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East Renfrewshire Council

Strategic Housing Investment Plan

2025-2030

(October 2024)



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SECTION 1 – SHIP Development

Purpose

The Strategic Housing Investment Plan (SHIP) is the key document that sets the priorities for investment in housing in East Renfrewshire over the 5-year period from 2025/26 to 2029/30. The SHIP outlines how the priorities identified in the Local Housing Strategy (LHS) will be delivered by the Council and Registered Social Landlords (RSLs).

The Scottish Government allocates grant funding to local authority areas in support of the priorities identified in its Housing to 2040 Strategy. In terms of affordable housing the Strategy includes a target to build 50,000 affordable homes over the 5-year period to 2027 with at least 70% of these to be developed for social rent. The Scottish Government has also extended this commitment to 110,000 affordable homes across Scotland by 2032. Council areas across Scotland are to share more than £3.44 billion in grant funding over five years to deliver more affordable homes. To access these funds, every local authority is mandated to prepare a SHIP, with annual submissions to update rolling 5-year plans.

Preparation of the SHIP

In preparing the SHIP, the Council has referenced the strategic housing priorities identified in the recently approved LHS 2024-2029. The detail reflects the requirements identified in the strategic need and demand assessment used to inform the priorities of the emerging Local Housing Strategy and emerging Local Development Plan 3. Consideration has also been given with partners to their current development plans, ambitions and areas of focus, to ensure that East Renfrewshire's SHIP delivers on the local strategic priorities in targeting affordable housing investment.

East Renfrewshire encompasses two distinct housing sub-market areas (HMAs), Renfrewshire, which covers the Levern Valley area, and Greater Glasgow South, which covers the Eastwood part of the Council area. The housing issues faced within these areas are quite diverse and require some differences in the approach taken to delivering homes and meeting identified needs. The context in each varies in terms of development opportunities and profile too, however there is a clear need and demand for additional affordable homes across both areas which is outstripping supply.

Therefore, not only does this SHIP present an overall Council-wide view of the programme of investment required, but it also considers carefully the priorities for each HMA and targets investment accordingly.

Strategic Investment Priorities

This SHIP, and the programme tables (Appendix 1), sets out East Renfrewshire Council's key investment priorities for the next 5 years (2025/26-2029/30). It also details the projected Affordable Housing Supply Programme (AHSP) grant requirement to deliver the planned affordable housing priorities identified.

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The SHIP reflects the outcomes and priorities set out in both the current and emerging LHS. Further detail on these is provided in Section 2, but in summary the priorities which drive investment are consistent across both plans, as follows:

- a) In a context of long-term pressure for increased supply of affordable housing we are committed to continue improving access to housing, by ensuring there are enough of the right homes for people to affordably rent or buy in the places where they are required. Our priority is to increase social rented homes primarily, and add to the housing options available using other models such as Mid-Market Rent and entry level homes for sale (without subsidy).
- b) With an ageing population, and a notable demand from all adult households and families with children, who have disabled household members, our focus is on facilitating independent living within our local communities. We will do this by building and adapting homes which will sustainably meet households' needs over a lifetime. This is an aim across all tenures of housing.
- c) By investing in new and existing homes in local communities, and improving standards, we are committed to delivering warm, affordable homes and neighbourhoods which are thriving, attractive and sustainable places to live.
- d) To reduce the impact on households facing crisis, we will make housing advice and support services accessible and will work together locally towards rapid rehousing solutions for those households at most risk of housing crisis.

Progress 2023/24 to Date

In 2023/24, the SHIP programme for East Renfrewshire saw 69 new affordable homes added to the supply. Delivering 55 new build social rented homes (10 council at Malletsheugh Newton Mearns; 20 by Link Housing Association (HA) at Cherrybank (Phase 2), Newton Mearns; and 25 by Barrhead Housing Association at Springfield Road, Barrhead).

A further 7 new homes were discounted for sale by Taylor Wimpey at Maidenhill, and 7 second hand homes were acquired by the Council and Barrhead HA. This exceeded the target of 45 average per year set for 2023-24.

Further, 17% of the new affordable homes delivered through the SHIP in 2023/24 were adaptable to lifetime needs, reflecting our current commitment to at least 10% of new affordable homes fitting this profile. This demonstrates our commitment to making provision within the SHIP to meeting a range of identified local housing needs. It should be noted all affordable homes for social rent are also built to housing for varying needs standards.

Approximately 240 adaptations were made in 2023/24 for 134 of our council tenants, and 53 private owners have received grant assistance for adaptations to allow them to continue living independently within their home. To date in 2024/25, 27 adaptations have been completed in council tenants' homes.

The news of a £200m – 26% - cut to the Affordable Housing Programme has been a significant blow for local Council's house building targets and our ambitions to deliver more homes to meet

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accelerating pressure from homeless households and others in need of social housing. Despite this, by October 2024/25 the Council has taken ownership of 67 new affordable homes at our Maidenhill development and will front fund to deliver a further 38 new affordable homes here before the year end. The total 105 units comprises of 36 one-bedroom flats, as well as 37 two-bedroom, 26 three-bedroom and 6 four-bedroom houses.

An additional £196k of grant has been allocated to East Renfrewshire Council for 2024/25 as part of the £80m announced for local authorities over 2 years to fund acquisitions and alleviate temporary accommodation pressures. But the current level of funding for affordable housing overall is of primary concern for the local authority if we are to meet local housing needs. It's a really challenging time and whilst we have ambitions to deliver more housing that meets a variety of housing needs, to realise this will require more funding from Scottish Government.

