

**To: Economy and Regeneration Policy Board**

**On: 23 May 2023**

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**Report by: Chief Executive**

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**Heading: Making of Ferguslie – Update**

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**1. Summary**

- 1.1 The purpose of this report is to inform the Economy and Regeneration Board of progress on delivery of the 'Making of Ferguslie Park' framework and Place Plan, including preparation of the Ferguslie 'Green Line' study which further develops the future place vision for the neighbourhood.
- 1.2 A copy of the Ferguslie Green Line Study can be viewed on the Renfrewshire Council webpage at <https://www.renfrewshire.gov.uk/themakingof>.
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**2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) Notes strong progress in 'early win' actions supporting delivery of the Making of Ferguslie, as set out in section 4.
  - (ii) Approves the Ferguslie 'Green Line' study as the basis for further development and delivery of the plan, including the preparation of bids for major capital funding streams, as set out in section 6.
  - (iii) Authorises the Head of Economy and Development to undertake appropriate consultation and publicity with the local community and stakeholders to support further delivery of the plan.
  - (iv) Notes that further progress on delivery of the plan will be reported to the Board as appropriate.

### **3. Background**

- 3.1 The Communities, Housing and Planning Board of 30 October 2018 approved the preparation of a development framework for Ferguslie Park, supporting wider housing investment within the area.
- 3.2 The 'Making of Ferguslie' framework and Place Plan was subsequently developed in partnership with the local community and stakeholders through a series of consultation workshops and events over 2020 and 2021, with the finalised document approved by the Leadership Board on 1 December 2021.
- 3.3 The plan provides the basis for collaborative action by local residents, community groups and stakeholders, supported by the Council and Community Planning Partners, to deliver aspirations for Ferguslie Park over the next five to ten years.
- 3.4 The plan sets out a vision for Ferguslie Park as a '20' minute neighbourhood - well connected with a variety of local greenspaces, facilities and activities which support a healthy and sustainable place. In this context it sets out a range of actions to reimagine underused land, enhance greenspaces, encourage creativity and support existing community initiatives.

### **4. Making of Ferguslie – Progress**

- 4.1 Strong progress has been made on the delivery of initial phases of the plan and in particular actions which support 'early wins' to demonstrate progress. These include:-
  - New Homes for the Community – Work is nearing completion on the construction of 101 new Council homes at the site of the former St Fergus Primary School at Blackstoun Road. The investment provides new modern, energy efficient homes for the neighbourhood and is an early signal of positive change for the area.
  - Sculpture House – The refurbishment of Craigelea House at Blackstoun Road as an artist-in-residence studio and social space responds directly to the community priority of a space for arts, crafts and events within the plan. The project has returned an underused property to a positive use and led by the Sculpture House Collective, a group of artists who worked with local residents during the place planning work over 2020 and 2021, builds upon established relationships to provide inclusive cultural activities and opportunities for learning across the neighbourhood.
  - Darkwood Community Growing Space – A new growing space on underused land adjacent to the 'Village Green' at Darkwood Crescent. Providing 20 raised beds, the project will create a space to learn, socialise and grow food that will enhance the capacity of community meals and market initiatives being run by local groups. Construction of the space is anticipated in late spring 2023, supported by the Scottish Government Place Based Investment Fund being delivered by the Regeneration and Place Team.

- Candren Burn Feasibility Study – SEPA have identified Candren Burn as a water body which could offer potential for improvement and through their Water Environment Fund are supporting Council officers to develop an initial feasibility study. The study aligns strongly with the place making aspirations of the plan and outcomes could provide multiple benefits, including improvements to the physical and ecological condition of water body and enhanced climate resilience. The study is anticipated to commence later this year and will be subject to consultation with local residents.
- Community Assets – Work has been progressed to consider further opportunities for community use of Council owned buildings within the neighbourhood, such as St Ninian's Church Hall, including condition surveys to ensure that buildings are fit for purpose. While at an early stage, work is ongoing with local groups to consider these opportunities through the Community Asset Transfer process.
- 'You Decide' – Two projects within Ferguslie Park were successful as part of the Council's 'You Decide' initiative, supporting local communities to identify capital projects within their neighbourhoods. The projects, which focus on improving access at Glencoats Park and the provision of additional play equipment at South Candren play area, align closely with the plan and complement ongoing delivery.

