



Strategic Housing Investment Plan

2020-25



“I had visions of having to move away from my family, to a place where I would be isolated, but here I am in a lovely flat, with nice neighbours, in a great location and most importantly, I feel safe; I am so so happy.”

Evelyn Milligan resident of new build development at Robertson St, Barrhead.

Contents

Section	Page
Section 1 – Background	3
Purpose	3
Preparation of the SHIP	3
Strategic Investment Priorities	3
Partnerships	4
Consultation	4
Impact Assessments	5
Section Two – Context	6
National Strategic Context	6
<i>More Homes Scotland</i>	6
Regional And Local Context	6
<i>East Renfrewshire’s Current Housing Position</i>	6
<i>Housing Needs and Demands (HNDA)</i>	6
<i>East Renfrewshire’s Housing Supply Targets</i>	7
<i>Local Housing Strategy</i>	7
<i>Wheelchair Accessible Housing</i>	8
<i>Homelessness and East Renfrewshire’s Rapid Rehousing Transition Plan</i>	9
<i>Child Poverty</i>	10
Resources	12
<i>Resource Planning Assumptions</i>	12
<i>Council Funds and Commuted Sums</i>	12
<i>Developer Contributions</i>	12
<i>Housing Infrastructure Fund</i>	12
Section 3 – Current, Proposed and Future Projects	14
Planning and Co-ordination of Housing Investment Developments	14
Development Partners	14
Proposed Developments	14
Development Constraints	17

SECTION 1 - Background

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 2020/21 to 2024/25. 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 from its Affordable Housing Supply Programme (AHSP), a £1.75 billion national investment in affordable housing to meet the national target of 50,000 new affordable homes by 2021. 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

This SHIP document and associated tables, set out East Renfrewshire Council's key investment priorities for the next 5 years (2020/21-2024/25) and reflects priorities for housing need and demand as outlined in the Local Housing Strategy (LHS) 2017 – 2022. It also takes cognisance of the Local Development Plan (LDP) which sets out land availability and proposed use plus consultations with RSL partners as detailed in Annex 2.

Strategic Investment Priorities

East Renfrewshire encompasses two distinct housing market areas (HMAs), Renfrewshire, which covers the Lavern Valley area, and Greater Glasgow South, which covers the Eastwood area. The housing issues faced within each of these areas are quite diverse and require different approaches to delivering homes and meeting needs

The SHIP also details projected Affordable Housing Supply Programme (AHSP) grant requirements to deliver housing which increases access to housing for all, contributes to building thriving, sustainable and attractive neighbourhoods, facilitates independent living and improves access and participation to all residents living in the East Renfrewshire Council area.

It is anticipated that around 561 new affordable homes will be developed over the 5 year period with potentially a further 50 units added to the affordable housing supply through Rent off the shelf (ROTs) purchases.

The Council will prioritise and plan for additional affordable homes of every size, house type and tenure in Eastwood. Within the Lavern Valley area, certain sizes and types of homes

for social rent- notably 1 bedroom and larger 3 and 4 bedroom properties are required to meet existing and future needs.

This is based on programmed and forthcoming development projects and an assumption that funding will continue at current levels in years 2 to 5 of the current SHIP.

It is estimated that delivering affordable housing in the period covered by the SHIP will require Scottish Government funding of around £37m. For Council new build projects, grant assumptions contained within the SHIP tables are based on “greener” grant levels which attract a maximum subsidy of £59,000 per unit, with Housing Association projects assumptions based on the “greener” subsidy of £72,000 per unit, ROTs grant assumptions are based on the maximum subsidy of £50,000 per unit.

Prioritisation

The decision making process which determines what projects to prioritise 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 prioritise projects on the basis of those which achieve the best balance between the following categories:

- Reflect LHS outcomes
- Address Housing Need and Demand
- Deliverability

In last years' SHIP, projects were similarly assessed considering deliverability, housing needs and LHS outcomes. However, our prioritisation process was weighted towards those projects which were deemed to be more deliverable encompassing sites in Barrhead in the Levern Valley.

Though many projects in the SHIP are rolled forward from previous submissions, we are continually monitoring how successfully the highest priority projects meet the housing need for the area, and their efficacy in helping to achieve the LHS outcomes. A more holistic method of project selection is now being utilised as part of our on-going decision making process.

Within the SHIP guidance, the Scottish Government stressed the importance of applying a 'minimum slippage factor of 25%' to the AHSP element of the SHIP. We have already benefitted from accelerating alternative projects due to slippage. Our 'over programmed' approach will help to address the number of units delivered. We will continue to work with RSLs and HSCP partners with the aim of identifying which type of housing, in which location, best achieves the outcomes of the LHS, and client needs.

Partnerships

As the strategic housing authority, the Council is committed to supporting our partners to deliver affordable housing development in East Renfrewshire.

In order to prepare the SHIP, the Council invited site nominations from its partners. All of the developments proposed by partners were considered and prioritised on their individual merits, by evaluating them against the strategic priorities set out in the LHS.

The SHIP was issued to all partners to review the priority assessment of each site and agreeing the wider plan. The Council will continue to monitor the development programme and review the plans with our partners periodically.

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 new LHS 2017-2022, which has heavily informed the content of this SHIP, have included elected members, partner services, tenant and community groups, Housing Associations and private developers. The LHS is supported by an assessment of housing needs, informed by staff feedback, public consultation, focus groups and online resident polling.

The SHIP itself has been prepared following dialogue with Housing Associations, private developers, elected members, relevant Council Departments and Community Representatives.

The Council conducted a consultation, via Citizen Space, with RSLs who own and manage properties in East Renfrewshire. The Consultation asked a total of 25 questions, asking RSLs to review progress against the strategic objectives set out in the LHS and previous SHIPs, reflect on their own priorities for the period of this SHIP and investigate ways in which the Council could assist RSLs to meet their objectives, with a view to aligning investment priorities across East Renfrewshire for social housebuilding.

This consultation was followed by an open workshop session with RSLs to review this years' draft SHIP and the revised priorities.

It was agreed at the workshop that, in future, quarterly review consultations and workshops (if appropriate) would take place to monitor and record any windfall activity not recorded in the SHIP, and review progress against plans submitted in the current SHIP.

Internally, officers from various departments including Economic Regeneration, Planning and Housing Services have considered in detail options for delivering affordable housing to meet LHS 2017-2022 priorities taking into account Resource Planning Assumptions,

Housing Land audit 2017 and the emerging Local Development Plan 2 (LDP2). Proposals to retain and increase current affordable housing stock in the Council area include restrictions in planning for extensions to increase home size and costs, demolition of smaller homes with larger properties, ensuring developers provide a mix of 1 and 2 bed properties in new developments, and requiring all developments of 4 or more homes, including conversions, to provide a minimum of 25% affordable housing contribution (on site, off site or commuted sum). This evaluation has informed the preparation of the SHIP.

Housing Services liaise closely with Health and Social Care Partnership colleagues to ensure that adaptations requirements are identified 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, which is reflected in the priorities in the SHIP.

During the development of the LHS 2017-2022 the Housing Strategy Team engaged with the East Renfrewshire public using various consultation tools including: staff feedback events; face to face public consultation; presentations; focus groups; and an interactive voting system. This vital feedback from residents on their housing priorities, at an early stage, informed much of the direction of the LHS and consequently, the priorities in the SHIP.

Impact Assessments

The development of the SHIP has taken into account the outcomes of the Equalities Impact Assessment (EIA) and Strategic Environmental Assessment (SEA) pre-screening report which was undertaken for the LHS and the proposed 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 - CONTEXT

National Strategic Context

More Homes Scotland

The SHIP has been developed in the policy context of the Scottish Government's programme of More Homes Scotland (MHS). MHS plans to deliver on the Scottish Government's commitment to deliver an additional 50,000 affordable homes (35,000 of which are social rented homes) by 31 March 2021.

