

To: Communities, Housing and Planning Policy Board

On: 29 October 2019

Report by: Director of Communities, Housing and Planning

Heading: Paisley West End Regeneration Update

1. Summary

- 1.1 This report provides an update on progress in implementing the regeneration masterplan in partnership with Sanctuary Scotland for Paisley West End.
 - 1.2 The report also seeks authority to initiate a Compulsory Purchase Order application with the Scottish Government to enable the purchase of seven privately owned properties at 22 Well St / 1 Underwood Lane, Paisley.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) notes the progress being made in implementing the Regeneration Masterplan for the West End of Paisley in partnership with Sanctuary Scotland; and
 - (ii) authorises the Director of Communities, Housing and Planning Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 7 privately owned properties as identified in Table 1 of this report, to enable these properties to be demolished.
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3. West End Regeneration Masterplan Update

- 3.1 The Leadership Board approved a Regeneration Masterplan for Paisley West End on 12 December 2017 to be implemented in partnership with Sanctuary Scotland.
- 3.2 Sanctuary Scotland have successfully completed the development of 39 new homes for social rent on the site of the former Co-op at Wellmeadow Street. This provided an early boost to the regeneration of the area by allowing Sanctuary the opportunity to rehouse some existing Council tenants and resident owners from the wider West End area.
- 3.3 All Council tenants within the masterplan area have now been rehoused. The ownership of vacant Council owned properties in the masterplan area will be transferred to Sanctuary on a phased basis in line with their acquisition and demolition phasing strategy.
- 3.4 Members will be aware of the recent fire within number 6 Well Street. As part of the Council's response to this emergency situation, temporary accommodation was provided for two households. The adjacent road had to be closed for a temporary period while the building was made safe.
- 3.5 Building Standards instructed the required emergency work and the road was reopened the following week. The impact on traffic in the surrounding area was not considered significant during this time and this is a factor that will be considered as part of the redevelopment proposals.
- 3.6 Working in partnership with the West End Growing Ground Association (WEGGA), the Sutherland Street growing grounds have been relocated from their temporary site to a more prominent, visible location on Underwood Road. Assisted by funds from the Council's Community Empowerment Fund and from Sanctuary's community benefit programme, the group have been able to increase their offering to the wider community at the new larger location.

4. Next Steps

- 4.1 Sanctuary Scotland are negotiating with private owners to achieve the voluntary acquisition of properties in the area where possible. Any private residential tenants in the area have been made aware of the West End masterplan and offered Housing Options advice from the Council.
- 4.2 Sanctuary issued a letter and newsletter to all residents and businesses in the area in September. This provided a general update and included a phasing plan for the acquisition of private properties
- 4.3 Where acquisitions involve trading commercial premises, the Council and Sanctuary's valuers will work with tenants and landlords to assist them to identify suitable alternative premises.

- 4.4 Sanctuary are now progressing plans for the re-development of the two vacant Sutherland Street sites and site investigations are already underway with a view to a development of around 28 new affordable homes for social rent being built by March 2021.
- 4.5 Sanctuary have also purchased the vacant student accommodation on Underwood Lane from the University of West of Scotland and demolition is already underway with a view to the site being developed with 16 units for affordable sale.
- 4.6 The development of the remaining areas will be progressed in line with a revised masterplan which will now be subject to further consultation and engagement.
- 4.7 It is anticipated that a revised masterplan which will confirm the next phases of development and the mix of housing types and tenure will be reported to the Communities, Housing and Planning Board in Spring 2020.

5. Properties at 22 Well Street/ 1 Underwood Lane

- 5.1 There are 12 properties at 22 Well Street/ 1 Underwood Lane (9 residential and 3 commercial) which sit within the West End Regeneration Masterplan area.
- 5.2 The Leadership Board agreed in December 2017 that 129 properties, including the properties at 22 Well St/ 1 Underwood Lane, should be demolished to facilitate delivery of the Regeneration Masterplan
- 5.3 A Dangerous Buildings Notice was served on the owners of properties at 22 Well Street / 1 Underwood Lane in March 2018. This notice requires owners to make the building safe by demolition. Officers from the Council have been in contact with owners of properties in the building in an effort to reach agreement on voluntarily sale to the Council or participation in a scheme to demolish the building. Full ownership or agreement with all remaining owners is required to initiate the required demolition of the block which in turn will allow pedestrian and vehicle access from Well Street into Underwood Lane.
- 5.4 The Council has been successful in acquiring 5 of the 12 properties in this block to date. However, despite protracted attempts to negotiate mutually acceptable terms, there are seven properties that remain in private ownership. Some owners have been difficult to locate and agents have been commissioned to trace these absent owners.
- 5.5 When the Leadership Board approved the 12 December 2017 report, it agreed that the Council should use its Compulsory Purchase Order powers to facilitate delivery of the Regeneration Masterplan if, despite all reasonable attempts to voluntarily acquire properties in the Masterplan area has not been possible.

- 5.6 The Director of Communities, Housing and Planning now wishes to instigate Compulsory Purchase Order proceedings through promotion and submission of a Compulsory Purchase Order to the Scottish Government along with all required supporting evidence. This Compulsory Purchase Order application would run in parallel with continued efforts to voluntarily acquire the seven properties listed below from private owners.

Table 1: Compulsory Purchase Order Application Addresses	
1/2	1 Underwood Lane
1/3	1 Underwood Lane
3/1	1 Underwood Lane
3/3	1 Underwood Lane
	Shop, Ground Floor 22 Well Street
	Shop, Ground Floor (Left) 22 Well Street
	Shop, 22 Well Street & 1 Underwood Lane

- 5.7 Throughout this process it is proposed that the Council will remain open to negotiations with all remaining owners. In the event of any of the properties being acquired voluntarily, the Compulsory Purchase Order process would cease in connection with that property.

Implications of the Report

1. **Financial** – The acquisition of properties at 22 Well Street/1 Underwood Lane will be met from grant eligible funding within the approved Strategic Housing Investment Plan
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
 - *Our Renfrewshire is safe – removing a dangerous building within a regeneration area that is causing concern to residents.*
 - *Working together to improve outcomes – Taking on board requests from the communities in which we operate.*
4. **Legal** – There will be a requirement for Legal Services to carry out conveyancing work in relation to the acquisition of these 7 outstanding properties and with respect to the CPO application.
5. **Property/Assets** – early removal of properties highlighted for demolition
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** – The Council have been served with a Statutory Notice as an owner within the block at 1 Underwood Lane/22 Well Street, to demolish the property at 22 Well Street/ 1 Underwood Lane which they can not enact without full ownership or full agreement of all owners in the block.
11. **Privacy Impact** – None
12. **COSLA Policy Position** – None
13. **Climate Risk** – n/a
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List of Background Papers

- (a) Background Paper 1:

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

The foregoing background papers will be retained within Communities, Housing and Planning 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, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk
