

Finalised Housing Land Audit

March 31

2016

Renfrewshire
Council



RENFREW RIVERSIDE



NORTH RENFREW



HOUSTON



NORTH RENFREW

DEFINITIONS OF TENURE & PLANNING STATUS

Each schedule is organised firstly by **TENURE** and then by **PLANNING STATUS**:

TENURE

Private Sector - Dwellings built for owner-occupation. This includes dwellings built for sale by Renfrewshire Council and Housing Associations, Shared Ownership schemes and former Renfrewshire Council stock which has been refurbished for sale.

Private Rented - Dwellings built by the private sector which are wholly for market rent.

Social - Dwellings built for rent by Renfrewshire Council/ Housing associations

PLANNING STATUS

Commitments - Sites under construction at 31 March.

Consents - Sites with detailed or outline planning permission at 31 March.

With Residential Potential

This category includes a wide variety of sites e.g.:

- sites allocated in adopted local plans;
- sites allocated in draft or finalised local plans;
- sites identified as having housing potential by Renfrewshire Council;
- sites identified in Council new build programmes.

Community Growth Areas

Locations which have been identified as Community Growth Areas in the ClydePlan Strategic Development Plan 2012.

DESCRIPTION OF FIELDS

The following notes and definitions apply:

Site Ref - Unique sequential reference number for each site (originally a Strathclyde Regional Council Ref) Existing sites which have been split into a number of separate sites have the suffix 'A', 'B' etc.

Address - the specific address of the site.

Builder - Developer of the site (if known). If the site is being developed as individual plots this will be shown as PLOTS.

Status - Indicates the planning status of the site as defined above.

The codes used are:

COMM - Under Construction

COMP – Site completed, will be removed in next years Audit

CONS - Consent

ALPS/FLPS - Adopted/ Finalised Local Plan Site

PROP - Other Proposals

First in effective - Indicates the year the site first became part of the Effective Land Supply

Capacity - Total capacity of the site expressed as number of dwellings. (This may be an estimate if no detailed layout has been approved).

Remainder - Indicates the remaining capacity of the site at 31st March, i.e. Dwellings, complete but not yet occupied; under construction; or not yet started. The remaining fields were originally only relevant to the private sector sites in the Established Land Supply in order to assess the "Effective" Land Supply. (The methodology used in programming private sector sites is described above). However where information is available about the likely programming of non-private sector sites this is also included.

Built - Indicates the number of dwellings built and occupied each year over the previous five years. These are shown by build year.

Programming - Anticipated completions year by year over the next 7 years. Shown by individual year

7 Yr Effective - Total programmed output for the next 7 years.

Post 7 Year - Indicates the residual capacity not included in the 7 year programmed output. The main reasons for capacity being included in the "Post" column are:

- the site may have a long lead-in time or a slow development rate so that only part can be programmed within the next seven years;
 - the site may be part of a major development area which is phased, with not all phases producing output during the next seven years;
 - the site may suffer from acknowledged constraints which preclude development during the next seven years despite the site continuing to have residential potential.
- These sites are considered to be non-effective.

PROGRAMMED OUTPUT METHODOLOGY

Introduction

The Housing Land Audit (HLA) is undertaken in accordance with Scottish Planning Policy & Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits in order to ensure that there is an appropriate Housing Land Supply (HLS) within Renfrewshire. In coming to a view on the Effective Land Supply, judgements have to be made about the constraints to development and therefore deliverability. It is recognised that the influence of any constraint may change over time.

There are two processes involved in calculating the total programmed output from the land supply:

Effectiveness of the Land Supply

Firstly, the effectiveness of the land supply must be derived by taking account of ownership and development constraints which may preclude a site from being developed during the period under consideration. The criteria for assessing effectiveness as identified in PAN 2/2010 are set out below although the weight attached to each will vary according to local or particular circumstances.

To assess a site as being effective, it must be demonstrated that within the five year period beyond the date of the audit, under consideration, the site will be available for the construction of housing, being free from the following types of constraint:

1) Ownership: the site is in the ownership or control of a party who can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;

2) Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;

3) Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

4) Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;

5) Marketability: the site, or a relevant part of it, can be developed in the period under consideration;

6) Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development;

7) Land Use: housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing becoming a realistic option.

Programmed Output

Once the effective land supply has been derived, the programmed output for each effective site must be estimated.

Estimated start dates are based on:

development lead-in times (including the estimated time taken to alleviate known constraints); availability of funding (if required); and development of other sites in the locality.

The annual programmed output of any effective site will be dependant on a variety of factors including:

capacity of the builder to develop the site (experience provides a reasonable guide to the likely output by a particular builder);

local market capacity to accommodate housing development (in some settlements recognised low levels of demand will be reflected in development rates);

the overall size of the site;

type and price of dwellings on the site; and

past performance of an existing site.

Due to problems in estimating output for sites of less than 10 houses which have not yet started, a convention has been established whereby these sites are grouped together and only 50% of their total capacity is included in the total programmed output.

NB: It is important to note that the programming exercise considers the potential output from each site, without being controlled to an area completion rate. It is likely to show a pattern of annual completions higher than actual development rates in the earlier years and lower in the later years. Rather than placing too much emphasis on the annual programmed output from individual sites, the primary intention is to determine the overall programmed output by Council Area in the seven year period.

