

**To: Communities, Housing and Planning Policy Board**

**On: 30 October 2018**

---

**Report by: Director of Communities, Housing and Planning Services**

---

**Heading: Housing Investment Strategy for the Tannahill Area, Ferguslie Park**

---

## **1. Summary**

1.1 This report contains updated housing investment proposals for the Tannahill area of Ferguslie Park. It is proposed that:

- around 100 new homes are built by the Council on adjacent vacant land to enable existing tenants and residents who wish to remain in the area to move to newbuild housing,
  - this housing will be designed and built to modern standards to meet current and future needs.
  - a Development Framework will be prepared in consultation with the local community for the wider Tannahill area which will take into account the timetable for demolition and identify potential uses for the sites which are vacated.
- 

## **2. Recommendations**

2.1 It is recommended that the Policy Board agrees:

- i. that around 100 new Council homes are built on vacant land adjacent to existing housing in the Tannahill area, as shown on the attached plan;
- ii. that the Director of Communities, Housing and Planning takes appropriate action in relation to the rehousing options for Council tenants as set out in section 5 of this report;

- iii that rehousing priority and home loss payments/ disturbance assistance are awarded to tenants and residents subject to qualifying criteria;
  - iv. that the Council properties listed in Table 2 are to be demolished, with secure tenants being offered other suitable accommodation;
  - v. that the Council enters into discussions with the owners of the 30 privately-owned properties listed in table 3 with a view to reaching agreement on voluntary acquisition of the properties and, if appropriate, demolition thereafter.
- 

### 3. Background to the Amended Housing Investment Proposals

3.1 There are 252 residential properties in the Tannahill area of Ferguslie Park.

**Table 1**

|                                 | <b>Number of Properties</b> |
|---------------------------------|-----------------------------|
| Council – occupied properties   | 125                         |
| Council – void properties       | 98                          |
| <i>(All Council properties)</i> | <i>(223)</i>                |
| Private properties              | 29                          |
| <b>Total</b>                    | <b>252</b>                  |

3.2 Following approval by the Leadership Board in February 2017, tenants, residents and owners were consulted on regeneration proposals which included:

- Partial demolition (204 properties)
- Retention and improvement of 48 properties
- Construction of around 40 newbuild homes.

On 29 June 2017, the Council agreed that officers should review housing investment options, taking account of tenant and community views.

3.3 Key outcomes from the 2017 consultation were reported to the Leadership Board on 19 September 2017 and Members agreed that a further report should be presented to the Communities, Housing and Planning Policy Board following a review of housing investment options.

3.4 In late 2017 and 2018, further work was undertaken including: review of the specification and cost of improving the existing housing; further analysis of consultation feedback and housing management information; review of waiting list data. Potential investment options were identified and assessed against a set of criteria which included: tenants' and residents' priorities; area renewal impact; deliverability; financial impact and funding considerations; and contribution to wider strategic priorities.

- 3.5 A newsletter and covering letter asking for feedback was sent to all tenants, residents and owners in the Tannahill area in September 2018. This explained that officers were considering two major changes to the housing investment proposals:
- Construction of around 100 newbuild Council houses
  - Potential demolition of all 252 residential properties in the Tannahill area.
- 3.6 Overall feedback to this most recent consultation has been very positive:
- 83 of the 126 Council tenants have responded (66%) and 78 (94%) agree with the amended proposals
  - 24 (83%) of the 29 owners of private residential properties have responded and 15 (63%) agree with the amended proposals.
- 3.7 Officers have carried out door-knocking in the area which was previously proposed for retention to make sure contact is made with as many people in the part of the Tannahill area most affected by the changed proposals. There are 48 residential properties which were previously identified for retention and improvement in the 2017 consultation – 40 Council properties (29 of these properties are currently occupied and 11 are empty) and 8 private residential properties.
- 3.8 Feedback from tenants and owners of these properties has also been very positive:
- all 29 Council tenants have responded (100%) and 26 (90%) agree with the amended proposals
  - all 8 owners have responded and 4 (50%) agree with the amended proposals.
- 3.9 Discussions have also taken place with representatives from Ferguslie Park North Tenants and Residents Association and Ferguslie Community Council, with both confirming broad support for the amended proposals.
- 3.10 An initial meeting has taken place between officers and members of a Liaison Committee set up by the Community Council. A range of issues were discussed, including some concerns which apply specifically to resident owners. These issues will be addressed through ongoing dialogue with the group and with individual owners, with officers seeking to identify potential solutions which could address issues raised.

