

**To: Council**

**On: 20 April 2017**

---

**Report by: Director of Development and Housing Services**

---

**Heading: Paisley West End - Regeneration Masterplan**

---

## **1. Summary**

- 1.1 This report sets out proposals for the regeneration of Paisley's West End. In November 2015 Sanctuary Scotland were appointed as the Council's housing association partner to take forward the development of regeneration plans for the area. A draft regeneration masterplan has now been developed and this report seeks the approval of the Council to take forward a period of public consultation on the proposals.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Council:
- (i) Agree the draft Paisley West End Regeneration Masterplan for public consultation, the results of which will be reported back to the Council's Housing & Community Safety Policy Board;
- 

## **3. Background**

- 3.1. The West End of Paisley has been the subject of a number of regeneration plans in the past including an Area Development Framework which was approved in 2009. A number of the objectives set out in this Framework became difficult to achieve due to the nationwide downturn in the economy and the significant drop in the levels of demand for new house building that took place in the years following the onset of the recent economic recession.

- 3.2. Since then the Council and their local partners have trialled a number of other initiatives including the feasibility of converting vacant commercial property to residential use as well as examining incentives for private residential owners to bring empty homes back into use.
- 3.3. In November 2015 the Council's Housing & Community Safety Board approved the appointment of Sanctuary Scotland as the Council's housing association partner to develop and deliver regeneration plans for Paisley West End. Architects macmon were subsequently appointed in 2016 and their team have worked with Sanctuary Scotland and the Council to develop the draft Masterplan presented alongside this report.
- 3.4. The geography of the area set out in the November 2015 report has been amended slightly during preparation of the Masterplan to include land on the west side of Well Street (consisting of 2 vacant residential blocks on Clavering Street East and the buildings on the south corner of Well Street and Clavering Street East). The attached draft Masterplan (Appendix 1) defines the revised boundary on a plan.
- 3.5. The current make up of the Masterplan area is as follows (moving east from Well Street):
- 20 blocks of tenement flats (7 owned by Renfrewshire Council and 3 in private ownership with a further 10 in mixed Council / private ownership);
  - 128 tenement flats in total:
    - 80 owned by Renfrewshire Council (14 of which are currently occupied);
    - 48 privately owned;
  - 28 commercial properties (4 owned by Renfrewshire Council and 24 in private ownership);
  - Privately owned land between Well Street / Underwood Lane and Oakshawhead / John Nielson Institute;
  - Former UWS Underwood Residences (now vacant and surplus to UWS estate requirements);
  - Two "gap sites" at Sutherland Street, demolished as part of the approved Area Regeneration Framework, which are currently utilised by the local community as an area for temporary raised growing beds.
- 

#### **4. The Proposals**

- 4.1. The regeneration masterplan has been prepared during 2016 by Renfrewshire Council in conjunction with Sanctuary Scotland and a consultant team led by macmon architects.
- 4.2. Due to the current context of low demand tenement flats and commercial premises in the area around Well Street and surplus undeveloped land within

the masterplan area, the vision has been focused on achieving transformational change. The key objectives of this approach have been to firstly make the West End feel more integral to the regeneration of Paisley Town Centre and the surrounding area; and secondly, to achieve a marked improvement in perceptions of the West End as a place to live or operate a business within Paisley.

4.3. The draft masterplan proposes the following elements:

- Around 150 new homes built within the masterplan area which are most likely to be a mix of properties for sale and for social rent and a range of sizes and types of home;
- Relocation of the existing community growing areas from Sutherland Street to elsewhere in the West End;
- Demolition of 98 existing tenement flats on the east side of Well Street;
- Demolition of vacant residential blocks at 1, 3 and 5 Clavering Street East;
- Potentially the demolition of blocks at 15 and 17 Well Street;
- Clearance of the vacant former UWS Halls of Residence;
- Demolition of 28 commercial ground floor properties in the tenement blocks;
- Potential provision of new commercial units;

4.4. The proposals have been developed in the knowledge of plans being developed by Sanctuary Scotland to acquire the former Co-op site at Wellmeadow Street (just south of the masterplan area boundary) for redevelopment for affordable housing. This may provide some re-housing opportunities for existing council tenants and resident owners in the event that the consultation supports demolition of some tenement properties.

