

East Renfrewshire Council

Strategic Housing Investment Plan

2022-27

DRAFT



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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 2022/23 to 2026/27. 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 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. However the Scottish Government has also recently 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 heavily partners' development plans and the Council's LHS 2017-2022, to ensure the SHIP delivers on the LHS priorities.

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 each requires different approaches to delivering homes and meeting needs.

Not only does this SHIP present an overall Council-wide view, the SHIP considers carefully the priorities for each HMA.

Strategic Investment Priorities

This SHIP, and the programme tables, sets out East Renfrewshire Council's key investment priorities for next 5 years (2022/23-2026/27). The SHIP reflects the priorities set out in the LHS.

It also details the projected Affordable Housing Supply Programme (AHSP) grant requirement to deliver the planned affordable housing priorities identified in East Renfrewshire's LHS 2017-2022: to increase access to housing for all, build thriving, sustainable and attractive neighbourhoods, to facilitate independent living and improve access and participation for all residents in East Renfrewshire.

It is anticipated that around 533 affordable homes will be developed over the 5 year period covered by the SHIP, based on the programme set out for approval by Scottish Government. Of this total East Renfrewshire Council have ambitions to build at least 254 new homes for social rent.

To meet the priorities in the LHS 2017-2022, the Council will prioritise and plan for additional affordable homes of every size, house type and tenure (i.e. for rent and sale) in Eastwood. Within Levern Valley we require more of certain sizes and types of homes for social rent, to meet existing

need and demand. Although prices mean that entry level homes for rent and sale are affordable in Levern Valley, more houses are required rather than flats and the quality of homes can place an added burden of investment on those trying to get on the property ladder.

Taking need and demand into account, the SHIP aims to prioritise projects in the Eastwood area. However availability of land in that area of East Renfrewshire, may limit this ambition and options in Levern Valley have to be considered to meet the wider local authority need. Therefore the SHIP has delivered approximately 50% funding to each area of the next 5 years. This is based on programmed and forthcoming development projects and an assumption that funding will continue at least at current levels. This is expected to deliver around 522 affordable homes – 208 in Eastwood; and 269 in Levern Valley with the remaining ROTs & Mid-Market rent targeted to Eastwood.

It is estimated that delivering affordable housing in the period covered by the SHIP will require Scottish Government funding of £40m. For Council new build projects, grant assumptions contained within the new SHIP table assumes the projects will attract the proposed minimum urban benchmark subsidy of £71,500 per unit, with Housing Association project assumptions based on the minimum benchmark subsidy of £78,000 per unit. Additional quality measures benchmark assumptions provide scope for grant of a further maximum of £17,000 per unit. Minimum subsidies of £53,500 for mid-market rent and £50,000 for Rental Off the Shelf have been assumed. It should be noted that these grant levels are based on an ongoing review and that local government officials are seeking parity with the RSLs for a minimum subsidy of £78,000 per unit. These proposed levels have still to receive final Scottish Government approval.

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 prioritises 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 therefore the needs of the population.

Where slippage occurs on our higher priority sites, we have 'slippage projects' which can replace other projects as needed. Between the Council, Barrhead, Link and Sanctuary Housing Associations we also have a programme of projects at varying stages of readiness.

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 current LHS 2015-2022, 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, with RSLs who own and manage properties in East Renfrewshire. Unfortunately the quarterly review consultations and workshops with RSLs have not taken place this year due to the COVID-19 pandemic, however, close contact has been maintained with the RSLs and the information contained in this SHIP updated accordingly.

Internally, officers from various departments including Economic Development, 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 2019 and the emerging Local Development Plan 2 (LDP2). Proposals to retain and increase current affordable housing stock in the Council area include potentially limiting permitted development rights to resist extensions-that would increase home size and costs, resisting the demolition of smaller homes where it is proposed to replace these 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

Housing to 2040

The SHIP has been developed in the policy context of the Scottish Government's strategy of 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 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 Housing Supply Targets (HSTs) are based primarily on the results of the HNDA, adjusted according to a number of local factors. 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.