If you have any queries regarding this document please contact:

Development and Housing Services

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley PA1 1JD

Tel. 0300 0300 300

TABLE 1: RENFREWSHIRE ESTABLISHED HOUSING LAND SUPPLY 31 MARCH 2016

TENURE	UNDER CONSTRUCTION	CONSENTS	RESIDENTIAL POTENTIAL	TOTAL	%
PRIVATE	1246	3440	3887	8573	83%
SOCIAL	250	152	1412	1814	17%
TOTAL	1496	3592	5299	10387	100%
	14%	35%	51%	100%	

TABLE 2: RENFREWSHIRE PRIVATE SECTOR HOUSING LAND SUPPLY 31 MARCH 2016 PROGRAMMED OUTPUT 2016-2023

PRIVATE SECTOR		PROGRAMMED OUTPUT									TOTAL ESTABLISHED SUPPLY
	2016-17	2017-18	2018-19	2019-20	2020-21	5 YEAR EFFECTIVE*	2021-22	2022-23	7 YEAR EFFECTIVE	POST 2023	
UNDER CONSTRUCTION	490	294	209	92	60	1145	34	21	1200	46	1246
CONSENTS	50	292	361	342	309	1354	305	239	1898	1542	3440
POTENTIAL	0	72	100	177	250	599	345	356	1300	2587	3887
TOTAL	540	658	670	611	619	3098	684	616	4398	4175	8573

*5 Year effective

TABLE 3: RENFREWSHIRE SOCIAL RENTED HOUSING LAND SUPPLY 31 MARCH 2016 PROGRAMMED OUTPUT 2016-2023

SOCIAL RENTED SECTOR		PROGRAMMED OUTPUT									TOTAL ESTABLISHED SUPPLY
	2016-17	2017-18	2018-19	2019-20	2020-21	5 YEAR EFFECTIVE*	2021-22	2022-23	7 YEAR EFFECTIVE	POST 2023	
UNDER CONSTRUCTION	130	0	20	20	20	190	20	0	210	0	210
CONSENTS	0	34	74	44	0	152	0	0	152	0	152
POTENTIAL	33	153	93	214	262	755	258	224	1237	175	1412
TOTAL	163	187	187	278	282	1097	278	244	1599	175	1774

*5 Year effective

TABLE 4: RENFREWSHIRE ALL TENURE ESTABLISHED HOUSING LAND SUPPLY 31 MARCH 2016 PROGRAMMED OUTPUT 2016-2023

ALL TENURE		PROGRAMMED OUTPUT									TOTAL ESTABLISHED SUPPLY
	2016-17	2017-18	2018-19	2019-20	2020-21	5 YEAR EFFECTIVE*	2021-22	2022-23	7 YEAR EFFECTIVE	POST 2023	
PRIVATE	540	658	670	611	619	3098	684	616	4398	4175	8573
SOCIAL	163	187	187	278	282	1097	278	244	1599	175	1774
TOTAL	703	845	857	889	901	4195	962	860	5997	4350	10347

*5 Year effective

TABLE 5: RENFREWSHIRE ESTABLISHED HOUSING LAND SUPPLY BROWNFIELD/GREENFIELD SPLIT 31 MARCH 2016

TENURE	UNDER CONSTRUCTION		CONSENTS		RESIDENTIAL POTENTIAL		TOTAL	
	BROWNFIELD	GREENFIELD	BROWNFIELD	GREENFIELD	BROWNFIELD	GREENFIELD	BROWNFIELD	GREENFIELD
PRIVATE	1106	140	3124	316	2371	1516	6601	1972
SOCIAL	250	0	152	0	1412	0	1814	0
TOTAL	1356	140	3276	316	3783	1516	8415	1972

TABLE 6: RENFREWSHIRE PAST COMPLETIONS FROM 2000 TO 2016

YEAR	OWNER OCCUPIED	PRIVATE RENTED	COMBINED LA/SOCIAL HOUSING	TOTAL
2000-2001	590	47	106	743
2001-2002	435	20	204	659
2002-2003	442	0	102	544
2003-2004	506	4	124	634
2004-2005	402	4	206	612
2005-2006	440	0	260	700
2006-2007	679	0	72	751
2007-2008	661	0	115	776
2008-2009	635	0	99	734
2009-2010	357	0	278	635
2010-2011	234	0	93	327
2011-2012	282	0	50	332
2012-2013	166	0	0	166
2013-2014	320	0	219	539
2014-2015	477	0	0	477
2015-2016	577	0	101	678
TOTAL	7203	75	2029	9307

TABLE 7: RENFREWSHIRE FINAL DISPUTED SITES (5 YEAR EFFECTIVE)