4.5. As noted in para 3.5 there are currently 14 occupied Council properties. All Council tenants whose properties may be directly affected by the proposals in the draft West End Masterplan will be consulted on the proposals contained in this report. In the event that following the consultation period, that the proposals to demolish existing tenement properties are approved, then each tenant would be offered suitable alternative accommodation in line with the Council's allocation policy.

4.6. All private tenants within the Masterplan area will also be consulted and officers will discuss their particular housing circumstances with them. Advice can then be offered on options available to them depending on their circumstances and preferences.

4.7. The Council will contact all business owners and their tenants directly to consult them on the content of the draft Masterplan. The intention is to ascertain their current situation and how many would wish to relocate within Paisley West End or whether any would consider relocating elsewhere in the town. Depending on their preferences and requirements officers will then work with the owners and tenants to determine whether alternative premises could be available that will meet their aspirations. This process, depending on the

details, could assist with wider regeneration objectives as well as retaining local businesses to serve the proposed increase in residents over time.

- 4.8. The Council will assess alternative locations for the existing growing beds and consult users and the Community Council and residents association on these. The aim will be for this to be in a location that is accessible as possible to current users. However, it is most likely that this will be outside the draft masterplan area.
- 

## **5. Consultation**

- 5.1. As mentioned earlier in this report the residents and businesses of Paisley West End have been asked to participate in a number of consultations on the potential regeneration of their local area in recent times.
- 5.2. It is proposed that an extensive engagement process will take place with all key local stakeholders in Paisley West End on the content of the draft masterplan. This will include residents, businesses, landowners and all other interested parties. A number of specific events are planned including:
- Minimum of two public events at local community venues that will be publicised widely. this will offer any interested parties an opportunity to attend and view the proposals, ask officers questions and make comments on the draft masterplan;
  - All property owners and tenants in the masterplan area will be contacted and offered the opportunity for an individual face-to-face meeting with officers to discuss their thoughts on the proposals;
  - Meetings with UWS, West End Community Council, residents association and private landowners together with any other specific interested groups that respond to the publicity surrounding the masterplan;
- 5.3. All residents within the draft masterplan area and the immediate surrounds have been notified in advance by letter of the imminent intention to publish a draft masterplan. Council housing officers have also been briefed on the masterplan so that they can answer any queries that arise when they meet tenants.
- 

## **6. Delivery**

- 6.1. The specific costs of delivering the draft Masterplan are still being developed. It has not been possible as yet to reach a definitive cost for the project as this will depend on a number of factors. However, as a first step it is proposed that consultation is taken forward at an early stage with the local community to establish their views on some of the key principles proposed in the draft Masterplan, including the proposed demolition of existing tenemental stock.

- 6.2. In due course once we have worked up the costs in more detail including through consultation with businesses and site investigations of the undeveloped land, the Scottish Government will be able to confirm the level of grant support they are willing to offer to the project. This financial support will be brought forward through the Council's Strategic Housing Investment Programme (SHIP) to align with the phased delivery of the new housing. A provisional allowance (£10m) has been included in Renfrewshire's SHIP 2017/18 to 2021/22 which was approved by the Housing and Community Safety Policy Board on 8 November 2016.

#### Development partner

- 6.3. In November 2015 the Council's Housing & Community Safety Board confirmed Sanctuary Scotland as the Council's housing association partner to work with the authority to develop and deliver the regeneration plans for the West End. This work has been partially completed resulting in the draft Masterplan.
- 6.4. The intention is that Sanctuary Scotland will be the developer of the social housing element of the masterplan. Whether Sanctuary Scotland will also have a role in the delivery of the private sale element of the new housing proposed will be determined at a later stage.

#### Phasing

- 6.5. As is evident from the draft masterplan this is a large scale project that would have to be implemented in a number of phases and over a number of years. The potential scale of new build housing and potential clearance of existing low demand stock is unprecedented in Paisley West End in the recent past.
- 6.6. A detailed phasing plan will be prepared in due course subject to the outcomes of the public consultation exercise and the Council's response to this.
- 6.7. One of the key elements in any phasing plan will be to minimise disruption to surrounding communities and to traffic and services, to allow the remainder of Paisley West End to function as normal.

