
To: Communities, Housing and Planning Policy Board

On: 15 March 2022

Report by: Director of Communities and Housing Services

**Heading: Housing-led Regeneration and Renewal Programme –
Consultation Update**

1. Summary

- 1.1 At the meeting of this policy board on 18 January 2022, members approved the revised proposals for investment that had been developed following an extensive consultation exercise with around 1500 residents of areas included in the Housing Led Regeneration and Renewal Programme. At this meeting members also agreed to a further period of targeted consultation with residents of properties in three of the areas which were impacted by the proposed revisions to the original proposal.
- 1.2 This report provides feedback from the further consultation with residents and owners of properties namely:
- Auchentorlie Quadrant/Seedhill Road;
 - Howard Street area; and
 - Howwood Road area, Johnstone.
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2. Recommendations

- 2.1 It is recommended that the Policy Board
- (i) notes the feedback received from tenants, residents, owners and local communities during the further targeted consultation period;
 - (ii) authorises the Director of Communities and Housing Services to undertake the necessary processes to implement the revised proposals for the three Regeneration Areas concerned; and
 - (iii) authorises the Director of Communities and Housing Services to leave vacant any houses among those now identified for demolition that are now or subsequently become vacant.
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3. Consultation Process and Feedback Received

- 3.1 Following the approval of the Policy Board on 18 January 2022, targeted consultation has taken place with tenants, residents and private owners to gather their views on the revised regeneration proposals for three of the eight Regeneration Areas.
- 3.2 Tenants, residents and owners of the properties listed in Table 1 were invited to participate in the consultation exercise between 14 and 28 February 2022.

Table 1

Addresses included in the targeted consultation by Regeneration Area	House Types	Number of Properties		
		Council	Private	Total
Auchentorlie Quad/Seedhill Rd 5, 7 and 9 Auchentorlie Quadrant	Tenement flats	17	1	18
Howard Street area 8, 10, 12, 14 and 16 Howard St 9 Ladyburn St 35, 37, 39, 41 and 43 McKerrell St	Tenement flats	55	11	66
Howwood Road area, Johnstone 92–122 Dundonald Ave 211–233 & 267–239 Greenend Ave 1–23 Highcraig Ave	Cottage flats	45	7	52
Total		117	19	136

- 3.3 As with the initial consultation, the survey work used several methods to maximise the information gathered, including:
- Letter and questionnaire hand-delivered to every address listed above, with Housing Regeneration team helping residents to complete at the door if requested;
 - Letter and questionnaire posted to every private owner (or their appointed agent) who owns a property among those addresses but live at another address;
 - Letters included a web address for an online version of the questionnaire;
 - This was also e-mailed as a link to all Council tenants and private owners, where Housing Services held email address details; and
 - Regeneration Team contacting residents by telephone where no contact was made during hand-delivery of letters.
- 3.4 A total of 88 surveys (65%) were completed during the consultation period although 2 of these were from the same property, with a private tenant and owner both providing their views. The information contained within this report is taken from the 88 responses from households who live in or own a property directly affected by the proposals.

- 77 of 117 Council Tenants (66%) responded to the consultation;
- 60 of the 77 Council tenants who responded were broadly in agreement with the proposals (78%);
- 11 of 19 private households (58%) responded to the consultation; and
- 7 of the 11 private households who responded were broadly in agreement with the proposals (64%).

3.5 The feedback provided during the consultation exercise has been analysed to confirm where agreement has been reached with the local community on the revised proposals.

3.6 A brief overview is provided below of the feedback provided for each of the three Regeneration Areas where further targeted consultation was undertaken.

3.6.1 **Auchentorlie Quadrant/Seedhill Road**

It was originally proposed that all of the housing stock in this area would be retained and that a package of enhanced capital investment would be developed to include an enhanced specification and 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 were to be tailored to the buildings in the area and we were to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

As a result of extensive fire damage to the block at 9 Auchentorlie Quadrant, where tenants had been decanted as a result of the damage to the property, the revised proposal presented to the board proposed that rather than retain and invest in these blocks, that the blocks should instead be demolished, subject to further consultation with the residents of the 18 properties proposed for demolition. Following demolition, an improved environmental and streetscape layout would be developed for the area. The remaining properties within the Auchentorlie/Seedhill Road area boundary were to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks as per the original proposal.

