

To: Housing and Community Safety Policy Board

On: 8 November 2016

Report by: Director of Development and Housing Services

Heading: Orchard Street Housing Renewal Area Draft Designation Order 2016

1. Summary

- 1.1 This report seeks approval for the Orchard Street Housing Renewal Area (HRA) Draft Designation Order 2016 and an accompanying Action Plan that will be subject to a minimum three month period of public consultation.
 - 1.2 This designation of a Housing Renewal Area will allow the comprehensive improvement of the tenements at 3-9 Orchard Street and 33 Causeyside Street via a partnership project involving Renfrewshire Council and Paisley Housing Association, supported by grant funding from the Scottish Government's Affordable Housing Supply Programme (AHSP).
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) Authorises the Director of Development and Housing Services to issue a Housing Renewal Area Draft Designation Order and Action Plan covering 33 Causeyside Street, 3, 5, 7 and 9 Orchard Street (Appendix 1) for a statutory 3 month public consultation period;
 - (ii) Notes that a report will be provided to a future meeting of the Policy Board on the consultation exercise and if appropriate a Finalised Housing Renewal Area Designation Order and Action Plan will be presented to Board for approval.
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3. Background

- 3.1 A key priority for Renfrewshire Council and its partners is to improve the fabric of the built environment and to increase the number of people using and living in all of its Town Centres.
 - 3.2 Regenerating and revitalising town centres is also a priority for the Scottish Government and in this context the “Town Centre First Principle” encourages the public sector to invest in town centres and help communities thrive.
 - 3.3 In recent years Renfrewshire Council and partners have completed a number of successful projects which have secured the comprehensive improvement of traditional tenement properties and enabled people to live in high quality housing in the town centre. This includes the Gordon Street and Johnston Street Comprehensive Tenement Improvement (CTI) Schemes in Paisley.
 - 3.4 The five tenement blocks at 3,5,7,9 Orchard Street and 33 Causeyside Street have been identified as a priority for improvement for a number of years due to their particularly poor condition and their strategic location in Paisley Town Centre Conservation Area. They are highlighted as a priority in the Strategic Housing Investment Plan 2017/18-2021/22.
 - 3.5 Following the completion of Gordon Street CTI in 2011/12, plans were in place to progress a comprehensive tenement improvement project at 3-9 Orchard Street and 33 Causeyside Street (currently configured as 52 flats and 7 commercial properties with the pub occupying 2 of the commercial units). However changes to the Grant Framework for affordable housing projects in 2011/12 meant that it was not possible to secure a funding package to allow the project to proceed.
 - 3.6 The Council, the Scottish Government and Paisley Housing Association have however, continued to work together to review costs, specification, funding and delivery arrangements and in this context it is now considered that there is a viable project which could be taken forward through the designation of a Housing Renewal Area.
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4. Housing Renewal Area

- 4.1 Under the terms of the Housing (Scotland) Act 2006 Renfrewshire Council has powers to deal with poor quality housing and can designate a Housing Renewal Area, (HRA) where a significant number of houses in a locality are sub-standard, or the appearance or state of repair of any houses in the locality is adversely affecting the amenity of the area.
- 4.2 This HRA Designation Order must include an Action Plan which is a strategy for securing improvement in the condition and quality of housing in the HRA.

- 4.3 The HRA process requires that an HRA Draft Designation Order, including an action plan and map delineating the HRA, are made publicly available and consulted on for a period of 3 months.
 - 4.4 The HRA action plan must identify houses which are considered to be sub-standard and show whether the local authority considers that these should be demolished or should have work carried out to bring them up to a reasonable state of repair. Following this consultation period the authority may then, if appropriate, proceed to make a final Housing Renewal Area Designation Order.
 - 4.5 Following approval from this Board, a letter will be issued to all owners and tenants who are affected by the HRA Draft Designation Order along with a copy of the documents contained in Appendix 1. Owners and tenants will be invited to consultation drop-in sessions in Paisley Town Hall on Tuesday 15th November.
 - 4.6 A further report will be presented to a future meeting of the Policy Board providing feedback on the consultation and if appropriate a final HRA Designation Order and Action Plan will be presented to the Board for approval.
 - 4.7 If an HRA is declared, Works Notices under Section 30 of the Housing (Scotland) Act 2006 may be served on owners. These will identify the work required to properties and communal areas and will enable the Council to enforce these works if required.
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5. Funding

