affordable options
  - Supporting the development of sustainable mixed communities by including affordable housing in Community Growth Areas and other larger housing developments

## **Preparation and Delivery of the SHIP**

Following approval by the Council's Housing and Community Safety Policy Board in August 2016, a draft SHIP for the five year period to 2021/22 was issued for consultation.

Copies were sent to Community Planning partners, including all housing associations which operate in Renfrewshire, as well as local groups (community councils and tenants and residents' associations) and other stakeholders. During the consultation period, Council Officers met individually with housing associations to

identify sites and potential new projects which, in line with the emerging LHS outcomes, can be developed as a pipeline of investment and brought forward into the five year programme as additional funding becomes available.

The finalised SHIP has been amended to take account of these discussions. Appendix 2 is now presented in two parts.

- **Part A** lists projects already included in the SHIP programme and the Strategic Local Programme Agreement between the Council and the Scottish Government.
- **Part B** lists new pipeline projects which will be developed and brought forward during the lifetime of this SHIP. Timescales will be agreed with partners, taking account of practical delivery issues as well as funding availability. The SHIP will be reviewed on an annual basis, and more detail will be provided on these new projects as the programme rolls forward.

In the event that additional funding becomes available and/or slippage occurs within the programme, additional sites may be incorporated within the SHIP programme where these sites could help to deliver new affordable housing in line with LHS strategic outcomes and agreed investment priorities.

Officers will continue to work with housing association partners to identify and promote the delivery of sites over the next five years to meet the Council's target of at least 200 new affordable homes each year and contribute to the national target of 50,000 new affordable homes by 2021.

## **Previously Identified Projects which Require Grant Funding 2017 to 2022**

### **Regeneration**

- **Seedhill Road, Paisley** This social rented development of 23 houses by Williamsburgh Housing Association and 24 amenity flats for older people by Renfrewshire Council has been delayed because of drainage issues. Discussions are ongoing with Scottish Water with a view to identifying a solution which will allow the development to proceed.
- **Paisley West End:** Sanctuary Scotland Housing Association is working with the Council to develop and implement housing regeneration plans for Paisley West End. This area faces a number of challenges and requires significant investment to improve the physical fabric and stimulate social and economic regeneration.

Phase 1 will see redevelopment of the Co-op site in Wellmeadow Street and it is anticipated that demolition work will take place in late 2016 / early 2017. Plans are still being developed for phase 2, which will focus on the Well Street area, and an indicative allowance has been made for this.

- **Johnstone Castle** The Council is implementing plans to enable the construction of around 100 new homes for social rent in Johnstone Castle, where obsolete tenement flats will be replaced with high quality, mainly 'back and front door' houses. The rehousing programme is progressing well and demolition work has started. It is anticipated that construction work on the newbuild housing will begin in spring/ summer 2017.

## Town Centres

- **Smithhills Street, Paisley Town Centre** This affordable housing development of 24 flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the ongoing regeneration of Paisley town centre, adding to tenure diversification and increased residential provision within this key central location.
- **Orchard Street, Paisley** Plans were in place to progress a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following successful completion of the CTI project at Gordon Street by Paisley HA several years ago.

However, changes to the grant framework in 2011/12 and 2012/13 made this project difficult to progress. The Council, the Scottish Government and Paisley Housing Association have continued to work closely to review project costs and funding arrangements and the Council will bring forward plans to consult on the declaration of a Housing Renewal Area to facilitate the comprehensive improvement of the five tenement blocks which sit within the Paisley Town Centre Conservation Area.

## Areas of Pressure/ Affordable Housing Options

- **Andrew Avenue, Renfrew;** This development (two phases – 77 units and around 57 units) will help address the identified shortfall of affordable housing in Renfrew.
- **Bishopton** The SHIP includes provision for 200 new affordable homes for social rent within the Bishopton Community Growth Area. The Council is currently progressing plans to build around 100 new homes as a first phase, with construction expected to start on site in summer 2017. It is proposed that the second phase of social rented housing will involve construction of around 100 homes for social rent by a housing association.
- **Milliken Road, Kilbarchan** This social rented development of 18 one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in West Renfrewshire and help to address the identified shortfall in social rented housing. Construction work is expected to begin on site in the middle of 2017.
- **Inchinnan Road (Western Park), Renfrew** This affordable housing development of 67 homes by Sanctuary Scotland will provide additional affordable housing in Renfrew.

