

To: Communities, Housing and Planning Policy Board

On: 29 August 2017

Report by: Director of Development and Housing Services

Heading: Buildings at Risk Register Update

1. Summary

- 1.1 Renfrewshire Council is committed to protecting its built heritage and an element of this includes monitoring the listed and unlisted buildings which are on the Buildings at Risk Register (BARR) which is a register of property maintained by Historic Environment Scotland (HES).
 - 1.2 There are currently 564 listed buildings Renfrewshire-wide and the Building at Risk register identifies those which are in disrepair and/or in need of a long-term use as well as those which are already beyond practical repair. In Renfrewshire the Register indicates:
 - 43 properties are on the list at present;
 - 5 of which have restoration works in progress;
 - 4 of which have been granted planning permission;
 - 9 have been granted planning permission to develop the site/buildings;
 - 4 are being targeted with Townscape Heritage/Conservation Regeneration Grant Scheme 2 funding;
 - 2 Dangerous Building Notices have been served on owners to carry out repair and stabilisation works;
 - 3 are part of a wider masterplan and one other building which may benefit from a masterplan for part of the wider area
 - 1.3 Three buildings have been removed from the BARR as a result of their successful restoration, and secured future long-term use. These are the Category A listed Russell Institute, the Category B listed former Arnott's store and No.14 Moss Street, which had been in poor condition for some time.
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2. Recommendations

2.1 It is recommended that the Board:

- (i) Notes the number of Buildings at Risk in Renfrewshire and the on-going work to remove these building from the national BARR;
 - (ii) Notes the continued pro-active approach taken to promote Buildings at Risk as opportunities for positive enhancement of Renfrewshire's communities.
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3. Background

- 3.1. Historic Environment Scotland (HES) monitors buildings at risk and maintains the national Buildings at Risk Register (BARR). The BARR identifies buildings within the local authority area that are failing, some already beyond practical repair. The register includes both listed and unlisted buildings and structures.
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4. Progress to Date

- 4.1. The Council's approach and vision as outlined in the Paisley Town Centre Heritage Asset Strategy and Local Development Plan seeks to utilise the wealth of Renfrewshire's built heritage assets as a basis for regeneration.
- 4.2. Following the publication of these documents, the following further progress has been made:
- Removal from the BARR of the former Category B listed Arnotts' department store, which has been developed to form flats and a ground floor restaurant, facilitating an increase in the number of people living and working in the town centre and adding to the vibrancy of the town centre;
 - Restoration and removal from the BARR of the Category A listed Russell Institute completed to form modern office space to accommodate 80 jobs for Skills Development Scotland and the Council employability team, in a key town centre location;
 - Removal from the BARR and restoration to flats and ground floor shop unit with Retail Improvement Grant of No. 14 Moss Street
 - The progress by Kier Homes on the restoration of various listed buildings at the former Hawkhead Hospital site which includes the Category A listed Wards 7 and 8; and
 - The successful launch of the Townscape Heritage/Conservation Area regeneration Scheme 2 (TH/CARS 2 scheme) for Paisley town centre which identifies three Buildings at Risk as potential priority projects.

- 4.3. The proactive approach taken by the Council to work with property owners is crucial where there is a risk of a building becoming vacant and being added to the BARR. A high profile example of this is the work currently ongoing with the Trustees of the Thomas Coats Memorial Church and the Princes Regeneration Trust which is progressing to ensure the long-term future of this Category A listed building.
 - 4.4. Appendix 1 illustrates the updated position on Buildings at Risk within Renfrewshire.
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5. Next Steps

- 5.1. An annual review of Renfrewshire's Building at Risk Register will be carried out with the appropriate level of action being taken to ensure owners are aware of their responsibilities in relation to the protection of the built heritage.
 - 5.2. An update report will be presented each year to Board.
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Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning** –

Community Care, Health & Well-being – The delivery of actions within the Heritage Asset Regeneration Strategy have the potential to positively impact on physical, emotional and mental health and wellbeing.

Jobs and Economy – Progressing heritage led regeneration projects results in a stimulus to the local economy via contracts won and sustainable end uses for buildings.

4. **Legal** - None
5. **Property/Assets** - None
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 is for noting only. 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** – No COSLA policy implications to note.
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List of Background Papers

- (a) None
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APPENDIX 1: RENFREWSHIRE BUILDINGS AT RISK REGISTER

Name/Address	Address	Settlement	Current Position
Half-Time School		Paisley	Planning Application submitted for demolition and re-development, including re-use of historic features from the remains of this Listed Building B.
Mannequins II	13 Old Sneddon Street	Paisley	No recent/current planning applications but consultation with owner indicates that an assessment of options is under consideration.
Upper Floors, 3 County Place	3 County Place	Paisley	Multi-ownership and access issues but it is recognised that this building is a key element of Paisley Town Centre.
Arnott's Department Store	Gauze Street/Lawn Street	Paisley	Removed from the Buildings at Risk list. Re-developed for flats, restaurant (Pendulum) at GF level and associated new build. Pendulum Restaurant received Retail Improvement Grant funding to assist with the new shopfront.
11 Lawn Street	11 Lawn Street	Paisley	Dangerous Buildings Notice served.
Blackhall House	Blackhall Lane	Paisley	Planning Permission granted for demolition and housing development and a Planning Application has been submitted seeking to redevelop the site.
Russell Institute	30 Causeyside Street	Paisley	Now converted for office use for Skills Development Scotland and RC Employability team. Removed from BARRs list.
Old Paisley Fire Station	10-14 Gordon Street	Paisley	On-going on-site works to repair/stabilise the building and make wind and watertight. Discussions on-going to convert building into flats (upper floors), and arts/events space at Ground Floor.
51 High Street	51 High Street	Paisley	Being targeted by TH/CARS 2 funds/scheme for shopfront restoration. Upper floors have been repaired by owner.