- 5.1 It is anticipated that Paisley Housing Association will acquire the majority of properties within the HRA for comprehensive tenement improvement. The funding for property acquired by Paisley Housing Association would be provided partly via the Affordable Housing Programme and by Paisley Housing Association through private borrowing.
- 5.2 A separate report is presented to this meeting of the Policy Board on Renfrewshire's Strategic Housing Investment Plan (SHIP) 2017/18 – 2021/22, which includes provision for Grant Funding for this project of some £4.4 million.
- 5.3 A specific grant benchmark has been agreed for this project by the Scottish Government following a full value for money appraisal of the proposals. This reflects a higher rate of grant that is required for comprehensive tenement improvement compared to new build.
- 5.4 Some owners may choose not to sell to Paisley Housing Association but may wish to participate in the scheme and would therefore be liable for their share of the total cost of works. In such circumstances owners may be eligible for a grant from Renfrewshire Council's Private Sector Housing Improvement Grant. This would be available at the level set out in the Council's Scheme of Assistance, ie - 50% for owners in receipt of income support and similar

benefits, 35% for other owner occupiers, and 25% for non-resident owners (which includes owners of commercial properties).

Implications of the Report

1. **Financial** – There are no direct financial implications arising from this Report. A report will be presented to a future meeting of the Housing & Community Safety Policy Board, with full details of the regeneration proposals and any associated costs / implications in due course
 2. **HR & Organisational Development** - None
 3. **Community Planning – Empowering our Communities** – Improving housing conditions and local neighbourhoods.

Safer and Stronger – providing sustainable housing
 4. **Legal** – Legal advice on Housing Renewal Areas and works notices.
 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 the draft HRA is for consultation 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
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Appendix 1: Draft Orchard Street Housing Renewal Designation Order

List of Background Papers: Report to Housing and Community Safety Policy Board, 10 March 2015, Private Sector Housing Improvement Programme

The foregoing background papers will be retained within Development 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 Lesley Muirhead, 0141 618 6259, email: Lesley.muirhead@renfrewshire.gov.uk

Appendix 1

HOUSING (SCOTLAND) ACT 2006

The Orchard Street Housing Renewal Area

Draft Designation Order 2016

Renfrewshire Council make the following order in exercise of the powers conferred by section 1 of the Housing (Scotland) Act 2006.

This order may be cited as the Orchard Street Housing Renewal Area (HRA) Draft Order.

The locality delineated in the map in schedule 1 is designated as the Orchard Street Housing Renewal Area.

The reason for the designation is that:

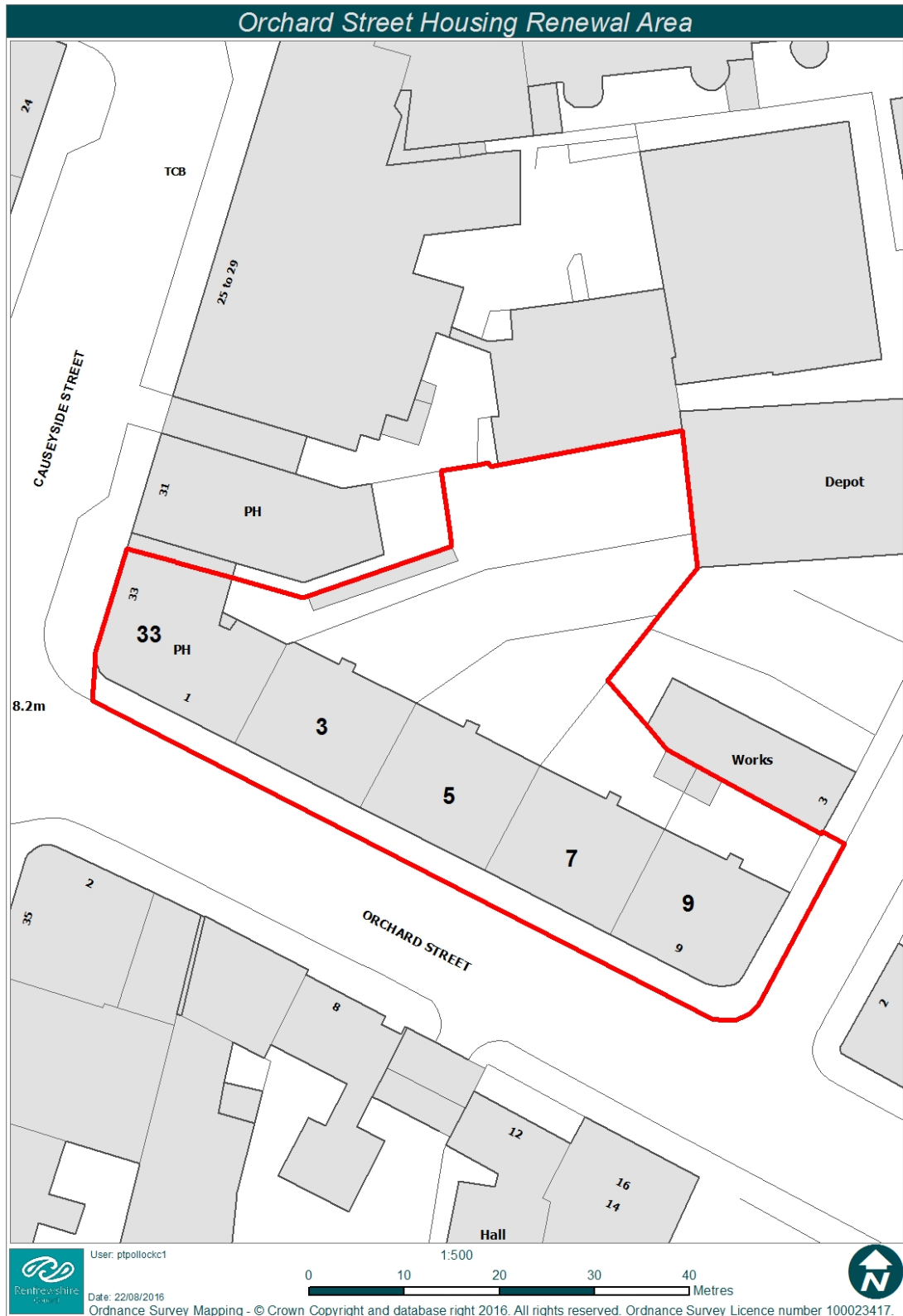
- A significant number of the houses in the locality identified in the map in schedule 1 are sub-standard and
- The appearance or state of repair of houses adversely affect the amenity of the locality identified in the HRA.