9 of the 18 addresses were void and therefore 9 surveys were issued for this area. 6 completed responses were received, representing an **67% return rate** with 5 responses from Council tenants and 1 from an owner:

- 3 Council tenants (60%) and 1 owner (100%) said that they broadly **agreed** with the Council's amended proposals.
- 2 Council tenants (40%) said they **did not agree** with the Council's amended proposals.

Authority is being sought to amend the original proposal for the Auchentorlie area to include the demolition of the three blocks of three-storey flats as shown on Appendix 1. The remaining properties within the Auchentorlie/Seedhill boundary are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks as per the original proposal.

3.6.2 Howard Street area

The regeneration proposals for the Howard Street area originally provided two options for tenants and residents. Option 1 referred to full retention and investment in all properties within the boundary with a package of enhanced capital investment to include an enhanced specification and improvements to external environment and common areas. Option 2 referred to selective demolition of some blocks to reduce the overall density of the area and to improve environmental quality, with retained stock receiving the enhanced specification and improvements as detailed in Option 1.

The report approved by Communities Housing and Planning Policy Board on 18 January 2022 recommended re-consultation with 66 residents of properties for proposed demolition within the Howard Street area. 5 of these addresses were void and therefore 61 surveys were issued in this area. 38 completed responses were received, representing a **62% return rate** with 33 responses from Council tenants and 5 from owners/private tenants:

- 24 Council tenants (73%) and 3 owners (60%) said that they broadly **agreed** with the Council's amended proposals.
- 7 Council tenants (21%) **did not agree** with the Council's amended proposals.
- 2 Council Tenants (6%) and 2 Owners (40%) who responded to the survey said that they **didn't know** if they agree or not with the amended proposal.

Following the feedback received during this consultation period, authority is being sought to proceed with the demolition of the 11 blocks of tenement flats identified in this area as shown on Appendix 1 with the potential to provide around 25 new Council homes on or near the site.

3.6.3 Howwood Road area, Johnstone

The original regeneration proposals for the Howwood Road area of Johnstone proposed the demolition of 118 Council and 8 private properties and advised that plans would be developed for further newbuild affordable housing on nearby vacant land and the cleared sites.

The report approved by Communities Housing and Planning Policy Board on 18 January 2022 recommended re-consultation with 52 residents of properties within the Howwood Road area, 45 Council and 7 privately owned. One of these properties was void and therefore 51 surveys were issued in this area. 44 completed responses were received, representing an **86% return rate** with 39 responses from Council tenants and 5 from owners/private tenants:

- 33 Council tenants (85%) and 3 owners/private tenants (60%) said that they broadly **agreed** with the Council's amended proposals.
- 5 Council tenants (13%) and 2 owners/private tenants (40%) **did not agree** that the blocks proposed for demolition should be demolished.

- Only one Council tenant (3%) who responded to the survey said that he/she **didn't know** if he/she agreed or not with the amended proposal.

During the further period of consultation representations were made to consider extending the area for demolition to include a number of properties in Greenend Avenue because of concerns about the condition of the properties and historical issues with flooding. It is not proposed to include these properties in the area for demolition at this stage, rather further exploratory investigations in relation to the properties and a detailed feasibility study into the retrofit solution for these blocks will be progressed as an early action to test and inform the approach to these properties.

Authority is being sought to amend the original proposal for the Howwood Road area to increase the number of properties to be demolished by including these 52 addresses for demolition as shown on Appendix 1 and in turn increase the number of newbuild homes to be provided in this area. As per the original proposal, the remaining properties within the Howwood Road boundary are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of the area.

4. Council Newbuild Programme

- 4.1 The original proposals included investment in Newbuild housing in five of the eight Regeneration Areas. The revised proposals increase the number of houses proposed at two of those five and introduce the possibility of newbuild at or near one of the other three, as shown in Table 2 (all subject to technical assessments).

Table 2

Regeneration Area	Number of Newbuild Houses		
	Original Proposals	Added in Revised Proposals	Total
Auchentorlie Quadrant/Seedhill Road	0	0	0
Ferguslie/Broomlands	20	25	45
Howard Street area	0	25	25
Howwood Road area, Johnstone	100	40	140
Moorpark, Renfrew	0	0	0
Springbank/Mossvale	100	0	100
Thrushcraigs	50	0	50
Waverley Road*	40	0	40
Total	310	90	400

* Newbuild associated with Waverley Road is likely to be at Foxbar "Rivers."