#### **4. Updated Housing Investment Strategy – Summary Proposals**

- 4.1 There are currently 125 Council tenants in the Tannahill area. During previous consultation, 15% of Council tenants said they did not wish to remain in the Ferguslie Park area if regeneration plans go ahead, 21% said they would consider other housing options within the Ferguslie Park area (another

Council or housing association property) and 64% said they only wanted only to remain in the Tannahill area.

- 4.2 The number of occupied Council properties has reduced to 125 from 159 in February 2017. Through normal turnover, it is anticipated that there is likely to be a further reduction over the next two years.
- 4.3 Around 100 newbuild homes is therefore considered a sufficient number to fully provide for all existing Council tenants who wish to remain in the area as well as enabling a mix of house types / sizes to meet future needs and attract new households to the area. It is proposed that this number is kept under review as planning work proceeds and may be adjusted in line with changing requirements.
- 4.4 It is proposed that new housing is built on one or both of the vacant sites adjacent to the Tannahill area as shown on the attached plan. A feasibility study of these sites has been commissioned and this will provide feedback on ground conditions, site capacity and indicative costs. Consultation feedback indicated high level of need for ground floor/ accessible housing. This will be taken into account in developing plans for the newbuild housing.
- 4.5 Following completion of the newbuild housing, it is proposed that all the vacated Council properties in the Tannahill area, as well as the voluntarily acquired private properties, as listed in the Table 2 below, are demolished.

**Table 2**

| House No | Street Name           | Council Tenants | Council Voids | Total Council | Privately Owned | Total      |
|----------|-----------------------|-----------------|---------------|---------------|-----------------|------------|
| 1-156    | Tannahill Road        | 69              | 59            | 128           | 16              | 144        |
| 1-163    | Tannahill Terrace     | 49              | 39            | 88            | 12              | 100        |
| 26-31*   | Drums Avenue          | 3               | 0             | 3             | 2               | 5          |
| 45-51    | Ferguslie Park Avenue | 4               | 0             | 4             | 0               | 4          |
|          | <b>TOTAL</b>          | <b>125</b>      | <b>98</b>     | <b>223</b>    | <b>30</b>       | <b>253</b> |

*\* includes one commercial property at 26 Drums Ave*

## **5. Council Tenants**

- 5.1 A key objective of the proposed strategy is to try and ensure that there is a sufficient number of newbuild houses of a suitable type and size to meet current and future needs and enable existing households to remain in the area if they wish to do so.
- 5.2 It is proposed that new Council houses are built to enable existing tenants to transfer before existing occupied properties are demolished. This will avoid the need for tenants to move twice and will minimise the disruption to them. Tenants will be consulted on the development of plans for new Council housing.
- 5.3 Previous consultation indicates that some tenants may prefer to transfer to another Council property. Where this is the case, suitable alternative

accommodation will be made available in line with the Council's allocation policy. Tenants will be eligible for home loss payments and disturbance assistance subject to eligibility criteria.

- 5.4 Ferguslie Park Housing Association owns and manages around 800 properties and some tenants may wish to consider moving to a housing association property. Officers will work with Ferguslie Park Housing Association and assist tenants who wish to consider this option.

## **6. Private Owners and Tenants**

- 6.1 As in other housing regeneration projects, it is proposed that the Council will seek to voluntarily acquire ownership of privately owned properties (as listed in Table 3 below) to enable demolition and redevelopment. Owners may also wish to consider the option of exchanging their property for another Council property under the excambion process.