## Pipeline Projects

In order to ensure delivery against the supply target of 200 new affordable homes each year in Renfrewshire, discussions have taken place during the SHIP consultation period with partners to develop a pipeline programme. This programme includes projects which fit with the LHS strategic outcomes and proposals will be developed to bring these forward as funding becomes available and any existing development constraints are addressed.

The pipeline programme includes provision for some newbuild affordable housing in Ferguslie Park. An indicative allowance of 40 new homes has been included for planning purposes.

This will be refined following consultation with tenants and residents on proposals for housing regeneration in the Tannahill area, linked to wider regeneration plans to deliver Regional Sports Facilities which will be supported £7.5m investment by the Council.

## Resources

For planning purposes, the Scottish Government have provided guidance on the **minimum** Resource Planning Assumptions (RPA's) which councils can expect to receive to 2021/22. Renfrewshire's allocation for 2016/17 is £11.521m. Minimum RPAs for the next five years are as follows, giving a total of **at least** £29.954m to 2021/22:

- £9.217m in 2017/18
- £6.913m in 2018/19
- £4.608m in 2019/20
- £4.608m in 2020/21
- £4.608m in 2021/22

Appendix 2 shows the estimated grant requirement for identified projects over this five year period (around £44m, based on current Scottish Government grant benchmarks). As the programme rolls forward, it is anticipated that additional funding will be made available and new projects will be brought forward.

## Delivery Issues

The Council and its partners are actively pursuing a range of mechanisms available to deliver affordable housing in Renfrewshire. Recently completed and ongoing developments in Renfrewshire include a range of tenures to promote different opportunities for lower income households to promote access to affordable housing.

These tenures have included low cost home ownership, shared equity, mid-market rent and social rent. This approach will be continued where appropriate, taking account of local needs and market circumstances, in order to maximise the benefit of the available grant funding across the programme and also to lever in private finance.

In line with identified needs and the evidence set out in the draft LHS, the Council will consult on an affordable housing policy for Renfrewshire through the Local Development Plan process.

Housing providers within Renfrewshire are working together to identify opportunities for maximising efficiency through a joint approach to procurement.

Infrastructure issues represent constraints for a number of sites in Renfrewshire and opportunities are being explored to address these with support from the Scottish Government's Infrastructure Fund. Seedhill Road and South West Johnstone Community Growth area have already been identified as projects which could potentially benefit from support from this Fund to help address drainage issues and work is ongoing to identify infrastructure constraints with respect to other projects.



## Affordable Housing Investment Programme: Completions 2011/12 to 2015/16

## Appendix 1

Housing Provider	Project	Sub- area	Category	Units	Total
<b>2011/2012</b>					
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47	
Sanctuary	Linwood Regeneration	John, Eldesl & Linwood	Community renewal	190	
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30	
Sanctuary	Abercorn St Phase II	Paisley & Linwood	Town centre/Ten rehab	16	<b>283</b>
<b>2012/2013</b>					
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92	
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83	<b>175</b>
<b>2013/2014</b>					
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71	
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33	
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55	
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37	<b>196</b>
<b>2014/2015</b>					
Linstone	Brown Street	Paisley & Linwood	Community renewal	16	
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40	<b>56</b>
<b>2015/2016</b>					
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86	
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15	
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31	<b>132</b>
<b>2016/17</b>					
Link	Thrushcraigs	Paisley & Linwood	Community renewal	70	
Link	Abbey Place	Paisley & Linwood	Affordable supply	38	<b>108</b>
<b>TOTAL</b>					<b>950</b>