Adjustments have been made in setting the housing supply targets to take account of the deliverability of sites, the ownership of them, 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 to assist first time buyers and those on more modest incomes.

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.

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:



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.

These four key priorities identified from the LHS Outcomes have been taken forward to align with the SHIP priorities by by

- a) Increase Access to Housing – greater provision of greater choice in more areas
- b) Facilitate Independent Living – identify and provide for tenants with particular needs – work with HSLP
- c) Thriving, Attractive & Sustainable Neighbourhoods – work with communities to identify their needs/desires and place making plans
- d) Improve Access and Participation – work with communities

Wheelchair Accessible Housing

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 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.

East Renfrewshire Council and Health and Social Care Partnership have commissioned consultants to undertake an assessment of the need and demand of residents for accessible housing during 2021, across all tenures in East Renfrewshire, including the development of a wheelchair accessible target. The research will identify (1) the housing need and demand as well as health related support of users of wheelchairs and mobility devices across all tenures; and (2) identify the need for new build wheelchair accessible housing in the affordable housing sector and market housing and where new build accessible housing should be located.

As statutory authority for housing of all tenures, the Council provides the focus and commitment to the delivery of accessible housing across all tenures. The accessible housing research will develop a new, more realistic target for wheelchair accessible housing, which will be agreed in co-production with RSLs and other appropriate internal and external stakeholders. Targets set will be monitored annually against new provision, as well as existing provision, which will inform East Renfrewshire in the ongoing developments to achieve compliance with the nationally agreed target of 10% wheelchair accessible housing. The intended outcome is to provide increased choice and flexibility for wheelchair users and others requiring accessible housing

Housing has undergone a re-registration process, analysis of which will provide updated and more detailed information being made available on tenants requirements for adaptable housing.

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.

East Renfrewshire's RRTP 2019/20 – 2023/24 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. The strategic housing priorities outlined in the SHIP work alongside the RRTP strategic priorities to help deliver East Renfrewshire's strategic housing vision, as outlined in the LHS.

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 have successfully complete Shelter Scotland homelessness and housing options training, ensuring that all staff are trained to appropriate levels according to their job role.

In East Renfrewshire, 62%% of lets are currently being allocated to homeless applicants, 84% of homeless cases are being assessed within 28 days, with on average cases being assessed within 23 days and cases closed in an average of 27 weeks. The average length of stay in temporary accommodation is 89 days

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.