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 is sufficient headroom to support this investment programme, including a future phase of investment and newbuild housing. The review identified £100 million of additional investment capacity which can be relied upon for long term planning and investment purposes and this will be subject to ongoing review as part of the annual update of the HRA 30-year business plan.
2. **HR & Organisational Development** – the Director of Communities and Housing has now appointed to the key posts required to deliver the Regeneration and Renewal programme, funded from the HRA Account, as agreed by Council on 17 December 2020. Some posts still need to be filled.
3. **Community/Council Planning**
 - *Our Renfrewshire is well* – this investment programme will contribute 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.
 - *Our Renfrewshire is safe* – ensuring our neighbourhoods are safe and attractive.
4. **Legal** – Work will be required with respect to acquisitions, disposals, conveyancing, title changes, contracts etc.
5. **Property/Assets** - as the investment programme is implemented, there will be a need for property acquisitions and disposal and demolition of some existing properties on a phased basis.
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 is being developed to ensure the delivery of the investment, demolition and newbuild programmes and to ensure community benefits are delivered locally from each contract.

10. **Risk** – a risk register will be 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 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, 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' Background

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Housing-led Regeneration and Renewal Programme

March 2022



Renfrewshire
Council

Auchentorlie Quadrant/Seedhill Road, Paisley

Regeneration and Renewal Proposal

The original regeneration and renewal proposal for the Auchentorlie area identified that all 78 properties in the area be retained and invested in, as shown in the plan (right).

Further Consultation

On 18 January 2022 the Communities, Housing and Planning Policy Board was provided with the feedback received from the original consultation period and approved the above proposal along with identifying 18 properties for further consultation for possible demolition.

The properties identified for further consultation were:

- 5, 7 and 9 Auchentorlie Quadrant

Re-Consultation Feedback

Of the 18 addresses within the re-consultation area, 17 are within Council ownership and one is privately owned. Officers were able to speak to or otherwise get a response from five Council tenants and one owner, representing a response rate of **67%** after removal of any void properties.

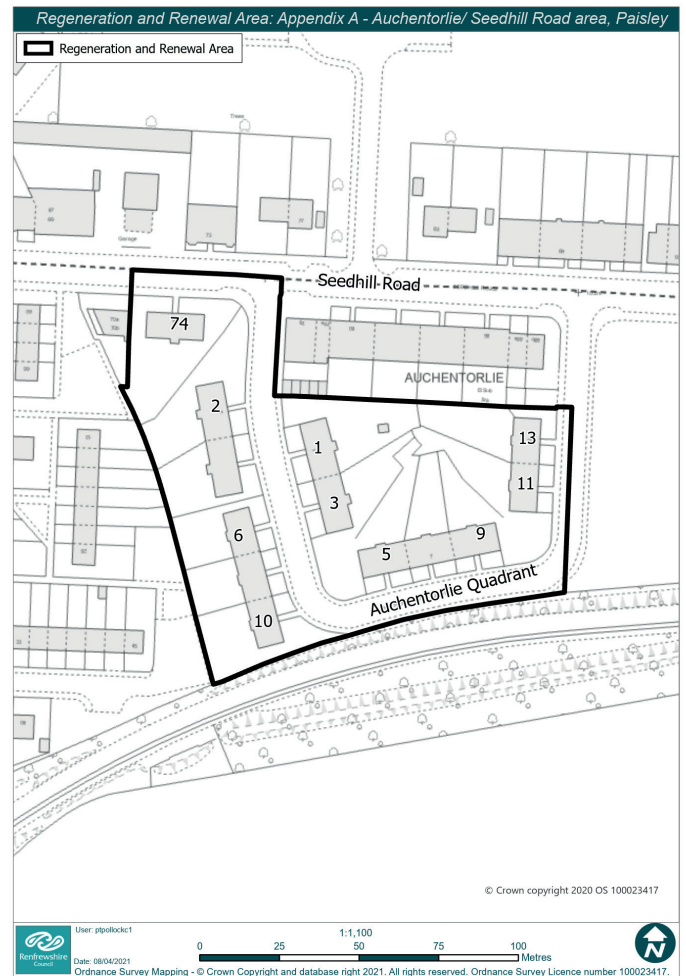
Three Council tenants (**60%**) and one owner (**100%**) of addresses where further consultation was required said that they broadly agreed with the Council's amended proposals.

