

Supplementary Planning Policy Guidance

Affordable Housing First Revision



November 2008

AFFORDABLE HOUSING

SUPPLEMENTARY
PLANNING POLICY GUIDANCE

First Revision
November 2008



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FOREWORD

Affordable housing is an issue that affects everyone in East Renfrewshire.

House prices are high in our area and we simply do not have enough social housing or low-cost ownership homes to cater for people who cannot afford high prices but who want to live, and, in many cases, continue to live, in this area.

Affordable housing is a particular issue for our young people and for our older residents and the council is committed to working with our own housing service, planners and developers, house builders and social and private landlords to ensure that we work towards the goal of all of our residents being able to access affordable and quality homes, regardless of their post code or personal circumstances.

I commend this strategy to you as part of our drive to ensure that our affordable housing agenda is pursued with vigour and effect and to ensure that we plan for our future housing supply in East Renfrewshire with the specific needs of all of our residents, and, especially, with the concept of affordable housing to the fore as a basic human justice issue.



*Councillor Eddie Phillips
Convener for the Environment*

First Revision, November 2008

The Council's Supplementary Planning Policy Guidance (SPPG) on Affordable Housing was approved by the Council on 19th January 2006 and has been taken into considerations in the determination of planning applications for residential development from that date..

In considering and scrutinising the SPPG it became apparent that the wording of paragraph 5.14 required to be changed so that it is consistent with Scottish Executive Planning Advice Note 74 (PAN 74).

The Council carried out a consultation exercise on proposed new wording for paragraph 5.14 of the 2006 SPPG from May to July 2008. The proposed wording was then amended to take account of a number of points raised through the consultation process. The Council approved the amended wording for paragraph 5.14 in October 2008. This 2008 first revision replaces the 2006 SPPG.

The Council also approved in October 2008 the proposal that a full update of the SPPG be carried out. This update will be informed by:

- The responses received to the recently Finalised Local Plan (consultation closed on 4th November 2008)*
- An update of the Council's Housing Needs Assessment (completion due January/February 2009).*
- Recent changes to the Glasgow and Clyde Valley Joint Structure Plan*
- Recent government guidance.*

It is therefore proposed that the update is commenced in early 2009 and will be carried out in accordance with PAN 74. The Council will carry out a full consultation on the updated SPPG, inviting comment from the development industry, partner organisations, members of the public and other interested parties.

This First Revision therefore only amends the wording of paragraph 5.14 and changes contact details, pending a full update in 2009.

1. INTRODUCTION

- 1.1 The objective of this policy is to ensure that housing development contributes to providing a range of housing choices in East Renfrewshire that assists in meeting identified affordable housing needs in a sustainable way.
- 1.2 This document provides Supplementary Planning Policy Guidance (SPPG) to the East Renfrewshire Local Plan (adopted November 2003) pending the replacement of the Local Plan by the Council.
- 1.3 The policy sets out how the Planning system can support the delivery of affordable housing and provides clarity on the requirements for affordable housing for new housing developments in East Renfrewshire.
- 1.4 The policy will guide discussions with housing developers and other stakeholders, and will be a material consideration in the assessment of Planning Applications.
- 1.5 This policy has been developed through an Affordable Housing Policy Working Group comprising membership from East Renfrewshire Council Planning and Regeneration Service, East Renfrewshire Council Housing Service, a representative from Homes for Scotland, Communities Scotland (now the Scottish Government Housing & Regeneration Directorate), and a Housing Association representative of the East Renfrewshire Housing Providers Forum.



- 1.6 The Council has commenced the formal process of replacing the East Renfrewshire Local Plan and has set down a Charter for undertaking and completing this process by March 2008. During this process, this SPPG will be developed into a comprehensive

affordable housing policy for inclusion in the replacement Local Plan. It is anticipated that the replacement Plan will also include specific land use proposals for affordable housing along with reasonable alternative locations for affordable housing land. This replacement local plan will be subject to detailed publicity and consultation and assessment under new Strategic Environmental Assessment ("SEA") Regulations. Towards the end of the Local Plan replacement process, the Council's policies and proposals may be the subject of detailed scrutiny at a Local Plan Inquiry. In the meantime, there continues to be a pressing requirement for affordable housing in East Renfrewshire to accommodate the significant backlog of unmet need identified in the Council's Local Housing Strategy and Housing Needs Assessment, and to support the regeneration of the worst areas of deprivation.



