

Housing-led Regeneration and Renewal Programme

Local Partnership Meeting
February 2023

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Regeneration Areas

Local Partnership	Regeneration Area	Proposals
Renfrew	Moorpark	100% retention and investment in existing homes
Paisley East	Auchentorlie	Retention and investment with some demolition
	Howard Street Area	Retention and investment with some demolition
	Thrushcraig	100% demolition and newbuild
Paisley North West & Central	Springbank/Mossvale	Retention and investment, demolition and newbuild on site
	Ferguslie/Broomlands	Retention and investment, demolition and newbuild on site/adjacent – including pre-1919 tenements
Johnstone & Linwood	Howwood Road Area	Retention and investment, demolition and newbuild on site/adjacent
Gleniffer	Waverley Road	Retention and investment, demolition and newbuild elsewhere

Waverley Road



Waverley Road – Investment Works



The properties between 18 and 32 Waverley Road are to be retained.



A package of enhanced capital investment will be delivered including;-



Enhanced specification and improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the building.

Whole house retrofit approach to fabric works, with measures to improve energy efficiency and help reduce energy costs for tenants and residents.



Level of internal improvements to Council properties when void.

Waverley Road – Demolition Works & Newbuild



The properties between 34 – 56 Waverley Road are to be demolished



Due to the layout of the land the cleared site would not be viable to redevelop for newbuild housing.



Tenants will be re-housed on a permanent basis

Foxbar Rivers Area

Indicative Site layout



- Approx 40 newbuild homes on two Council-owned sites to west of Dee Drive

Site	Ownership
1	Renfrewshire Council
2	Renfrewshire Council
3	Paisley Housing Association
4	Paisley Housing Association
5	Paisley Housing Association

Retro-fit



- Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants.
- When empty, Council properties will also receive an enhanced level of internal improvements.



Demolition

- In blocks approved for demolition, any Council properties which are currently void or which become vacant will not be re-let.
- The Council has an approved Acquisition Scheme for Private Housing that allows the acquisition of privately owned properties to consolidate ownership and facilitate delivery of this ambitious investment programme.
- In blocks approved for demolition, if we cannot acquire privately owned properties on a voluntary basis we may seek to use CPO powers.

Newbuild housing



- Our new homes are designed to be flexible and accommodate changing needs.
- All newbuild developments will include a mix of property types and sizes and ground floor accommodation will be level and step-free to meet mobility needs.
- All newbuild properties will be built to high energy efficiency standards and will have solar panels to help to minimise energy costs for tenants.