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 considered to be 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 a number of challenges in terms of meeting shortfalls in affordable housing to alleviate unmet demand and homelessness pressures.

Meeting the housing needs and aspirations of all East Renfrewshire residents is of paramount importance to the Council. We are committed to enabling new homes to be developed that are of the right type, housing mix and built in the right places.

Housing Needs and Demands Assessment (HNDA)

The Council undertakes an HNDA to inform their LHS and development planning processes. The HNDA provides a statistical estimate of housing shortfall across the council area. The HNDA shortfall figures illustrate the aspiration to plan for a growing population in East Renfrewshire, taking account of key market drivers and existing stock profile and pressures.

The HNDA for East Renfrewshire identifies that, to 2029, the annual rate of completions per year, to meet demand estimates, are:

- 153 new private or market homes per year
- 70 new social rented (or below market rent) homes per year.

From these estimates, the Council's Housing Supply Targets have been prepared. These targets are set out in the LHS, with 10% generosity factor added to private housing, in line with Scottish Planning policy, to ensure a generous supply of land is assured.

East Renfrewshire's Housing Supply Targets

The HSTs are set by applying a number of judgements to the estimates of homes required, depending on local circumstances. Locally these have included:

- The inter-dependency between delivery of private and affordable homes, given reliance on privately owned sites coming forward.
- Availability of resources (funding and land) to build new homes
- Likely pace and scale of delivery based on past completion rates
- Recent levels of housing development in the local area.



For East Renfrewshire the targets set for the Private/Market housing figures are more than the estimated need (+25 per annum) which allows for a corresponding reduction in the Social Rented and Below Market Rent figures. This results in supply targets which are ambitious but realistic, and reflect that 'other affordable' homes will be delivered for the private market.

Local Housing Strategy

East Renfrewshire's strategic housing vision, as outlined in the LHS 2017-2022 is:

Good quality and affordable housing opportunities are available to all our residents, within safe and attractive neighbourhoods

To help us achieve this vision, 4 priority themes have been identified:

Increase Access to Housing

Facilitate Independent Living

Thriving, Attractive &
Sustainable Neighbourhoods

Improve Access & Participation

It is therefore important that all new affordable housing investments outlined in the SHIP include a mix of house types, sizes and tenures to meet a range of accommodation needs and align with the LHS.

As well as looking improving the quality and increasing the number of homes in East Renfrewshire, the LHS considers other strategic housing priorities including fuel poverty, homelessness and housing support services.

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 SHIP with RSLs, through the consultation and workshops, has confirmed that these priorities are still relevant and high priority for all social rented and affordable housing developments in East Renfrewshire.

The main requirement is for new social rented housing of every type throughout the Council area. In particular 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, including bungalows,
- where flatted, 'own door' or cottage flats are preferred
- new homes across all tenures which are built to wheelchair-adaptable standards. (RSLs in particular 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.

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.

Wheelchair Accessible Housing

The current East Renfrewshire LHS makes a commitment that adapted or adaptable homes will make up at least 10% of all new social rented homes in East Renfrewshire. This will cover a range of specialist needs, and does not refer solely to wheelchair accessible housing, though this will be a consideration in design to cater for future needs.

The emerging LDP2 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.

From our wider consultation, it is incumbent on the Council to ensure that robust figures for demand of accessible housing are made available to RSLs, to ensure, alongside the

current minimum 10% requirement, that sufficient housing is developed to meet the needs of East Renfrewshire citizens. RSLs have confirmed that they are ready and willing to work with the Council to meet this demand.

As statutory authority for housing of all tenures, the Council provides the focus and commitment to the delivery of accessible housing across all tenures. New, more realistic targets for accessible housing will be agreed in co-production with RSLs and other appropriate internal and external stakeholders. Targets that will be set will be meaningful within the local context, realistic and measurable by the Council.

It is intended to carry out a refreshed Housing Needs and Demand Assessment to fully understand the requirements of households with particular health or support needs, and how this shapes physically the housing they require. The full range of approaches for the Council to influence the market housing delivery sector, including promotion, design brief, guidance and planning requirements will be considered.

