
To: Communities and Housing Policy Board

On: 22 August 2023

Report by: Director of Environment, Housing and Infrastructure

**Heading: Housing-led Regeneration and Renewal Programme for
Renfrewshire – Year 2 Update**

1 Summary

- 1.1 Renfrewshire Council's Housing Led Regeneration and Renewal Programme will deliver modern, high quality, energy efficient, affordable Council housing that will not only significantly enhance the Council's housing stock but will also contribute to the wider transformation of communities and will be central to the economic and social recovery of Renfrewshire.
- 1.2 This ambitious programme was approved by the Communities, Housing and Planning Policy Board on 18 January 2022 with amended proposals for three of the eight regeneration areas also approved on 15 March 2022. The programme is being taken forward as a key Council priority, designed to deliver maximum benefits for residents and with the active involvement of services across the Council and Community Planning partners.
- 1.3 This report provides members with an update on the progress made to date in year two of the Regeneration and Renewal programme and provides a re-profiled timeline for the delivery of works scheduled throughout this ten-year strategy.
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2. Recommendations

It is recommended that the Communities and Housing Policy Board:

- 2.1 Approve the updated timescale for delivery of works across all eight areas in the ten-year Regeneration and Renewal Programme (Appendix 1) and note the Director of Environment, Housing and Infrastructure will provide regular updates on progress to the Policy Board.
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3. Progress to Date

- 3.1 Following the approval of the ten-year programme by the Policy Board in January and March 2022 significant work has been undertaken to progress the ambitious regeneration plans. The scope and complexity of the Regeneration and Renewal Programme required a phasing strategy to be developed, which takes account of a range of factors including delivery timescales, rehousing requirements, contractor availability, maximising grant support for owner participation and consideration of wider development constraints.
- 3.2 In line with the phasing strategy, the majority of work to date has been focussed mainly in the area of re-housing tenants and acquiring privately-owned property where this is required to facilitate the demolition programme. To date, of the 664 properties identified for demolition, 230 (35%) are now vacant and of the 89 private properties that are to be acquired within the demolition properties, we have now acquired 25 (28%), with negotiations underway with many other private owners. This work is progressing at varying pace across the eight areas, with demolition blocks at Auchentorlie now 94% vacant and Waverley Road now 69% vacant.
- 3.3 Keeping residents engaged and informed has been a key priority over the course of the last year and tenants, residents and owners have been issued with regular updates advising them of the approved plans for each area. The Council's website has a dedicated Housing Regeneration and Renewal section, which is updated regularly to ensure that residents are kept informed of progress and, most recently, newsletters have been delivered to tenants, residents and owners in most areas over the course of June, July and August.
- 3.4 Officers from our Regeneration and Renewal team have been actively engaging with tenants and residents to ensure they know who they are and how they can be contacted. Officers carry out home visits and regularly visit the areas to have an on site presence and to ensure any matters raised or identified are quickly addressed. Weekly surgeries have also been established in two of the eight areas (Howard Street and Springbank/ Mossvale) with arrangements being made to set up similar surgeries in the other areas in line with the phasing of works for each area.
- 3.5 Feedback from tenants and residents has been utilised to ensure matters raised about property condition and the wider environment are addressed as surrounding their homes.
- 3.6 Initial Community Neighbourhood Renewal Group meetings have taken place in two of the eight areas, with plans being developed with community representatives and across Council services to operate in parallel with the physical regeneration plans. Each Neighbourhood Renewal Group will be tailored to the needs and circumstances of the local area, going beyond housing and the immediate external environment and taking account of broader issues such as links to health and wellbeing, access to outdoor space, sustainable travel and employment or training opportunities to maximise the benefits achievable for local residents. There will be ongoing engagement with residents across all areas.