As a result of the mounting pressures the authority continues to experience, East Renfrewshire Council has taken the unavoidable decision to declare a Housing Emergency. It's clear that even though we have made progress in increasing our housing stock it's not enough to address the backlog of housing applications and rising homeless presentations in the authority area. Significant investment in all types of housing requires to be supported.

Programme Delivery 2025-2030

Profile of Homes

It is anticipated that the proposed SHIP, if delivered in its entirety (including slippage provision), could deliver just over 550 units of new affordable housing primarily focused on new build provision and housing for social rent. Other affordable homes for rent and sale are also expected to be delivered through masterplan and Section 75 sites as we go forward, but will largely be delivered out with the SHIP through developer contributions (and without subsidy). The total figure of homes that will be delivered will be determined through planning discussion with individual developers.

East Renfrewshire Council retains its ambitions for a continuing robust programme of new build for social rent with clear commitment to delivery of identified SHIP projects. With our partner landlords, we will strive to bring forward additional projects for delivery over the longer term, however challenges remain with public spending pressures, the balance of investment in new and existing stock to meet quality standards, and for us as landlords keeping rents affordable. In East Renfrewshire's case housing land supply will be a key focus for further discussion in preparing Local Development Plan 3, and how this will align with the housing requirements identified in SHNDA 3¹. The evidence gathering stage for proposed LDP3 has been completed and submitted to Scottish Government in October 2024,

To meet our Local Housing Strategy priorities, the Council will plan for additional affordable homes of every size, house type and tenure (i.e. for social and mid-market rent and sale) in Eastwood. Within Levern Valley we require more of certain sizes and types of homes for social rent and sale, to meet existing need and demand. Although prices mean that entry level homes for rent and sale are generally more affordable in Levern Valley, the market is still very heated in terms of demand for all tenures of housing in this area. The housing pressures being faced in East Renfrewshire continue to

¹ Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment 3

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grow despite delivery of new homes, and this is increasingly reflected in our waiting lists and homeless presentations at the acute end of meeting housing need.

The Council's recent declaration of a housing emergency reflects that we are under significant pressure to increase the numbers of affordable housing locally, particularly for social rent. The affordability and numbers of suitable housing for many of our existing residents, is a huge barrier to their housing options in the local area. This has been a persistent issue over the long term, which is now exacerbated by the sheer number of households in crisis. Within this houses or cottage flats are the biggest demand for social housing, creating some mismatch with existing stock, and this reflects the preference for own door and dedicated outdoor space where possible.

There is also a requirement for an increase in the number of accessible homes across all tenures, to cater for the needs within our local resident population, including older and disabled people. This has been identified through the research carried out on the need for wheelchair and accessible housing and in analysis of our waiting lists. Increasing numbers of families and households with progressive or physical health conditions are seeking accessible housing, some of this of a larger size to accommodate the household and additional space in some cases to accommodate care.

In addition, more affordable housing options are required to provide "churn" in the wider housing market, allowing access for those residents unable to buy, and by freeing up family-sized homes, while allowing people to downsize into suitably equipped homes that will meet their needs sustainably over the future. Current work on mid-market rent options will contribute to this, as well as some identified remodelling of housing for the elderly via the SHIP, to cater for modern standards and expectations.

Profile of Projects

Taking need and demand pressures into account, and considering the needs of East Renfrewshire's residents, the SHIP lends priority to securing projects in the Eastwood area. However, availability, ownership and value of land in Eastwood, and the completion of masterplan sites through LDP2 means there is currently less land available in Eastwood for this ambition. Unmet need in Eastwood remains significant and increases in waiting lists and homeless presentations add to the pressure.

However, there are a range of sites in Lavern Valley for housing development and can meet considerable local authority wide need for affordable housing and maximise use of available land for housing development. Demand for affordable housing within Lavern Valley has also increased markedly in the last few years reflecting the current cost of living pressures and lack of housing options for some, as well as new homes and investment in the area increasing the population more generally.

Going forward, development of LDP3 will consider these issues, in Eastwood and more widely, to provide for necessary future sites and investment opportunities for new affordable housing. But this needs to be balanced with the need for significant investment in other infrastructure such as schools and health facilities to support this.

Therefore, the SHIP has a spread of funding to each local area where building is possible. Projects such as Rent off the Shelf and Mid-Market rent are also included to support an increase in housing

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options and acquire stock in specific areas where building new may be limited. It is expected that these types of homes will be scattered across the local authority over the next 5 years. Proposals will firm up as our approach to empty homes and MMR develops based on current research and modelling work.

The proposed programme assumes that grant funding will continue at current levels, through 2025/26. But with some expectation of funding recovery to previous levels from 2026/27 onwards. Projects have been included to allow a firm slippage programme of 25% should projects move out or should additional funding become available. The programme could deliver up to 553 affordable homes if all projects go forward – 394 in Lavern Valley; and 109 in Eastwood; with the remaining 50 ROTs targeted to areas of highest need.