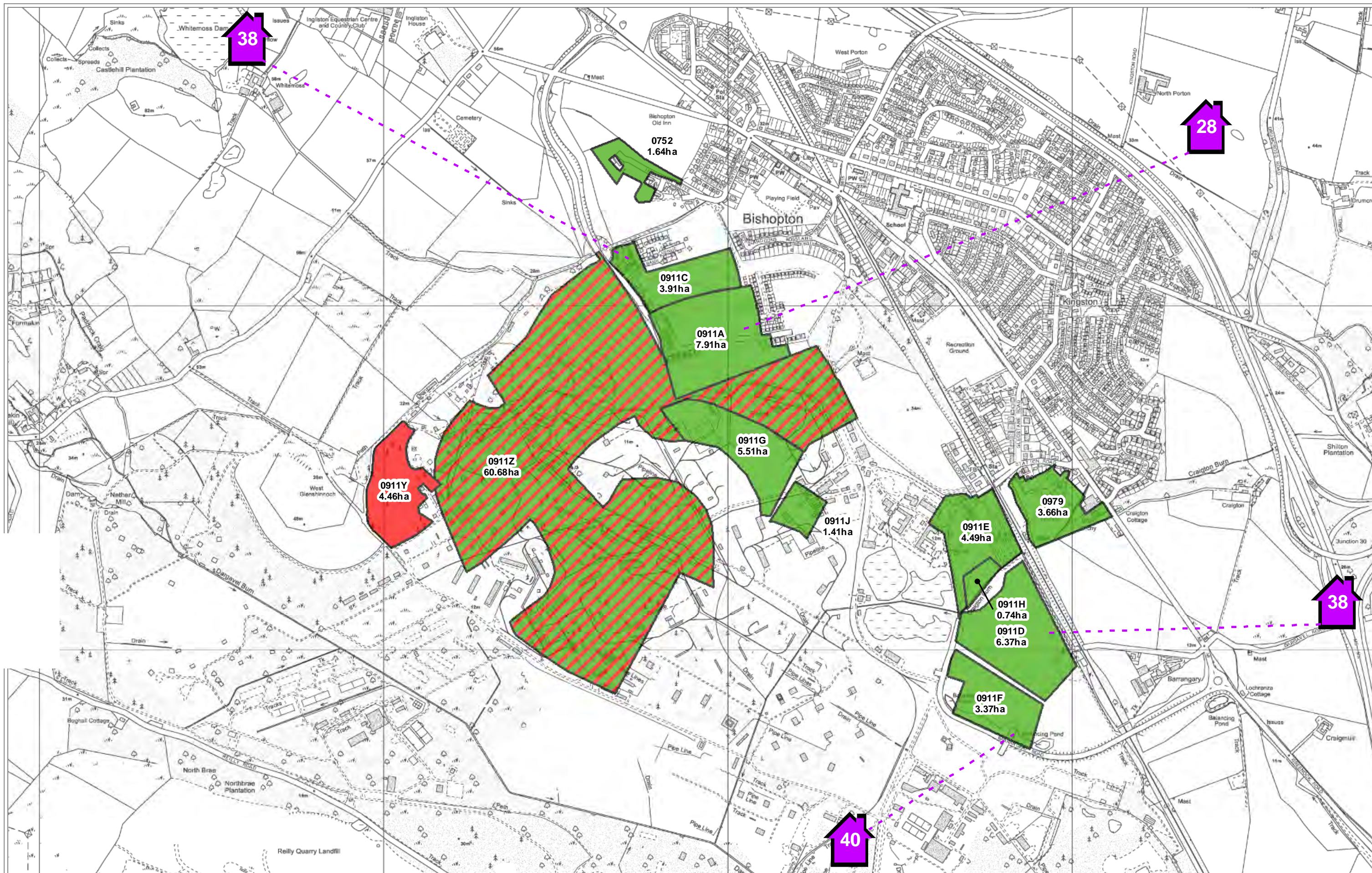
REFERENCE NUMBER	ADDRESS	DISPUTED EFFECIVE UNITS	DISPUTED NON EFFECTIVE UNITS
RFRF0715A	FERRY VILLAGE 1 &2 PART (WIMPEY) RENFREW	20	0
RFRF0911Z	ROF (programmed but no allocated builder)	215	80
RFRF0987	22 HUNTERHILL ROAD, PAISLEY	26	0
RFRF0796A	PATONS MILL, JOHNSTONE	55	25
RFRF0912E	FORMER PRIMARY SCHOOLS JOHNSTONE	20	0
RFRF0971	PAISLEY SOUTH, PAISLEY	70	0
TOTALS		406	105

