

**To: Housing and Community Safety Policy Board**

**On: 17 May 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Ferguslie Park Housing Regeneration Proposals**

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**1. Summary**

- 1.1 The meeting of Renfrewshire Council on March 3<sup>rd</sup> 2016 approved a financial commitment of £7.5m to develop in conjunction with the University of the West of Scotland and St Mirren FC, a Regional Performance Sports Facility in Ferguslie Park and enhanced recreational open space within the area of the existing St James Playing Fields as a catalyst for sustained regeneration.
  - 1.2 The investment in the Regional Sports facility provides an opportunity to deliver a comprehensive programme of regeneration linking the delivery of the Regional Performance Sports Facility, and St James Playing Fields, to opportunities for housing regeneration in Ferguslie Park.
  - 1.3 This report provides an update on the work underway in relation to the design and feasibility assessment for the Performance Facility and seeks authority to consult with tenants and residents in the Tannahill area of Ferguslie on options to link the investment in new Facilities as part of a comprehensive housing regeneration programme.
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**2. Recommendations**

- 2.1 It is recommended that the Policy Board:
  - (i) Authorises the Director of Development and Housing to consult with tenants and residents of the addresses listed in Appendix 1 on a

housing regeneration programme linked to the wider regeneration of Ferguslie Park.

- (ii) Notes that a report will be provided to a future meeting of the Policy Board on feedback from the consultation with tenants and residents on the regeneration proposals for the area.

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### **3. Background**

- 3.1 Regeneration has been identified as a key priority for Renfrewshire Council and in this context, housing plays a central role in that it improves the quality of people's lives and adds to the prosperity of local communities.
- 3.2 Excellent progress has already been made toward the target of 1000 new affordable homes for Renfrewshire by 2020 and working together with our RSL partners, major projects are already underway or in planning. This includes the housing led regeneration at Johnstone Castle; Bishopton Community Growth Area and other successful projects such as the redevelopment of the former Arnotts site, the completion of new homes at Braille Crescent, Renfrew by Sanctuary (Scotland), and Thrushcraigs, Paisley, by Link Group Ltd.

### **4 Ferguslie Park Context**

- 4.1 The tenure profile of Ferguslie Park as a whole has changed significantly over the last 25 years and where at one time the Council managed almost 100% of all properties, it now owns just under 500 dwellings with Ferguslie Park Housing Association managing 800 dwellings in the area and a further 800 dwellings in private ownership.
- 4.2 It is noted that, there has been a marked drop in demand for the Council's stock in the area generally and currently there are 66 empty Council properties in the area, with 47 of these in the Tannahill Road/ Tannahill Terrace area, with 29 of these being long term vacancies which have been unoccupied for over 2 years and are unable to be relet without significant investment.
- 4.3 These demand issues are partially attributable to a good supply of newer properties for rent and perceptions linked to the high number of vacant properties in the area. Previous consultation with tenants in this area undertaken during 2011/2012 confirmed concerns about empty properties and related security issues and the image of the area which was discouraging new tenants from moving to the area.

## **5 Ferguslie Park Regional Sports Performance Facility**

- 5.1 The meeting of Renfrewshire Council on March 3<sup>rd</sup> 2016 approved a financial commitment of £7.5m to develop in partnership with the University of the West of Scotland and St Mirren FC, a Regional Performance Sports Facility in Ferguslie Park.
  - 5.2 As a first step in the process, the Council has commissioned Riach Hall Consultants to prepare a feasibility study into the development of the Regional Performance Sports Facility and Town Park. This is intended to inform the development of a comprehensive investment and regeneration programme that could be delivered over the next 5-10 years which would provide public access to top class sporting facilities in Ferguslie Park as well as providing a sporting centre of excellence.
  - 5.3 The regeneration plans aim to attract new investment into Ferguslie Park area, provide employment and recreational opportunities as well as physical improvements to the area for residents across Ferguslie Park.
  - 5.4 There is an opportunity to link the planned investment in the Performance Centre for Sport with a comprehensive housing regeneration programme which would include the properties in the Tannahill Area, thereby improving housing conditions and quality of life as part of the broader regeneration outcomes for the area.
  - 5.5 Subject to the Board's approval, it is proposed to consult with residents and tenants in the Tannahill Area on options to link the investment in the Regional Sports Facility and Town Park with a comprehensive housing regeneration programme, which may involve some demolition of existing housing and small scale new development.
  - 5.6 A report on the outcome of the housing consultation process will be provided to a future meeting of the Policy Board.
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## **6 Consultation and Engagement Process**

- 6.1 All tenants and residents affected by the proposals contained within this report will be invited to information/ consultation sessions within the next few weeks and information will be collected on their views.
- 6.2 In this context as Ferguslie Park Housing Association is the largest social landlord in the area with a stock of just over 800 properties, officers for the Council will liaise with the housing association to identify potential opportunities for joint working.