It is estimated that delivering affordable housing in the period covered by the SHIP will require Scottish Government funding of up to £42.7m. The SHIP table assumes the projects will attract the proposed minimum urban benchmark subsidy for Council or Housing Association social rent projects – but may require more. Additional quality measures provide scope for grant of a further maximum of £20,810 per unit and will be maximised. This has not been included for every project at present. Minimum subsidies of approx. £50,000 for Mid-Market Rent and Rental off the Shelf have also been assumed given the priority put on tackling empty homes and using acquisitions to boost supply - nationally and locally. This is an average for Council and RSL given delivery partner has still to be agreed in some cases. To successfully acquire homes in the current East Renfrewshire market, and where they are most needed, this increase is still likely to be a modest assumption and will need further discussion with Scottish Government on subsidy levels.

It should be noted that the increasing costs of labour, materials and project delivery due to market conditions currently place pressure on the cost to deliver per unit. Commitments to fully utilise Commuted Sums and Council Tax discount receipts to offset abnormal or inflated costs do continue, but discussion with Scottish Government will take place where projects are at risk due to inflationary and other pressures.

Prioritisation

The decision-making process to prioritise projects involves many considerations including the proposed mix of house types, the impact that new housing may have on existing stock in an area and ownership of the land to be used for development. When assessing submissions, East Renfrewshire Council prioritises projects based on those which achieve the best balance between the delivery of LHS outcomes; addressing housing need and demand; and deliverability within the programme timeframe.

The proposed SHIP programme uses the following approach to prioritising projects, and this will be applied as further sites come forward for consideration over the programme:

1. Developments with the greatest certainty over timing and deliverability, incl. Council owned sites;
2. Proposals for the delivery of social rented homes to meet very high demand from low income and vulnerable households, and meet our statutory obligations to homeless households;

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3. The agreed and emerging proposals for sites meeting a range of needs, including smaller and family sized homes, and those suitable for the elderly and disabled;
4. Projects which support the development of brownfield sites, regeneration of town centres and local living, and are designed with 20-minute neighbourhoods in mind.
5. Remodelling of existing social rented stock requiring significant redesign or investment to ensure their effective use into the future.

In addition to supporting development of a range of new affordable homes and housing options locally the programme will include:

- A provision for delivery of mid-market rent homes to meet the needs of local people in the middle (i.e., who cannot afford to buy on the market; and are lower in priority for available social housing), and where this may support viability of a development.
- The acquisition of homes on the market, or long-term empty homes, which can be used to increase social rented supply and alleviate temporary accommodation pressure in areas where there are limited opportunities for building, or where this can provide a boost to available supply.

Though many projects in the SHIP are rolled forward from previous submissions, we are continually monitoring and adjusting the programme to bring sites forward for earlier delivery if possible. With the requirement for 25% slippage to be built into the SHIP programme, we are continuing with our partners to search for and consider additional opportunities to supplement the identified programme and provide greater slippage capacity. Where slippage occurs on our higher priority sites, we have 'slippage projects' which can replace other projects as needed. Between the Council and our RSL partners we also have a programme of projects at varying stages of readiness.

As noted earlier, the development of LDP3 using the outcomes of the SHNDA 3 work and provisions of NPF4, will provide an opportunity to consider future housing land supply that will aid vital affordable housing delivery.

Partnerships

As the strategic housing authority, the Council is committed to supporting our partners to deliver new affordable housing in East Renfrewshire, and to increasing supply through acquisition where this is possible. We are also committed to ensuring the affordable housing available in the area is good quality, effective and sustainable in design so it will meet local needs long into the future.

To prepare the SHIP, the Council invites site nominations and projects from its partners. This is supported by ongoing dialogue and participation in development programme meetings, with Scottish Government where appropriate, to foster collaboration. Developments proposed by our partners were considered and prioritised on their individual merits, by evaluating them against the strategic priorities set out in the LHS and prioritisation criteria as set out above.

Discussion has also taken place on longer term ambitions for town centre areas to improve quality and increase affordable housing and other amenities. This is in support of 20-minute neighbourhoods and effective place-making and will continue to form part of the discussions around the emerging LDP3, and refresh of the Council's local area plans for regeneration.

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The SHIP discussion with partners sought to review the priority assessment of each site and agree the wider plan. The Council will continue to monitor the development programme and review the plans with our partners regularly.

Consultation

The Scottish Government guidance strongly advocates a co-production approach to public services wherever relevant. Co-production is a more inclusive process than standard consultation, involving people at a much earlier stage in the development of the strategy. Consultees for our recently approved LHS have heavily informed the content of this SHIP, and have included elected members, partner services, tenant and community representatives, Housing Associations and developers. The LHS is supported by an assessment of wide-ranging assessment of housing needs, informed by evidential data such as SHNDA 3, as well as other research and data we gather locally. In addition, we have used partner feedback, public consultation, focus groups and online resident polling.

The SHIP itself has been prepared in dialogue with, and using feedback from, Housing Associations, developers, elected members, Council Departments and HSCP, and community representatives.

The Council has ongoing dialogue with RSLs who own and manage properties in East Renfrewshire, through established programme meetings as well as via collective discussion at partnership forums, and through collaborative projects such as modelling of the need for Accessible Housing and for development of Mid-Market rent housing.

Housing Services liaise closely with Health and Social Care Partnership colleagues to ensure that adaptations requirements are identified for new and existing homes and that sufficient funding is sought to meet client needs, to support the LHS commitment that accessible homes will make up at least 10% of all new social rented homes.