- 1.7 This SPPG provides interim policy guidance on the delivery of affordable housing pending the replacement of the Local Plan. It provides a policy framework for securing affordable housing in new residential developments principally through urban renewal but does not seek to identify new sites for this purpose. This is more appropriately left to the Local Plan and accompanying SEA process.
- 1.8 This SPPG is effective from the date of approval by the Council. It will be taken into consideration in the determination of all Planning Applications for residential development submitted to the Council from that date.

2. POLICY CONTEXT

2.1 This SPPG has been developed in the context of the following policy frameworks and advice.

The Housing (Scotland) Act 2001

2.2 The Housing (Scotland) Act 2001 requires all local authorities to carry out an assessment of housing need in their area and to produce a Local Housing Strategy (LHS) which sets out how prioritised housing needs will be met.

2.3 The first East Renfrewshire LHS was completed in April 2004 and commits the Council and its partners to introducing an affordable housing policy in recognition of the severe affordable housing shortfall identified in East Renfrewshire.

Community Planning

East Renfrewshire Corporate Strategy and East Renfrewshire Community Plan



2.4 East Renfrewshire's current Community Plan has four priority themes:

- Caring and Healthy Communities;
- Safe Communities;
- Sustainable and High Quality Environment;
- Employment and Lifelong Learning.

2.5 The over-riding principles of the Plan is to work together to achieve social inclusion, active citizenship and sustainability with the emphasis on the outcome for local people.

2.6 Some of the housing priorities set out in the Community Plan which are relevant to this guidance are to:

- Develop affordable housing for rent and for sale to meet locally identified housing needs;
- Increase the provision of appropriate supported and unsupported housing for people with particular needs;
- Improve the home energy efficiency of new, improved and existing houses.

2.7 The purpose of the East Renfrewshire Corporate Strategy is to set out the Council's aims for the following four-year period, and the means through which they should be achieved. East Renfrewshire Council's current Corporate Strategy states the Council's vision as:

"To make our residents and employees proud to belong to East Renfrewshire by improving noticeably the quality of life for every local neighbourhood and community."

2.8 Ensuring that there is a good supply of well-maintained, energy-efficient and affordable housing for both rent and purchase within family-friendly neighbourhoods is one of the key commitments of the Strategy.

2.9 The Council is committed to ensure that the Corporate Strategy is taken into account in all future plans, strategies and initiatives that take place in East Renfrewshire.

National Planning Policy

National Planning Framework

2.10 The National Planning Framework (NPF) recognises that an adequate supply of affordable housing is an important factor in promoting economic activity and social justice and closing the opportunity gap. It refers to



high demand areas where cost and availability are important considerations in terms of land values and the supply of affordable housing sites. The NPF also recognises that in some areas, where there are significant numbers of social rented houses, the size, type, tenure or condition of the existing stock may no longer meet local needs and that in these areas there still may be a need for new affordable housing.

- 2.11 The NPF requires all local authorities to assess their housing needs and where the need for affordable housing is identified to reflect the requirements for affordable housing in the delivery mechanisms of their local housing strategies, development plans and community plans.

Scottish Planning Policy on Planning for Housing (SPP3)

- 2.12 SPP3 provides national policy guidance on planning for housing and recognises that the Planning system can help to support a strategy to provide affordable housing in an area. It encourages more diverse, attractive, mixed residential communities that provide tenure choice that caters for all segments of the market from affordable homes to executive housing. As with market-led housing, it states the affordable housing should, where possible, be met within the market area where the need has been identified.



- 2.13 The guidance also recognises the roles of both the public and private sectors in the delivery of affordable housing, stating that in some cases delivery will involve the developer making a proportion of houses available at a discount price and that in other cases public subsidy will be needed.

Planning Advice Note 74 on Affordable Housing (PAN 74)

- 2.14 PAN 74 contains the Scottish Executives most recent advice on affordable housing and sets out how the Planning system can support its delivery.



- 2.15 It recognises that local authorities have a key role in developing a locally based affordable housing policy framework and the need to ensure consistency between the Local Housing Strategy and the Development Plan. It also recognises that regional and local differences exist which require the targeted planning of new affordable housing to those areas with a shortfall, whilst considering regeneration in those areas which have a surplus. The advice highlights the need for close working with Registered Social Landlords and private developers to ensure that there is a common and shared understanding of affordable housing policy and its implications.