- 6.3 There are 248 properties directly affected by the proposals contained in this report. At the end of March 2016, 172 were occupied by Council tenants, 47 were void and 29 were privately owned. Appendix 1 provides a list of the properties to be consulted on the housing regeneration proposals while Appendix 2 provides a plan of these properties within the context of the area affected by the potential investment that could be attracted to Ferguslie.
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## Implications of the Report

1. **Financial** - There are no financial implications arising directly from this report. A report will be presented to a future meeting of the Policy Board with full details of regeneration proposals and any associated costs or implications.
  2. **HR & Organisational** - None
  3. **Community Planning**  
**Children and Young People** – creating safe places to live and play  
**Empowering our Communities** – working with tenants and residents to improve neighbourhoods
  4. **Legal** - None at this stage, any legal implications will be highlighted in future reports to board on the outcome of the consultation process.
  5. **Property/Assets** – None arising directly from this report.
  6. **Information Technology** - None
  7. **Equality & Human Rights** - 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 because it only seeks authority to consult on a proposal at this stage. Consultation with tenants and residents will take account of equality and human rights issues and a further report will be presented to the Policy Board.
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risk** – To be assessed.
  11. **Privacy** - None
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## List of Background Papers

Report to the Housing and Community Safety Policy Board, 9 October 2012,  
Ferguslie Park

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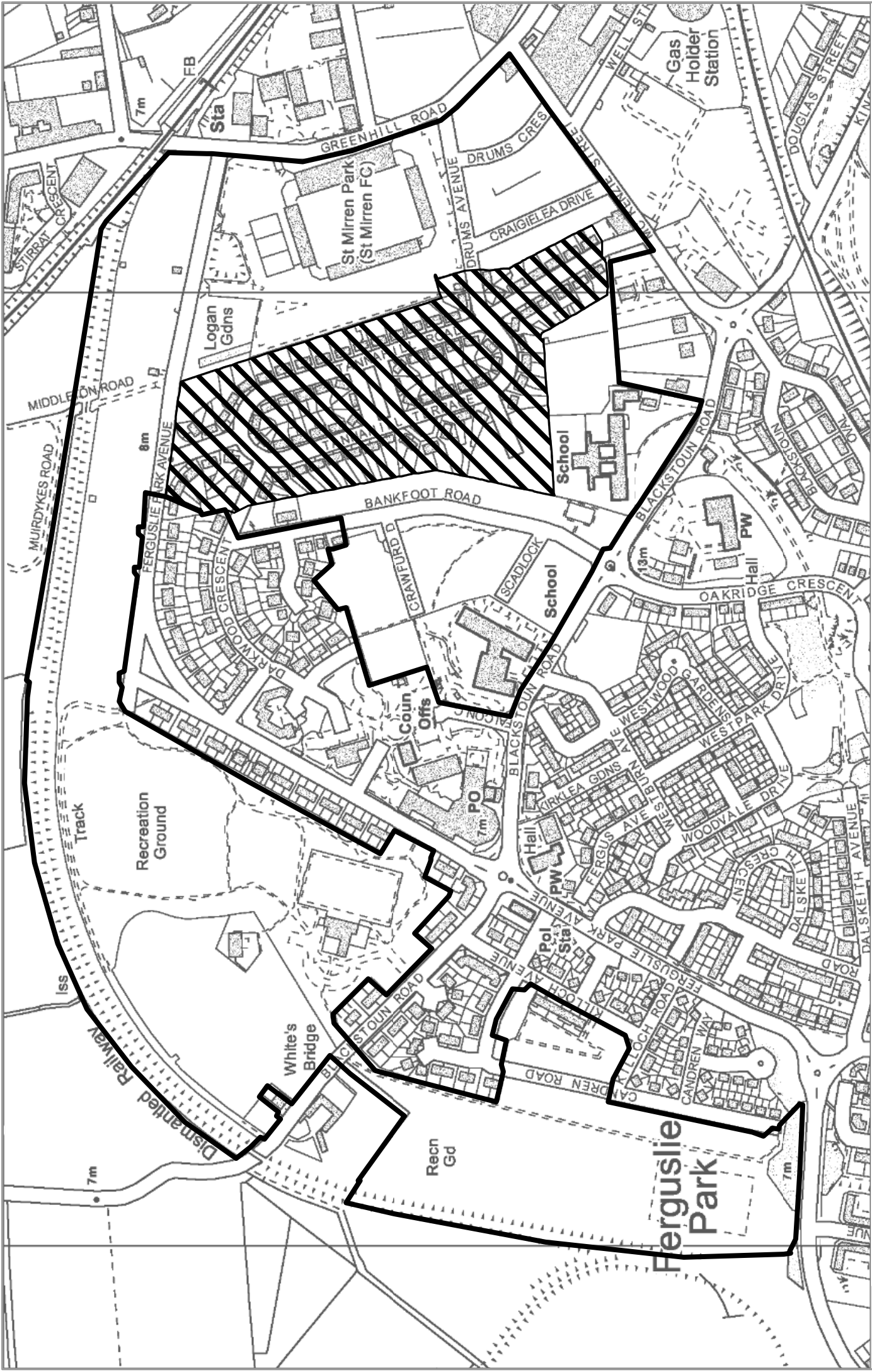
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**APPENDIX 1**

<b>Number</b>	<b>Street</b>	<b>Total Properties</b>	<b>Tenants</b>	<b>Voids</b>	<b>Sold</b>
Odds 1 - 139	Tannahill Road	70	56	8	6
Evens 2 - 136	Tannahill Road	68	47	15	6
Evens 146 - 156	Tannanhill Road	6	2		4
Odds 1 - 27	Tannahill Terrace	14	5	4	5
Odds 77 - 87	Tannahill Terrace	6	4	1	1
Odds 97 - 163	Tannahill Terrace	34	18	14	2
Evens 2 - 92	Tannahill Terrace	46	37	5	4
Odds 29,31	Drums Avenue	2	1		1
Evens 28,30	Drums Avenue	2	2		
<b>Total</b>		248	172	47	29





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## Appendix 2: Ferguslie Park



Date: 12/05/2016

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Scale 1:5,000