

To: **Jobs and Economy Thematic Board**

On: **5<sup>th</sup> September 2015**

Report by:  
Alasdair Morrison; Head of Regeneration; Renfrewshire Council

## **REGENERATION UPDATE**

### **1. Summary**

- 1.1. This report offers an update on some of the key regeneration initiatives currently underway or planned in Renfrewshire.

### **2. Recommendations**

- 2.1 It is recommended that the Board notes the content of the Update Report

### **3. Background**

- 3.1 The new Renfrewshire Economic Framework presented to the Board in June 2016 emphasises the importance of economic and social regeneration to the future of Renfrewshire. Over a number of years the Council along with its community planning partners, the private and third sectors have planned and undertaken a wide variety of regeneration initiatives to support local communities and boost the local economy. This report draws out some of the current initiatives and future plans that will the Council aim to co-ordinate the delivery of in the next few years.

### **4. Regeneration Projects**

- 4.1 The following section offers an update on some of the current regeneration projects in Renfrewshire.

#### **Ferguslie Regional Sports Facility**

- 4.2 Renfrewshire Council Meeting agreed to allocate £7.5m towards the delivery of a Regional Centre for Sport in Ferguslie Park of 3 March 2016, in partnership with the University of the West of Scotland and St Mirren FC. The facility is anticipated to provide the catalyst for wider renewal of the area which could be delivered over the medium term. Designs will be informed by and fit with longer term proposals for housing stock within the area.
- 4.3 A design study was commissioned to investigate the feasibility of such a facility and develop an outline design concept. This is being led by specialist sports architects Reiach and Hall.

4.4 The facility will create a focus for the local community and generate opportunities for jobs, improved health and activities for young people. It will also attract visitors from across Renfrewshire and the wider Clyde Valley region to major competitions and events. Proposals for the centre include:-

- a range of pitches for various sports; football, rugby and hockey
- indoor hall
- cycling track
- strength and conditioning suite
- sports clinic
- changing facilities

### **New Paisley Lending Library**

4.5 The Council are currently undertaking feasibility work to relocate the existing lending library from the west end of the High Street (in the Museum complex) to 22 High Street. The Council have purchased this property in 2016. Various options are being considered and much will depend on the outcome of detailed structural surveys in terms of how much of the existing building shell is retained.

4.6 An application has been submitted by the Council to the Scottish Government's Capital Regeneration Grant Fund for £1.5 million (stage one; June 2016) to part fund the new Library. The outcome of this bid is expected to be known by Dec 2016). The success or otherwise of this bid will determine the overall budget of the project.

4.7 Council officers are of the view that this new facility can have a catalytic effect on the pedestrianised section of Paisley High Street which has suffered in recent years from higher than average levels of vacancy at ground floor.

### **Smithhills Street, Paisley**

4.8 Development of 24 flats by Link Group will be the third phase of the redevelopment of the former Arnott's department store site in Paisley. This will see the demolition of the existing building between the Tile Bar and the Methodist Halls on Gauze Street.

### **Johnstone Castle**

4.9 The Council is progressing with a programme of re-housing tenants and demolition to enable the construction of around 100 new homes for social rent in the Johnstone Castle where obsolete tenement flats will be replaced with high quality, mainly 'back and front door' houses.

### **Inchinnan Road (Western Park), Renfrew**

4.10 This affordable housing development of 67 homes by Sanctuary Scotland will contribute to addressing the identified shortfall of affordable housing in Renfrew.

### **Paisley Museum**

4.11 Following the unsuccessful bid to HLF in December 2015 for £15 million to assist with funding of the proposed new Paisley Museum, discussions have been ongoing with HLF on a resubmission of an application in December 2016. Whilst the initial bid was not successful it was very warmly received and the principle of the proposed Museum redevelopment (and its fit with the overall Paisley Town Centre Heritage Strategy) is strongly supported by the HLF Team. The key issue for HLF has been around the currently unsecured funding gap which the Council are now developing a strategy for.

### **Museum Store**

4.12 Construction work has now commenced in refurbishing 7-11 High Street, Paisley, Lower Ground Floor into an Accessible Museum Store. The building has been leased from ABF Foods who own the former Littlewoods building.

- 4.13 The construction work is programmed to be complete by June 2017. Thereafter, the Museum collection will be relocated from the currently inaccessible Whitehaugh Barracks into the new Museum Store, with a programmed opening of the Store in October 2017.
- 4.14 Expected benefits from this investment include:
- Increased civic pride in Paisley Town Centre;
  - Proper protection of the collection for the Museum objects, many of which are of national or international importance;
  - 2,000 sqm of High Street property in Paisley will be brought back into use. This space would have been very difficult to lease out for retail, given that it is in a basement.
  - Footfall in the town centre will be increased.

### **Paisley West End**

- 4.15 Sanctuary Scotland is working with the Council to develop and implement housing regeneration plans for Paisley West End, focused on the area around Well Street. This area faces a number of challenges and requires significant investment to improve the physical fabric and stimulate social and economic regeneration.
- 4.16 Phase 1 will see redevelopment of the former Co-op site in Wellmeadow Street for residential development by Sanctuary and plans will be brought forward in due course for a comprehensive regeneration programme focusing on the Well Street area.

### **Orchard Street, Paisley**

- 4.17 The Council, Scottish Government and Paisley South Housing Association have worked closely to bring forward a refurbishment project for the existing tenement blocks on the north side of Orchard Street. This is now at an advanced stage and given the strategic location of these tenements, the project has been included as a priority for grant funding in the Council's draft Strategic Housing Investment Programme (SHIP).

### **Glasgow City Region City Deal**

- 4.18 With Strategic Business Cases now having been approved for all 3 of Renfrewshire's infrastructure projects in the City Deal programme, significant progress is now being made across a number of elements to support the delivery of the 3 projects which hopefully the Board will be familiar with but are summarised below.
- Glasgow Airport Investment Area (approved budget £52M)
  - Clyde Waterfront and Renfrew Riverside (£78M)
  - Glasgow Airport Access (£144M) – Joint Project with Glasgow City Council

### **City of Culture “Bid Base”**

- 4.19 Lease terms have been agreed with the owners of the property at 5 High Street, Paisley (former Burger King restaurant) to take the property until July 2022 (6 year lease). Tenders for the proposed fit-out have been received and agreed. Subject to the contractor being available to start on site we are targeting opening the bid base by late September. The Bid Base will be home to the 2021 City of Culture Team and will offer an interactive facility for members of the community to participate in the development of the City of Culture Bid but also to learn more about what events are taking place in Renfrewshire.

### **Russell Institute**

- 4.20 Refurbishment of this iconic Paisley building continues and is still on programme to be completed for occupation by Skills Development Scotland and the Council's Invest in Renfrewshire team by January 2017. Total jobs on the completed site will be approximately 140 which will offer a significant boost to footfall in the centre of the town. The building was

successfully branded for City of Culture in May 2016 and the banners will be removed to allow the scaffolding to be dismantled. Consideration is now being given to the potential to reuse these banners elsewhere in Paisley on other development sites.

### **Townscape Heritage and Conservation Area Regeneration Scheme**

- 4.21 Following the very successful application of this funding stream to the Causeyside Street area of Paisley over the last 5 years the Council has now been successful in an application for Phase 2.
- 4.22 This phase of the project will focus on the west end of the High Street (from New Street heading west) and also on the buildings and public realm at Shuttle Street. Total budget for the project is estimated at £4.5 million, which consists of £1.88 million from HLF, £1 million from HES, £1.214 million from Renfrewshire Council and circa. £500,000 from property owners' contributions.