Two Council tenants (**40%**) and no owners of addresses where further consultation was required said that they did not agree with the Council's amended proposals.

80% of Council tenants who expressed a preference said that if the Council were to demolish their properties, they would wish to remain in the area.

Comments included: "I have been settled here for some time now and I like my area. I have friends around here."

40% of Council tenants said that they had mobility issues. Comments included: "I would move elsewhere as long as on the ground floor."

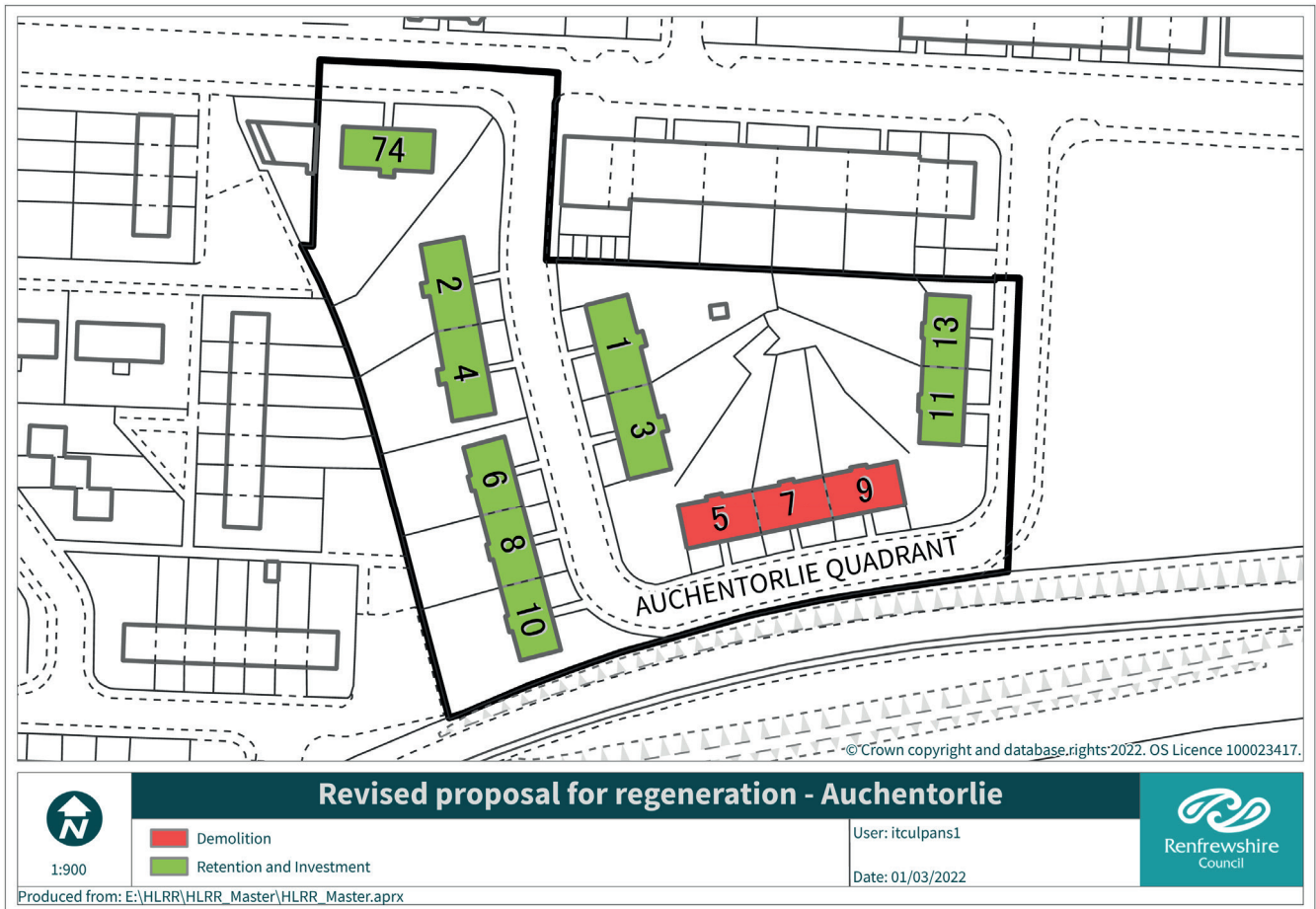


Finalised Proposal

Based on the feedback from the re-consultation and the information held in relation to repairs, investment, turnover, voids and demand in this location, it is proposed for the Auchentorlie area to include the demolition of the three blocks of three-storey flats as shown in the map

below. Following demolition, an improved environmental and streetscape layout would be developed for the area.