- 2.16 The Executive has set a benchmark figure of 25% for the provision of affordable housing on each new housing site, although stating that this does not preclude a developer offering to include a higher percentage or the local authority seeking to achieve a higher percentage on specific sites in exceptional circumstances. The PAN sets out the steps to support the delivery of affordable housing through Planning policy and describes various mechanisms for on-site provision.


- 2.17 The glossary to the PAN describes affordable housing as

“housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need with the support of public subsidy.”


Categories of affordable housing include social rented, shared ownership, shared equity, discounted low cost sale and housing without subsidy in the form of entry level housing for sale that is legally bound to be maintained as affordable units to subsequent purchasers.

Development Plan Policy

Structure Plan

- 2.18 Strategic Policy 6 of the Glasgow and the Clyde Valley Joint Structure Plan 2000 (GCVJSP) supports the quality of life and health of local communities and seeks to provide opportunities to provide for need and choice in each housing market area. In this respect it enables affordable housing opportunities to be brought through local plans, housing strategies and strategic housing agreements.
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- 2.19 The GCVJSP is in tune with the NPF. It recognises that there is a limited supply of affordable housing in pressurised areas such as Newton Mearns and supports Local Plan proposals for the provision of affordable housing in such hot spots to improve tenure choice and the cost of housing. It also recognises that in certain areas, reductions in the demand for social rented housing have given rise to the need for subsidised, low cost, home ownership schemes being developed in former Council housing areas. Strategic Policy 9 of the GCVJSP allows affordable housing opportunities to be promoted through local plans.
- 2.20 A review of the GCVJSP has been undertaken with a view to the Plan being altered and submitted to Scottish ministers for approval early in 2006. A Consultative Draft Alteration was published in May 2005 followed by a Draft Finalised Alteration published in October 2005. The Alteration seeks to set the agenda for sustained growth in the metropolitan area. Although it concludes that there is no general shortage of affordable housing across the Structure Plan area it recognises there are local shortfalls and issues. It makes specific reference to those Councils, including East Renfrewshire, where, because of local deficiencies, improving the range and choice of affordable housing should be a Local Plan priority.

Local Plan

- 2.21 The East Renfrewshire Local Plan acknowledges that affordable housing is an issue throughout the area, particularly in the eastern suburbs south of Glasgow. Proposal H2 of the Local Plan specifically allocates seven sites for particular needs housing. Two of these have been developed and the remaining five sites are partially or wholly available for affordable housing purposes. Progress is being made towards the implementation of these proposals. These sites are located at:
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- Foundry Lane, Barrhead;
- Robertson Street, Barrhead (under construction);
- Barrhead Road, Newton Mearns;
- Greenlaw Urban Expansion Area, Newton Mearns; and
- Station Yard, Neilston (Phase 2).

- 2.22 The Council has embarked on the process of replacing the Local Plan and the delivery of affordable housing through the Planning process has been identified as a key issue facing the Council. It is anticipated that the replacement Local Plan will provide a comprehensive policy framework, which will identify site-specific proposals for the provision of affordable housing. This SPPG will remain in place until superseded by the Local Plan. The replacement of the Local Plan involves a lengthy process and in the meantime, supplementary planning policy guidance is needed to achieve the aims, objectives and targets of the Council's Local Housing Strategy along with its Regeneration Plan and the Barrhead Regeneration Framework.



Housing Policy

Scottish Executive Review of Affordable Housing

- 2.23 In 2004, the Scottish Executive undertook a review of affordable housing in Scotland. Key outputs from this review include:

- Increase in development funding for the Affordable Housing Investment Programme to be used to accelerate new supply in pressured areas and the acquisition of land by RSLs for development
- Production of the new PAN on Affordable Housing (74) which outlines among other things, a benchmark of 25% for private developer contributions to affordable housing.

Local Housing Strategy

- 2.24 The East Renfrewshire Local Housing Strategy 2004-2009 (LHS) recognises that the housing market in East Renfrewshire is under particular pressure in relation to affordable housing. Lack of affordable housing options is identified as a major problem and so the introduction of an affordable housing policy is set at the forefront of the LHS's Action Plan. In this respect, the first Aim of the LHS is that

"There is sufficient good quality, affordable and accessible housing across East Renfrewshire to meet the current and future needs of people living in the area."

