

To: Leadership Board

On: 1 December 2021

Report by: Chief Executive

Heading: The Making of Ferguslie - framework report and place plan

1. Summary

- 1.1 The purpose of this report is to inform the Leadership Board of the completion of the 'Making of Ferguslie Park' and the preparation of a plan, prepared in partnership with the local community, that guides a future place vision for the neighbourhood.
- 1.2 A copy of the report and plan 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) Approve 'The Making of Ferguslie' framework report and place plan.
 - (ii) Authorise the Head of Economy and Development to support the local community within Ferguslie Park to realise the aspirations within the framework, including those early interventions for action set out in Section 6.2.
 - (iii) Note that progress on delivery of the framework will be reported to the Board as appropriate.
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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 Park” commenced as a project, in partnership with the local community and stakeholders, through a series of consultation workshops and events in early 2020. The ideas coming from forward were tested further through a second phase of consultation over 2021, comprising of online engagement, a bespoke website and leaflet distributed within the neighbourhood in response to pandemic restrictions.
- 3.3 The vision for Ferguslie that has emerged reflects the concept of Local Place Plans identified within the Planning (Scotland) Act 2019 by supporting the local community to actively participate and lead in the design and development of their local area. The report being presented to the Board will therefore act as the Local Place Plan for Ferguslie Park.
- 3.4 The Making of Ferguslie is a high-level framework which captures the aspirations of local people and their priorities while being flexible in response to changing circumstances, funding opportunities and available support. It sets a long-term vision for the area with a range of actions to reimagine underused land, enhance greenspaces, encourage creativity and support existing community initiatives. It is a guide for collaborative action by local residents, community groups and stakeholders, supported by the Council and Community Planning Partners, to deliver their aspirations for Ferguslie Park over the next five to ten years.

4. The Making of Ferguslie Park

- 4.1 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. Five key principles underpin the vision:-
 - Improving Connectivity – enhancing Ferguslie Park as a walkable neighbourhood with good links to Paisley and wider Renfrewshire;
 - Enhancing the Environment – reimagining vacant and underused land and promoting quality in new buildings and land uses;
 - Cultivating a ‘Park’ Identity - by transforming greenspaces and developing projects to further improve existing spaces for activities and play;
 - Supporting Community Empowerment – supporting the wide range of existing groups and activities which already exist within the neighbourhood, and developing projects to progress new activities which reflect the aspirations of the local community;

- Embracing Cultures, Heritage and Social Values – prioritising Ferguslie’s culture, heritage and social values to inform its transformation.

4.2 The principles are supported by twelve projects ideas which help to deliver the vision. These range from ‘early win’ projects to longer term aspirations. The projects include:-

- A Productive Environment – Transforming pockets of underused land for a range of uses such as community growing, wildflower meadows and woods which support new skills and social opportunities while enhancing natural green spaces;
- Play and Learning – Developing opportunities for a variety of children’s outdoor play across the neighbourhood, complementing community led initiatives already being delivered such as those to improve Glencoats Park;
- Community Routes – Developing opportunities to create or enhance attractive and safe routes for walking and cycling, supporting the future for Ferguslie Park as a ‘20-minute neighbourhood’;
- Start Up Project Support – Investigating opportunities to develop a funding and training programme, supporting community capacity and the development of existing initiatives or creation of new projects. This would complement the significant level of community led activity already within the neighbourhood;
- Creative Learning – Investigating the potential for artists to encourage creativity within the community through development of outdoor spaces within the neighbourhood, or the use of vacant properties within the area as a social and educational opportunity.

5. Funding

5.1 Opportunities for delivery of the plan have been informed by a review of major Scottish and UK Government capital funding programmes. These were reported to the Board on 16 June 2021 and include the Place Based Investment Programme, Regeneration Capital Grant Fund and Vacant and Derelict Land Investment Programme.

5.2 Significant funding streams are also likely to be available in respect of active travel interventions supported by Sustrans, with smaller scale opportunities investigated to support development of project ideas where appropriate.

5.3 An indicative budget of £100,000 to support initial delivery of outcomes from the development framework was included within the Council’s 2021/22 Place Based Investment Fund allocation, approved by the Leadership Board on 15 September 2021. It is anticipated that further allocations will be drawn down from PBIF to support delivery of the plan over the coming years.

6. Approach and Next Steps

- 6.1 The Making Of Ferguslie provides a framework for partnership initiatives which support community led delivery of actions and vision for the neighbourhood. The Council and partners will work jointly with the local community to explore mechanisms and external resources which support delivery of the plan, such as the funding streams set out in section 5.
- 6.2 The opportunity exists to work with the local community to progress moves within the plan as 'early wins'. These are initial actions which would demonstrate commitment to the plan, generate confidence and act as a catalyst for wider delivery. These could include:-
- (i) **Development of the 'Hi-Line'**. This is the key placemaking intervention within the framework and the central spine for the neighbourhood. It would provide a key active travel route through the heart of the neighbourhood and a high-quality public space which would have immediate impact in creating a sense of place and a focus for community activity.
 - (ii) **Develop Proposals for Reimagining of Vacant and Underused Land.** There are significant areas of vacant or underused land within the neighbourhood, a number of which are unlikely to be redeveloped as a result of site constraints. Their reuse around the concept of 'productive environment' – managing for biodiversity/climate, woodland, leisure, community growing and sustainable urban drainage – would provide for transformational physical change within the neighbourhood.
 - (iii) **Developing Community Projects.** Through consultation the local community highlighted those projects that were key priorities for early delivery, building on existing locally led initiatives. The Council and partners will support the community in the development of these initiatives, which include Play and Learning, Community Routes and Community Assets.
- 6.3 These actions would deliver community priorities at an early stage and may provide the basis for preparation of bids to the major capital funding programmes identified in section 5 above, presenting the opportunity to deliver the plan at scale.

7 Progress and Reporting

- 7.1 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.

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 plan will encourage sustainable neighbourhoods, sustainable links and enhancements to green space.
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Appendix 1

- (a) The Making of Ferguslie (<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) Regeneration Funding Bids Update – Priority Themes. Leadership Board, 16 June 2021.

- (e) Place Based Investment Fund 2021/22. Leadership Board. 15 September 2021.
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