Targets and the approach for East Renfrewshire will be agreed, following the consultation and assessment process, by the end of 2019/20.

Homelessness and East Renfrewshire's Rapid Rehousing Transition Plan

East Renfrewshire faces a number of challenges in tackling homelessness, with historically low levels of social rented housing stock and high levels of owner occupation. Social rented stock has, and continues, to increase year on year, but at approx. 12% remains low in comparison to the national average.

The Rapid Rehousing Transition Plan (RRTP) is a new planning framework aimed at assisting local authorities and their partners to transition to a rapid rehousing approach. Scottish Government asked each local authority in Scotland to develop, in collaboration with partners, a plan setting out how they will transition to a rapid rehousing approach over the period from 2019/20 to 2023/24.

Currently, East Renfrewshire Council conducts prevention work in the form of delivering Housing Options and homelessness advice and conducting homeless casework. There is now one central housing advice team which delivers housing advice, housing options, and homelessness assessment, creating a clearer link between housing options advice and homeless prevention.

The Housing Advice team are undertaking Shelter Scotland homelessness and housing options training, ensuring that all staff are trained to appropriate levels according to their job role.

East Renfrewshire's RRTP has been developed in the context of the wider strategic planning framework and the LHS and going forwards will be reviewed annually as part of the SHIP process.

In East Renfrewshire, 58% of lets are currently being allocated to homeless applicants, 96.9% of homeless cases are being assessed within 4 weeks and cases are closed in an average of 22 weeks. The average length of stay in temporary accommodation is 109

days. On average, families are in temporary accommodation for longer than single people but, again, this appears to be due to choice and availability of suitable accommodation, for instance if they are waiting for a property in a particular location close to support networks or schools.

The focus for the next 5 years in East Renfrewshire will be on addressing local issues, looking in particular at the ability to provide 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 relationships with the HSCP, RSLs and other partners to ensure that appropriate accommodation and support can be provided timely and efficiently.

Child Poverty

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 to meet the statutory deadlines.

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.

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

East Renfrewshire has the highest proportion of children in any local authority in Scotland, and this is expected to grow. Whilst East Renfrewshire also has some of the lowest levels of child poverty in Scotland, and fewer young mothers than the national average, it is estimated there are still around 3,600 of our children and young people living in low income families; that is 16% of all children and young people living in the area.

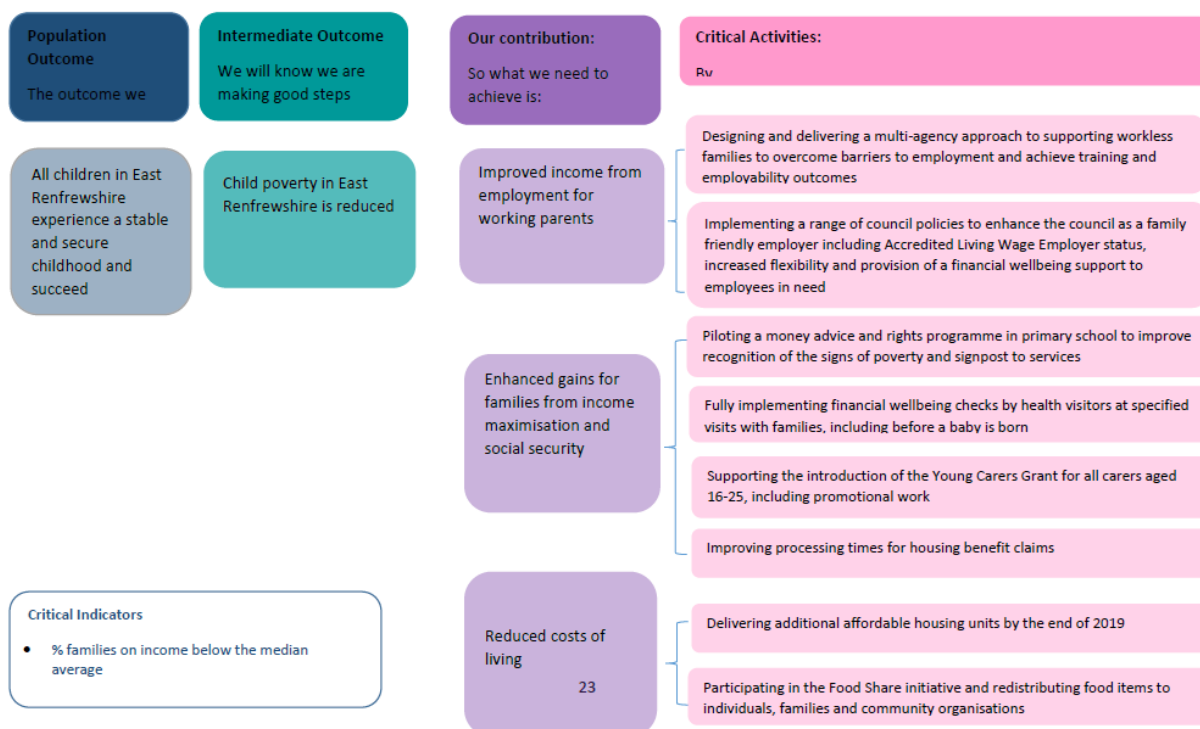
We want all children in East Renfrewshire to experience a stable and secure childhood and succeed. In order to do this we need to both tackle the root causes of poverty and reduce the impact of poverty.

