

---

**To: Communities and Housing Policy Board**

**On: 12 March 2024**

---

**Report by: Director of Environment, Housing and Infrastructure**

---

**Heading: Update on Paisley West End Regeneration and addresses for Compulsory Purchase Order**

---

## **1. Summary**

- 1.1 The purpose of this report is to provide an update on the delivery of the Paisley West End Area Masterplan and obtain Policy Board approval for the Director of Environment, Housing and Infrastructure to proceed to submit a Compulsory Purchase Order in relation to the remaining privately-owned residential and commercial properties and land within the Paisley West End Masterplan Area detailed in the table at paragraph 4.2 below to the Scottish Ministers for confirmation.
  - 1.2 The properties subject to the proposed Compulsory Purchase Order have been revised since the previous report to the Communities and Housing Policy Board on 16 May 2023 due to voluntarily acquisitions that have taken place by Sanctuary Scotland HA since the previous report and includes additional privately owned properties identified during the course of technical checks in anticipation of a submission to the Scottish Ministers.
- 

## **2. Recommendations**

It is recommended that the Communities and Housing Policy Board:

- 2.1 Note the progress made by the Council's delivery partner Sanctuary Scotland HA in acquiring private properties in the Paisley West End Masterplan Area on a voluntary basis;
- 2.2 Note the progress made in relation to the demolition of the dangerous building at 22 Well Street, Paisley and 1 Underwood Lane, Paisley; and

- 2.3 Agree that a Compulsory Purchase Order will now be submitted by the Director of Environment, Housing and Infrastructure to the Scottish Ministers for confirmation to acquire the revised list of remaining privately-owned residential and commercial properties and land within the Paisley West End Masterplan Area, as detailed at paragraph 4.2 of this report.

---

### 3. Background

- 3.1 After confirmation of The Renfrewshire Council (Paisley West End Number 1) Compulsory Purchase Order 2021 in January 2023 by the Scottish Ministers the remaining six privately owned properties at 1 Underwood Lane, Paisley and at 22 Well Street, Paisley were acquired by the Council by general vesting declaration in June 2023. Following transfer of ownership to the Council, an appointment was made to George Beattie and Sons Limited, following a competitive tender exercise, for the demolition of the dangerous building and work is now ongoing for the transfer of the cleared site to Sanctuary Scotland HA following the demolition and site clearance. On 1 March 2024 the contractor was able to re-open the junction between Underwood Lane and Well Street.
- 3.2 On 16 May 2023, the Communities and Housing Policy Board in accordance with the previous decisions taken at the meeting of the Leadership Board held on 12 December 2017 and the meeting of this Policy Board held on 25th October 2022 a further Compulsory Purchase Order (or, at most, two such Orders) would be promoted with a view to acquiring the remaining privately owned residential and commercial properties and land within the Paisley West End Masterplan Area.

### 4. Compulsory Purchase Order

- 4.1 Having taken account of the additional acquisitions by Sanctuary Scotland HA and carrying out final technical checks, authorisation is now sought for the submission by the Director of Environment, Housing and Infrastructure to the Scottish Ministers for confirmation of a further Compulsory Purchase Order to acquire the remaining privately-owned residential and commercial properties and land within the Paisley West End Masterplan Area as detailed in paragraph 4.2 to allow the next phase of the masterplan to be delivered.
- 4.2 A Compulsory Purchase Order will be submitted to the Scottish Ministers for confirmation to acquire the following properties:

Address		Type of property
6 Well Street	Ground floor shop premises (or 6A)	Commercial
8 Well Street	Northmost Shop	Commercial
	Middle Shop	Commercial
	Southmost Shop	Commercial
10 Well Street	Lefthand Shop	Commercial
	Righthand or south-eastmost Shop	Commercial
12 Well Street	Right hand Shop	Commercial

14 Well Street	Northmost shop on ground floor	Commercial
	Right hand or northmost house on second floor above ground*	Residential
	Middle house on top floor*	Residential
16 Well Street	Southmost and middle ground floor shops	Commercial
	Northmost shop	Commercial
18 Well Street	Middle shop	Commercial
26 Well Street	Northmost shop	Commercial
	Southmost shop and centre shop	Commercial
30 Well Street	Middle shop	Commercial
32 Well Street	former southmost shop (now 32A or Flat 0/2)	Residential
13 Well Street (also known as subjects at the rear of 34-36 Wellmeadow Street, Paisley)		Commercial
3 Clavering Street East	Eastmost ground floor flat Flat 0/2 (or Ground/2)	Residential
	Westmost flat on first floor Flat 1/1	Residential
	Area of ground	Residential
Land behind 2–20 Well Street		Brownfield site

\*The two residential properties at 14 Well Street, Paisley are believed to have formed part of a previous Compulsory Purchase Order by the Council's predecessor, title investigations are ongoing and these properties will be removed from the order if the title position can be resolved.

An additional commercial property, the northmost shop on the ground floor at 14 Well Street, Paisley and additional area of ground at 3 Clavering Street East, Paisley have been included that were not included in the original report in May 2023.

- 4.3 The Compulsory Purchase Order process will run in parallel with Sanctuary Scotland HA's continued efforts to acquire the properties on a voluntary basis. During this time, if an acquisition were successful, the property would be removed from the list of those subject to the Compulsory Purchase Order.

---

## Implications of the Report

1. **Financial** – Sanctuary Scotland HA will continue to acquire where voluntary agreement is reached. Costs associated with the acquisition of properties accrued as part of a successful CPO action will be paid by the Council and recharged to Sanctuary as part of the overall agreement approved for the regeneration masterplan for Paisley's West End.
2. **HR & Organisational Development** – none.

3. **Community/Council Planning –**

- *Reshaping our place, our economy and our future* – improving neighbourhoods and introducing new social rent opportunities to current and future residents.
- *Building strong, safe and resilient communities* – increasing resident satisfaction with neighbourhoods and communities.

4. **Legal** – conveyancing and legal advice associated with the CPO for Paisley West End and transfer of Council owned properties and land within the masterplan boundary to Sanctuary Scotland in line with the overall agreement approved for the Paisley West End Regeneration Masterplan.

5. **Property/Assets** – removal of void properties from Council stock.

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** – the dangerous building at 22 Well Street and 1 Underwood Lane, Paisley has now been demolished. Further demolition in the neighbouring blocks is planned by Sanctuary Scotland HA however these blocks are not subject to any statutory notices.

9. **Procurement** – none.

10. **Risk** – failure to obtain a Compulsory Purchase Order for the addresses in Paisley West End will prevent full delivery of the Paisley West End Regeneration Masterplan and be damaging reputationally.

11. **Privacy Impact** – none.

12. **COSLA Policy Position** – none.

13. **Climate Risk** – none.

---

**List of Background Papers**

Report to Leadership Board on 12 December 2017: Paisley West End Regeneration

Report to Communities and Housing Policy Board on 25 October 2022: Paisley West End – Regeneration Update

## Report to Communities and Housing Policy Board on 16 May 2023: Compulsory Purchase Orders

The foregoing background papers will be retained within Communities and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Jennifer Murdoch, Housing Regeneration Manager, [Jennifer.murdoch@renfrewshire.gov.uk](mailto:Jennifer.murdoch@renfrewshire.gov.uk)

---