

**East Renfrewshire Council**

**Strategic Housing Investment Plan**

**2023-28**

**(October 2022)**



## Contents

Section	Page
<b>Section 1 – Background</b>	<b>3</b>
Purpose	3
Preparation of the SHIP	3
Strategic Investment Priorities	3
Progress 2021/22 and To Date	4
Programme Delivery 2023-2028	4
Prioritisation	5
Partnerships	6
Consultation	6
Impact Assessments	7
<b>Section Two – Context</b>	<b>8</b>
National Strategic Context	8
<i>More Homes Scotland</i>	8
Regional And Local Context	8
<i>East Renfrewshire’s Current Housing Position</i>	8
<i>Housing Need and Demand (HNDA)</i>	8
<i>East Renfrewshire’s Housing Supply Targets</i>	9
<i>Local Housing Strategy</i>	9
<i>Wheelchair Accessible Housing</i>	11
<i>Homelessness and East Renfrewshire’s Rapid Rehousing Transition Plan</i>	11
<i>Poverty &amp; Cost of Living</i>	12
Resources	13
<i>Resource Planning Assumptions</i>	13
<i>Other Funding: Developer Contributions and Council Tax Discount Reductions</i>	13
<i>Housing Infrastructure Fund</i>	13
<b>Section 3 – Current, Proposed and Future Projects</b>	<b>15</b>
Planning and Co-ordination of Housing Investment Developments	15
Development Partners	15
Proposed Developments	15
Development Constraints	17
<b>Glossary</b>	<b>18</b>
<b>Annex 1</b>	<b>19</b>
SHIP Tables	19

## 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 2023/24 to 2027/28. 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. 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 the Council's current LHS 2017-2022, as well as recent need and demand assessment used to inform the priorities of the emerging Local Housing Strategy (2023-2028). Consideration has also been given with partners' to their current development plans 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, the SHIP 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 next 5 years (2023/24-2027/28). It also details the projected Affordable Housing Supply Programme (AHSP) grant requirement to deliver the planned affordable housing priorities identified.

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

- a) In a context of long term shortfall in the supply of affordable housing we are committed to continue increasing 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.
- b) With an ageing population, and a notable demand from adults and families with children with disabilities amongst other needs, our focus is on facilitating independent living within our local communities by building and adapting homes which will sustainably meet households' needs over a lifetime.
- c) By investing in new and existing homes in local communities, and supporting residents to improve standards also, 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 for those at most risk.

### Progress 2021/22 and To Date

In 2021/22, the SHIP programme for East Renfrewshire saw 39 new Council homes, and 40 new RSL homes for rent. A further 13 homes for sale at entry level prices were provided outwith the SHIP programme. However whilst construction did stall as a result of the pandemic, SHIP sites under construction in East Renfrewshire have delivered a further 97 new properties in the year to date (2022/23). A further 12 homes have been provided outwith the AHSP programme as entry level priced homes for sale in Barrhead.

Further, 17% of the new homes delivered through the SHIP in 2021/22 were adapted or adaptable to lifetime needs, reflecting our current commitment to at least 10% of new homes fitting this profile. Of those delivered in 2022/23 year to date, 13% have met this standard. This demonstrates our commitment to making provision within the SHIP to meeting a range of identified local housing needs. Further detail on work commissioned in partnership to improve our understanding of the need for accessible housing locally, and set fresh targets for delivery, is outlined in section.

### Programme Delivery 2023-2028

It is anticipated that the proposed SHIP could deliver around 447 units of new affordable housing primarily focused on new provision and social housing for rent. Other affordable homes for sale are also expected, but will largely be delivered outwith the SHIP through developer contributions (and without subsidy). The total figure of homes to be delivered is determined through planning discussion with individual developers.

East Renfrewshire Council retains its ambitions for a continuing robust programme of Council new build for social rent with clear commitment to delivery of identified SHIP projects. In line with our partner landlords, we will strive to bring forward additional projects over the course of the SHIP term 2023-2028, however challenges remain in public spending pressures, the balance of investment in new and existing stock to meet quality standards and keeping rents affordable. In East Renfrewshire's case housing land supply will be a key focus for further discussion through development of Local Development Plan 3, in line with identified housing need and demand<sup>1</sup>.