---

## **7. Financial implications**

- 7.1. A full business case is under development and in negotiation with Scottish Government and in partnership with Sanctuary Scotland. Scottish Government is currently assessing the draft masterplan and its costs against their grant eligibility thresholds and policies. The outcome of these negotiations will determine the level of contribution made by Scottish Government to the overall project cost.
- 7.2. The total cost of delivering the draft masterplan depends on a large number of factors, including the negotiation with owners / tenants of relocating existing

businesses and the purchase of privately owned land and buildings, as well as the ground conditions that exist within the Masterplan area. This detail is not available to date but will be in due course, should the principles outlined in the draft Masterplan be acceptable to the local community and (following a report on consultation outcomes) to the Council.

---

## **Implications of the Report**

1. **Financial** – The financial implications arising from the draft Masterplan could be significant. A full and detailed financial analysis will be reported to the relevant Council Board in due course subject to views expressed on the draft Masterplan public consultation and any changes thereof.
2. **HR & Organisational Development** - None
3. **Community Planning**  
**Empowering our Communities** – Improving housing conditions and local neighbourhoods.  
  
**Safer and Stronger** – providing sustainable housing and regenerating communities
4. **Legal** – Legal advice and support will be required in relation to any land or property transactions.
5. **Property/Assets** – The Council owns a significant amount of residential and commercial property within the masterplan area.
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 from the recommendations contained in the report because the draft HRA is for consultation only. 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** – Should the masterplan be approved following consultation, a Procurement Strategy will be developed that deals with the delivery of any proposed development project.
10. **Risk** –None
11. **Privacy Impact** - None

- 
- **Appendix 1: Paisley West End Regeneration – Draft Masterplan Document; April 2017**

**List of Background Papers:**

- Paisley West End; Housing & Community Safety Policy Board report; 10 November 2015
- Paisley West End – Regeneration; Housing & Community Safety Policy Board report; 11 November 2014





# Paisley West End Regeneration

Draft Masterplan Document

April 2017

**macmon**  
chartered architects



# 1.0 | Historical Context

## WEST END, PAISLEY

The West End of Paisley is an inner urban area located immediately to the west of Paisley Town Centre. Paisley is historically known for its role in the weaving industry, and the scale of the West End population led to the formation of a secondary town centre.

### 1850s

The site perimeter is defined by tenemental properties and low rise cottages constructed at Well Street and West Brae. In 1852, the John Neilson Institution was constructed and the majority of the predominantly sloping site was then used as school playing area.

### 1900s

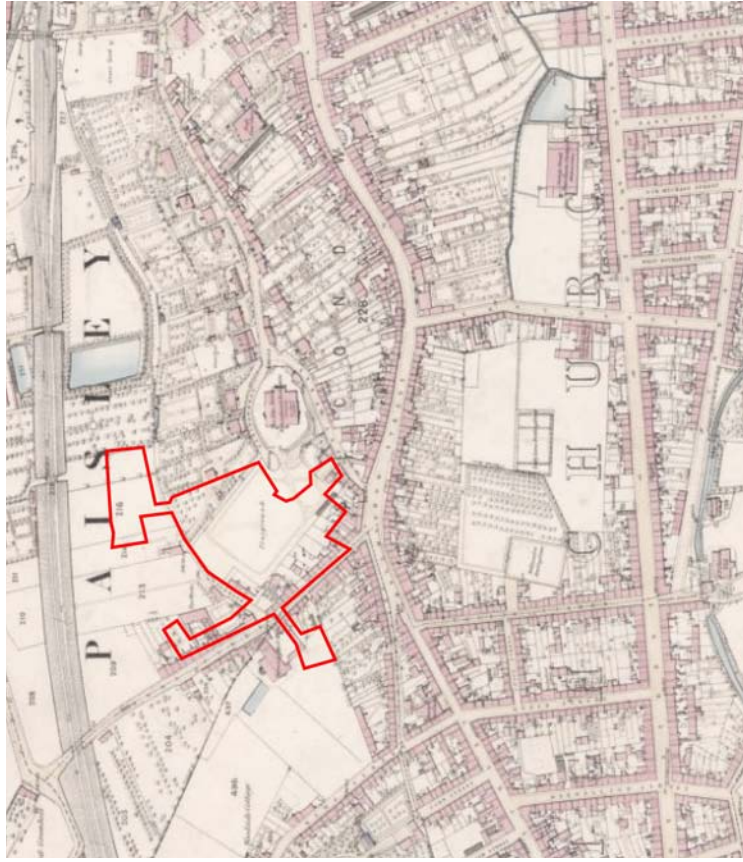
The central open area of the site remains in use as school playing area and the edges of the site at Sutherland Street and Underwood Lane are now defined by tenemental residential properties.