Affordable Housing Projects 2017/18 to 2021/22

APPENDIX 2

Part A: Projects in the Affordable Housing Supply Programme	Category	Sub-area	Developer	Number of Affordable Units	Total Grant Requirement (£M)	Estimated spend by End of March 2017 (£ million)	Est. grant requirement (YRS 1-3) 2017/18-2019/20 (£ million)	Est. grant requirement (YRS 4-5) 2020/21-2021/22 (£ million)	Est. grant requirement beyond 2021/22 (£ million)
Seedhill Road Regeneration	Regeneration	Paisley & Linwood	Williamsburgh HA	23	1,748	0.000	1,748	0.000	0.000
Seedhill Road Regeneration	Regeneration/Part Needs	Paisley & Linwood	Renfrewshire Council	24	1,368	0.000	1,368	0.000	0.000
Paisley West End Phase I (Wellmeadow Street)	Regeneration	Paisley & Linwood	Sanctuary Scotland	39	2,897	0.897	2,000	0.000	0.000
Paisley West End Phase II	Regeneration	Paisley & Linwood	Sanctuary Scotland	160	10,000	0.000	7,000	3,000	0.000
Johnstone Castle	Regeneration	Johnstone & Elderslie	Renfrewshire Council	100	5,700	0.600	5,100	0.000	0.000
Smithills Street, Paisley town centre	Town Centres	Paisley & Linwood	Link Group	24	1,713	0.238	1,475	0.000	0.000
Orchard St/Causeway St (HRA)	Town centre/CTI	Paisley & Linwood	Paisley HA	47	4,422	0.209	2,391	1,822	0.000
Andrew Avenue Phase I	Affordable Supply	Renfrew	Sanctuary Scotland	77	5,947	5.947	0.000	0.000	0.000
Andrew Avenue Phase II	Affordable Supply	Renfrew	Sanctuary Scotland	57	4,381	2.200	2,181	0.000	0.000
Inchinnan Road (Western Park)	Affordable Supply/Regen	Renfrew	Sanctuary Scotland	67	5,176	3.462	1,714	0.000	0.000
Miliken Road, Kilbarchan	Affordable Supply	West Renfrewshire	Williamsburgh HA	18	1,180	0.237	0.944	0.000	0.000
Bishopston Phase I	Affordable Supply/Regen	North Renfrewshire	Renfrewshire Council	100	5,700	0.300	5,400	0.000	0.000
Bishopston Phase II	Affordable Supply/Regen	North Renfrewshire	tbc	100	7,721	0.000	7,721	0.000	0.000
				<b>836</b>	<b>57,952</b>		<b>39,042</b>	<b>4,822</b>	<b>0.000</b>

Grant Requirement Yrs 1-5 (EM) **43,864**

Part B: Pipeline Projects	Category	Sub-area	Developer	Est Affordable Units <sup>a</sup>
<b>Regeneration</b>				
Ferguslie Park Regeneration	Regeneration	Paisley & Linwood	tbc	40
Johnstone Castle Phase II	Regeneration	Johnstone & Elderslie	Linstone HA	20
Renfrew Regeneration (Moorpark)	Regeneration	Renfrew	Williamsburgh HA	50
Foxbar Regeneration	Regeneration	Paisley & Linwood	Paisley HA/Link Group/Council	84
Millarston Regeneration	Regeneration	Paisley & Linwood	Link Group/Council	50
South West Johnstone (Community Growth Area)	Regeneration	Johnstone & Elderslie	tbc	40
Gallowhill Regeneration	Regeneration	Paisley & Linwood	tbc	30
Glenburn Regeneration	Regeneration	Paisley & Linwood	tbc	tbc
Paisley Regeneration	Regeneration	Paisley & Linwood	Sanctuary Scotland	tbc
<b>Town Centres</b>				
Paisley Town Centre (two sites)	Affordable Supply/Regen	Paisley & Linwood	Williamsburgh HA	65
Elderslie Centre	Affordable Supply/Regen	Johnstone & Elderslie	tbc	15
Johnstone Town Centre	Affordable Supply/Regen	Johnstone & Elderslie	tbc	30
<b>Particular Needs</b>				
Westerfield House Phase II	Particular Needs	Paisley & Linwood	Paisley HA	10
Balmor Court, Linwood	Particular Needs	Paisley & Linwood	Linstone HA	2
Extra Care Housing, Paisley	Particular Needs	Paisley & Linwood	Linstone HA	36
Sheltered Housing Re-provisioning (Erskine)	Particular Needs	North Renfrewshire	Bridgewater HA	tbc
<b>Areas of Pressure/Affordable Housing Opportunities</b>				
North Renfrewshire	Affordable Supply	North Renfrewshire	tbc	tbc
West Renfrewshire (Lochwinnoch)	Affordable Supply	West Renfrewshire	tbc	30
				<b>502</b>

<sup>a</sup> Indicative number of affordable units for planning purposes only - will be subject to review and revision. Note that many of the regeneration projects will be mixed tenure and that the total number of new homes will be higher than shown here.

Year	Minimum RPA (£M)
2016/17	£11,521
2017/18	£9,217
2018/19	£6,913
2019/20	£4,608
2020/21	£4,608
2021/22	£4,608
<b>5 Year Total: £29,954M*</b>	

\* Minimum RPA over the lifetime of this SHPP 2017/18 to 2021/22 is £29,954M