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<sup>1</sup> Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment (2022)

To meet the LHS priorities, the Council will prioritise and 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 more affordable in Levern Valley, the market is very heated in terms of demand for private and social housing.

More houses are also required rather than flats creating some mismatch with existing stock, and the quality of existing homes will place an added burden of investment on those trying to get on the property ladder. There is also a requirement for an increase in the number of accessible homes across all tenures, to cater for a range of needs including older and disabled people. In addition, more options are required to provide “churn” in the wider housing market, 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.

Taking need and demand into account, the SHIP lends a higher priority to projects in the Eastwood area. However availability of land in Eastwood can limit this ambition and options in Levern Valley will also be considered to meet the considerable local authority wide need for affordable housing. 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 447 affordable homes – 208 in Eastwood; and 239 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 £34.7m. The SHIP table assumes the projects will attract the proposed minimum urban benchmark subsidy for Council or Housing Association social rent projects. 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 also been assumed. 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 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 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 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:

- Prioritising available funding to 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;

- Where slippage in use of funding occurs due to sites progress, the acquisition of homes will be used to increase social rented supply.
- The agreed and emerging proposals for sites meet a range of needs, including smaller and family sized homes, and those suitable for the elderly and disabled;
- Developments with the greatest certainty over timing and deliverability;
- A provision for delivery of mid-market rent homes to meet the needs of local people in the middle (i.e. cannot afford to buy on the market; and are lower in priority for available social housing)
- Projects which support the regeneration of town centres and local living, with 20 minute neighbourhoods in mind.

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 recent HNDA work and NPF4, will provide an opportunity to consider future housing land supply that will aid affordable housing delivery.

## Partnerships

As the strategic housing authority, the Council is committed to supporting our partners to deliver new affordable housing development in East Renfrewshire, and increasing supply through acquisition where required. 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 into the future.

In order to prepare the SHIP, the Council invites site nominations and projects from its partners. Developments proposed by partners were considered and prioritised on their individual merits, by evaluating them against the strategic priorities set out in the LHS. Discussion has also taken place on longer term ambitions for town centre areas to improve quality and increase affordable housing and other amenities in support of 20-minute neighbourhoods and effective place-making, and this will form part of the discussions around LDP3.

The SHIP was issued to partners 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 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 and emerging LHS have heavily informed the content of this SHIP, and 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 evidential data as well as partner feedback, public consultation, focus groups and online resident polling.

The SHIP itself has been prepared in dialogue with Housing Associations, private developers, elected members, Council Departments and HSCP, and using feedback from 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 forums such as our Health & Housing subgroup of the HSCP Strategic Plan, and through projects such as our commissioning of Accessible Housing Needs research. Close contact has been maintained with the RSLs and the information contained in this SHIP updated accordingly. 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, Economic Development, Regeneration and Housing Services have considered in detail options for delivering affordable housing to meet LHS priorities taking into account Resource Planning Assumptions, Housing Land Audit 2021 and the approved Local Development Plan 2 (LDP2).

Through the development of the current and emerging 5 year LHS, the Council's Housing Strategy Team have engaged with the public 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 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. Emerging matters for the EIA and SEA being produced in the development of LHS 2023-2028 have also been taken into account. 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)*

An HNDA is used to inform the LHS and development planning processes, driven by the regional Glasgow and Clyde Valley partnership, and provides medium to long term projections that inform land supply and housing targets. 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 aspiration to plan for a growing population in East Renfrewshire, taking account of key market drivers and existing stock profile and pressures.

Future housing estimates for East Renfrewshire estimate a requirement for 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 (2023-28), a need for 1,545 new homes are estimated across East Renfrewshire.



## East Renfrewshire's Housing Supply Targets

From these estimates, new housing supply targets are being developed in partnership between LHS and LDP teams, and will be informed also by NPF4 announcements. For affordable housing it is unlikely that the current minimum target of 45 units of affordable housing per annum will change significantly, with ambition to continue to deliver in excess of this in earlier years to cope with rising demand for social and other affordable housing. The Council's existing Housing Supply Targets are set out below for illustration, with 10% generosity factor added to private housing, in line with Scottish Planning policy, to ensure a generous supply of land is assured.