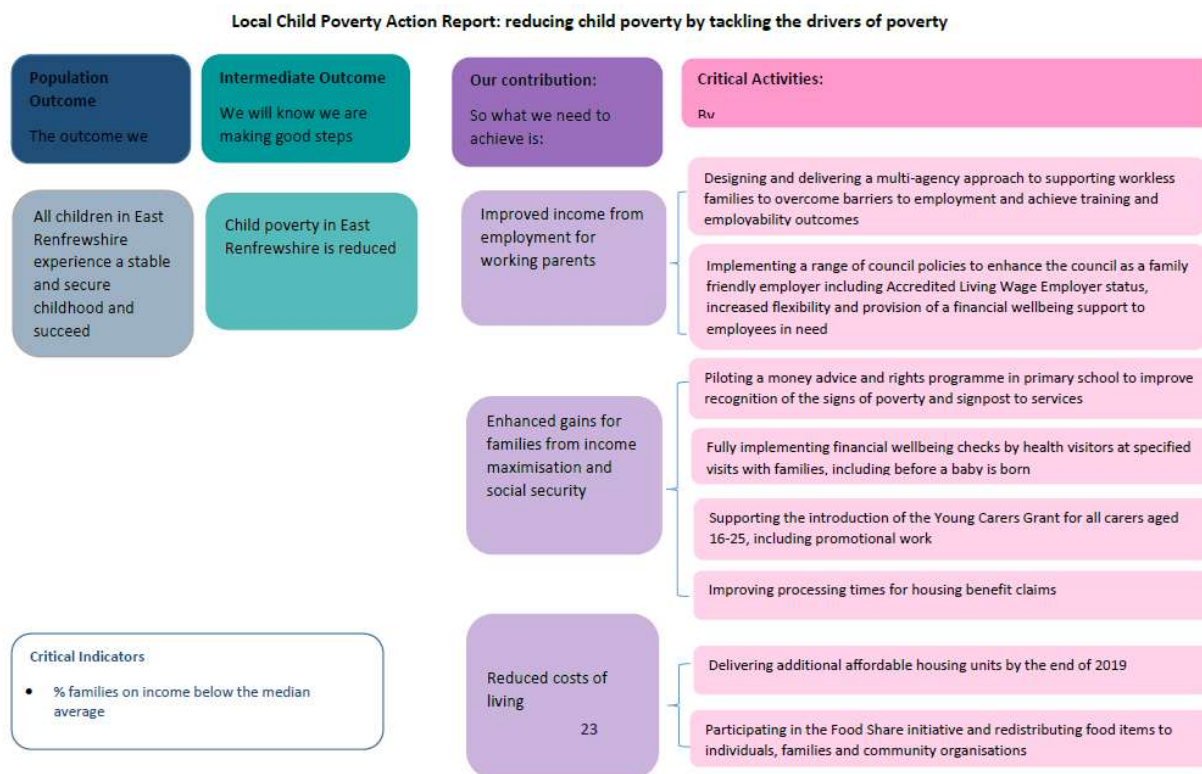
East Renfrewshire has the highest proportion of children in any local authority in Scotland, and this is expected to grow. Whilst East Renfrewshire also has some of the lowest levels of child poverty in Scotland, and fewer young mothers than the national average, it is estimated there are still around 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.

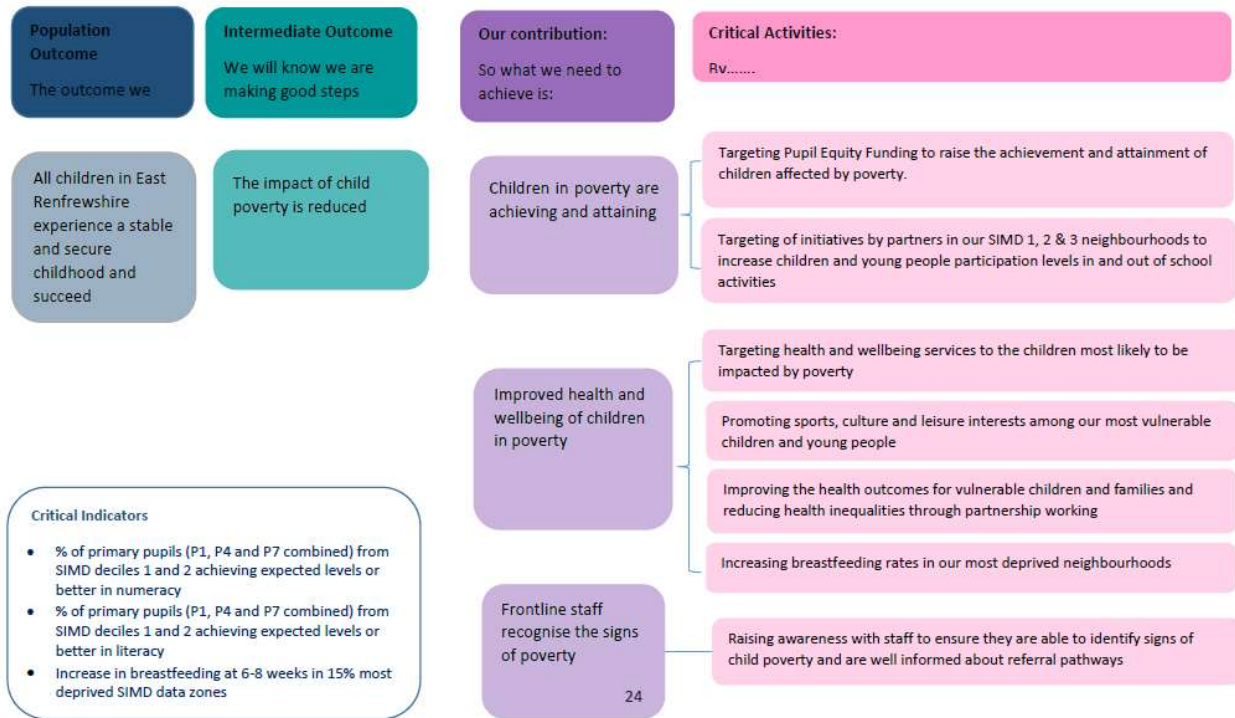
We are taking a two-pronged approach to child poverty in East Renfrewshire;