A Housing Renewal Area Action Plan is included in schedule 2 to this order

Executed on behalf of the council at Paisley on DATE

Signed

Schedule 1



Schedule 2

Orchard Street Housing Renewal Area Draft Designation Order - Action Plan

The following houses within the Orchard Street Housing Renewal Area (HRA) are considered to be sub-standard and that their appearance or state of repair is adversely affecting the amenity of the locality:

33 Causeyside Street (shop G/F left, pub G/F right, 1/1,1/2,1/3, 1/4,2/1,2/2,2/3,2/4,3/1,3/2,3/3,3/4 and all their common parts)

3 Orchard Street (pub GF left, shop G/F right, 1/1, 1/2, 1/3, 2/1, 2/2, 2/3, 3/1, 3/2, 3/3 and all their common parts)

5 Orchard Street (shop G/F left,0/2,1/1,1/2,1/3 ,2/1,2/2,2/3,3/1,3/2,3/3 and all their common parts)

7 Orchard Street (shop G/F mid, 0/1, 0/2, 1/1, 1/2, 1/3, 2/1, 2/2,3/1,3/2,3/3 and all their common parts)

9 Orchard Street (shop G/F mid, 0/1, 0/2, 1/1,1/2,1/3 ,2/1,2/2,2/3,3/1,3/2,3/3 and all their common parts)

These houses are required to have work carried out in or in relation to them for the purposes of bringing them into, and keeping them in, a reasonable state of repair and for the purposes of enhancing the amenity of the HRA.

Renfrewshire Council intends to implement this Action Plan within a 5 year period.

Property/Areas Which Requires Works

The work specified in this Housing Renewal Area Action Plan to the houses listed and their associated common areas is intended to comprehensively improve the houses to achieve a habitable standard and extension to the life of these properties of 30+ years and will:

- Improve the safety or security of the houses and persons living there;
- Reduce the long-term burden and costs to property owners of maintaining the properties and their common parts, in future years; and
- Enhance the amenity of the common backcourt areas and of the area in general.