Internally, officers from various departments including Planning, Regeneration and Housing Services have reviewed in detail options for delivering affordable housing to meet our strategic housing priorities considering Resource Planning Assumptions, Housing Land Audit and the approved Local Development Plan 2 (LDP2).

The Council's Housing Strategy Team have engaged with the public on our strategic housing priorities (LHS 2024-29) using various consultation tools including: digital surveys, social media and online feedback events; face to face consultation and focus groups. This vital feedback from residents on their housing priorities, at an early stage, informs the LHS and consequently, the priorities in the SHIP.

Impact Assessments

The development of the SHIP has considered the outcomes of the Equalities Impact Assessment (EIA) and Strategic Environmental Assessment (SEA) pre-screening report which was undertaken for the LHS and LDP2. No separate screening has been carried out for the SHIP itself, as the reliance on the LHS and LDP2 in preparation of the SHIP means that the SHIP outcomes will align with the EIA outcomes.

SECTION 2 – EAST RENFREWSHIRE STRATEGIC CONTEXT

National Strategic Context

Housing to 2040

The SHIP has been developed in the policy context of the Scottish Government's strategy Housing to 2040.

Regional and Local Context

East Renfrewshire's Current Housing Position

Over a prolonged period, nationally and locally available statistics have shown that parts of East Renfrewshire are some of the most affluent areas in Scotland with above average incomes and some of the highest house prices in the country.

East Renfrewshire has a predominantly owner-occupied market equating to over 80% of housing stock plus a limited supply of properties to rent and buy affordably. This coupled with a lack of Council owned sites for new build means that the Council faces several challenges in terms of meeting significant shortfalls in affordable housing to alleviate pressure from long waiting lists and increasing homelessness.

East Renfrewshire is an attractive place for many to wish to buy a home or move to the area for schools etc. Meeting the housing needs and aspirations of existing East Renfrewshire residents is of paramount importance to the Council. We are committed to enabling a range of new homes for sale and rent to be developed that are of the right build type, tenure and places to meet a range of existing residents identified needs, acknowledging issues with affordability and access for many.

Housing Needs and Demands Assessment (HNDA)

The Strategic HNDA (3) produced by the regional Glasgow and Clyde Valley partnership provides medium to long term projections that inform land supply and the setting of housing targets in the LHS and LDP. Detailed local analysis builds on this for the local authority area, providing current market insight and drawing out policy priorities using a variety of evidence. The HNDA provides a statistical estimate of housing shortfall across the council area. The HNDA shortfall figures illustrate the plan for a growing population, taking account of key market drivers and existing stock profile and pressures.

Future housing estimates for East Renfrewshire indicate a requirement for up to 5,876 new homes over the next 20 years, with around 700 of these needed for social renting, and a further 600 for mid-market rent or alternative affordable housing.

During the life of the emerging LHS (2024-29), a need for 1,545 new homes is estimated across East Renfrewshire.

East Renfrewshire's Housing Supply Targets

It is important to note that while need and demand estimates are produced, Housing Supply Targets must also be developed considering a variety of factors. In setting the housing supply targets, we must take account of the deliverability of sites, their ownership, and the likely funding available to deliver on units for affordable housing. The aim is to ensure a realistic target is set that can maximise affordability, improve the tenure mix of housing being delivered, and include a level of personal choice in between the private luxury for sale and the socially rented that will assist first time buyers and those on more modest incomes.

For East Renfrewshire the targets set for Private/Market housing take into account a reliance on privately owned sites for contributions and give recognition to the delivery of affordable homes for sale through developer contribution and without subsidy. This results in Supply Targets which are ambitious but realistic and reflect that 'other affordable' homes will be delivered for the private market.

The development of agreed Housing Supply Targets for LHS (2024/2029) and the future LDP 3, builds on the SHNDA 3 evidence. An affordable housing target of around 45 units per year is being used as a minimum target for social housing, with a higher target of around 65 per annum an ambition going forward to reflect the acute need for an increased supply of affordable homes. Though the 45 p.a. for affordable housing has on average been achieved over the last LHS period, the Council has ambition to continue to deliver more than this to cope with rising demand for social and other affordable housing.

We continue with an agreed 10% target for the SHIP programme to deliver wheelchair adapted or homes adaptable to lifetime needs and to monitor this delivery. This is not possible on all sites depending on the profile of the land or development; however we will seek a contribution to this across the programme and on as many sites as possible. Work to put in place and practically achieve an "all-tenure" contribution of 10% across housing developments is being worked through as part of the development of LDP3.

Local Housing Strategy

East Renfrewshire's strategic housing vision, as outlined in the LHS 2024-2029² is:

"East Renfrewshire's residents can access a good quality home, within the wider community, that is affordable and meets their needs.

The LHS vision has at its centre our ambitions that everyone in East Renfrewshire has (both now and in the future):"

A WELCOME HOME

² Emerging LHS – Final draft strategy undergoing peer review by Scottish Government.