4. Timescales for Delivery of the Investment Programme.

- 4.1 Throughout the course of an ambitious programme of this size and complexity, it is to be expected that the project timelines may need to be re-profiled to reflect progress. An exercise has been undertaken to review the project timelines which were approved by Policy Board on 16 August 2022 and sections 4.4 to 4.11 of this report provide an update on progress to date, with information on the anticipated timeline for the investment, demolition, newbuild and rehousing initiatives where this is relevant for each individual area.
- 4.2 For each of the eight areas, an extract of the Milestones document reproduced in Appendix 1 shows the latest proposed timelines (the coloured arrows) and the previously-approved timelines (the grey bars). In all cases the Stakeholder Engagement and Benefits Realisation activities have been extended to last throughout the programme. There is no change or no significant change in five areas (Auchentorlie, Waverley Road, Ferguslie/Broomlands, the Howwood Road Area and Thrushcraigs), a minor change in one (the Howard Street Area, where the completion of demolition is a year later than previously proposed) and a larger change in two areas (Moorpark and Springbank/Mossvale, in both of which the completion of investment work is up to two years later than previously proposed).
- 4.3 Where newbuild housing is proposed, a key objective of the regeneration programme will be to deliver homes of a suitable type and size to meet current and future needs and to enable existing households to remain in the area where possible. All Council tenants affected by demolition will be offered suitable alternative accommodation in line with the Council's housing allocation policy and will be entitled to apply for home-loss and disturbance payments subject to qualification criteria where the move is in accordance with the phasing strategy that facilitates this regeneration initiative.

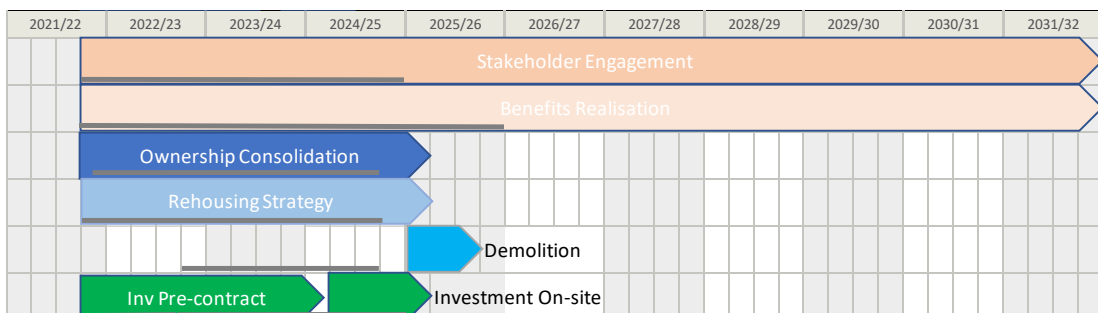
4.4 Howard Street Area, Paisley

- This is an area of three-storey tenemental housing in Paisley's East End, surrounded by older four-storey stone tenements which are generally managed by Williamsburgh Housing Association Ltd. Our proposals comprise the demolition of some blocks in order to reduce the density and investment in the blocks that remain.

Addresses	Council	Private	Total
Investment – on site target date Q2 2024–25 Clarence Street 19, 20, 21, 22 and 24 Howard Street 11, 13, 15 and 17 Ladyburn Street 10, 12 and 14 Lang Street 11, 13, 15 and 17 Violet Street 2 and 4	81	27	108
Demolition: McKerrell Street 35, 37, 39, 41 and 43 Ladyburn Street 9 Howard Street 8, 10, 12, 14 and 16	59	7	66

Total	140	34	174
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- Subject to owner participation, this regeneration area will see up to eighteen blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings. The Council has so far acquired two properties from owners who were looking to sell their properties in blocks identified for investment, increasing its majority or giving it full ownership in further blocks.
- The plans for the Howard Street Area will also see eleven blocks being demolished to provide a new area of amenity open space and to reduce the overall building density. The first Neighbourhood Renewal Group meeting took place for this area on 11 July 2023 and was attended by a number of Council tenants and representatives from the local community.
- Following liaison with tenants and residents regarding their housing options, Rehousing priority has been applied to several blocks in this area with twelve tenants successfully rehoused to date. Liaison with private owners has also been established and four properties have successfully been acquired by the Council with other owners at various stages of the voluntary acquisition process.
- In the latest proposed timelines completion of all activities is re-profiled. There is a minor change in this area in that the completion of demolition work is now scheduled to be at the end of 2025, a year later than previously proposed. This is because this work cannot be done in the eleven closes concerned until all tenants have been re-housed and all privately-owned flats acquired and, based on progress to date, this will take longer than originally anticipated, however, this will not delay the investment in the remaining stock or any newbuild. We will work with the Neighbourhood Renewal Group to improve the former footprint of the eleven closes but have no plans to build new housing there.