Work Required	Address of property	Standard Required
<p>Environmental Works:</p> <ul style="list-style-type: none"> • Clear out and remove overgrown vegetation to upgrade common backcourt areas, including boundary walls and fences. The formation of useable bin storage and refuse collection arrangements, in the interests of Public Health and new clothes drying provision, new paths, turf and shrub beds. • Repair/renew front footpath as required 	<p>All properties included within the proposed designated HRA: 33 Causeyside Street 3, 5, 7 and 9 Orchard Street</p>	<p>All work within the Orchard Street Housing Renewal will be carried out to a suitable standard to meet current Building Regulations (2015) and will ensure all houses will meet the Tolerable Standard, as well as enabling the properties to be maintained to a good standard of repair, in the longer term, at reasonable cost, via a traditional factoring regime</p>
<p>Common Property Repair and Improvement Works to be carried out as necessary including:</p> <ul style="list-style-type: none"> • Renew / replace all defective roof coverings and rainwater goods with sarking and rafter repairs and replace all associated flashings and trims. • Structural repairs as required including rebuilding Crow-stepped gable at 33 Causeyside Street. • Undertake all necessary structural repairs as necessary to maintain the structural integrity of the properties. • Renew all external / internal and below ground soil, waste and rainwater stacks, with suitable runs and falls, proper fixings and means of inspection. • Repairs and re-building to stabilise main chimney heads/ removal of all minor chimneys. • Remove all lead water supply pipework and install new water mains serving all flats direct (complete with double check valve protection). • Remove all common water storage tanks to address the potential for legionella. • Repairs/Improvements to common closes (including repairs to / renewal of treads, landings, close floors, close wall finishes, close ceilings and soffit finishes and common stores, as well as provision of new and improved close lighting, windows, front and rear doors and door entry control system. • Install new mains electricity supply • Install new gas mains pipework to all 	<p>All common properties: 33 Causeyside Street 3, 5, 7 and 9 Orchard Street</p>	

<p>flats</p> <ul style="list-style-type: none"> • New telecoms installation with wired broadband capacity • New common digital television system • Check all timbers for decay and repair/renew and undertake precautionary timber treatment works, as required. • Clean/repair/repoint all stonework, incorporating lead flashings, as required. • Install Damp proof course to specialist requirements. • Carefully take down and re-build defective oriel window stacks (2 no.) 	<p>Nos 5 and 7 Orchard Street</p>	
<p>Flat Repairs/improvements:</p> <ul style="list-style-type: none"> • Eradicate/treat all Timber Decay, Woodworm and Dampness • Renew all windows. • Renew all kitchen fitments and bathroom sanitaryware. • Renew all skirtings, facings, door frames etc • Renew existing electrical system. • Install “hard wired” smoke / heat / carbon monoxide detection to all flats • Install central heating/hot water served from new Condensing Combi boiler. • Provide mechanical ventilation to all kitchens and bathrooms. • Improve thermal performance, sound insulation, fire resistance, means of escape and provide enhanced safety and security features. 	<p>Flats: Causeyside Street :</p> <p>33 1/1,1/2,1/3,1/4,2/1,2/2, 2/3,2/4,3/1,3/2,3/3,3/4</p> <p>Orchard Street: 3,1/1,1/2,2/1,2/2,3/1,3/ 2,3/3.</p> <p>5 0/2,1/2,1/1,2/1,2/2,2/3, 3/1,3/2,3/3,</p> <p>7 0/1,0/2,1/1,1/2,2/1,2/2, 3/1,3/2,3/3</p> <p>9 0/1,0/2,1/1,1/2,1/3.2/1, 2/2,2/3,3/1,3/2,3/3</p>	
<p>Commercial Premises</p> <ul style="list-style-type: none"> • Eradicate/treat all Timber Decay, Woodworm and Dampness. • Renew existing electrical and water supplies. 	<p>G/F shop and pub at 33 Causeyside Street</p> <p>G/F shops and pub, 3 Orchard Street</p> <p>G/F shop, 5 Orchard Street</p> <p>G/F shop 7 Orchard Street</p> <p>G/F shop 9 Orchard Street</p>	

How this Action Plan will be Delivered

This action plan describes the work required to deal with the sub-standard housing and amenity of the area.

To tackle the very poor condition of the buildings, to prevent further deterioration and to ensure that they are safe, secure and can be maintained in the future, it is considered necessary that a full comprehensive tenement improvement refurbishment is the only viable solution.

The estimated costs associated with promoting the necessary repairs and improvement works are, however, significant.

Renfrewshire Council has worked in partnership with Paisley Housing Association and the Scottish Government to secure a funding package that would allow a scheme to progress. Paisley Housing Association would seek to secure ownership of the properties through voluntary acquisition. Paisley Housing Association would commission an independent valuation of properties and offer owners the current market value based on this valuation.

Paisley Housing Association would organise and oversee works to the buildings and common areas.