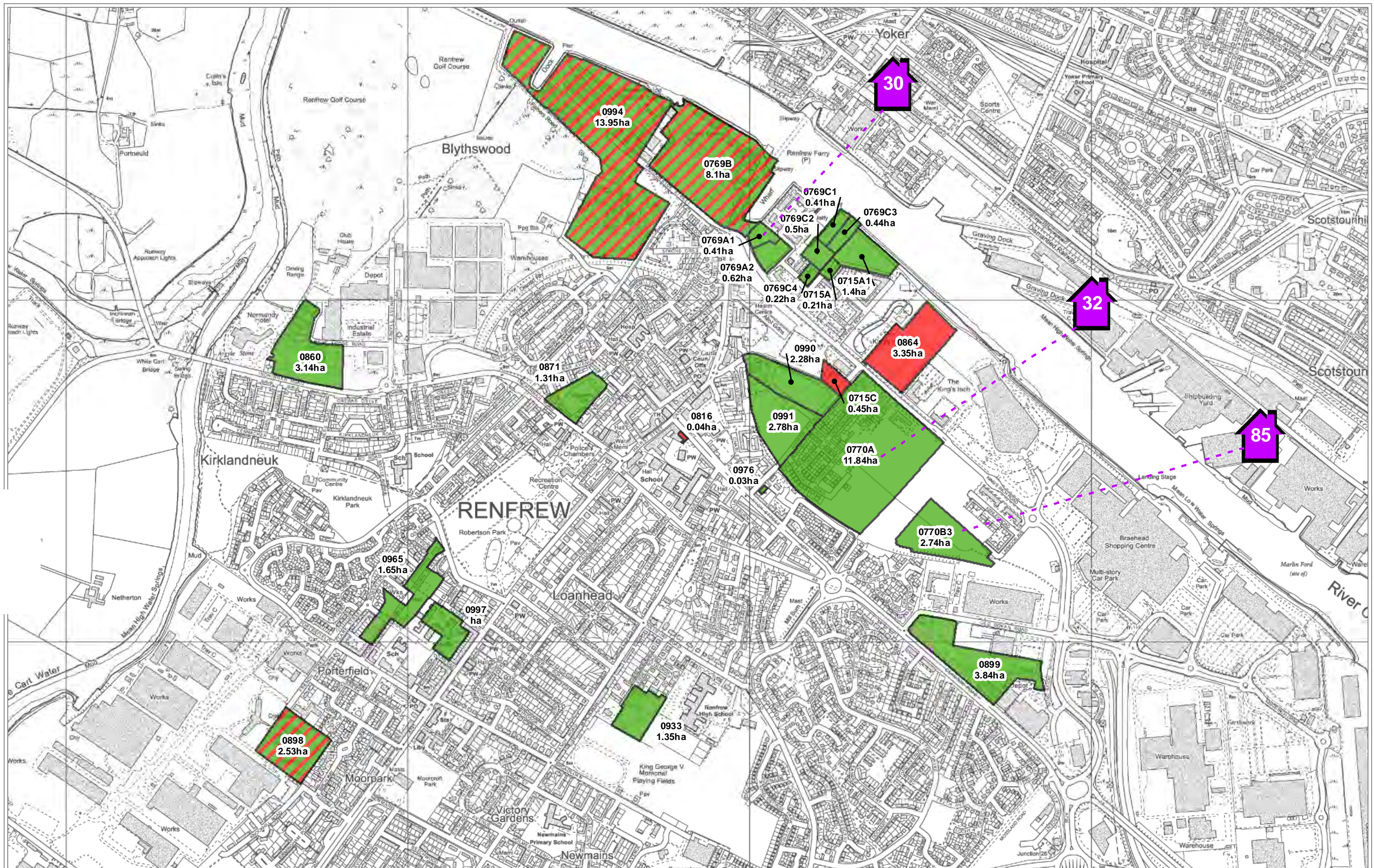
SITE REF	ADDRESS	BUILDER	STATUS	FIRST IN EFFECTIVE	CAPACITY	REMAINDER	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	7 YR EFFECTIVE	POST 7 YEAR
PRIVATE SECTOR (UNDER CONSTRUCTION)																				
RFRF0715A	FERRY VILLAGE 1 & 2 (PART)	WIMPEY	COMM	2001	352	20	15	58	0	16	0	0	0	20	0	0	0	0	20	0
RFRF0715A1	FERRY VILLAGE 1 & 2 (PART)	ROBERTSON	COMM	2001	121	121	0	0	0	0	0	0	0	25	25	25	25	21	121	0
RFRF0715C	MILLBURN (ST ANDREWS AVE NW)	MCCARTHY & STONE RETIREMENT LIFESTYLES	COMM	2001	104	46	39	0	0	0	0	0	0	0	0	0	0	0	0	46
RFRF0769A1	FERRY VILLAGE 3 (E) CARNDON SQ	MILLER HOMES WEST	COMM	2002	68	38	0	0	0	0	30	38	0	0	0	0	0	0	38	0
RFRF0769A2	FERRY VILLAGE 3 (E) CARNDON SQ	MILLER HOMES WEST	COMM	2002	32	32	0	0	0	0	0	32	0	0	0	0	0	0	32	0
RFRF0770A	KINGS INCH RD, KENLEY RD, ANDREWS AVE.	SPRINGFIELD PROPERTIES PLC	COMM	2002	350	50	19	44	49	31	32	25	25	0	0	0	0	0	50	0
RFRF0770B3	LAND BETWEEN MERLINFORD DRIVE, KINGS	BELLWAY HOMES LTD	COMM	2002	97	12	0	0	0	0	85	12	0	0	0	0	0	0	12	0
RFRF0870	HAWKHEAD HOSP (ACCORD PL)	KIER HOMES CALEDONIA	COMM	2007	344	184	9	11	33	30	45	35	35	35	35	35	9		184	0
RFRF0880	STATION RD, MILLERSTON PF	O'BRIEN	COMM	2007	138	45	8	4	5	41	25	18	15	12	0	0	0	0	45	0
RFRF0888	FORBES PLACE, 4-6	JMD LTD	COMM	2008	8	8	0	0	0	0	0	8	0	0	0	0	0	0	8	0
RFRF0892	COTTON ST, FORMER HQ (amended)	WESTPOINT HOMES (amended)	COMM	2008	128	25	30	1	24	12	0	25	0	0	0	0	0	0	25	0
RFRF0899	OLD GOVAN RD/ROCEP DR (amended)	STEWART MILNE HOMES	COMM	2008	76	76	0	0	0	0	0	25	25	26	0	0	0	0	76	0
RFRF0907A3	LINWOOD ROAD/ BURNBRAE ROAD,	BARRATT	COMM	2009	26	26	0	0	0	0	0	15	11	0	0	0	0	0	26	0
RFRF0907A4	BURNBRAE ROAD PHOENIX PHASE 2	PERSIMMON HOMES WEST SCOTLAND	COMM	2009	89	39	0	0	0	0	50	39	0	0	0	0	0	0	39	0
RFRF0911A	CALA, CROSSHILL, BISHOPTON	CALA HOMES WEST SCOTLAND LTD	COMM	2006	89	49	0	0	0	12	28	25	24	0	0	0	0	0	49	0
RFRF0911C	TAYLOR WIMPEY, MILLBANK, BISHOPTON	TAYLOR WIMPEY	COMM	2009	147	21	0	0	27	61	38	21	0	0	0	0	0	0	21	0
RFRF0911D	TAYLOR WIMPEY (Southern)Bolerno	TAYLOR WIMPEY	COMM	2009	197	110	0	0	0	49	38	40	40	30	0	0	0	0	110	0
RFRF0911F	AREA E4 BISHOPTON SOUTH (Persimmon)	PERSIMMON HOMES WEST SCOTLAND	COMM	2014	123	83	0	0	0	0	40	40	43	0	0	0	0	0	83	0
RFRF0912D	JSW CGA FORMER ST CUTHBERTS	PERSIMMON HOMES WEST SCOTLAND	COMM	2012	126	126	0	0	0	0	0	30	32	32	32	0	0	0	126	0
RFRF0927	CART CORRIDOR PHASE 3	KEEPMOAT	COMM	2007	19	19	0	0	0	0	0	0	0	19	0	0	0	0	19	0
RFRF0936	BLEACH WORKS, MIDTON ROAD	DAWN HOMES LTD	COMM	2012	20	20	0	0	0	0	0	0	10	10	0	0	0	0	20	0
RFRF0944	SHILLINGWORTH	PERSIMMON HOMES WEST SCOTLAND	COMM	2013	43	43	0	0	0	0	0	30	13	0	0	0	0	0	43	0
RFRF0945	EAST OF FLEMING ROAD	STEWART MILNE HOMES	COMM	2013	32	32	0	0	0	0	0	16	16	0	0	0	0	0	32	0
RFRF0970	FORMER ARNOTTS PAISLEY	WESTPOINT HOMES	COMM	2013	11	11	0	0	0	0	0	11	0	0	0	0	0	0	11	0
RFRF0973	6-8 GEORGE STREET	PRIVATE	COMM	2013	20	10	0	0	0	10	0	5	5	0	0	0	0	0	10	0
RFRF0770B1	LAND BETWEEN MERLINFORD DRIVE, KINGS	BARRATT WEST SCOTLAND	COMP	2002	48	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0
RFRF0770B2	LAND BETWEEN MERLINFORD DRIVE, KINGS	BELLWAY HOMES LTD	COMP	2002	27	0	0	0	0	9	18	0	0	0	0	0	0	0	0	0
RFRF0770B4	KINGS INCH RD (S) EAST	BEST (BETT & STRATHCLYDE)	COMM	2002	102	0	0	11	0	25	0	0	0	0	0	0	0	0	0	0
RFRF0907A2	BURNBRAE ROAD PHOENIX PHASE 2	PERSIMMON HOMES WEST SCOTLAND	COMP	2009	29	0	0	0	0	19	10	0	0	0	0	0	0	0	0	0
RFRF0912C	FORDBANK STABLES (amended)	DAWN HOMES LTD	COMP	2012	57	0	0	0	6	31	20	0	0	0	0	0	0	0	0	0
RFRF0931	KILALLAN HOUSE, HOUSTONFIELD QUADRANT	TILBURY HOMES	COMP	2012	20	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0
RFRF0932	URQUART HOUSE	TILBURY HOMES	COMP	2012	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0
RFRF0946	HOUSTON ROAD	CALA	COMP	2013	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
RFRF0975	VICTORIA ROAD/CORSEBAR ROAD	MCARTHY AND STONE	COMP	2013	30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0
SUB TOTAL - PRIVATE SECTOR (UNDER CONSTRUCTION)					3103	1246	120	129	144	356	577	490	294	209	92	60	34	21	1200	46