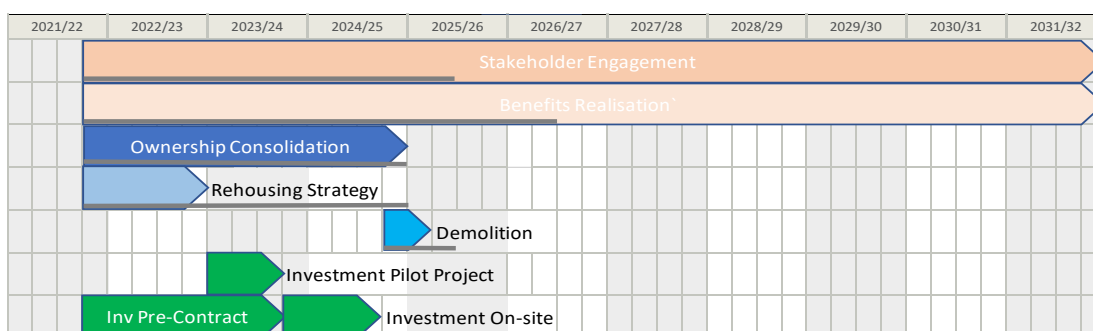


4.5 Auchentorlie, Paisley

- Like the Howard Street Area, this is an area of three-storey tenemental housing in Paisley’s East End and our proposals comprise the demolition of some blocks in order to reduce the density and investment in the blocks that remain.

Addresses	Council	Private	Total
Investment – on site target date Q4 2023–24 Auchentorlie Quadrant 1, 2, 3, 4, 6, 8, 10, 11 and 13 Seedhill Road 74	44	16	60
Demolition: Auchentorlie Quadrant 5, 7 and 9	17	1	18
Total	61	17	78

- Subject to owner participation, this regeneration area will see up to ten blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to the buildings in each area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.
- This area has a pilot project block where investment work has commenced and, on completion, this block will be a showcase for tenants and owners to see the high specification of works being delivered.
- The first Neighbourhood Renewal meeting took place for this area on 27 June 2023 and was well received by those who attended. This event gave tenants and residents the opportunity to speak to Council officers and our appointed landscape architects about the developing plans for the area which includes the removal of three tenement blocks to reduce the overall density and improvements being made to the surrounding environment. Some suggested ideas for consideration from the event include possible opportunities for Growing Grounds/Allotments on the site being cleared and reconfiguration of garden space to make it more user-friendly.
- Rehousing of tenants from the properties identified for demolition in the Auchentorlie area is complete. There is no other significant re-profiling in the latest timelines.

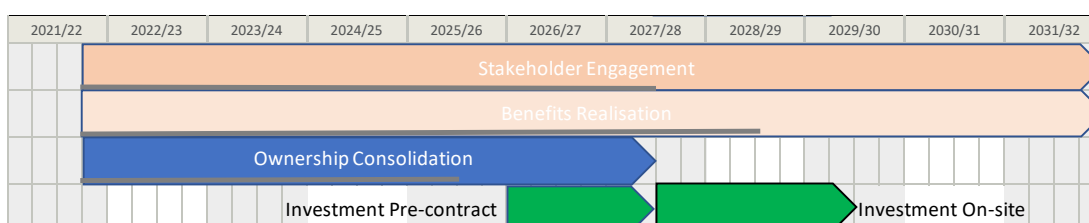


4.7 Moorpark, Renfrew

- This is an area of three-storey tenemental housing in Renfrew. Uniquely in this area our proposals comprise no demolition, only investment in the stock.