We are taking a two-pronged approach to child poverty in East Renfrewshire;

1. We will tackle the drivers of poverty to reduce the number of families experiencing poverty, and
2. We will reduce the impact of poverty by providing the appropriate services to support children who are experiencing poverty.

The actions detailed in the LCPAR and Fairer East Ren Delivery Plan for this financial year are detailed as follows:

Local Child Poverty Action Report: reducing child poverty by tackling the drivers of poverty



Fairer East Ren Delivery Plan: reducing the impact of child poverty



The first two new social rented, affordable housing developments built by East Renfrewshire have 8 new 3 bedroom family homes, and the next development, which will complete shortly, will provide another 16 family homes. These homes all meet the Scottish Government EESSH standards and have renewable energy sources installed. These

efficiencies will help to maximise energy efficiency, helping tenants keep running costs as low as possible and help to reduce the potential for tenants to suffer fuel poverty in future.

Resources

Resource Planning Assumptions (RPA)

The Scottish Government's RPA was last revised in April 2018, covering the 3 year period from 2018-19 to 2020-21.

East Renfrewshire Council was allocated the following, for each tax year:

Financial Year	2018-19	2019-20	2020-21	Totals
Allocation	£5.579m	£6.346m	6.732m	18.657m

On advice from the Scottish Government, the assumption has been made that funding will continue at the same level for the remaining years of the SHIP's 5 year life span.

Council Funds and Commuted Sums

The majority of development funding is secured from borrowing. Private finance supports our partners, and in particular the RSL's 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 fully committed to the delivery of the current Council House New Build Programme. The Council have committed to contributing more than £1.8m in total to the costs of building 248 new Council Houses.

Developer Contributions

East Renfrewshire Council's Affordable Housing Policy continues to be applied to all residential development proposals of 4 or more units. This policy requires provision to be made for a 25% affordable housing contribution. This contribution can be made on site, by means of a commuted sum, or off site. In 2018/19 £271,828.41 was collected in affordable housing commuted sums and £147,531.27 was collected in Council Tax Discount. In 2018/19, £161,385.84 of commuted sums and £120,614.16 of Council Tax Discount were utilised towards the provision of new affordable housing in the Lavern Valley – supporting the delivery of new Council houses at Robertson Street and Fenwick Drive, and bringing an empty property back into use. Further funds have been committed to the delivery of current and future SHIP projects in both Eastwood and the Lavern Valley.

Housing Infrastructure Fund

In addition to increased subsidy levels, the Scottish Government has 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.