The strategic housing priorities co-produced with partners and the community, and which will drive development and investment are:

- *Enough of the right homes to rent or buy, in the places where we need them*
- *Homes that meet a lifetime of needs, supporting residents to live independently*
- *Working together to deliver the advice and support people need, when they need it*
- *Good quality homes (and neighbourhoods) - improving standards across East Renfrewshire*
- *East Renfrewshire's carbon footprint - making improvements to our homes and reducing energy usage*

It is therefore important that all new affordable housing investments outlined in the SHIP include a mix of house types and sizes to meet a range of accommodation needs. The SHIP, driven by these priorities, also focuses on re-using existing stock where supply is most pressed (through acquisition, including empty homes); remodelling existing provision to ensure effective use of stock and provide sustainable long term housing solutions; and developing a clear plan for delivery of other tenures such as mid-market rent to meet the needs of those “stuck in the middle” and whose movement could create turnover in much needed homes.

We have been reviewing the modest number of long-term empty homes in the area over a period, and proposals are going forward to actively target these to be brought back into use by owners or by acquisition. We have recently appointed an Empty Homes Officer to focus on this work, supported by the reduction in Council Tax discounts on empty homes. Part of the remit of this new role is to draw on funding which may be available nationally for acquisitions where appropriate and is aimed at maximising use of all homes locally as we see homelessness and the demand for temporary accommodation continue to rise. No empty homes in the private sector have been brought back into use in the last 3 years by the Council.

Through the LHS we have completed commissioned work to identify the detailed need, market and development options for Mid-Market Rented homes locally. This includes modelling of key data and consultation surveys and workshops with residents and partners to tease out the key issues and opportunities for these types of homes. This is also allowing us to currently consider development models and identify partners who may be best placed to deliver this type of housing through the SHIP or out with.

As well as increasing the number and range of homes in East Renfrewshire, the LHS prioritises a Welcome Home which is warm, energy efficient and affordable to run; meets the households' needs to live independently; and is based in good quality neighbourhoods. These principles are carried through in our consideration of projects for the SHIP programme and in most cases SHIP homes will be developed to greener standards.

If these ambitions are to be realised through the SHIP planned developments, the Council, RSLs and developers also need to deliver the right homes in the right locations, deliver on the HNDA estimates and meet or exceed the HSTs.

Co-production of the LHS with RSLs, has confirmed that these priorities are still relevant and high priority for all social rented and affordable housing developments in East Renfrewshire.

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The main requirement is for new social rented housing of every type throughout the Council area. There are requirements for:

- smaller 1- and 2-bedroom homes that meet the needs of 1st time buyers, single people and downsizers,
- family sized homes generally, including bungalows where possible, which meet or can be adapted to changing needs over a lifetime, particularly where health conditions are at play,
- where flatted accommodation, generally 'own door' or cottage flats are preferred for social rented homes,
- new homes across all tenures which are built to wheelchair-adaptable standards. (RSLs see houses, rather than flats, as future priority development.)

The Council will continue to apply a flexible policy approach to the provision of affordable housing and work actively with developers to find and apply appropriate solutions to affordable housing delivery on a case-by-case basis.

Wheelchair Accessible Housing

It is vitally important that a proportion of new homes are suitable for wheelchair users to provide the opportunity for households with disabilities to move to more suitable accommodation and allow them to remain within their HMA, or at the very least, the wider Council area. The approach to date in East Renfrewshire is that adapted or adaptable homes will make up at least 10% of all new social rented homes in the area. This covers a range of specialist needs, not solely wheelchair accessible housing.

LDP2 currently reinforces this commitment by encouraging all new housing to be built to 'lifetime homes' standards to support independent living, to be accessible and allow the potential for future adaptation.

Over 2021/22, housing, health and other partners jointly commissioned research to quantify the need and nature of demand for wheelchair and accessible housing in East Renfrewshire, across all tenures. This has supported an action plan for improving the accessibility of new and existing homes in the area, implementation of which is being taken forward in partnership. It has also allowed setting of targets for new social housing of 10% wheelchair adapted or adaptable to lifetime needs. We also continue to prioritise adaptations but are challenged by available funding vs. demand.

The development of a target across tenures for new build is required and the research outcomes provide robust evidence which will be used for development of a firmer housing mix policy within LDP 3, to encourage delivery of wheelchair accessible or adaptable homes in private developments.

Homelessness and Rapid Rehousing Transition Plan

East Renfrewshire face significant challenges in tackling homelessness, with historically low levels of social and private rented housing options, continually increasing homeless presentations and pressures on temporary accommodation. Social and private rented stock has, and continues, to increase year on year, but at approx. 12% and 6% remain low in comparison to the national average, limiting the housing options available to households looking to avoid crisis. There are also some impacts being seen as private landlords leave the sector or alter their approach to letting.

A review of our RRTP for 2024 focused on our strategic partnership work and prevention, whilst requiring significant investment in additional temporary accommodation and restructuring of our staffing and support services to cope with the crisis we are facing. The RRTP is linked closely with

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the strategic housing priorities outlined in the LHS, and the SHIP supports this. A budget of £8m has been allocated to support local authorities to implement their rapid rehousing transition plans for 2024/25³. Primarily, the SHIP focus is on increasing supply and choice in affordable housing options. Our wider RRTP work focuses also on sustainable support and solutions which prevent housing crisis happening.

Currently, East Renfrewshire Council conducts prevention work in the form of delivering Housing Options and Homelessness advice and conducting homeless casework. Our central housing advice team delivers housing advice, housing options, and homelessness assessment, creating a clearer link between housing options advice and homeless prevention. However, ongoing increases in presentations, with over 480 presentations in 2023/24 and rising, largely reflect the lack of affordable supply to meet household needs.