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, in lieu of delivery of affordable homes for sale through developer contribution. 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

The LHS 2017-22 commits to:

- increasing access to housing for all,
- building thriving, attractive and sustainable neighbourhoods,
- facilitating independent living, and
- improving access and participation for all residents in East Renfrewshire.

The emerging LHS for 2023-2028 is currently at draft consultation stage. The following vision and outcomes frame the consultation on priorities for action, and reflect recent public and stakeholder consultation and current insight into the local housing market. The LHS vision has at its centre our ambitions that everyone in East Renfrewshire has **“A Welcome Home”** both now and in the future, and means:

***“East Renfrewshire residents can access a good quality home, in the right place, that is affordable and meets their needs”.***

The draft outcomes are as follows, and illustrated earlier, the priorities we have and which drive investment are consistent across both LHS plans:

- Enough of the right homes to rent or buy, in the places where we need them
- Working together to deliver accessible housing advice and support households facing crisis
- Good quality homes (and neighbourhoods) - improving standards across East Renfrewshire
- Homes that meet a lifetime of needs, supporting residents to live independently
- 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.

Through work to develop the new LHS, research is being commissioned to identify the detailed need, market and location for mid-market rent homes locally. This will allow us to identify with partners who may be best placed to deliver this type of housing through the SHIP. More developed proposals will emerge shortly, but the preference is for this type of product to be developed via the Council or other social landlords.

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 in neighbourhoods which are of good quality. These principles are carried through in our consideration of projects for the SHIP programme.

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, 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 1<sup>st</sup> 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.

### *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 worked jointly to commission research to quantify the need and nature of demand for wheelchair and accessible housing in East Renfrewshire, across all tenures. This has been to support setting of targets across tenures for new build as well as adaptation of homes. It is also with a view to providing a robust assessment of demand which can be used for development of a firmer housing mix policy within LDP, to encourage delivery of accessible homes in private developments.

A new, more realistic target for wheelchair accessible housing, which will be agreed in co-production with housing and health and other stakeholders through the LHS. 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. Meantime, the current target of 10% new affordable homes to be adapted or adaptable to lifetime needs remains relevant and in place pending finalisation of the emerging LHS targets.

### *Homelessness and Rapid Rehousing Transition Plan*

East Renfrewshire continues to face a number of challenges in tackling homelessness, with historically low levels of social and private rented housing options, 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, and in turn limited in the housing options available to households looking to avoid crisis.

East Renfrewshire's RRTP 2019/20 – 2023/24 has been developed in the context of the wider strategic planning framework and the LHS, and is reviewed annually as part of the Scottish Government's process. The strategic housing priorities outlined in the RRTP reflect East Renfrewshire's strategic housing vision, as outlined in the LHS, and the SHIP supports this. Primarily the SHIP focus is on increasing supply and choice in affordable housing options.

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 380-400 presentations projected for 2022/23, to a great extent 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 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.

### *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. The Cost of Living is in sharp focus for the Council and partners again, as we head into a winter of uncertainty around energy costs and unprecedented economic pressures. A package of measures totalling £4.4m has recently been announced to support the most vulnerable with living costs, as well as to reduce the impact of fuel poverty.

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. 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 support for energy improvement measures for existing homes reflect the housing contribution to supporting delivery of these priorities.

The recent developments by East Renfrewshire provide homes which 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 current RPA's available for East Renfrewshire are set out below. £37.497m was allocated to East Renfrewshire via the AHSP for the parliamentary term 2021/26. Updated RPA's are not yet available in 2022 and so estimates have been applied to the later years of the SHIP programme to help plan ahead. The assumption has been made of sustained levels of funding given the national targets for delivery of affordable homes already set out, and a working figure of **£36.585m** is available for this SHIP programme at present:

Year	2021-22	2022-23 (Current Year)	2023-24	2024-25	2025-26	2026-27 *estimate	2027-28 *estimate	Total 2023/28
£m	£8.406m	£7.246m	£7.225m	£7.250m	£7.370m	£7.370m	£7.370m	<b>£36.585m</b>

### *Other Funding: Developer Contributions and Council Tax Discount Reductions*

In addition to the AHSP grant funding, 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. There have been 161 affordable homes funded to date using these sums, with a further £1.936m 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 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, Hanover Scotland 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.

