

SECTION 3.

NATURE OF THE BUSINESS

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1. Introduction

Williamsburgh Housing Association is committed to the goal of providing decent housing for those in the greatest housing need. Inevitably, this means that the bulk of the houses provided are for rent, either to existing residents, applicants on the Association's own housing lists, local authority nominations or referrals.

2. Rehabilitation

The bulk of the Association's initial activity was tenement rehabilitation and in this regard the Association provided a service to those owners who wished to improve their homes, in conjunction with the Association's improvement schemes. We have also promoted low cost home ownership, by producing improved houses for sale.

3. New Build

The Association has sought to provide for those not catered for by the improvement programme by developing new housing in appropriate sites. New build has become an increasingly prominent feature of the Association's development programme, particularly focusing on area regeneration.

4. Backcourt/Streetscape

In addition to providing decent homes, the Association has sought to improve the general environment through complementary backcourt improvement works, landscaping of common areas and streetscape schemes.

5. Housing Provision

By providing a varied mix of house size and types, the work of the Association has contributed to more balanced communities. While providing a range of family accommodation, the serious shortfall in one and two person houses has also been addressed. A large proportion of the single people living in our areas are elderly and the Association provides special adaptations and amenities in modernised flats to make them more suitable for the needs of the aged. The availability of a community-alarm system offers comfort and security for our elderly, vulnerable or infirm tenants.

In response to the need for specially adapted housing for disabled people, wheelchair flats have been provided, as a matter of course, in suitable schemes, whether they be tenement rehabilitation or new build.

An annual programme allows existing stock to be adapted to the changing needs of tenants over time, allowing them to remain in their own home within the community, where family and friends can provide support.

6. Special Needs

Committed to providing special needs housing wherever possible, the Association works closely with organisations such as Women's Aid (to assist women and their families fleeing violence), Social Work, Kibble, Renfrewshire Council for Alcohol and Renfrewshire Council Throughcare (young people leaving care).

Williamsburgh Housing Association works closely with Renfrewshire Council in respect of making provision for homeless households through Section 5 referrals. In addition, homeless households can apply directly to our waiting list. The Association also offers access to Williamsburgh Housing Association through local authority nominations.

7. Community Regeneration

Given the Association's concern with the well-being of the communities we serve, we are heavily involved in initiatives which seek to maximise the social, economic and environmental benefits which our investment in areas can generate. As such, we have promoted a number of projects aimed at providing training and employment opportunities, environmental improvements, support for elderly or vulnerable residents, improved community facilities, diversionary activities for young people, increased security and safer environments to reduce both crime and the fear of crime.

8. Housing Stock

The Association's housing stock as at 31st March 2019 is identified as follows:

New/Improved Housing Stock Plus Mortgage to Rent

Apartment Size	4 in a block	House	Other Flat or Maisonette	Tenement	Total	No. of Lettable Units
1 Apt	0	0	0	7	7	4
2 Apt	62	1	54	658	775	774
3 Apt	15	64	14	465	558	556
4 Apt	0	69	11	170	250	250
5 Apt +	0	25	1	5	31	31
Total	77	159	80	1,305	1,621	1,615

No. of Properties	House Type		
252	Amenity		
76	Wheelchair		
1,293	General Needs		
1,621	Total Units	Tenancies at 31 st March 2019:	1,578
		Voids	10
		Not Available for Let	6
		Leased (including x1 Occupancy Agreement)	27
104	Right to Purchase Sales		
376	Other Owners (does not include 38 Commercial)		
49	Improvement For Sale		
2,150			

8. Development Activity

Schemes completed to date:

8.1 Comprehensive Tenement Improvement & Mortgage to Rent

completed schemes to date:

First	48,50 McKerrell Street, 7 Ladyburn Street (completed September 1981)	
	Lang Street/Seedhill Road	
	McKerrell Street	
	Kilinside Road	
	Dunn Street	
	Bank Street	
	Cochran Street	
	Seedhill Road	
	Caledonia Street	
	Clarence Street	
	Buchanan Street, Johnstone	
	Love Street	
	Renfrew Road	
	Thomson Street/Porterfield Road, Renfrew	
	Albion Street	
	Miller Street, Johnstone	
	Paisley Road/Victoria Drive East, Renfrew	
	Moorpark Square, Renfrew	
	Mortgage to Rent: Kilinside Road	
	Challenging Properties: Improvement Scheme - Various Addresses	
Producing:	Housing Association properties for rent:	994
	Privately owned properties (including 101 Right to Buy):	477
	Flats improved for sale:	49
	Improved housing units (plus 38 commercial units):	1,520
	Mortgage to Rent	1

8.2 New Build & Mortgage to Rent

completed schemes to date:

First	Kilnhill Court (completed July 1989)	
	Unsted Place	
	Seedhill Road	
	Williamsburgh Terrace	
	Buchanan Way, Johnstone	
	Rankine Place, Johnstone	
	Broomlands Lane	
	Wallace Street	
	St. Margarets Court	
	William Street	
	Love Street/Glen Street	
	Underwood Court	
	New Sneddon Street	
	Miller Street, Johnstone	
	Mortgage to Rent: Park Avenue/Alloway Drive/Wallace Avenue/ Stranka Avenue	
	Moorpark	
	Rankine Street	
	Lacy Street	
	Victoria Drive East	
	Blackhall	
Producing:	Housing Association properties for rent:	627
	Right to Buy:	3
	New build housing units:	630
	Mortgage to Rent:	4