Addresses	Council	Private	Total
Investment – on site target date Q3 2027–28 Barclay Square Birmingham Road Jessiman Square Knockhill Road Mitchell Avenue Paisley Road 168–170, 200–208, 214, 220–224, 236, 242 and 248–254	170	147	317

- The Moorpark area has a high proportion of private owners and participation of owners will be essential to ensure the successful delivery of the investment programme. Given that investment work is not scheduled until well into this ten-year programme, officers are reviewing the Council’s ownership and block make up to identify any ownership consolidation opportunities to assist in the future delivery of investment works.
- Subject to owner participation, this regeneration area will see blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as, where possible, the external fabric of the buildings. Fabric works will be tailored to the buildings in each area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.
- There is significant re-profiling in the latest proposed timelines in that the completion of Investment works is two years later than previously, due to the complexities presented in an area of such high level of private ownership.
- The Council will seek to maximise owners’ opportunities to obtain grant funding and officers are continuing to explore opportunities for external funding support which may be available to assist in reducing the cost of participation for owners.



4.8 Ferguslie/Broomlands, Paisley

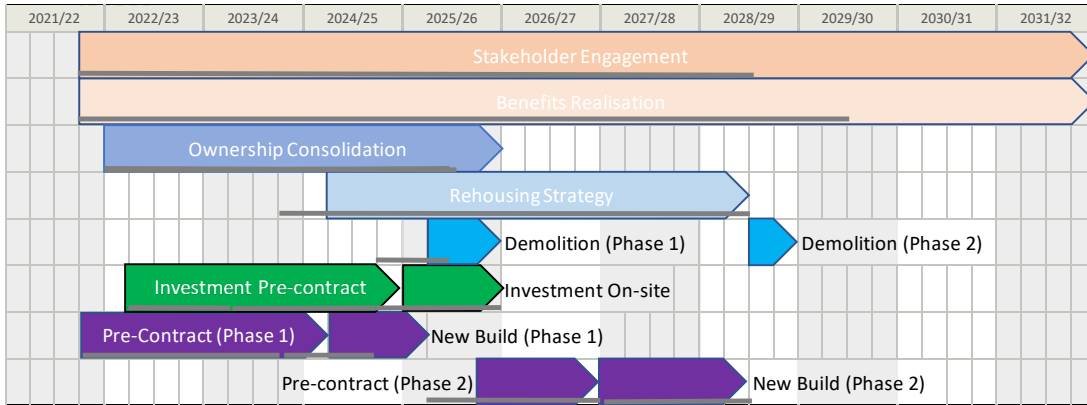
- This is an area mainly of three-storey housing and our proposals comprise the demolition of some blocks and investment in the blocks that remain, with reprovioning firstly on an adjacent brownfield site and secondly on the former footprints of some of the blocks demolished. There is also an area of pre-1919 tenemental housing (Ferguslie Walk).

Addresses	Council	Private	Total
Investment – on site target date Q2 2023–24 Broomlands Street 56–62 and 64–70 Carbrook Street 1–7 Ferguslie 1, 3, and 2–8 Ferguslie Walk 21–25 and 16–28 West Campbell Street 2–8	77	82	159
Demolition: Ferguslie 18–20 and 22–24 Knox Street 2–8 West Campbell Street 1–7 and 10–16	64	16	80
Total	141	98	239
Newbuild: Ph 1 – site at Carbrook St (18 units) – on site target date Q2 2024–25 Ph 2 – brownfield site (approx 25 units) – on site target date Q1 2027–28			

- The Ferguslie/Broomlands area has a large number of private owners and owner participation will be necessary if we are to deliver the investment required successfully.
- This regeneration area will see mixed tenure blocks (subject to owner participation) receiving a package of enhanced capital investment to include improvements to the external environment, bin storage and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.
- Procurement is underway for a suitable contractor to provide ‘design and build’ services for the first newbuild housing phase in this area (the former Carbrook Nursery site).
- This area will be further transformed with the later removal of five deck-access blocks and the development of a further mix of newbuild Council homes on some of the cleared sites.
- The community will be invited to contribute to development plans for this area, including the future of the communal laundries and, possibly, a

proposed new entrance to Ferguslie Gardens as neighbourhood plans develop.

- There is no change in the latest timelines to the overall completion dates, however, the demolition works have now been split into two phases, to reflect the fact that two deck-access blocks at 18–20 and 22–24 Ferguslie can be left in situ until completion of the newbuild on the footprints of 2–8 Knox Street and 1–7 and 10–16 West Campbell Street.