The focus for the next 5 years in East Renfrewshire will be on addressing local issues, looking in particular at the ability to avoid crisis by delivering prevention work upstream; providing a 'rapid response' to homelessness where it cannot be prevented; leading the way towards a shift in culture where the starting position is that everyone is 'tenancy ready' with the right support; and building on existing partnerships corporately and with RSLs and other partners to ensure that appropriate accommodation and support can be provided timely and efficiently.

Poverty and Cost of Living

Produced in collaboration with internal and external stakeholders, both the Local Child Poverty Action Report (LCPAR) and the Fairer East Ren delivery plans were approved and published locally.

The LCPAR outlines the positive work being done across the authority to increase family income, through employment and social security, as well as reduce the essential costs of living for families. East Renfrewshire is seeing an increase in demand for these services therefore the council is considering how to redistribute and priorities existing resource due to budgetary constraints.⁴ The Cost of Living is in sharp focus for the Council and partners again, as we head into winter. Over 4,000 East Renfrewshire residents received Winter Heating Payments and 525 households received Child Winter Heating Payment last winter.⁵

The Fairer East Ren delivery plan 'Reducing the impact of Child Poverty' outlines the positive approach to supporting children in poverty to have the same opportunities as their peers in terms of achievement, attainment, health and wellbeing.

We want all children in East Renfrewshire to experience a stable and secure childhood and succeed. To do this we need to both tackle the root causes of poverty and reduce the impact of poverty. Commitments around increasing the supply of affordable housing, as well as reducing fuel poverty through the design of energy efficient new homes for social rent and the support for energy improvement measures for existing homes reflect the housing contribution to supporting delivery of these priorities.

³ Rapid Rehousing Transition Plans Sub-Group minutes: March 2024 - gov.scot (www.gov.scot)

⁴ IJB Item 06 - 26 September 2024.pdf (eastrenfrewshire.gov.uk)

⁵ [1 \(socialsecurity.gov.scot\)](http://1.socialsecurity.gov.scot)

Resources

Resource Planning Assumptions (RPA)

The current and estimated future RPA's available for East Renfrewshire are set out below. This suggests around £34.77m may be available for projects in East Renfrewshire via the AHSP for the period 2025-30. Updated RPA's are currently only available for 2024/25 at £5.486m and are a drop of 26% on the original RPA and so estimates have been applied to the later years of the SHIP programme to help plan. The assumption has been made of sustained lower levels of funding into 2025/26, with a subsequent recovery to previous levels of funding given the national targets for delivery of affordable homes and declaration of a national housing emergency. So, a working figure of **£34.77m** is available for this SHIP programme at present.

Available Affordable Housing Supply Programme Grant	Current Yr 2024/25	2025/26 (SHIP Year 1)*	2026/27 (SHIP Year 2)*	2027/28 (SHIP Year 3)*	2028/29 (SHIP Year 4)*	2029/30 (SHIP Year 5)*	Estimated SG Grant – SHIP 2025-30*
Resource Planning Assumptions for East Renfrewshire	£5.486m	£5.486m	£7.32m	£7.32m	£7.32m	£7.32m	£34.77m
Overprogramming with 25% slippage factor	£0.00m (No funding available at present)	£6.86m	£9.15m	£9.15m	£9.15m	£9.15m	£43.46m

*RPA Estimates

We have also considered the funding that may be required to include a 25% slippage programme and have worked towards these figures in setting out a full SHIP programme. This is to ensure we have enough project capacity to deliver our minimum supply targets and utilise the grant funding RPA available to us.

Other Funding: Developer Contributions and Council Tax Discount Reductions

In addition to the AHSP grant funding, most of the development funding is secured from borrowing. Private finance supports our partners, and particularly the RSL developments, with prudential borrowing supporting Council new build projects.

The current and future balances in the Affordable Housing Commuted Sums and Council Tax Discount accounts are committed to the delivery of the current Council House New Build Programme. £3.08m is committed to projects outlined for delivery in the SHIP and further available sums will be factored into projects going forward.

Housing Infrastructure Fund

In addition to increased subsidy levels, the Scottish Government introduced a five-year Housing Infrastructure Fund (HIF). HIF helps key strategic housing projects which have been blocked or unable to proceed due to the extent and costs of infrastructure work involved, outside the curtilage of the development site.

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Housing Infrastructure Grant will be available to local authorities and Housing Associations for the delivery of affordable housing sites where the scale and nature of infrastructure costs would prevent it from being supported through the AHSP.

There are currently two projects identified within the SHIP which HIF may make them viable to be developed. These were noted in last year's SHIP and discussions are ongoing regarding the issues faced. The Council will continue to work with partners to identify where HIF grant funding may be utilised and to make appropriate bids for identified SHIP projects.

SECTION 3 – CURRENT, PROPOSED AND FUTURE PROJECTS

Planning and Co-ordination of Housing Investment Developments

The Council is the strategic Housing authority for East Renfrewshire, as established by the Housing (Scotland) Act 2001. The strategic role of the Council is to develop the strategic priorities for housing in the Council area, set the pace and deliver the vision outlined in the LHS with our partners.

The Council's approach to the developments proposed in the SHIP has been to consider all possible development sites in our ownership, via the Housing Land Audit and other potential sites identified against LDP2, and their capacity to be brought forward to deliver new affordable homes.