8.3	Total number of Housing Association properties for rent:	1,621
	Total number of owners for whom Williamsburgh Housing Association provides a factoring service:	568
	• Housing Units	530
	• Commercial Units	38

9. Future Activity

The Association works very closely with Renfrewshire Council and the Scottish Government. This is illustrated not only in our traditional activity of tackling the comprehensive improvement of Below Tolerable Standard (BTS) properties within 'Housing Action Areas for Improvement/Housing Renewal Areas' but with specific commissions undertaken on behalf of both agencies e.g. NHP-funded regeneration of the Miller Street estate in Johnstone on behalf of the Council, development work in Westburn/Woodvale on behalf of the Scottish Government (Ferguslie Park Housing Association).

As intimated earlier, following consultation with our partners, it was agreed that the Association should extend our boundaries. While sub-tolerable housing remains to be tackled in the east end of Paisley, it was recognised that substantial numbers of below tolerable standard housing were situated in other areas of the district.

As such, the Association promoted Comprehensive Tenement Improvement (C.T.I.) schemes in the north of the town (such as Caledonia Street/Love Street) to complement its traditional and ongoing work in the east end and also addressed individually identified, priority projects such as Buchanan Street in Johnstone and Paisley Road/Victoria Drive East in Renfrew.

In addition, the Association sought to promote our new build activity both through the acquisition of sites in our own right or through partnering arrangements with developers/contractors.

The Association enjoyed success in initiatives such as; the Area Development Framework (ADF) for Moorpark, where we were integrally involved in the comprehensive strategy for the housing-led regeneration of the area.

The Association will continue to investigate additional sources of funding to support our local investment, such as the Energy Company Obligation (ECO) for housing association properties, which allowed us to improve the insulation in substantial numbers of our dwellings. The Association is currently working in partnership with a number of organisations, piloting the use of Internal Wall Insulation Bead Injection in the external walls of our tenement stock, deemed difficult to treat. The project is being piloted in conjunction with Everwarm (Installation Contractor), Energy Store (Material Supplier), Napier University (Technical Monitoring), KIWA (Accreditation) and GDGC (Warranty Providers for the Insulation System). Ultimately, it is hoped that the system used in the pilot will be approved by Ofgem, allowing mainstream funding for this work through ECO3.

The Association is pleased to note the recent political commitment to extend the provision of affordable social housing. The target announced for new housing is encouraging and the subsidy levels now available will undoubtedly reinvigorate activity in this area. Indeed, the Association, following a period of absence, is currently promoting several schemes. This comprises:

- an 18 unit development at Milliken Road, Kilbarchan,
- a 44 new build development at Albert Road, Renfrew,
- a 25 new build development at Cartha Crescent, Paisley, and
- a 25 new build development at North Road, Johnstone.

The timetable, spend and grant required, in order to support these schemes is detailed on pages 24 and 25. W.H.A.'s promotion of these projects has been agreed with Renfrewshire Council and the Scottish Government and all feature within Renfrewshire's SHIP.

While encouraged by the support received for these projects from both Renfrewshire Council and the Scottish Government, the Association is acutely aware of the BTS housing which remains in Renfrewshire both in Paisley town centre and elsewhere.

Sadly, given the costs involved and the prevailing funding constraints, Williamsburgh Housing Association's contribution towards addressing housing need locally in this particular area is likely to be limited to providing our expertise to partner agencies such as Paisley Housing Association, who are seeking to promote a CTI project in Paisley town centre, at Orchard Street.

As a prominent partner both in the development of the LHS/SHIP and Renfrewshire's Community Planning arrangements, we hope to continue to play a significant role in implementing the identified strategy, aimed at improving and sustaining neighbourhoods, improving housing conditions, meeting housing need and widening housing choice. In addition to promoting our own schemes, to provide affordable housing directly, we have and will continue to assist, where possible, other partners who require our expertise to promote development activity. Crucially, we will concentrate on our existing properties; providing a quality service to our tenants, maintaining our investment in our housing stock, ensuring the sustainability of our properties and re-investing in measures to increase their energy efficiency etc.

Development Programme

Development Programme	2018 2019 To date	2019 2020	2020 2021	2021 2022	2022 2023	2023 2024	Total
	Year 0 £'000s	Year 1 £'000s	Year 2 £'000s	Year 3 £'000s	Year 4 £'000s	Year 5 £'000s	£'000s
Kilbarchan x 18 units	234	2,612	76	40			2,962
Albert Road x 44 units	19	718	3,481	2,792	139		7,149
Cartha Crescent x 25 units	19	-	332	201	2,885	1,139	4,576
North Road x 25 units	18	12	429	2,372	1,416	85	4,332
Development & Clerk of Works staff costs	13	102	113	118	129	134	609
Total Development Costs x 112 Units	303	3,444	4,431	5,523	4,569	1,358	19,628
Kilbarchan	225	1,095					1,320
Albert Road		584	2,849				3,433
Cartha Crescent			351	201	1,410		1,962
North Road			459	1,503			1,962
Social Housing Grant	225	1,679	3,659	1,704	1,410	-	8,677
Net Development Costs	78	1,765	772	3,819	3,159	1,358	10,951