The remaining properties within the Auchentorlie/Seedhill boundary area are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks.



Investment

As previously advised, the remaining properties within the Auchentorlie area are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of the area. A package of enhanced capital investment is being developed to include an upgraded specification and improvements to the external environment and common areas, including back courts, bin storage and recycling facilities, as well as the external fabric of the buildings.

Neighbourhood Renewal Groups will be set up to establish the priorities to be taken forward as part of this regeneration programme.

Owner Participation

Where there are private owners in blocks being proposed for demolition, an independent valuer will be instructed to negotiate the acquisition of these properties. Where there are blocks in mixed ownership, a range of options will be offered to owners (subject to individual circumstances) to assist them to participate in the improvement works. Where participation is required for works to proceed and cannot be secured, owners may be given the opportunity to sell to the Council and become tenants if they are resident or made an ex-cambion offer of another suitable property.

Howard Street Area

Regeneration and Renewal Proposal

The original regeneration and renewal proposals for the Howard Street area gave tenants and residents two options. Option one was full retention and investment in the stock with a package of enhanced capital investment to include an enhanced specification and improvements to the external environment and common areas. Option two suggested some selective demolition of blocks to reduce the overall density of the area and improvements to the retained stock as per option one, to improve the environmental quality of the area.

The feedback received during the first consultation period helped us to refine the investment proposals for the Howard Street area. Wider actions that could be taken forward by the Council and partners were identified in an overarching regeneration and renewal plan for the area.

Further Consultation

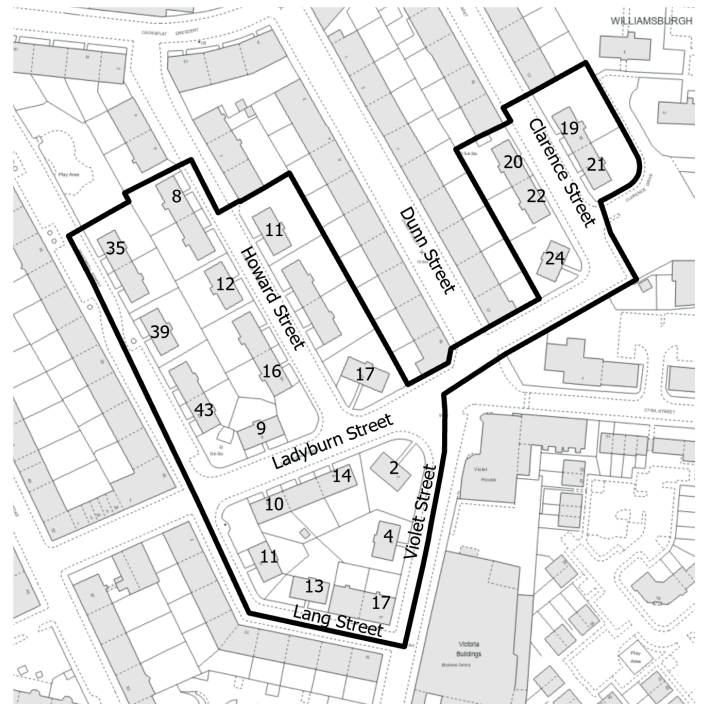
On 18 January 2022 the Communities, Housing and Planning Policy Board was provided with the feedback received from the original consultation period and approved the above proposal along with identifying 66 properties for further consultation for possible demolition.

The properties identified for further consultation were:

- 8–16 Howard Street
- 9 Ladyburn Street
- 35–43 McKerrell Street

Re-Consultation Feedback

Of the 66 addresses within the re-consultation area, 55 are within Council ownership and 11 are privately owned. Officers were able to speak to or otherwise get a response from 33 Council tenants and five owners/private tenants, representing a response rate of **62%** after removal of any void properties.



24 Council tenants (**73%**) and three owners (**60%**) said they broadly agreed with the Council's amended proposals.

Seven Council tenants (**21%**) and no owners said that they did not agree with the Council's amended proposals.