### Proposed Developments

#### **East Renfrewshire Council:**

*Barrhead Road, Newton Mearns* – working to deliver 18 social rent units, due to be completed in 2025-26.

*Commercial Road, Barrhead* – working to deliver 49 social rent units, due to be completed in 2025-26.

*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 Malletsheugh Inn, Newton Mearns* – Working with Robertson Homes to deliver 14 social rent units, due to be completed in 2024-25.

#### **Barrhead Housing Association:**

*Walton St, Barrhead* – working to deliver 32 social rent homes due to be completed in 2024-25.

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



*Netherton Farm, Dundarnock (Barrhead South Masterplan area) – working to deliver 25 social rent homes, due to be completed 2023-24.*

*Rent Off the Shelf (ROTs) Programme – 15 units to 2024/25.*

*\*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*

### **LINK Housing Association**

*Kirkton Road, Neilston – Working with Dawn Homes to deliver 24 social rent units, due to be completed in 2024-25.*

### **Hanover Scotland Housing Association**

*Barrland and Arnside Courts, Giffnock – 19 and 12 units respectively involving remodelling of existing studio and shared accommodation developments into self-contained amenity units to meet modern requirements and high demand for older people and others with particular housing requirements and support needs.*

### **Joint Development:**

*Town Centre Regeneration Projects, Barrhead – A joint development between East Renfrewshire Council & Barrhead Housing Association is being progressed to deliver up to 48 social rent homes over several sites, with estimated completion 2026-27.*

*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 to 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, and negotiation is taking place to identify the most suitable development plan and 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 2027-28 subject to agreements.*



## 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

<b>Term</b>	<b>Description</b>
<b>Eastwood</b>	Area covering Busby, Clarkston, Stamperland, Eaglesham, Giffnock, Netherlee, Newton Mearns, Thornliebank.
<b>Equality Impact Assessment</b>	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.
<b>Fairer East Ren delivery plans</b>	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.
<b>Housing Infrastructure Fund</b>	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.
<b>Housing Need and Demand Assessment</b>	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.
<b>Housing Sub Market Area</b>	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.
<b>Housing Supply Target</b>	The total number of homes across all tenures that require to be delivered to meet the requirements of the Strategic Development Plan.
<b>Levern Valley</b>	Area covering Barrhead, Neilston and Uplawmoor.
<b>Local Child Poverty Action Report (LCPAR)</b>	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.
<b>Local Housing Strategy</b>	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.
<b>Strategic Environmental Assessment</b>	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.

# ANNEX 1

## SHIP Tables 2023-2028



PROJECT	DEVELOPER	UNITS TENURE						Estimated SG Grant
		Social Rent	2023/24	2024/25	2025/26	2026/27	2027/28	
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	4.070	0.000	0.000	0.000	4.070
Maidenhill Area A2 (CALA)	East Renfrewshire Council	34	0.000	2.883	0.000	0.000	0.000	2.883
Maidenhill Area A3 (CALA)	East Renfrewshire Council	18	0.000	0.000	1.526	0.000	0.000	1.526
Maidenhill- Malletsheugh Inn- Robertson Homes	East Renfrewshire Council	14	0.175	0.854	0.000	0.000	0.000	1.029
Walton Street, Barrhead	Barrhead HA	32	0.500	2.060	0.000	0.000	0.000	2.560
Netherton Fam - Dundarnock	Barrhead HA	25	1.400	0.000	0.000	0.000	0.000	1.400
Chappelhill - Chappelfield Fam	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	0.535	0.535	0.535	0.000	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
Kirkton Road, Neilston - Dawn Homes	Link HA	24	1.668	0.300	0.000	0.000	0.000	1.968
Amside Court	Hanover HA	12	0.312	0.312	0.312	0.000	0.000	0.936
Barrland Court	Hanover HA	19	0.482	0.500	0.500	0.000	0.000	1.482
Barrhead North Masterplan, Shanks Park, Crudens	TBC	36	0.000	0.000	0.000	0.250	2.342	2.592
<b>Total</b>		<b>447</b>	<b>6.010</b>	<b>16.844</b>	<b>7.258</b>	<b>1.010</b>	<b>3.567</b>	<b>34.689</b>