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, at present, no projects identified in the SHIP that would require additional HIF funding to be developed. The last two bids made for HIF funding by the Council were unsuccessful, however, 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 role of the Council is to develop the strategy for housing in the Council area, set the pace and deliver the vision outlined in the LHS.

The Council's approach to the developments proposed in the SHIP has been to consider all possible development sites in our ownership and beyond, and their capacity to be brought forward to deliver new affordable homes.

Development Partners

The SHIP itself has been prepared following dialogue with Housing Associations, private developers, elected members, relevant Council Departments and Community Representatives.

The Council is actively working in collaboration with Housing Associations to deliver affordable social rented housing: Barrhead HA, Sanctuary HA, Link HA, Hanover HA, Trust HA. The Council are also actively working with private housing providers to ensure they provide a minimum of 25% affordable housing in developments, as well as elected members, relevant Council Departments and Community Representatives.

Proposed Developments

East Renfrewshire Council:

Balgraystone Road, Barrhead – working to deliver 48 social units, 41 general needs a mix of 1 and 2 bedroom flats and 3 and 4 bedroom houses homes plus 6 wheelchair adaptable homes, Estimated site start May 20 and completion Aug 21

Barrhead Road, Newton Mearns – working to deliver 18 x 1 and 2 bedroom flats for 55 + client group. Exploring possibility of a Passivehaus pilot project

Drumby Crescent, Clarkston - working to deliver 8 social rent units, due to be completed in 2021-22.

Maidenhill Area A1 –A3 Newton Mearns Over the next 5 years working with CALA Homes to deliver 100 social rented properties

Maidenhill Area A4 –A6 Working with Taylor Wimpey to deliver 82 social rent units, due to be completed in 2024-25.

Maidenhill Area A6, Barrhead – Working with Taylor Wimpey to deliver 39 social rent units, due to be completed in 2021-22.

Barrhead Housing Association:

Blackbyres, Barrhead – working with Bellway Homes to deliver 10 social rent general needs units, due to be completed in 2020-21.

Dealston Road, Barrhead – working to deliver 8 social rent general needs units, due to be completed in 2021-22.

Wallaceland, Barrhead – working with Taylor Wimpey to deliver 25 social rent general needs units, due to be completed in 2021-22.

Lyoncross, Barrhead – working with Avant Homes to deliver 12 social rent general needs units, due to be completed in 2020-21.

FerENZE Inn, Barrhead – potential to deliver 12 social rent specialist provision homes (10 amenity homes and 2 wheelchair adaptable), planned to complete in 2021-22.

Walton St, Barrhead – working to deliver 23 social rent homes, 21 general needs and 2 wheelchair adaptable homes, due to be completed in 2021-22.

LINK Housing Association

Maidenhill, Malletsheugh Farm, Newton Mearns – Working with Barratt Homes to deliver 42 social rent units, due to be completed in 2021-22.

Maidenhill, Cherrybank, Newton Mearns – working with McTaggart & Mickel to deliver 28 social rent units

Kirkton Road, Neilston – Working with Dawn Homes to deliver 18 social rent units, due to be completed in 2022-23.

Developers yet to be appointed:

This is a list of sites that have been identified for potential development but as yet no developer has been confirmed. Expressions of interest have been invited for these sites, and in some cases a note of interest has been received and negotiation is taking place to identify the most suitable partner to take these sites forward.

Barrhead South Masterplan, Springfield Road – potential development for an estimated 46 homes, planned for completion in 2023-24.

Barrhead North Masterplan, Shanks Park – working with Cruden Homes, potential development for an estimated 46 homes, planned for completion in 2023-24.

Maidenhill, Malletsheugh Inn, Barrhead - potential development for an estimated 17 homes, planned for completion in 2023-24.

Development Constraints

The developments noted above are at varying stages of development. It is accepted that not all of these developments will be successful, and to ensure that we maximise the

number of units delivered in the SHIP we have applied, as directed, 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.

For further detail on SHIP Projects, please refer to Cabinet paper at the following link:

<https://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=25276&p=0>

Alternatively, contact the Senior Development Officer on 0141 577 3617