## **5. Ferguslie 'Green Line'**

- 5.1 The Green Line is the key placemaking intervention within the Making Of framework and the central spine for the neighbourhood. A multi-functional space and green corridor, a key role of the Green Line is to support the reuse of vacant and derelict land within the neighbourhood, providing for high quality public realm and a focal point for activities. The Green Line will also support active travel routes enhancing connections within the neighbourhood and beyond.
- 5.2 Initial proposals for the Green Line have been developed to progress this key intervention and to further develop the place vision for the neighbourhood. Informed by the guiding principles and actions within the Making of Ferguslie plan, the Ferguslie Green Line study identifies designs for a series of character areas which include:-
  - Neighbourhood Centre – Reuse of existing vacant land for active recreational uses, including a cycle 'pump' track and new games area, with enhanced connections to existing facilities around the Tannahill Centre;
  - Sports Centre – Reimagining of land for informal recreation, aligning with existing sports uses within this area, including formalising existing designated Core Path Routes, creating a 'trim trail' and opportunities for outdoor exercise, with environmental enhancements and management of land for biodiversity;

- Candren – Reuse of vacant land as a nature reserve with environmental enhancements and management for biodiversity. Proposals include the potential to investigate the feasibility for ‘daylighting’ the Candren Burn, as set out in section 4 above;
- Belltrees – Reuse of area for ‘natural play’, with environmental enhancements and management for biodiversity. The opportunity may also exist to introduce additional residential uses to provide active frontage and surveillance for the area, with enhancements to key gateways at Millarston.

5.3 The study sets out a phased approach to delivery with a focus on the Neighbourhood Centre and Belltrees character areas as initial priorities. This aligns with the outcomes of the Making of Ferguslie in tackling long term areas of vacant and underused land within the neighbourhood.

## **6. Funding**

6.1 Opportunities for future delivery of the plan have been informed by a review of major Scottish and UK capital funding programmes. These were reported to the Board on 14 June 2022 and include the Place Based Investment Fund, Vacant and Derelict Land Fund and Shared Prosperity Fund.

6.2 In particular, the report of 14 June 2022 highlights the opportunity for the submission of bids to the Vacant and Derelict Land Fund to support delivery of the Making of Ferguslie. In this context it is anticipated that a bid will be submitted to the next round of the Fund in June 2023 to support delivery of projects identified within the Green Line Study.

6.3 Budgets from the Council’s 2022/23 PBIF allocation have supported the delivery of early actions set out in section 4 above and an indicative budget of £100,000 from the Council’s 2023/24 Shared Prosperity Fund allocation has been identified to further support the positive outcomes to date. It is anticipated that the opportunity for further allocations from SPF and PBIF to support delivery of the plan will be explored over the coming years.

6.4 Positive discussions have also progressed with external funding partners and key agencies on potential opportunities to support delivery. As identified in section 4 above, funding has been secured from SEPA’s Water Environment Fund to explore the feasibility of enhancements at Candren Burn and early engagement with Sustrans is underway in respect of active travel opportunities.

6.5 Opportunities for private sector investment to support delivery of the plan, for example to provide residential or other appropriate land uses within the Tannahill area, will also continue to be explored.

## **7. Next Steps**

7.1 To support further progress and delivery of actions from the Making Of Ferguslie, detailed designs are being progressed for the priority character areas of the Neighbourhood Centre and Belltrees identified in the Green Line study, in consultation with local residents, community groups and key stakeholders.

- 7.2 Outcomes from this process will support further delivery of community priorities using allocated funding streams and providing the basis for preparation of bids to the major capital funding programmes identified in section 6 above, presenting the opportunity to deliver the plan at scale. Delivery will continue to be progressed in partnership with the local community and key stakeholders.

## **8. Progress and Reporting**

- 8.1 Progress on delivery of the framework will be reported to the Board on a rolling basis and future projects brought forward for the Board's consideration.

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## **Implications of the Report**

1. **Financial** – None.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

**Creating a sustainable Renfrewshire for all to enjoy** – The plan supports the empowerment of local communities to become more involved in shaping their places.

4. **Legal** – None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **Cosla Policy Position** – None.

13. **Climate Risk** – The framework will encourage sustainable neighbourhoods, sustainable links and enhancements to green space.

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## **Appendices**

- (a) The Making of Ferguslie (<https://www.renfrewshire.gov.uk/themakingof>)
- (b) Ferguslie Green Line Study (<https://www.renfrewshire.gov.uk/themakingof>)

## **List of Background Papers**

- (a) Housing Investment Strategy for the Tannahill Area, Ferguslie Park. Communities, Housing and Planning Policy Board, 30 October 2018.
- (b) Tannahill Area, Ferguslie Park – Update. Communities, Housing and Planning Policy Board, 27 October 2020.
- (c) Tannahill Area, Ferguslie Park – Housing Regeneration Update. Communities, Housing and Planning Policy Board, 18 May 2021.
- (d) The Making of Ferguslie Park – Development Framework. Leadership Board, 1 December 2021.
- (e) Regeneration Funding Bids Update. Economy and Regeneration Board, 14 June 2022.
- (f) Lease of Craigielea House, Blackstoun Road, Paisley. Infrastructure, Land and Environment Board, 15 June 2022.

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