Development Partners

The SHIP itself has been prepared using the outcomes of discussion with Housing Associations, developers, elected members, other relevant Council Departments and community representatives.

The Council is actively working in collaboration with Housing Associations to deliver affordable social rented housing, most heavily with Barrhead Housing Association who are the other main social housing provider. The Council and Associations are also actively working with private housing providers including Taylor Wimpey and CALA Homes to effectively deliver the minimum of 25% affordable housing expected in new housing developments.

Proposed Developments

East Renfrewshire Council:

Maidenhill Area A1-3, Newton Mearns – Working with CALA Homes to complete delivery of the last phase of 105 social rent units.

Barrhead Road, Newton Mearns – working to deliver up to 18 social rent units, due to be completed in 2026-27.

Commercial Road, Barrhead – working to deliver up to 61 social rent units, due to be completed by 2028-29.

North Darnley Road, Barrhead – Potential for up to 40 units to be delivered at this site, based on outcomes of detailed site investigations. Expected to be completed by 2029-30.

Barrhead Housing Association:

Blackburn Square, Barrhead - Sustainable Housing Design Demonstrator Project – this partnership project will deliver 4 -6 amenity/ wheelchair units in Barrhead, testing a design guide and materials that can be replicated in other projects for sustainability in lifetime homes and carbon reduction.

Cross Arthurlie Street, Barrhead – working to deliver 12 social rent general needs units, due to be completed 2026/27.

Chappelfield Farm, Barrhead - working to deliver 40-75 social rent general needs units, due to be completed in 2029-30.

Walton St, Barrhead – working to deliver up to 40 social rent homes for general and wheelchair housing due to be completed in 2029-30.

Town Centre AFC, Barrhead – working to deliver up to 50 social rent general needs units, with estimated completion 2028-29.

Holehouse Brae, Neilston – working towards delivery of 16 general needs homes for social rent on this site identified for housing development due to be completed 2029-30.

LINK Housing Association

Kirkton Road, Neilston – Working to deliver 24 social rent units, due to be completed in 2026-27.

Hanover Scotland Housing Association

Arnside Court, Giffnock –12 units involving remodelling of existing into self-contained amenity units to meet modern requirements and high demand for older people and others with specific requirements and support needs.

Joint Development:

Barrhead North Masterplan, Shanks Park – the potential development of this large site for new homes is under review as part of the regeneration masterplan for the area.

Development would include a mix of housing tenures for rent and sale, and an estimated 70 homes has been included in the SHIP programme expected to be delivered by a range of partners, planned for later years of the SHIP and subject to agreements.

Rent Off the Shelf (ROTS) Programme – Provision made in the SHIP for 50 units of ROTS by a range of providers. This may be increased in line with available acquisitions funding and to complement new build projects and maximise the number of additional units that can be secured to respond to significant local housing pressures.

Mid-Market Rent – Mid-Market rent options are being explored to address the variety of housing need in the area. Spend in this area is predicted from 2026/27 with a view to delivery by a range of partners within and out with the SHIP pending options development.

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Hugh Fraser Retirement Village Partnership – options are being explored to develop 27 new “smart” homes for rent for older people in keeping with the wider site. This site is operated by the charity Retail Trust and the development would provide complementary accommodation on site.

Development Constraints

The developments noted above are at varying stages of development. There remains some level of risk that not all of these developments will be successful, but we will seek to ensure that we maximise the number of units delivered via the SHIP. We will continue to identify potential sites proactively, and through discussions on LDP3 to ensure a minimum 25% slippage factor in our planned delivery.

The developments planned above are subject to a range of constraints and risks to delivery, all of which are being assessed and worked through to maximise the number of units delivered. The risks to delivery identified in the submissions include:

- land not being in the ownership of the Council/RSL
- loan funds not being finalised
- design teams not yet appointed
- statutory consents not being in place
- site investigations not yet carried out
- committee approval yet to be secured
- final costs not yet available
- topographic issues unresolved
- contamination issues.

The risks identified mean that we will need to regularly review and update the planned programme of delivery in this SHIP, taking account of any delays or project cancellations caused by the identified risks.

It was agreed with our delivery partners that future quarterly review consultations/workshops would monitor risk and review progress against plans submitted in the current SHIP.

GLOSSARY

Term	Description
Eastwood	Area covering Busby, Clarkston, Stamperland, Eaglesham, Giffnock, Netherlee, Newton Mearns, Thornliebank.
Equality Impact Assessment	An Equality Impact Assessment (EIA) involves assessing the impact of new or revised policies, practices or services against the requirements of the public sector equality duty. It helps to ensure the needs of people are taken into account during the development and implementation of a new policy or service or when a change is made to a current policy or service.
Fairer East Ren delivery plans	This Delivery Plan is a short, focused document, setting out how partners will work together to reduce the impact of child poverty in East Renfrewshire.
Housing Infrastructure Fund	HIF helps key strategic housing projects which have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved.
Housing Need and Demand Assessment	Identifies housing needs and demands across the functional housing market area in order to provide robust evidence on which to base planning and housing policy interventions. Prepared to inform the Strategic Development Plan, LHS and LDPs.
Housing Sub Market Area	Geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home. Within East Renfrewshire, the area is split into two distinct housing sub-market areas, Eastwood and the Levern Valley.
Housing Supply Target	The total number of homes across all tenures that require to be delivered to meet the requirements of the Strategic Development Plan.
Levern Valley	Area covering Barrhead, Neilston and Uplawmoor.
Local Child Poverty Action Report (LCPAR)	The LCPAR presents a picture of the variety of activities which are currently being undertaken across the authority, as well as those planned for the future, which have an impact on the drivers of poverty.
Local Housing Strategy	The LHS is the key housing plan for the area which considers all the "big issues" relating to our homes and the people living within them. The LHS sets our vision for what we want to achieve locally to improve housing across all tenures over a 5-year period.
Strategic Environmental Assessment	A systematic approach to the identification of the significant environmental effects of development planning policies and proposals and has been a key influence on the Local Development Plan.