The first Objective of the LHS is to

"Reduce the problems faced by existing and emerging households with modest incomes in accessing suitable housing for sale and for social rent with the construction of 600 affordable houses by 2009."

High on the LHS's Action Plan is the need to capitalise on windfall sites for development and in this respect, Housing Associations are encouraged to bring forward windfall sites for development that conform with the terms of the Local Plan.

- 2.25 To demonstrate the Council's commitment towards the delivery of affordable housing, the LHS indicates that the Council will consider the possible transfer or selling of land, primarily to housing associations, at a price consistent with the provision of affordable housing to offset the high cost of land.



- 2.26 Research carried out during the preparation of the LHS has highlighted that there is a serious unmet need for social rented housing. The research highlights the housing pressure across all of East Renfrewshire and particularly highlights Eastwood as the area under most pressure.

- 2.27 Under the terms of the Housing (Scotland) Act 2001, the Council has secured Pressured Area Status (PAS) for the Eastwood area of East Renfrewshire. This designation temporarily removes new and transferring tenants (from 30th September 2002) Right to Buy (RTB) within this area. The Council's justification for PAS provides evidence that the Eastwood area is pressurised in terms of affordable housing with high levels of housing need. It is anticipated that this pressure will increase in the future and that RTB has, and would continue to, restrain the supply of affordable housing and so exacerbate housing need even further.

3. HOUSING NEEDS

National Research

- 3.1 The 'Local Housing Need and Affordability Model for Scotland' (Bramley 2003/ Update 2004) outlines the level of affordable housing need across Scotland.



- 3.2 This research reports that East Renfrewshire has an estimated annual net need of 435 households/dwellings. This shows the local area is far more pressured than the larger Glasgow HMA, where there is an overall surplus. The research projects that affordable housing need will increase significantly in East Renfrewshire over the next 12 years.

Local Research

- 3.3 In preparation of the East Renfrewshire Local Housing Strategy, the Council commissioned research into the 'Social Rented Housing Requirement' in the area. The research assessed the unmet social housing need over the period 2004 to 2009 and identified a large affordable housing shortfall across East Renfrewshire.

- 3.4 The main research conclusions and policy recommendations include:

- there is a need for the development of 2640 social rented houses across East Renfrewshire between 2004 and 2009 (in addition to an assumed 35 new socially rented houses completions per annum)
- the highest concentration of need for social housing is in Eastwood which is not matched by the location of the majority of social rented housing stock which is located in the Levern Valley
- the council should continue to work with local housing associations and Communities Scotland (now the Scottish Government Housing & Regeneration Directorate) to address the need for affordable housing through new development activity which must be more than 35 units per annum if the Council and its partners are to see any reduction on the current level of housing need
- the Council should formulate an affordable housing policy.



4. DEFINITION OF AFFORDABLE HOUSING

4.1 For the purposes of this SPPG, affordable housing refers to housing that is of a reasonable quality and is affordable to local people on modest incomes. In this respect, East Renfrewshire Council will accept the following categories of development as falling under its definition of affordable housing.



4.2 **Social Rented Housing** – housing (that meets Varying Needs standards) provided at an affordable rent and usually managed locally by the Council, a Registered Social Landlord (RSL) such as a Housing Association, Housing Co-operative or other housing body regulated by The Scottish Housing Regulator.

4.3 **Shared Ownership** – housing (that meets Varying Needs standards) where the owner purchases part of the dwelling and rents the remainder usually from a RSL. The owner can buy tranches of 25%, 50% or 75% of the property.

4.4 **Shared Equity** – housing (that meets Varying Needs standards) where the owner purchases part of the dwelling, with the remaining stake purchased usually by a RSL using Scottish Government grant. Unlike

shared ownership, the owner pays no rent for the equity stake which is retained by the RSL. While the RSL does not receive any rental income in respect of its stake, it benefits from any equity gain when the house is sold.

4.5 **Discounted Low Cost Housing** – housing (that meets Varying Needs standards) that is built with some form of public subsidy, for example GRO Grant, that is sold at a percentage discount of its open market value to households in the priority client group. Discounted serviced plots for self-build can also contribute particularly in rural areas. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers. In rural areas this may be achieved through a rural housing burden.

4.6 **Housing without subsidy** – non subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Homes delivered without subsidy may be considered to fulfil part of the



affordable housing requirement where it can be clearly demonstrated that they will meet the needs of, and be affordable to, groups identified through the housing needs assessment.