Two Council tenants (**6%**) and two Owners (**40%**) said that they didn't know if they agree or not with the amended proposal.

58% of Council tenants who expressed a preference said that if the Council were to demolish their properties, they would wish to remain in the area.

Comments included: "Seedhill is close to shops for food, paying bills and accessible for travel;" "I was born in the area and have family close by to help me cope/manage things;" and "my house is near my work, sports club and most importantly my grandchildren."

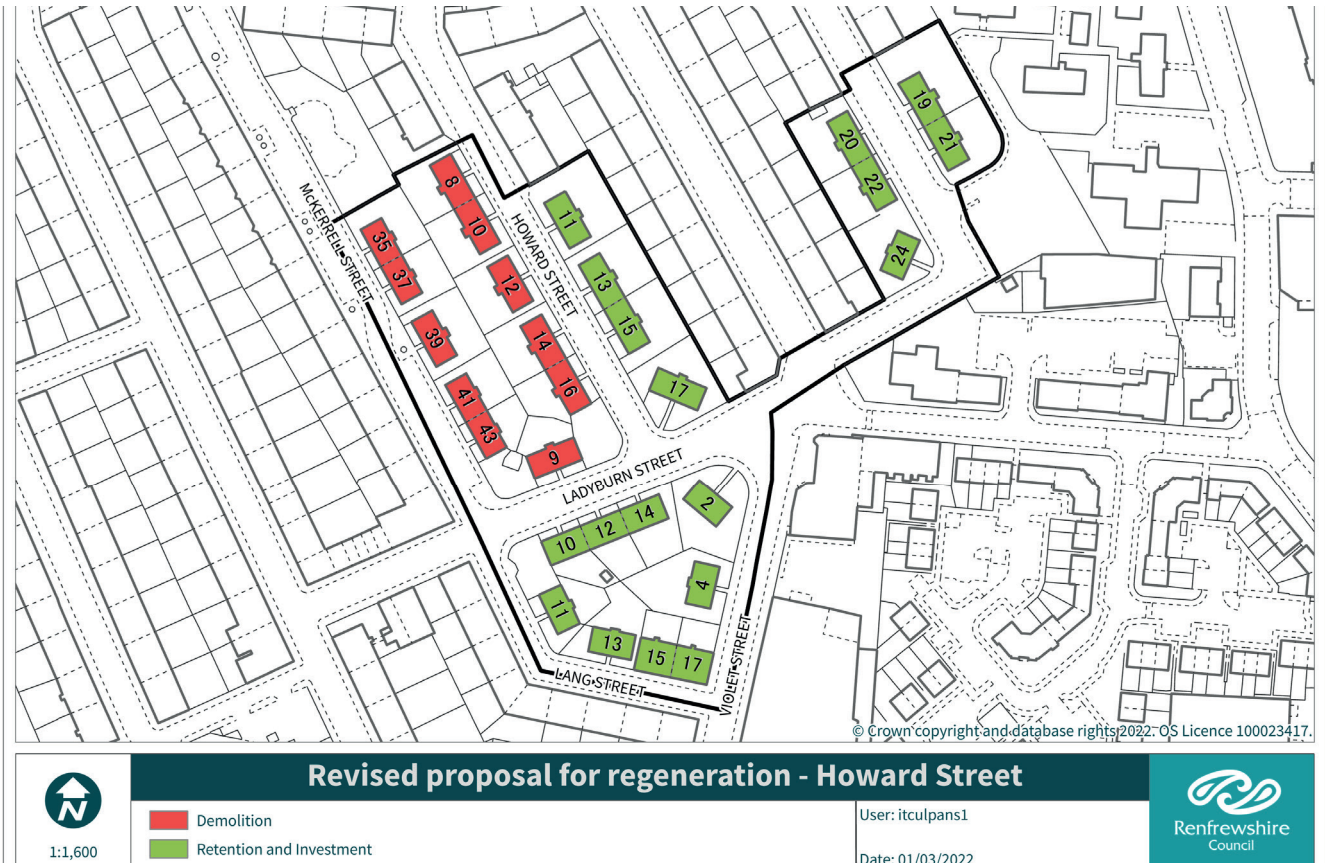
27% of Council tenants said that they had mobility issues. **47%** said that they had mental health issues. Comments included: "angry at the tenants who have been put in to the close as there has been a lot of anti-social behaviour;" and "lots of anti-social behaviour—youths/teenagers are relentless."