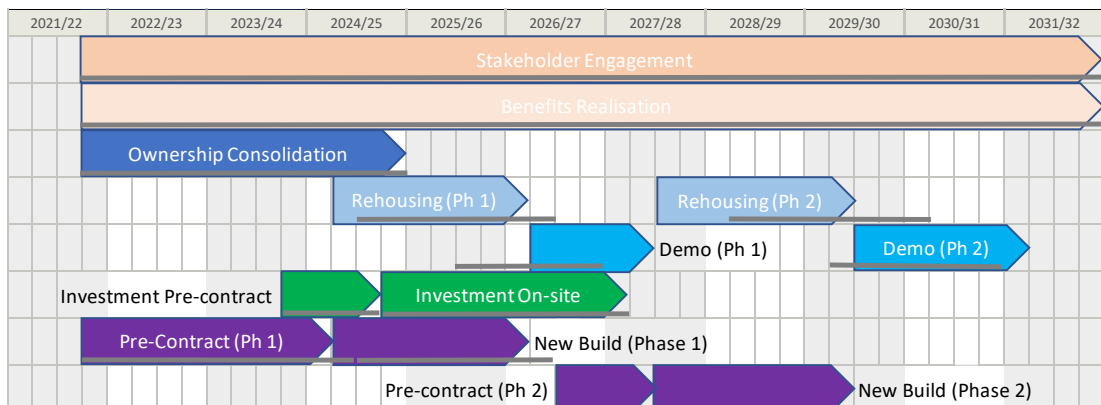
4.9 Howwood Road Area, Johnstone

- This is an area of four-in-a-block housing in Johnstone. Our proposals comprise demolition of most blocks and investment in those that remain, with reprovisioning firstly on the site of a former primary school and later on the former footprints of some of the blocks demolished.

Addresses	Council	Private	Total
Investment – on site target date Q4 2024–25 Craigbog Avenue Craigview Avenue Craigview Terrace Duncraig Crescent Dundonald Avenue Greenend Avenue Highcraig Avenue	122	73	195
Demolition: Craigenfeoch Avenue 1–47 Dundonald Road 52–122 Greenend Avenue 34–64, 121–199, 211–289 Highcraig Avenue 1–23, 2–24 and 41 & 47 <i>Plus 4no commercial properties in Highcraig Avenue (2no Council, 2no Private)</i>	167	11	178
Total	289	84	373
Newbuild:			
Ph 1 – former school (70 units) – on site target date Q2 2024–25			

Ph 2 – brownfield site (approx 75 units) – on site target date Q3 2027–28

- A technical assessment has been carried out to assess the viability and potential costs of newbuild homes on the site of the former Cochrane Castle Primary School and the central area across from the shops on Highcraig Avenue. Early indications show that around 70 newbuild Council homes of varying sizes could be delivered across both sites in this first phase of development.
- As plans are developing for this area, community events will take place to gather the views, needs and preferences of people who currently live in the area and are affected by the regeneration plans.
- As originally reported to Board, rehousing of tenants displaced in this area will take place on a phased basis following completion of the first set of newbuild homes, with two phases of demolition and at least one phase of newbuild thereafter. The first phase of demolition comprises properties between Craighog and Highcraig Avenue; and the second demolition phase will be properties between Highcraig Avenue and Craigenfeoch Avenue.
- To date, four of the fifteen privately-owned properties identified for demolition in the Howwood Road area have been successfully acquired by the Council. Officers continue discussions with the remaining private owners to identify any re-housing needs and coordinate the voluntary acquisition of the remaining properties.
- Subject to owner participation, this regeneration area will also see significant investment in existing stock with a package of enhanced capital investment including improvements to the external environment, garden areas, bin storage and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.
- Procurement is underway for a suitable contractor to provide ‘design and build’ services for the first newbuild housing phase in this area (the former Cochrane Castle Primary School site). In the latest proposed timelines it is proposed that both phases of newbuild (and rehousing) will be delivered slightly earlier than previously reported. There is no change to the investment timeline.