SITE REF	ADDRESS	BUILDER	STATUS	FIRST IN EFFECTIVE	CAPACITY	REMAINDER	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	7 YR EFFECTIVE	POST 7 YEAR
PRIVATE SECTOR (WITH CONSENT)																				
RFRF0667	BARBUSH (MILLVIEW CRES)	DAWN	CONS	1998	86	12	23	0	0	0	0	0	0	0	0	0	0	0	0	12
RFRF0706	MAXWELLTON ST, THE INSTITUTE	PRESTIGE>NEIGE	CONS	2000	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40
RFRF0769C1	FERRY VILLAGE 3 (E) MULBERRY SQ	BE INTERNATIONAL LTD	CONS	2002	32	32	0	0	0	0	0	16	16	0	0	0	0	0	32	0
RFRF0769C2	FERRY VILLAGE 3 (E) MULBERRY SQ	BE INTERNATIONAL LTD	CONS	2002	48	48	0	0	0	0	0	0	16	16	16	0	0	0	48	0
RFRF0769C3	FERRY VILLAGE 3 (E) MULBERRY SQ	BE INTERNATIONAL LTD	CONS	2002	31	31	0	0	0	0	0	0	0	15	16	0	0	0	31	0
RFRF0769C4	FERRY VILLAGE 3 (E) MULBERRY SQ	BE INTERNATIONAL LTD	CONS	2002	41	41	0	0	0	0	0	0	0	0	0	20	21	0	41	0
RFRF0851	CALSIDE,35 FORMER ALEXANDRA EPH	UNKNOWN	CONS	2007	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	47
RFRF0898	WESTWAY, RENFREW	UNKNOWN	CONS	2008	125	125	0	0	0	0	0	0	0	0	0	0	0	25	25	100
RFRF0907B	LINWOOD RD, PHOENIX PARK (Barskiven Road)	MILLER DEVELOPMENTS	CONS	2009	200	200	0	0	0	0	0	0	35	35	35	35	35	25	200	0
RFRF0911E	DARGAVEL TOWN CENTRE SITE (H4)	STEWART MILNE HOMES	CONS	2009	144	144	0	0	0	0	0	0	25	25	25	25	25	19	144	0
RFRF0911G	ROF- Taylor Wimpey Site H10 (176 Units)	TAYLOR WIMPEY	CONS	2016	176	176	0	0	0	0	0	0	35	35	35	35	36	0	176	0
RFRF0911Z	ROF (Programmed but no allocated builder)		CONS	2009	1424	1424	0	0	0	0	0	0	75	75	75	75	75	75	450	974
RFRF0939	MERCHISTON HOSPITAL	BDW	ALPS	2013	267	267	0	0	0	0	0	15	30	30	30	30	30	30	195	72
RFRF0943	MIDTON ROAD	Mactaggart and Mikel	CONS	2013	49	49	0	0	0	0	0	10	20	19	0	0	0	0	49	0
RFRF0965	BROWN STREET	AMBASSADOR HOMES	FLPS	2013	50	50	0	0	0	0	0	0	0	12	12	12	14	0	50	0
RFRF0976	ANDREW AVE REAR 95 HIGH ST RENFREW		CONS	2014	6	6	0	0	0	0	0	0	0	0	0	6	0	0	6	0
RFRF0980	21 HIGH CALSIDE	UNKNOWN	CONS	2015	9	9	0	0	0	0	0	9	0	0	0	0	0	0	9	0
RFRF0981	20 HIGH STREET	PRIVATE	CONS	2015	6	6	0	0	0	0	0	0	0	6	0	0	0	0	6	0
RFRF0985	MIDTON ROAD (John Martin)		CONS	2016	6	6	0	0	0	0	0	0	0	0	0	6	0	0	6	0
RFRF0986	14A Moss Street, Paisley		CONS	2016	4	4	0	0	0	0	0	0	0	0	0	0	4	0	4	0
RFRF0987	22 Hunterhill Road, Paisley		CONS	2016	26	26	0	0	0	0	0	0	0	13	13	0	0	0	26	0
RFRF0988	2 Printers Place, Paisley		CONS	2016	35	35	0	0	0	0	0	0	0	15	20	0	0	0	35	0
RFRF0989	Former BASF Site, Hawkhead RD	MILLER HOMES	CONS	2016	480	480	0	0	0	0	0	0	40	40	40	40	40	40	240	240
RFRF0995	NEW INCHINNAN ROAD	KEEPMOAT	CONS	2016	182	182	0	0	0	0	0	0	0	25	25	25	25	25	125	57
SUB TOTAL - PRIVATE SECTOR (WITH CONSENT):					3514	3440	23	0	0	0	0	50	292	361	342	309	305	239	1898	1542