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:



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



The first three new social rented, affordable housing developments built by East Renfrewshire provide 24 new 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 July 2021, covering the 5 year period from 2021-22 to 2025-26.

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

Financial Year	2021-22	2022-23	2023-24	2024-25	2025-26	Totals
Allocation	£8.406m	£7.246m	£7.225m	£7.250m	£7.370m	£37.497m

Funding is currently under review the SHIP has been prepared based on proposed levels. However the proposed changes have yet to receive final Scottish Government approval.

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 £2.92m to the costs of building the next 276 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 2020/21 £176,163.42 was collected in affordable housing commuted sums and £127,175.11 was collected in Council Tax Discount. In 2020/21, no commuted sums or Council Tax Discount were utilised towards the provision of new affordable housing, however from the start of 2021/22 to date £345,000 of Commuted Sums have been utilised towards the provision of new affordable housing in Eastwood – supporting the delivery of new Council houses at Maidenhill. Further funds have been committed to the delivery of current and future SHIP projects in both Eastwood and the Levern 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 currently two projects identified within the SHIP which require additional HIF to make them viable to be developed whether by ERC or others. Barrhead Road, Newton Mearns is a prime site for affordable housing for the over 60s. Within walking distance of the town centre shops and other local amenities like healthcare and leisure facilities. The site, however, requires a signalised traffic junction and compensatory surface water attenuation elsewhere, to allow any development to proceed.

The second site is Commercial Road, Barrhead where the identification of the land as Open Green Space in LDP2 and the significant industrial contamination of the ground both result in increased development costs due to remediation and planning requirements for quality green space development.

The Council has submitted a request for these sites to be considered for HIF by SG and awaits a response before adjusting outcomes accordingly. 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, and Link HA. The Council are also actively working with private housing providers Taylor Wimpey, Robertson Homes and CALA 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:

Barrhead Road, Newton Mearns – working to deliver 18 social rent units, due to be completed in 2024-25.

Commercial Road, Barrhead – working to deliver 49 social rent units, due to be completed in 2024-25.

Maidenhill Area A1, Newton Mearns – Working with CALA Homes to deliver 48 social rent units, due to be completed in 2024-25.

Maidenhill Area A2, Newton Mearns – Working with CALA Homes to deliver 34 social rent units, due to be completed in 2024-25.

Maidenhill Area A3, Newton Mearns – Working with CALA Homes to deliver 18 social rent units, due to be completed in 2025-26.

Maidenhill Area A4, Newton Mearns – Working with Taylor Wimpey to deliver 22 social rent units, due to be completed in 2026-27.

Maidenhill Area A5, Newton Mearns – Working with Taylor Wimpey to deliver 21 social rent units, due to be completed in 2024-25.

Maidenhill Malletsheugh, Newton Mearns – Working with Robertson Homes to deliver 14 social rent units, due to be completed in 2025-26.

Barrhead South Masterplan, Springfield Road - Working to deliver 30 social rent units, due to be completed in 2025-26.

Barrhead Housing Association:

Walton St, Barrhead – working to deliver 32 social rent homes due to be completed in 2023-24.

Chappelfield Farm, Barrhead - working to deliver 25 social rent general needs units, due to be completed in 2027-28.

Netherton Farm, Dundarnock – working to deliver 25 social rent homes, due to be completed 2022-23.