4.10 Springbank/Mossvale, Paisley

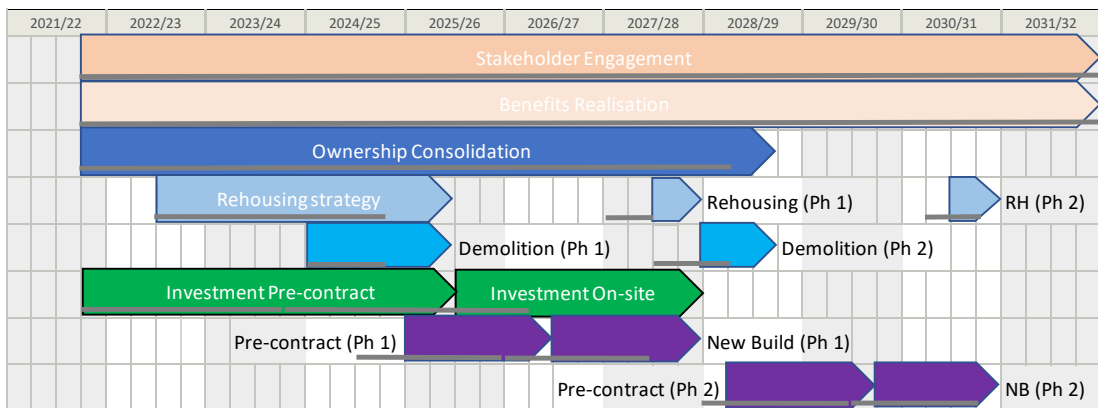
- This is an area of three-storey deck-access housing and our proposals comprise the demolition of some blocks and investment in the blocks that remain, with re-provisioning in phases on the former footprints of the blocks demolished.

Addresses	Council	Private	Total
Investment – on site target date Q3 2025–26 Russell Street 1–19 Mossvale Street 24–38, 40–52, 54–66, 31–35 and 37–55	31	66	97
Demolition: Springbank Road 47–53, 55–61, 63–69 and 71– 77 Russell Street 6–20 Mossvale Square 1–19, 2–20 and 22–48 Mossvale Street 2–22 <i>(Plus 16no lockups at 1-16 Russell St)</i>	126	28	154
Total	157	94	251
Newbuild:			
Ph 1 – brownfield site (approx 65 units) – on site target date Q3 2026–27			
Ph 2 – brownfield site (approx 35 units) – on site target date Q4 2029–30			

- The Springbank/Mossvale area has the largest number of private owners where acquisition is required to facilitate demolition. To date, eight of the 36 privately-owned properties identified for demolition in the Springbank area have been successfully acquired by the Council. Officers continue discussions with the remaining private owners to identify any re-housing needs and coordinate the voluntary acquisition of the remaining properties.
- Due to the size and scale of development for the Springbank area, rehousing of tenants and private acquisitions have been phased to allow the clearance of land for each phase of newbuild development. This area currently has three blocks with rehousing priority and to date 25 tenants have moved.
- Housing options advice is offered to tenants and residents of demolition properties in line with the rehousing strategy for the area. Displaced tenants will be provided with a permanent tenancy elsewhere while reserving their rights to be considered for the newbuild homes following their completion if desired. This process is necessary to enable the

Council to clear the sites for the development of the newbuild homes on the footprint of the flats being demolished.

- This area will be further transformed with the investment in the remaining stock (subject to owner participation in mixed tenure blocks) including surrounding environmental improvements which will be discussed with the community as the Neighbourhood Renewal Groups are established for this area.
- The latest proposed timelines include re-profiling of the completion of ownership consolidation, newbuild, rehousing and demolition. It is also proposed that the completion of investment be re-profiled, again due to the high level of private ownership and the fact that the Council will seek to maximise owners' opportunities to obtain grant funding. Officers are continuing to explore opportunities for external funding support which may be available to assist in reducing the cost of participation for owners. The later completion of investment will not delay any of the demolition and newbuild.