Finalised Proposal

Based on the feedback from the re-consultation and the information held in relation to repairs, investment, turnover, voids and demand in this location, it is proposed that the Howard Street area includes the demolition of the 11 blocks of three-storey flats as shown in the map below. Following demolition, an improved environmental and streetscape layout would be developed for the area.

The remaining properties within the Howard Street boundary area are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks.

An initial site capacity study indicated the potential for around 25 newbuild homes. Following consultation, if it is agreed that demolition should go ahead, a technical assessment will be undertaken to assess the feasibility of newbuild housing in the area.



Investment

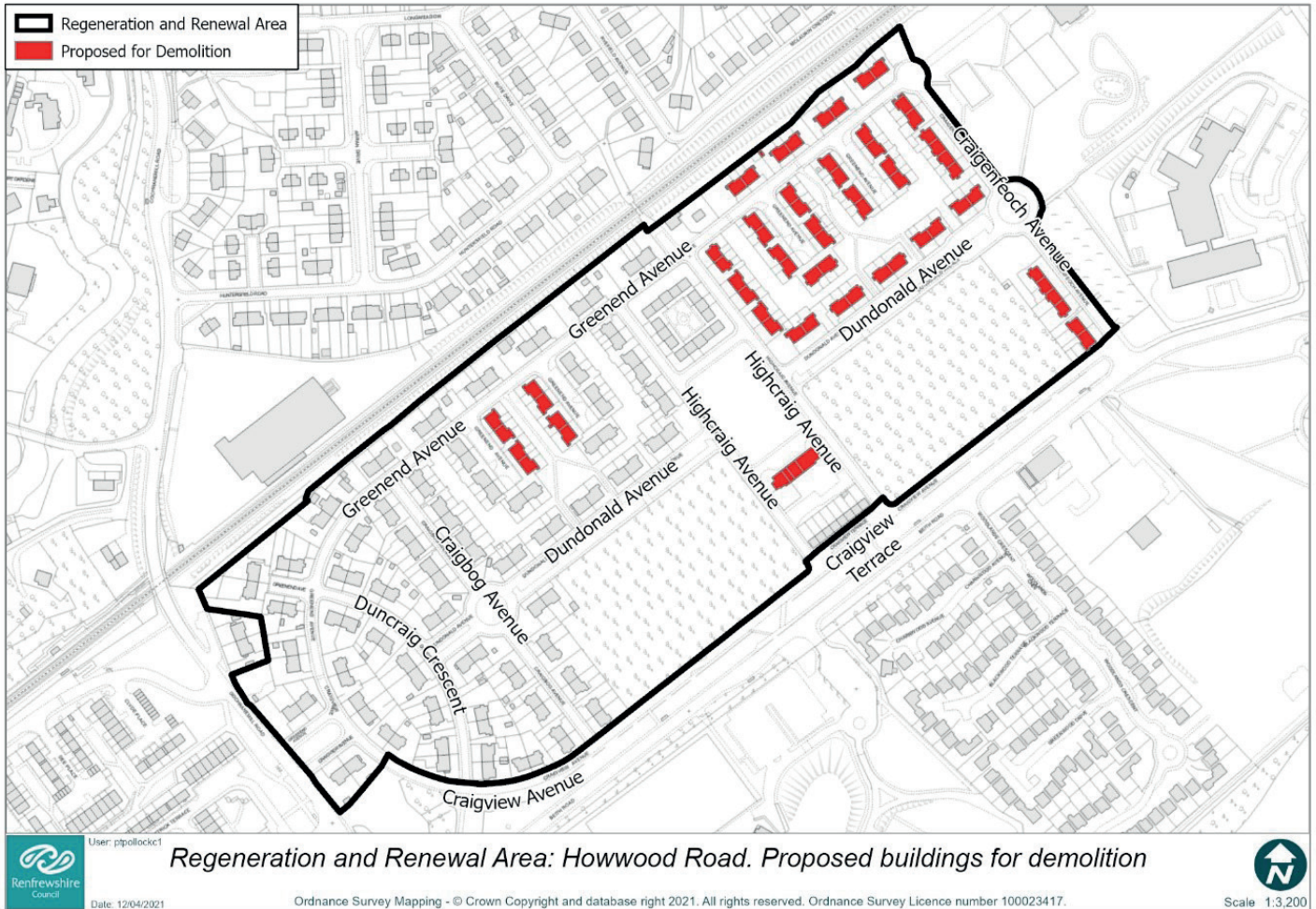
As previously advised, the remaining properties within the Howard Street boundary are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of the area (see map above). A package of enhanced capital investment is being developed to include an upgraded specification and improvements to the external environment and common areas, including back courts, bin storage and recycling facilities, as well as the external fabric of the buildings.