**Table 3**

| <b>Street Name</b>       | <b>House No</b>  | <b>Total</b> |
|--------------------------|--|--------------|
| <b>Drums Avenue</b>      | 26* and 31   | 2            |
| <b>Tannahill Road</b>    | 8, 23, 26, 38, 40, 51, 75, 77, 86, 91, 132, 139, 146, 148, 152 and 156 | 16           |
| <b>Tannahill Terrace</b> | 1, 2, 3, 6, 7, 23, 25, 32, 54, 79, 113, and 139                        | 12           |
| <b>TOTAL</b>             |  | <b>30</b>    |

*\*includes one commercial property*

- 6.2 Some resident owners may want to remain in the area and it is proposed that officers will work with resident owners to make available other options, including selling their property to the Council and becoming a Council tenant of one of the newbuild properties or an existing property in Ferguslie Park or another part of Renfrewshire.
- 6.3 The Council is in discussion with the Scottish Government about the possibility of including shared equity as an option for resident owners.
- 6.4 It is proposed that officers will seek to reach voluntary agreement on the acquisition of privately-owned properties. If this is not possible, a further report will be presented to a future meeting of the Policy Board.
- 6.5 Housing options advice will be provided to tenants of private landlords who are affected by these proposals.

## **7. Wider Area and Community Involvement**

- 7.1 It is proposed that a Development Framework is developed which will address existing vacant and underused sites as well as the cleared site which will be created following demolition. This will include consideration of opportunities for new community uses and activities as well as Green Network and

environmental enhancements for the area which will complement the housing investment strategy for the Tannahill area.

- 7.2 The local community and partner organisations will be consulted and involved in the preparation of the Development Framework and implementation of the proposed housing investment strategy as outlined above

---

## Implications of the Report

1. **Financial** – The cost of developing around 100 new Council homes is estimated to be in the region of £14m. This will be funded partly from Scottish Government grant and partly from the Council's HRA business plan. Increased provision has been made in Renfrewshire's Strategic Housing Investment Plan 2019/20 to 2023/24 for Scottish Government grant subsidy (the current grant benchmark is £57,000 per unit for local authorities) and the Council's HRA business plan will be updated to reflect the higher number of newbuild houses now proposed. In addition. Costs associated with the acquisition of privately owned properties, demolition and homes loss payments are estimated to be around £3.2m and these costs will be funded from the HRA capital investment programme.
2. **HR & Organisational Development** - None
3. **Community/Council Planning**
  - **Building strong, safe and resilient communities** – working with tenants and residents to deliver high quality newbuild homes to meet needs and improve the local neighbourhoods.
4. **Legal** -Conveyancing work associated with the acquisition of privately owned properties.
5. **Property/Assets** – The Asset and Estates team within Finance and Resources will instruct the services of an independent valuer and co-ordinate the acquisition of privately owned properties listed in 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. Some negative impacts have been identified arising from the need for existing residents to move home. Mitigating action will include minimising the need for temporary moves and other disruption, and the provision of information, advice and practical assistance to older people and vulnerable people who may need additional help.
8. **Health & Safety** -None.
9. **Procurement** – A tender exercise will be carried out to procure a construction contract for the newbuild housing.

10. **Risk** – The key risk in delivering the proposed strategy relates to the acquisition of private properties. All efforts will be made to come to a voluntary agreement with owners, and a range of options will be made available to resident owners. However, in the event that voluntary agreements cannot be secured for all private properties, mitigating action may include the use of Compulsory Purchase Order powers by the Council, but this would be the subject of a further report to the Policy Board. There is a high level of risk associated with taking no action and continuing with the current position which involves both financial and non-financial risks (e.g. high number of voids, lost rent and community safety).
  11. **Privacy Impact** -None
  12. **Cosla Policy Position** – N/A
- 

### **List of Background Papers**



- (a) Report to the Leadership Board, 15 February 2017, 'Ferguslie Park Regeneration – Community Consultation'
  - (b) Report to the Leadership Board, 19 September 2017, 'Ferguslie Park Regeneration / St James Park – Update'
- 

*FC/LM*  
*9 October 2018*

**Author:** Lesley Muirhead, Planning and Housing Manager,  
tel: 0141 618 6259, [lesley.muirhead@renfrewshire.gov.uk](mailto:lesley.muirhead@renfrewshire.gov.uk)

# Tannahill Regeneration Area

## Legend

-  Tannahill Regeneration Area
-  Potential Council New Build