### 1950s

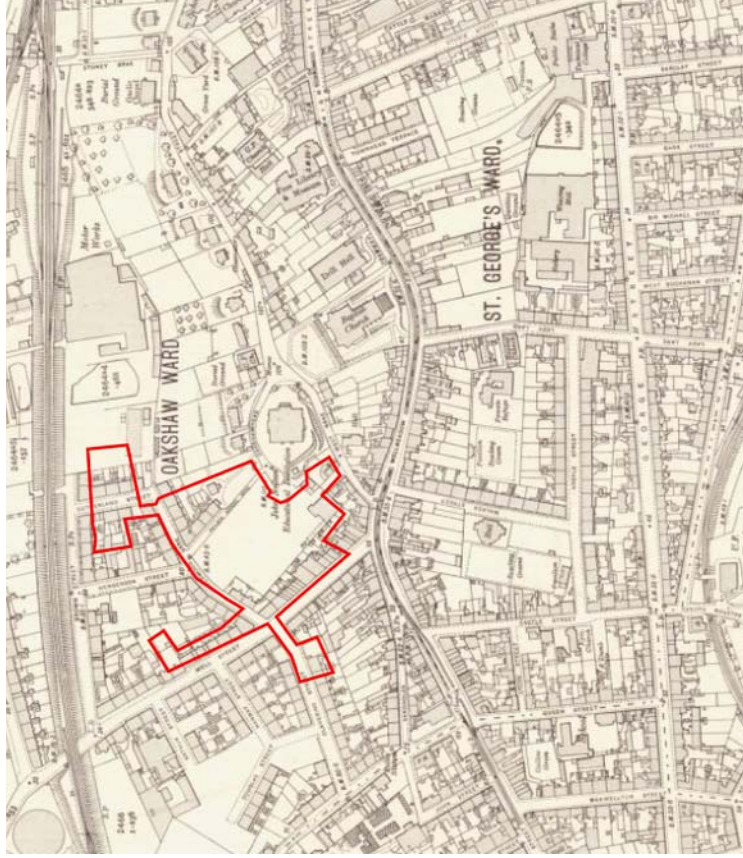
No substantial changes to the site. Industrial use is consolidated to the North beyond the site boundary. Housing is predominantly tenemental in scale with ground level shops serving a high density, established local community.