SITE REF	ADDRESS	BUILDER	STATUS	FIRST IN EFFECTIVE	CAPACITY	REMAINDER	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	7 YR EFFECTIVE	POST 7 YEAR
PRIVATE SECTOR (WITH POTENTIAL)																				
RFRF0711	WEST BRAE, OAKSHAW	DINARDO	PROP	2000	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35
RFRF0752	INGLISTON DRIVE		PROP	2002	40	40	0	0	0	0	0	0	0	0	0	0	20	20	40	0
RFRF0758B	MILL OF GRYFFE RD		PROP	2002	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20
RFRF0769B	ADJ TO CHRISTIES YARD (FERRY VILLAGE PHASE 2)	PARK LANE	CONS	2002	350	350	0	0	0	0	0	0	0	0	0	0	35	35	70	280
RFRF0796A	HIGH ST, PATONS MILL		PROP	2003	80	80	0	0	0	0	0	0	0	15	15	25	25	0	80	0
RFRF0807	FETLAR ROAD		CONS	2004	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
RFRF0816	HIGH STREET, 24		CONS	2004	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11
RFRF0840	HILLFOOT DRIVE, CARSEWOOD HSE	LIBERTY	CONS	2005	10	10	0	0	0	0	0	0	0	2	2	2	2	2	10	0
RFRF0854	BEITH RD, ELLISTON FARM		CONS	2007	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
RFRF0856	ESPEDAIR ST, 65	AS HOMES	CONS	2007	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18
RFRF0857	NEW SNEDDON ST, 6 (CARNEGIES)	NEIGE DEVTS	CONS	2007	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32
RFRF0860	INCHINNAN RD, BLYTHSWOOD	AS HOMES	CONS	2007	57	57	0	0	0	0	0	0	0	0	0	15	20	22	57	0
RFRF0861	OLD SNEDDON ST, 13 (MANEQUINS)	CASTLEGAIT	CONS	2007	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
RFRF0864	KINGS INCH RD, OLD POWER STATION		CONS	2007	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	100
RFRF0889	CARLILE ST/ NEW SNEDDON ST (CAR PARK)	McGARVEY	CONS	2008	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26
RFRF0895	KILBIRNIE RD, ST JOSEPH'S	SITEPRIDE	CONS	2008	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
RFRF0911Y	Site H2O ROF (new additional site)		CONS	2016	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0	300
RFRF0912E	JSW CGA FORMER PRIMARY SCHOOLS, BEITH RD		FLPS	2012	128	128	0	0	0	0	0	0	0	0	0	20	20	20	60	68
RFRF0933	STEWART HOUSE		PROP	2012	40	40	0	0	0	0	0	0	0	10	15	15	0	0	40	0
RFRF0934	GARTHLAND LANE		PROP	2011	25	25	0	0	0	0	0	0	0	0	0	0	10	15	25	0
RFRF0938	BRACKEN PLACE		FLPS	2013	5	5	0	0	0	0	0	0	0	0	0	5	0	0	5	0
RFRF0940	BARBUSH FARM (SOUTH)		FLPS	2013	65	65	0	0	0	0	0	0	0	0	25	20	20	0	65	0
RFRF0941	JOHNSTONE HOSPITAL		FLPS	2013	50	50	0	0	0	0	0	0	10	20	20	0	0	0	50	0
RFRF0942	ABBAY ROAD		CONS	2013	152	152	0	0	0	0	0	0	28	28	28	28	28	12	152	0
RFRF0947	SPATESTON ROAD/HALLHILL ROAD		FLPS	2013	40	40	0	0	0	0	0	0	0	0	0	0	0	20	20	20
RFRF0949	MILLERSTON DRIVE		FLPS	2013	100	100	0	0	0	0	0	0	0	0	0	0	20	25	45	55
RFRF0952	GRAMPIAN AVENUE/LOMOND		FLPS	2013	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
RFRF0954	ARKLESTON ROAD		FLPS	2013	70	70	0	0	0	0	0	0	0	0	0	0	0	35	35	35
RFRF0955	FLOORS STREET		FLPS	2013	30	30	0	0	0	0	0	0	0	0	0	0	0	15	15	15
RFRF0956	CRAIGDONALD PLACE		FLPS	2013	20	20	0	0	0	0	0	0	0	0	0	0	0	10	10	10
RFRF0958	BREDILAND ROAD		FLPS	2013	25	25	0	0	0	0	0	0	0	0	0	0	0	10	10	15
RFRF0964	SCOTTISH WATER, MIDDLETON ROAD		FLPS	2013	120	120	0	0	0	0	0	0	0	0	0	0	0	0	0	120
RFRF0967	LAND SURROUNDING ST BRENDANS SOCIAL CLUB		FLPS	2013	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25
RFRF0971	PAISLEY SOUTH		FLPS	2014	1000	1000	0	0	0	0	0	0	0	0	35	35	35	35	140	860
RFRF0972	MACDOWALL STREET / MILL BRAE		PROP	2013	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25
RFRF0977	NORTHBAR , ERSKINE		FLPS	2014	200	200	0	0	0	0	0	0	25	25	25	25	25	25	150	50
RFRF0978	LAWMARNOCK ROAD	CALA now for 24 units(16/669/PP)	FLPS	2014	9	9	0	0	0	0	0	0	9	0	0	0	0	0	9	0
RFRF0979	STATION ROAD		FLPS	2014	50	50	0	0	0	0	0	0	0	0	0	25	25	0	50	0
RFRF0983	FORMER BIRD IN THE HAND HOTEL		PROP	2015	12	12	0	0	0	0	0	0	0	0	12	0	0	0	12	0
RFRF0993	WALLNEUK		PROP	2016	100	100	0	0	0	0	0	0	0	0	35	35	30	100	0	
RFRF0994	PEEL PORT LAND		PROP	2016	434	434	0	0	0	0	0	0	0	0	0	25	25	50	384	
SUB TOTAL - PRIVATE SECTOR (WITH POTENTIAL)					3887	3887	0	0	0	0	0	0	72	100	177	250	345	356	1300	2587
TOTALS PRIVATE					10504	8573	143	129	144	356	577	540	658	670	611	619	684	616	4398	4175