LINK Housing Association

Maidenhill, Cherrybank Phase 3, Newton Mearns – working with McTaggart & Mickel to deliver 2 social rent units, due to be completed in 2022-23.

Kirkton Road, Neilston – Working with Dawn Homes to deliver 24 social rent units, due to be completed in 2023-24.

Joint Development:

Main St, Barrhead – A joint development between East Renfrewshire Council & Barrhead Housing Association, to deliver 48 social rent homes due to be completed 2025-26.

Mid-Market Rent – through the development of the new LHS, the use of Mid-Market rent options will be explored to address the variety of housing need in the area. As such spend in this area is predicted from 2023/24 with a view delivery by East Renfrewshire Council & Barrhead Housing Association.

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 North Masterplan, Shanks Park – working with Cruden Homes, potential development for an estimated 36 homes, planned for completion in 2025-26.

Rent Off the Shelf (ROTs) Programme – whilst the preference in the SHIP is the provision of new social housing. ROTs submissions will be reviewed each year to seek to buy properties in the open market in areas where there is an identified need but lack of new build development opportunities

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.

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 (EQIA) 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 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.

APPENDIX 1

SHIP Tables 2022-2027

PROJECT	DEVELOPER	UNITS					Estimated SG Grant	
		Social Re	2022/23	2023/24	2024/25	2025/26		2026/27
Commercial Road, Barrhead	East Renfrewshire Council	49	0.499	2.867	0.789	0.000	0.000	4.155
Barrhead Road, Newton Mearns	East Renfrewshire Council	18	0.064	1.358	0.176	0.000	0.000	1.598
Maidenhill Area A1 (CALA)	East Renfrewshire Council	48	0.000	0.000	4.070	0.000	0.000	4.070
Maidenhill Area A2 (CALA)	East Renfrewshire Council	34	0.000	0.000	2.883	0.000	0.000	2.883
Maidenhill Area A3 (CALA)	East Renfrewshire Council	18	0.000	0.000	0.000	1.526	0.000	1.526
Maidenhill Area A4 Taylor Wimpey	East Renfrewshire Council	13	0.936	0.000	0.000	0.000	0.000	0.936
Maidenhill Area A5 Taylor Wimpey	East Renfrewshire Council	30	0.885	0.885	0.000	0.000	0.000	1.770
Maidenhill- Malletsheugh Inn- Robertson Homes	East Renfrewshire Council	14	0.000	0.000	0.175	0.854	0.000	1.029
Barrhead South Masterplan, Springfield Road	East Renfrewshire Council	30	0.000	0.000	1.399	1.145	0.000	2.544
Walton Street, Barrhead	Barrhead HA	32	0.500	2.060	0.000	0.000	0.000	2.560
Netherton Farm - Dundarnock	Barrhead HA	25	1.400	0.000	0.000	0.000	0.000	1.400
Chappelhill - Chappelfield Farm	Barrhead HA	25	0.000	0.000	0.000	0.350	1.225	1.575
Mid market rent programme	Barrhead HA/ East Renfrewshire Council	30	0.000	0.535	0.535	0.535	0.000	1.605
ROTS programme	Barrhead HA	15	0.375	0.375	0.000	0.000	0.000	0.750
Town Centre Regeneration Project	Barrhead HA/ East Renfrewshire Council	48	0.000	0.730	3.420	0.410	0.000	4.560
Maidenhill - Cherrybank Phase 3 - McTaggart and Mickel	Link HA	2	0.128	0.000	0.000	0.000	0.000	0.128
Kirkton Road, Neilston - Dawn Homes	Link HA	24	0.300	1.668	0.000	0.000	0.000	1.968
Armside Court	Hanover HA	12	0.000	0.312	0.312	0.312	0.000	0.936
Barriand Court	Hanover HA	19	0.000	0.482	0.500	0.500	0.000	1.482
Barrhead North Masterplan, Shanks Park, Crudens	TBC	36	0.000	0.000	0.250	2.342	0.000	2.592
Total		522	5.087	11.272	14.509	7.974	1.225	40.067