

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

**On: 10 March 2020**

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

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**Heading: Orchard Street Housing Renewal Area Update**

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## **1. Summary**

- 1.1 At the meeting on 10 January 2020, the Housing and Community Safety Policy Board authorised the Director of Communities, Housing and Planning Services in consultation with the Head of Corporate Governance to enter into a legal agreement with Paisley Housing Association. The purpose of the legal agreement was to give Paisley Housing Association sufficient comfort to start acquiring privately owned properties and take forward further planning activity to enable delivery of the proposed Comprehensive Tenement Improvement project in the Orchard Street Housing Renewal Area.
  - 1.2 A legal agreement has now been signed by both parties and Paisley Housing Association has contacted all owners with a view to acquiring properties as quickly as possible.
  - 1.3 This report seeks authority for the Director of Communities, Housing and Planning Services to transfer ownership of two flats within the Orchard Street Housing Renewal Area, which were recently acquired by the Council, to Paisley Housing Association for the same price paid by the Council.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) authorises the Director of Communities, Housing and Planning Services to dispose of Flat 1/3, 33 Causeyside Street and Flat 1/2, 5 Orchard Street to Paisley Housing Association for the sum paid by the Council.
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### **3. Background**

- 3.1 In December 2019 and January 2020, during negotiations between the Council and Paisley Housing Association on the proposed legal agreement, three properties within the Orchard Street Housing Renewal Area were advertised for sale on the open market.
  - 3.2 It was considered that a change in ownership could be detrimental to the progress of the refurbishment project and may add further risk and delay. As Paisley Housing Association was not at that point in a position to buy these properties, the Council sought to assist the partnership project by purchasing these properties. The Council's offers for two flats were accepted (Flat 1/3, 33 Causeyside Street and Flat 1/2, 5 Orchard Street). The offer for the third flat was not accepted by the owner.
  - 3.3 A legal agreement has now been signed by both the Council and Paisley Housing Association and the Association is seeking to acquire properties within the Housing Renewal Area in order to deliver the planned comprehensive tenement improvement scheme. Paisley Housing Association has now written to all owners to advise of their intention to take forward the planned improvement project
  - 3.4 Authority is sought to transfer ownership of the two properties identified at para 3.2 above to Paisley Housing Association for the sum paid by the Council, to assist the Association in consolidating ownership and taking forward the comprehensive tenement improvement project.
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### **Implications of the Report**

1. **Financial** – Sales receipts equal to value paid
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
  - *Our Renfrewshire is thriving*– town centre regeneration/improving housing conditions and local neighbourhoods
  - *Working together to improve outcomes* – Partnership working between the Council and Paisley Housing Association.
4. **Legal** – There will be a requirement for Legal Services to carry out conveyancing work.
5. **Property/Assets** – Disposal of property purchased to help facilitate refurbishment of poor-quality tenement blocks.
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 directly 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. **Risks** – None
  11. **Privacy Impact** – None
  12. **Cosla Policy Position** – N/A
  13. **Climate Risk** – N/A
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### **List of Background Papers**

Report to Housing and Community Safety Policy Board, 8 November 2016, "Orchard Street Housing Renewal Area Draft Designation Order 2016"

Report to the Housing and Community Safety Policy Board, 14 March 2017, "Orchard Street Housing Renewal Area Designation Order 2017"

Report to the Communities, Housing and Planning Board, 14 January 2020, "Orchard Street Housing Renewal Area"

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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*FC/LM*  
*27 February 2020*

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