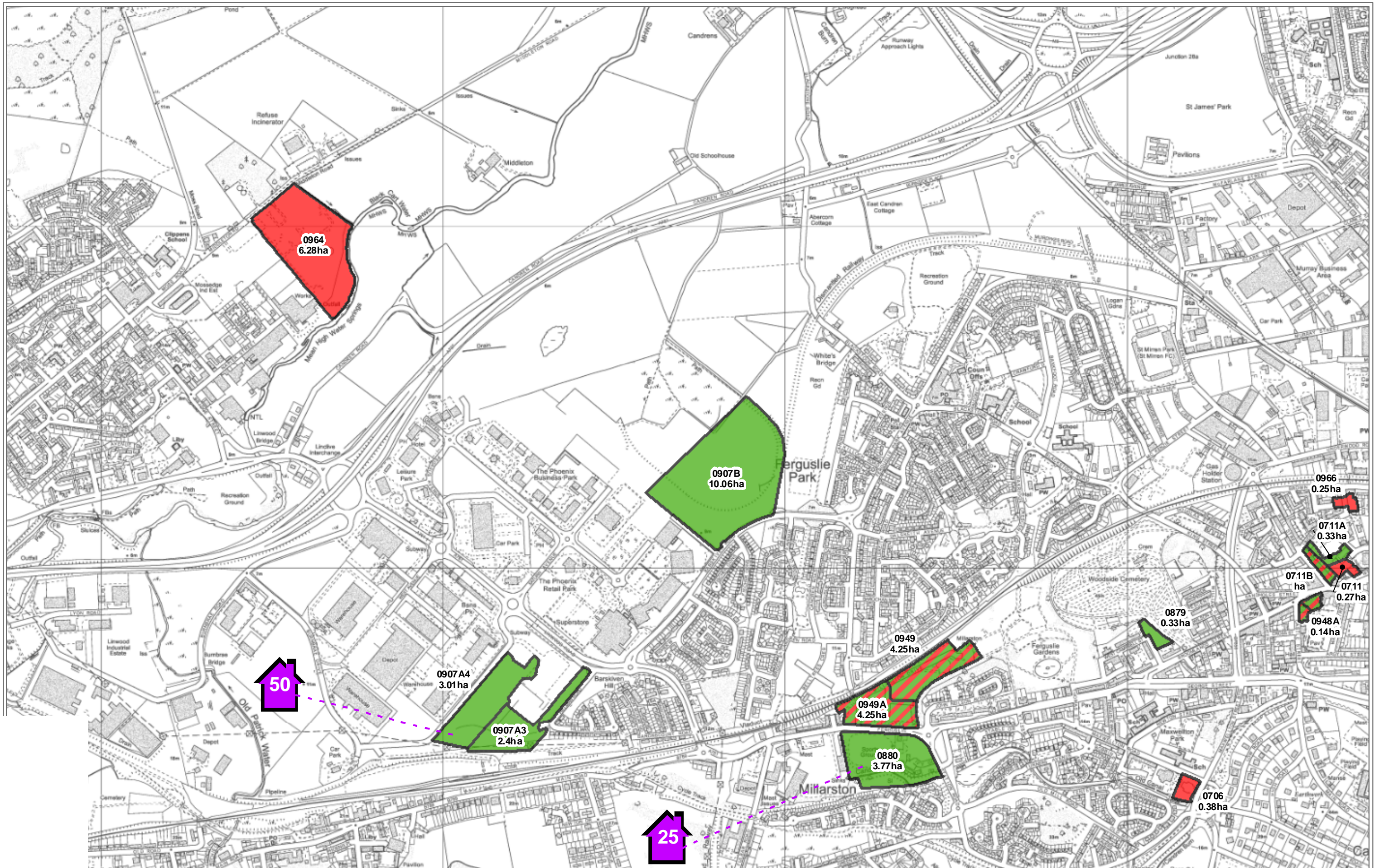
SITE REF	ADDRESS	BUILDER	STATUS	FIRST IN EFFECTIVE	CAPACITY	REMAINDER	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	7 YR EFFECTIVE	POST 7 YEAR	
SOCIAL RENTED (UNDER CONSTRUCTION)																					
RFRF0892B	COTTON ST, FORMER HQ (amended)	LINK	COMM	2008	13	13	0	0	0	0	0	13	0	0	0	0	0	0	13	0	
RFRF0953	THRUSHCRAIGS	LINK	COMM	2013	86	86	0	0	0	0	0	86	0	0	0	0	0	0	86	0	
RFRF0970A	FORMER ARNOTTS PAISLEY	LINK	COMM	2013	31	31	0	0	0	0	0	31	0	0	0	0	0	0	31	0	
RFRF0996	ELM DRIVE/ JOHNSTONE CASTLE PHASE 1 AND 2	SANCTUARY	COMP	2016	80	80	0	0	0	0	0	0	0	20	20	20	20	0	80	0	
RFRF0926	SHORTROODS Phase 3&4	SANCTUARY	COMP	2013	86	0	0	0	0	0	86	0	0	0	0	0	0	0	0	0	
RFRF0982	BRAILLE CRESCENT	SANCTUARY	COMP	2015	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	
SUB TOTAL - SOCIAL RENTED (UNDER CONSTRUCTION)					311	210	0	0	0	0	101	130	0	20	20	20	20	0	210	0	
SOCIAL RENTED (WITH CONSENT)																					
RFRF0871	INCHINNAN RD, WESTERN PARK	SANCTUARY	CONS	2007	67	67	0	0	0	0	0	0	34	33	0	0	0	0	67	0	
RFRF0912H	JSW CGA MAPLE DRIVE	LOVELL	CONS	2007	38	38	0	0	0	0	0	0	0	18	20	0	0	0	38	0	
RFRF0935	AUCHENTORLIE, SEEDHILL RD	WILLIAMSBURGH	CONS	2012	47	47	0	0	0	0	0	0	0	23	24	0	0	0	47	0	
SUB TOTAL - SOCIAL RENTED (UNDER CONSTRUCTION)					152	152	0	0	0	0	0	0	34	74	44	0	0	0	152	0	
SOCIAL RENTED (WITH POTENTIAL)																					
RFRF0671	DEE DRIVE, FINDHORN AVE, MANOR ROAD FOXBAR	HA/LA	FLPS	2000	107	107	0	0	0	0	0	0	0	0	35	35	37	0	107	0	
RFRF0711A	WEST BRAE, OAKSHAW	DINARDO	PROP	2000	35	35	0	0	0	0	0	0	0	0	0	35	0	0	35	0	
RFRF0711B	WELLMEADOW STREET	SANCTUARY	PROP	2000	64	64	0	0	0	0	0	0	0	0	0	0	0	35	35	29	
RFRF0759	KILBARCHAN RD (S)		FLPS	2002	20	20	0	0	0	0	0	0	0	0	20	0	0	0	20	0	
RFRF0773	FOXBAR RIVERS, HERIOT AVENUE		FLPS	2002	41	41	0	0	0	0	0	0	0	0	20	21	0	0	41	0	
RFRF0817	WESTERFIELD HOUSE PHASE 2 (HIGH CALSIDE, 25)	CARRICK HOMES>PAISLEY SOUTH HA	PROP	2004	20	13	7	0	0	0	0	0	0	0	0	6	7	0	13	0	
RFRF0819B	NORTH RD (EAST)/GIBSON CRES		PROP	2005	40	40	0	0	0	0	0	0	0	0	0	0	0	40	40	0	
RFRF0839	ALMOND CRESCENT, FOXBAR (FORMER FLATS)	HA/LA	FLPS	2006	35	35	0	0	0	0	0	0	35	0	0	0	0	0	35	0	
RFRF0875	BUTE CRES/ IONA DR, GLENBURN		FLPS	2007	130	130	0	0	0	0	0	0	0	0	35	35	30	30	130	0	
RFRF0879	CARBROOK ST	HA/LA	CONS	2007	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
RFRF0911H	ROF PHASE 1		CONS	2016	100	100	0	0	0	0	0	0	50	50	0	0	0	0	100	0	