4.7 **Private Below Market Rent Housing** – private rented accommodation at a rental level agreed between East Renfrewshire Council and the private landlord to meet an identified need.

5. POLICY GUIDANCE

5.1 It is the objective of this SPPG to assist in meeting housing needs in East Renfrewshire through the provision of affordable housing, and in doing so, creating diverse, mixed communities with a choice of housing tenures, types and sizes.

5.2 This guidance will be applied to the consideration of all new housing proposals in East Renfrewshire that do not already enjoy the benefit of Planning Permission for housing development. The Council will seek to secure an appropriate contribution towards the provision of affordable housing through one or a combination of the following mechanisms:

- On-site provision;
- Off-site provision;
- Commuted payments.

5.3 In general, the Council favours on-site provision whereby serviced and accessible land within a housing development is transferred or sold to a RSL for development. Off-site provision, whereby suitable land in the same locale is transferred to the Council or a RSL or whereby the developer provides affordable housing on that site, will only be accepted in exceptional circumstances. The onus will be on the developer to justify the omission of on-site provision and to guarantee the delivery of off-site provision within a timescale agreed with the Council. The payment of a commuted sum in lieu of site provision will only be acceptable in very exceptional circumstances where neither on-site nor off-site provision can be delivered.

5.4 The Council's preferences for affordable housing provision lie in the following order of priority.

1. Social rented housing.
2. Shared equity/shared ownership housing.
3. Discounted low cost housing.
4. Housing without subsidy.
5. Private below market rent housing.

Applicable Sites

5.5 This Policy Guidance is principally focussed on development opportunities arising within the general urban areas on sites that are solely covered by Policy E1 in the adopted Local Plan. These areas are where brownfield, windfall sites may arise and provide opportunities for urban renewal. Such sites will be required to provide a 25% quota of affordable housing.

5.6 However, in certain circumstances favourable consideration may also be given to affordable housing on sites currently allocated for other land use purposes in the Local Plan and which have been vacant or derelict for some time. In such circumstances, where on balance the affordable housing benefits outweigh the current Local Plan designations, the Council will be seeking 100% affordable housing provision on the site.

5.7 Exceptions to an affordable housing requirement of 25% on E1 sites and 100% on sites allocated for other purposes may be permissible where higher components of owner occupied housing may be required to:

- improve tenure choice;
- facilitate the regeneration of Barrhead as outlined in the Barrhead Regeneration Framework; or
- assist in the redevelopment of Braidbar Quarry in Giffnock to stabilise the unsafe ground conditions.

5.8 Sites currently allocated for general owner occupied housing development in Proposal H1 of the adopted Local Plan that do not have the benefit of Planning Permission for residential development will be the subject of this SPPG. Exceptions to the requirement for affordable housing on such sites will be where the exclusive development for owner occupied housing is required to facilitate the regeneration of Barrhead as outlined in the Barrhead Regeneration Framework.

5.9 Proposals for affordable housing on greenfield land not allocated for housing development in the Local Plan, including in

the Green Belt, will be opposed. Should brownfield, windfall land and existing housing sites, as described above, not produce a sufficient supply of affordable housing then this will be addressed by the replacement Local Plan.

- 5.10 In all instances, proposals of this nature will require to satisfy the requirements of Policy Strat2 and Policy DC1 of the adopted Local Plan.

Site Allocations and Thresholds

- 5.11 Throughout the area, developers will be expected to make provision for a minimum capacity of 25% affordable housing units on all new housing developments with potential for 4 or more units, unless exempted under the circumstances described in paragraphs 5.6 and 5.7 above.
- 5.12 Where the developer can demonstrate to the Council's satisfaction that there are exceptional costs, consideration will be given to the requirement for affordable housing to be reduced to ensure the cumulative burden on the overall development does not make site development unviable.
- 5.13 **Large Sites (20 or more dwellings)** – On large sites, capable of accommodating 20 or more dwellings, the developer will normally require to make on-site provision for a minimum capacity of 25% affordable dwellings. In line with the advice contained in PAN 74, the developer will require to transfer serviced land for this capacity to the Council or a RSL at a value equal or less than its value for affordable housing in the locality concerned.
- 5.14 **Small Sites (4 to 19 dwellings)** – On small sites, capable of accommodating between 4 and 19 dwellings, where it can be shown that sites are unsuitable for affordable housing, for example, because of particular site constraints, practical, or locational circumstances, the Council may accept off-site provision on another site within the developer's ownership or control at a minimum of the 25% level within the same locality. Where it can be shown that neither on nor off site provision are suitable, the Council may accept a commuted payment of

a value equivalent to the cost of providing the percentage of serviced land required by the policy. Where there are conjoining small sites that could cumulatively exceed 20 or more dwellings the Council will normally require the developer or developers to combine to make on-site provision.