Neighbourhood Renewal Groups will be set up to establish the priorities to be taken forward as part of this regeneration programme.

Owner Participation

Where there are private owners in blocks being proposed for demolition, an independent valuer will be instructed to negotiate the acquisition of these properties. Where there are blocks in mixed ownership, a range of options will be offered to owners (subject to individual circumstances) to assist them to participate in the improvement works. Where participation is required for works to proceed and cannot be secured, owners may be given the opportunity to sell to the Council and become tenants if they are resident or made an ex-cambion offer of another suitable property.

Howwood Road Area, Johnstone



Regeneration and Renewal Proposal

The original regeneration and renewal proposal for the Howwood Road area identified 124 properties for demolition (in red) and the remaining 247 properties for retention and investment, as shown in the plan above.

Further Consultation

On 18 January 2022 the Communities, Housing and Planning Policy Board was provided with the feedback received from the original consultation period and approved the above proposal along with identifying 52 properties for further consultation for possible demolition.

The properties identified for further consultation were:

- 1–23 Highcraig Avenue
- 211–233 and 267–289 Greenend Avenue
- 92–122 Dundonald Avenue

Re-Consultation Feedback

Of the 52 addresses within the re-consultation area, 45 are within Council ownership and seven are privately owned. Officers were able to speak to or otherwise get a response from 39 Council tenants and five owners/private tenants, representing a response rate of **86%** after removal of any void properties.

Thirty three Council tenants (**85%**) and three owners/private tenants (**60%**) broadly agreed with the Council's amended proposals for the Howwood Road area.

Five Council tenants (**15%**) and two owners/private tenants (**40%**) did not agree that the additional blocks being proposed for demolition should be demolished.

Only one Council tenant (**3%**) who responded to the survey said that they didn't know if they agreed with the amended proposal.

85% of Council tenants who expressed a preference said that if the Council were to demolish their properties, they would wish to remain in the area.

Comments included: "happy in the area;" "most definitely want to stay in the area – have been here all my life and certainly wouldn't like anywhere else;" "all my family and I have lived here all our lives;" "happy and settled in the area;" "like the area – close to work;" "I would definitely wish to remain in the area. I've stayed in this area all my years (nearly 80) and brought up my children here;" and "I don't want to move – I am long established in the area with good neighbours."

18% of Council tenants said that they had mobility issues.

Finalised Proposal

Based on the feedback from the re-consultation and the information held in relation to repairs, investment, turnover, voids and demand in this location, it is proposed for the Howwood Road area to include the demolition of the 13 blocks of four-in-a-block flats as shown in the map on the next page.

The remaining properties within the Howwood Road area are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks.

If the Board agrees to an increase in demolition numbers at this location, it is envisaged that a larger number of newbuild homes can also be provided in the area. An initial site capacity study indicated the potential for around 100 newbuild homes in the area but this may now increase to around 140 newbuild homes. Further technical assessments are being undertaken to assess the feasibility of further newbuild housing for this area.

Investment



As previously advised, the remaining properties within the Howwood Road boundary are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of the area. A package of enhanced capital investment is being developed to include an upgraded specification and improvements to the external environment and common areas, including back courts, bin storage and recycling facilities, as well as the external fabric of the buildings.

Neighbourhood Renewal Groups will be set up to establish the priorities to be taken forward as part of this regeneration programme.

Owner Participation

Where there are private owners in blocks being proposed for demolition, an independent valuer will be instructed to negotiate the acquisition of these properties. Where there are blocks in mixed ownership, a range of options will be offered to owners (subject to individual circumstances) to assist them to participate in the improvement works. Where participation is required for works to proceed and cannot be secured, owners may be given the opportunity to sell to the Council and become tenants if they are resident or made an ex-cambion offer of another suitable property.



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