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ANNEX 1 SHIP Tables 2025-2030

PROJECT	Location	Developer	Units	Profile	Tenure	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	SG Grant
Maidenhill Area A1-A3 (CALA)	Eastwood	East Renfrewshire Council	(105 tot) Year 2 52	General / Accessible	Social Rent	4.899	4.937	0.000	0.000	0.000	0.00	4.937
Blackburn Square, Sustainable Housing Demonstrator	Levern Valley	Barrhead HA	4/6	Wheelchair/ Accessible	Social Rent	0.120	0.364	0.000	0.000	0.000	0.00	0.364
ROtS programme	ER wide	Barrhead HA / ERC	50	General/ Accessible	Social Rent / MMR	0.197***	0.500	0.500	0.500	0.500	0.500	2.500
Cross Arthurlie Street, Barrhead	Levern Valley	Barrhead HA	12	General/ Accessible	Social Rent	0.200	0.000	1.360	0.000	0.000	0.000	1.360
Barrhead Road, Newton Mearns	Eastwood	East Renfrewshire Council	18	General/ Wheelchair	Social Rent	0.000	0.000	1.439	0.000	0.000	0.000	1.439*
Kirkton Road, Neilston	Levern Valley	Link HA	24	General / Accessible	Social Rent	0.000	0.000	2.188	0.000	0.000	0.000	2.188
Commercial Road, Barrhead	Levern Valley	East Renfrewshire Council	61	General/ Wheelchair	Social Rent	0.000	0.000	0.000	2.653	2.653	0.000	5.306
Chappelhill - Chappelfield Farm	Levern Valley	Barrhead HA	40-75	General/ Accessible	Social Rent/ MMR	0.000	0.000	0.000	2.500	2.500	0.240	5.240

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Holehouse Brae, Neilston	Levern Valley	Barrhead HA	16	General	Social Rent	0.000	0.000	0.000	0.000	0.000	1.456	1.456
Walton Street, Barrhead	Levern Valley	Barrhead HA	40	General/ Wheelchair	Social Rent	0.000	0.000	0.000	0.000	0.000	3.640	3.640
North Darnley Road Barrhead	Levern Valley	East Renfrewshire Council	40	General/ Accessible	Social Rent	0.000	0.000	0.000	0.000	1.100	2.005	3.105
Town Centre Regen – AFC	Levern Valley	Barrhead HA	50	General/ Accessible	Social Rent	0.000	0.000	0.000	2.000	1.120	0.000	3.120
Total			Up to 444			5.416	5.801	5.487	7.653	7.873	7.841	34.655
Slippage Sites**												
PROJECT	Location	Developer	Units	Profile	Tenure	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	SG Grant
Hugh Fraser Retirement Village Partnership	Eastwood	TBC/ Retail Trust (Charity)	27	17 "Smart" Accessible/ 10 Wheelchair	MMR or SRS - TBA	0.000	0.620	1.000	0.000	0.000	0.000	1.620
Arnside Court	Eastwood	Hanover HA	12	Wheelchair/ Accessible	Social Rent	0.000	0.312	0.312	0.312	0.000	0.000	0.936
Barrhead North Masterplan, Shanks Park, Crudens	Levern Valley	East Renfrewshire Council/ BHA / Other TBC	70	General/ Accessible	Social Rent / MMR / LCHO	0.000	0.000	0.000	1.000	2.360	2.100	5.460
Total (with slippage)			553			5.416	6.733	6.799	8.965	10.233	9.941	42.671

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*40k grant for site investigation works already received for Barrhead Road , NM site. This is in addition to grant noted per unit in this SHIP Programme.

**In the first 1-3 years of the SHIP, if slippage funding is available we would wish to accelerate some existing projects which have had to be scheduled later due to RPA funding availability, prior to including new slippage sites. This will be reviewed within each year.

***10/9/24 Announcement of additional 0.196m from AHSP national funding for acquisitions in East Renfrewshire in 2024.25 – use is in discussion with SHIP partners.

We would wish to increase the number of acquisitions planned each year to maximise use of available RPA plus additional funding.

Available Affordable Housing Supply Programme Grant (SHIP year)	Current Year 2024/25	2025/26 (Year 1)*	2026/27 (Year 2)*	2027/28 (Year 3)*	2028/29 (Year 4)*	2029/30 (Year 5)*	Estimated SG Grant – SHIP 2025-30*
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Overprogramming with 25% slippage factor	£0.00m (No funding available at present)	£6.86m	£9.15m	£9.15m	£9.15m	£9.15m	£43.46m

**Figures are estimates and a guide based on current year RPA (2024/25) and pending confirmation that funding will return to previous years' levels in future. (However this is not yet guaranteed and may remain at current levels of £5.486m)*