RFRF0911J	ROF PHASE 2		CONS	2016	100	100	0	0	0	0	0	0	0	0	50	50	0	0	100	0	
RFRF0912F2	FLOORSBURN AT SPATESTON		FLPS	2015	40	40	0	0	0	0	0	0	0	20	20	0	0	0	40	0	
RFRF0912I	AUCHENGREOCH ROAD		FLPS	2015	40	40	0	0	0	0	0	0	0	0	0	40	0	0	40	0	
RFRF0930	FORMER ST MIRREN PARK	SANCTUARY	CONS	2012	80	80	0	0	0	0	0	0	0	0	0	40	40	0	80	0	
RFRF0937	STANELY FIRS, AMOCHRIE ROAD	LINK	CONS	2011	48	48	0	0	0	0	0	0	0	0	0	0	24	24	48	0	
RFRF0948A	CO-OP WEST END		FLPS	2013	65	65	0	0	0	0	0	0	0	0	0	0	40	0	40	25	
RFRF0949A	MILLERSTON DRIVE		FLPS	2013	50	50	0	0	0	0	0	0	0	0	0	0	25	25	50	0	
RFRF0950	CARTHA CRESCENT		FLPS	2013	50	50	0	0	0	0	0	0	0	0	0	0	30	20	50	0	
RFRF0951	TODHOLM ROAD		FLPS	2013	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
RFRF0961	MANNERING ROAD, FOXBAR		FLPS	2013	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
RFRF0966	SUTHERLAND STREET		FLPS	2013	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
RFRF0967A	LAND SURROUNDING ST BRENDANS SOCIAL CLUB		FLPS	2013	25	25	0	0	0	0	0	0	0	0	0	0	0	25	25	0	
RFRF0972A	MACDOWALL STREET / MILL BRAE		PROP	2013	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	
RFRF0990	ANDREW AVENUE PHASE 1	SANCTUARY	PROP	2016	77	77	0	0	0	0	0	33	44	0	0	0	0	0	77	0	
RFRF0991	ANDREW AVENUE PHASE 2	SANCTUARY	PROP	2016	57	57	0	0	0	0	0	0	0	23	34	0	0	0	57	0	
RFRF0992	SMITHILLS STREET	LINK	CONS	2016	24	24	0	0	0	0	0	0	24	0	0	0	0	0	24	0	
RFRF0997	ALBERT ROAD SCHOOL SITE (MOORPARK)	WILLIAMSBURGH	FLPS	2016	50	50	0	0	0	0	0	0	0	0	0	0	25	25	50	0	
SUB TOTAL - SOCIAL RENTED (WITH POTENTIAL)					1419	1412	7	0	0	0	0	33	153	93	214	262	258	224	1237	175	
TOTALS SOCIAL					1882	1774	7	0	0	0	101	163	187	187	278	282	278	224	1599	175	
TOTAL PRIVATE AND SOCIAL					12386	10347	7	0	0	0	678	703	845	857	889	901	962	840	5997	4350	
= Site Complete 2016																					











Date: 07/11/2016



User: ptpollockc1

Ordnance Survey Mapping - © Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023417.

Map 6 Paisley NW

0 160 320 480 640 800 Metres

Effective Effective / Non-effective Non-effective

2015/2016 completions



1:10,000







Date: 07/11/2016



User: ptpollockc1

Map 9 Paisley SE

0 160 320 480 640 800 Metres

Effective Effective / Non-effective Non-effective

2015/2016 completions



1:10,000

Ordnance Survey Mapping - © Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023417.