- 5.15 **Very Small Sites (under 4 dwellings)** – On very small sites with capacity for less than 4 dwellings there will be no requirement for an affordable housing allocation. Where sites of this size conjoin, and the cumulative capacity exceeds 4 dwellings, the developer or developers will be expected to combine to make provision for affordable housing in line with the stipulations for large or small housing sites.

Mixture and Integration

- 5.16 The Council is seeking to create mixed sustainable communities that will meet a range of housing needs as highlighted in the East Renfrewshire Local Housing Strategy. The Council will provide advice and guidance on the mix of dwelling types and sizes needed to meet the affordable housing requirements of its priority client groups and the regeneration requirements of the area. The affordable housing component should be well integrated into the overall development and there should be no discernible difference in the style layout and appearance between the affordable and market housing. In general, affordable housing should, wherever possible, be indistinguishable from the general mix of other housing on the site in terms of architectural quality and detail.

Retention of Affordable Housing

- 5.17 The Council considers that affordable housing should remain affordable as long as there is an identified housing need shown in the Local Housing Strategy, which will be reviewed every 5 years. It is considered that this can be most effectively achieved through the delivery of social rented housing. Where other mechanisms are used for delivery, such as shared ownership, shared equity, discounted low cost housing, housing without subsidy or private below rent market housing, developers will require to enter into binding legal agreements that will govern the future sale or rent of the houses to ensure that they remain affordable as long as an affordable housing need remains.

Priority Client Groups

- 5.18 Affordable housing for sale should be provided in conjunction with targeted priority purchase agreements. These agreements should ensure that the affordable housing is directed towards local people or people with a demonstrable local connection, on modest incomes who would not be able to purchase a property on the open market in the local area.
- 5.19 It will be a requirement for schemes to be put in place targeting affordable housing at priority client groups in all instances except where there are mechanisms already in place. Existing mechanisms include the allocations policies of RSLs which are regulated by The Scottish Housing Regulator.

6. COUNCIL ASSISTANCE

- 6.1 Where necessary and appropriate, and to assist housing providers in the delivery of affordable housing, the Council will undertake the measures outlined below.
- 6.2 The Council will work in partnership with other third parties including other public agencies and housing providers to secure the delivery of affordable housing.
- 6.3 The Council will assist housing providers in establishing priority client groups and forms of affordable housing which will best meet housing need.
- 6.4 The Council will consider the possibility of making unallocated surplus Council owned land available for affordable housing at the appropriate value relating to its end use as affordable housing
- 6.5 The Council will use compulsory purchase powers to secure opportunities for new supply and regeneration where a suitable housing provider underwrites the acquisition costs.
- 6.6 The Council will engage early in the development process with developers and housing providers to discuss identified housing needs in the area and advise on the availability of subsidy and resources and the suitability of development proposals for meeting local housing needs.
- 6.7 The Council will negotiate with developers and housing providers on any necessary legal agreements for the provision and retention of affordable housing as a condition of Planning Permission being granted.
- 6.8 Where any development is proposed that comprises or includes housing, early contact with the Council is recommended

CONTACT DETAILS

7. CONTACT DETAILS

- 7.1 For advice on the affordable housing policy and its application etc.

**Project Officer (Affordable Housing)
Development Plans Team**
Council Offices
Spiersbridge Way
Spiersbridge Business Park
Thornliebank, G46 8NG
Phone: 0141 577 3568
Fax: 0141 577 3781
Email:
affordablehousing@eastrenfrewshire.gov.uk

For advice on other planning issues etc.

Development Management Team
Council Headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Phone: 0141 577 3346 or 0141 577 3895
Email:
planning@eastrenfrewshire.gov.uk

For advice on housing needs etc.

Housing Services
Strategy & Development Section
Council Offices
211 Main Street
Barrhead G78 1SY
Phone: 0141 577 3172
Email: liz.currie@eastrenfrewshire.gov.uk

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