TA Building	76 High Street	Paisley	On-going discussions with owner Noah Developments who is calling on the public for ideas to re-develop the building.
1 High Street	1 High Street	Paisley	No recent application history.
18 High Street	18 High Street	Paisley	TH/CARS2 area. Owner of upper floors interested in Grant assistance and an application is imminent.
20 High Street	20 High Street	Paisley	On-site works to shopfront being carried out by owners. Retail Improvement Grant. Owner indicated that he would like to convert upper floors to residential and has submitted preliminary application for building repair grant.
44 High Street	44 High Street	Paisley	TH/CARS2 area. Owner of one shop in process of buying upper floors directly over the shop. Keen to progress a TH/CARS 2 grant application for the entire building and have the owner of the other shop and upper floor on board.
44 Causeyside Street	44 Causeyside Street	Paisley	C/U from shop to café granted 2014. Currently being marketed and owner interested in TH/CARS 2 grant. Outwith TH/CARS2 boundary at present. In original TH/CARS area.
13 Moss Street	13 Moss Street	Paisley	Owner previously seeking funding to assist with building repair and restoration as part of the first TH/CARS project. Project stalled due to funding gap.
14 Moss Street	14 Moss Street	Paisley	Now removed from the BARR. C/U granted from restaurant to 4 flats and for restoration of façade. Restoration assisted with Retail Improvement grant. Scheme completed and flats being marketed.
7 Shuttle Street	7 Shuttle Street	Paisley	TH/CARS 2 area. Now reopened as three separate bars / restaurants – Council will seek removal from BARR.
Kelvin House	Kelvin House & 15-17 Marshall's Lane	Paisley	On-going works to refurbish the building and alter the façade. Discussions with owner ongoing over timescales for completion of these works. Consent granted in 2015 for a hotel, bar and brasserie.

Original Secession Church (former Myles Camping Centre)	3 Wellmeadow Street	Paisley	Recently sold for proposed makers space. Very good condition internally. External fabric needs some attention.
Paisley Coats Girls Club	27 Ferguslie	Paisley	PP granted for residential, on-site at present
Castlehead Church Hall	Main Road	Paisley	PP granted for residential in 2015 for 1 unit
Castlehead Church	Main Road	Paisley	PP granted C/U to 12 flats
Royal Alexandra Infirmary, Main Building	35 Calside	Paisley	A section of the building has been de-listed and negotiations are ongoing with the owner to identify a long term development solution for this building.
Dykebar Hospital Ward 20	Grahamston Road	Paisley	Part of NHS asset strategy.
Dykebar Hospital Ward 22	Grahamston Road	Paisley	Part of NHS asset strategy.
Dykebar Hospital, Mid Dykebar	Grahamston Road	Paisley	Part of NHS asset strategy.
Hawkhead Hospital Admin Block	Hawkhead Road	Paisley	Planning permission and listed building consent granted to demolish
Hawkhead Hospital Child and Family Centre	Hawkhead Road	Paisley	Planning permission and listed building consent granted to demolish
Hawkhead Hospital Laundry Block	Hawkhead Road	Paisley	Planning permission granted for residential use
Hawkhead Hospital Wards	Hawkhead Road	Paisley	Planning permission granted for residential use.
Hawkhead House Farm Steading	Ben Alder Drive	Paisley	There is currently no programme for the redevelopment of this derelict property.
Hawkhead House Farmhouse	Maxwellton Street/Maxwellton Road	Paisley	No programme for repair
Leethland House	Glenpatrick Road	Elderslie	This property is in very poor conditions having been derelict for a number of years.

83 High Street	83 High Street	Johnstone	Consent granted in 2017 for demolition and residential development
Paton's Mill	1 High Street	Johnstone	Removed from the BARR and also the statutory List of Buildings of Special Architectural or Historic Interest.
Hermiston	Golf Course Road	Bridge of Weir	Planning permission is sought for demolition and replacement with 2 new residential units.
St Joseph's Missionary College Chapel	Kilbirnie Road	Lochwinnoch	HES consulted in light of vandalism at the Dormitory Building. HES committed to building remaining on list.
St Joseph's Missionary College Dormitory Building	Kilbirnie Road	Lochwinnoch	Recent extensive fire damage. Dangerous Buildings Notice served.
St Joseph's Missionary College Main Building	Kilbirnie Road	Lochwinnoch	HES consulted in light of vandalism at the Dormitory Building.
Calderhaugh House Stables	Main Street/Calderhaugh Lane	Lochwinnoch	No recent applications.
Struthers Lemonade Factory	Church Street	Lochwinnoch	The former Factory is not listed and is subject to a planning application that seeks permission for residential development.
K6 Telephone Box	Church Street	Lochwinnoch	No current development proposals.
Renfrew Police Station	Inchinnan Road	Renfrew	Development opportunities are being considered.
24 High Street	24 High Street	Renfrew	Proposals for the former India Tyres Social Club are being considered by the current owner.
Brown Institute	41-43 Canal Street	Renfrew	This building is being marketed for redevelopment.