4.11 Thrushcraigs, Paisley

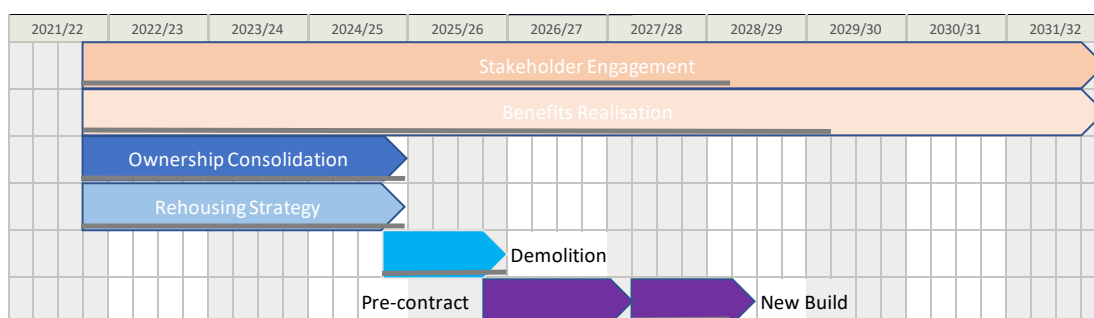
- This is an area of three-storey tenemental housing and uniquely in this case our proposals comprise the demolition of all blocks and re-provisioning of new housing on the former footprints of the blocks demolished.

Addresses	Council	Private	Total
Demolition: Thrushcraig Crescent 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 51 and 53 Rowan Street 101 and 103	91	5	96
Newbuild – brownfield site (approx 50 units) – on site target date Q2 2027–28			

- The plans for the Thrushcraigs area involve the demolition of sixteen blocks to make way for new affordable housing on the cleared sites. The

newbuild housing to be delivered will be planned taking account of the views, needs and preferences of people affected by the regeneration of this area.

- Rehousing priority has been given to several blocks within this area and liaison with private owners continues where voluntary acquisition is being sought. To date, the Council have successfully acquired one of the six private properties in this area.
- No significant change to the timelines is proposed.



Implications of the Report

1. **Financial** – the financial background to this investment programme was detailed in the report to Council on 17 December 2020 by the Chief Executive, Director of Communities and Housing and Director of Finance and Resources highlighting that it will be funded through financial sustainable borrowing on the HRA. A strategic review of the 30-year HRA business plan model confirmed there was sufficient headroom to support this investment programme. The review identified £100 million of additional investment capacity which can be relied upon for long term planning and investment purposes and this is subject to ongoing review as part of the annual update of the HRA 30-year business plan.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning**
 - Our Renfrewshire is well – this investment programme is contributing to improved wellbeing and quality of life for residents.
 - Our Renfrewshire is thriving – this investment programme will deliver a diverse range of economic and community benefit packages over the lifetime of the project
 - Our Renfrewshire is safe – ensuring our neighbourhoods are safe and attractive
4. **Legal** – work will be required with respect to acquisitions, disposals, conveyancing and title changes as necessary.
5. **Property/Assets** – as we progress through the phases of the investment programme, there is an element of property acquisitions and disposals and demolition of some existing properties as approved by the Board.

6. **Information Technology** – N/A
 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** – N/A
 9. **Procurement** – a Procurement Strategy has been developed to ensure the delivery of the investment, demolition and newbuild programmes include locally deliverable community benefits from each contract.
 10. **Risk** – a risk register has been developed to consider various risks including those relating to financial and procurement as referred to in the implications section of this report. This risk register will be monitored and maintained throughout the delivery of the Housing led Regeneration and Renewal programme.
 11. **Privacy Impact** – N/A
 12. **COSLA Policy Position** – N/A
 13. **Climate Risk** – the investment programme will contribute towards meeting the Council's targets on climate change.
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List of Background Papers

Report to the Communities, Housing and Planning Policy Board, 15 August 2022, 'Housing-led Regeneration and Renewal Programme for Renfrewshire – Year 1 Update'

Report to the Communities, Housing and Planning Policy Board, 15 March 2022, 'Housing-led Regeneration and Renewal Programme for Renfrewshire'

Report to the Communities, Housing and Planning Policy Board, 18 January 2022, 'Housing-led Regeneration and Renewal Programme for Renfrewshire'

Report to the Communities, Housing and Planning Policy Board, 18 May 2021, 'Housing-led Regeneration and Renewal Programme for Renfrewshire'

Report to Council, 17 December 2020, 'Housing-led Regeneration and Renewal Programme for Renfrewshire'

Report to Communities, Housing and Planning Policy Board, 20 August 2019, 'Acquisition of Private Housing'

Report to Housing and Community Safety Policy Board, 13 May 2014, 'Single Council Dwellings in Larger Common Blocks'

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Appendix 1 – Implementation Timeline