Paisley Housing Association would retain ownership of acquired houses and on completion of works the houses would be let as social housing. In order to secure future maintenance to common areas, the Council would encourage owners to appoint a factor. Paisley Housing Association is currently willing to act as factors.

Paisley Housing Association and Renfrewshire Council will provide advice and guidance to owners of properties identified in this HRA Action Plan.

Renfrewshire Council and Paisley Housing Association will endeavour to help where possible any resident permanently displaced from their living accommodation as a result of the implementation of this action plan to secure alternative accommodation.

Where an owner decides not to sell to Paisley Housing Association they may decide to participate in the scheme and will therefore be liable for their share of the total cost of works.

In these circumstances, the Council may be prepared to offer grant assistance to owners who wish to participate in the scheme and who enter into a binding Minute of Agreement with Paisley Housing Association, acting as agents of the Council. The Council's Scheme of Assistance (as provided in line with the Housing (Scotland) Act 2006) sets out the range of support the Council will provide for private sector owners to help them improve their properties. Grants are available to owners in mixed-tenure flatted blocks at the following levels:

- Resident owners on income support or other similar benefits - 50%
- Resident owners - 35%
- Non-resident owners - 25%

As non –resident owners, owners of commercial properties will be entitled to grant of 25%.

Where an owner does not voluntarily participate in the scheme as outlined, the Council will utilise its powers under the terms of the Housing (Scotland) Act 2006 to enforce repair and improvement works to bring the property upto a reasonable standard and subsequently pursue these owners for recovery of their share of costs.

For further information, please contact:

Renfrewshire Council

Development and Housing Services

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Appendix 1

Background

A significant number of the houses internally and all aspects of the common parts of these properties, at the addresses identified above are sub-standard and have also been identified as affecting the amenity of the area. Evidence for this comes from a number of sources including; information from a study undertaken by ODS consultants in 2001; a feasibility study carried out by Assist Design, Allied Surveyors and the Structural partnership in 2007 and an update to that study undertaken in 2014/15; inspection by Renfrewshire Council of various flats, closes and communal areas; and information from Ross and Liddell factors concerning the roof at no. 3 Orchard Street.

The following issues have been highlighted:

Communal and Flat issues

The common parts of the building listed are in serious disrepair and require urgent action, in terms of both repair and improvement.

- None of the buildings meet current Building Standards in terms of access, safety, thermal performance, fire separation or fire detection.
- The common elements of all properties are in poor condition and internally, a significant number of properties either fail the Tolerable Standard as set out in the Housing (Scotland) Act 1987 or, where the tolerable standard is achieved, certain aspects of the work associated with achieving the standard, fall short of acceptable construction standards.
- Significant building defects exist at Nos. 5 and 7 Orchard Street and 33 Causeyside Street.
- At No.7 Orchard St (right hand side), the stone panel below the oriel has bulged with what appears to be the outer stone leaf separating from the main wall construction. The panel is currently shored and is stable. However as part of the works it will be necessary to dismantle the oriel and part of the front elevation to rebuild the area affected by the bulge. A similar defect is evident at No. 5 Orchard Street (right hand side).
- At 33 Causeyside Street the corner of the property is splayed and was originally constructed with a crow stepped edge that extended above the eaves line of the property. This has been removed due to past storm damage. As part of the works it will be necessary for this part of the elevation to be rebuilt.
- Defective roof covering at No. 3 Orchard Street

- Dry rot has been identified within the common close and 3 individual flats at 7 Orchard Street and Renfrewshire Council has served a Defective Buildings Notice for this. Given the general standard of the building fabric, it is anticipated that other instances of timber decay will be present, elsewhere within these properties.

Amenity Issues

- The backcourt configuration is currently unattractive in use and provides no amenity at all. They do not provide adequate clothes drying or refuse storage facilities. This latter aspect is relevant in terms of public health.
- The backcourts are currently not being maintained and are seriously overgrown, which is negatively impacting on the appearance of the overall area.
- The grassed area is extremely overgrown and there is a problem with fly tipping.
- The paths and walls are in poor condition.
- Renfrewshire Council has served Dangerous Building Notices on two washhouses in the rear common area of no. 7 and 9. Orchard Street.

Assist Design Architects have drawn up plans for a reconfigured back court area.

Front footpaths will require to be renewed/repared as required.

In addition it is considered that the houses listed adversely affect the amenity of the locality, as well as that of the surrounding Paisley Town Centre Conservation Area which has seen recent substantial public investment to improve the condition and appearance of a number of surrounding buildings.