### TODAY

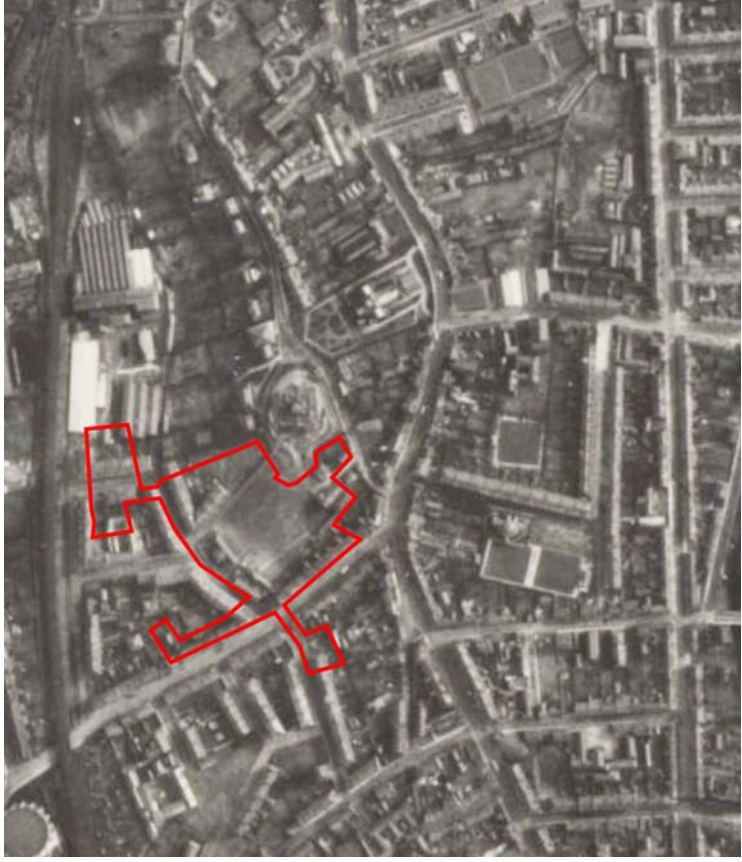
The Neilson Institution has been converted to residential use. The central sloping open area is privately owned and unmaintained. There is an outdoor play area which is located behind the stone wall at Underwood Lane which is unsupervised. The University of West of Scotland student accommodation is redundant and vacant. Some of the tenements on the east side of Well Street are in a very poor state of repair. In addition the industrial area to the North has been demolished and replaced with low level family type housing. The tenements at Sutherland Avenue have also been taken down and their footprint is currently used as a community allotments area.



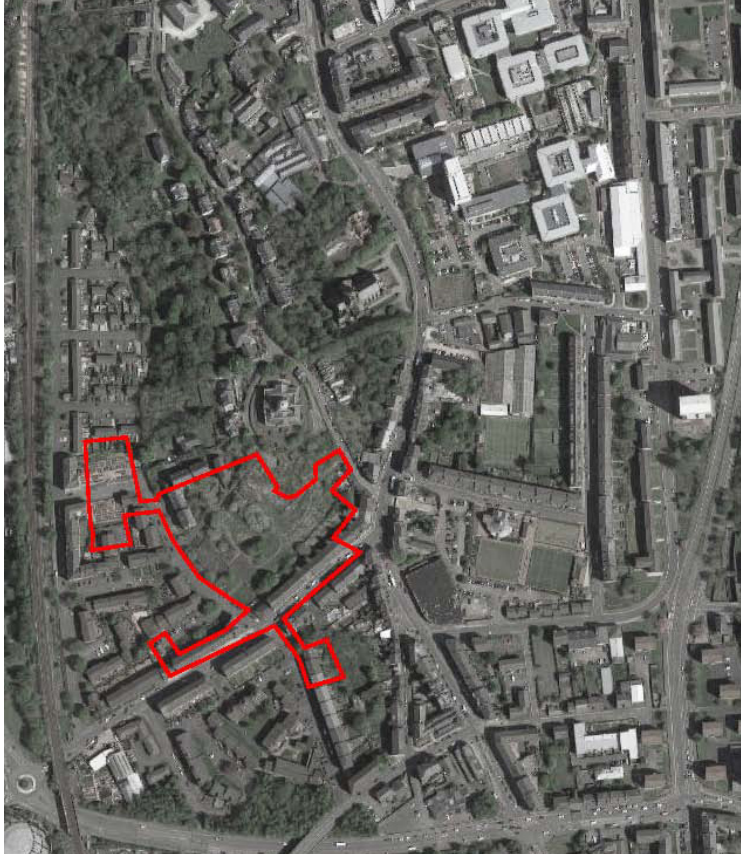
OS map 1858



OS map 1913



OS map 1950



OS map 2016



## 2.0 | Area Appraisal

The project is located in the West end of Paisley. The site covers Well Street, Underwood Lane, Sutherland Street, Oakshaw Brae and West Brae.

### LOCAL ROAD NETWORK

The A761 is located a short distance to the south, and the site is also within a 10 minute drive from Glasgow Airport.

### RAILWAY NETWORK

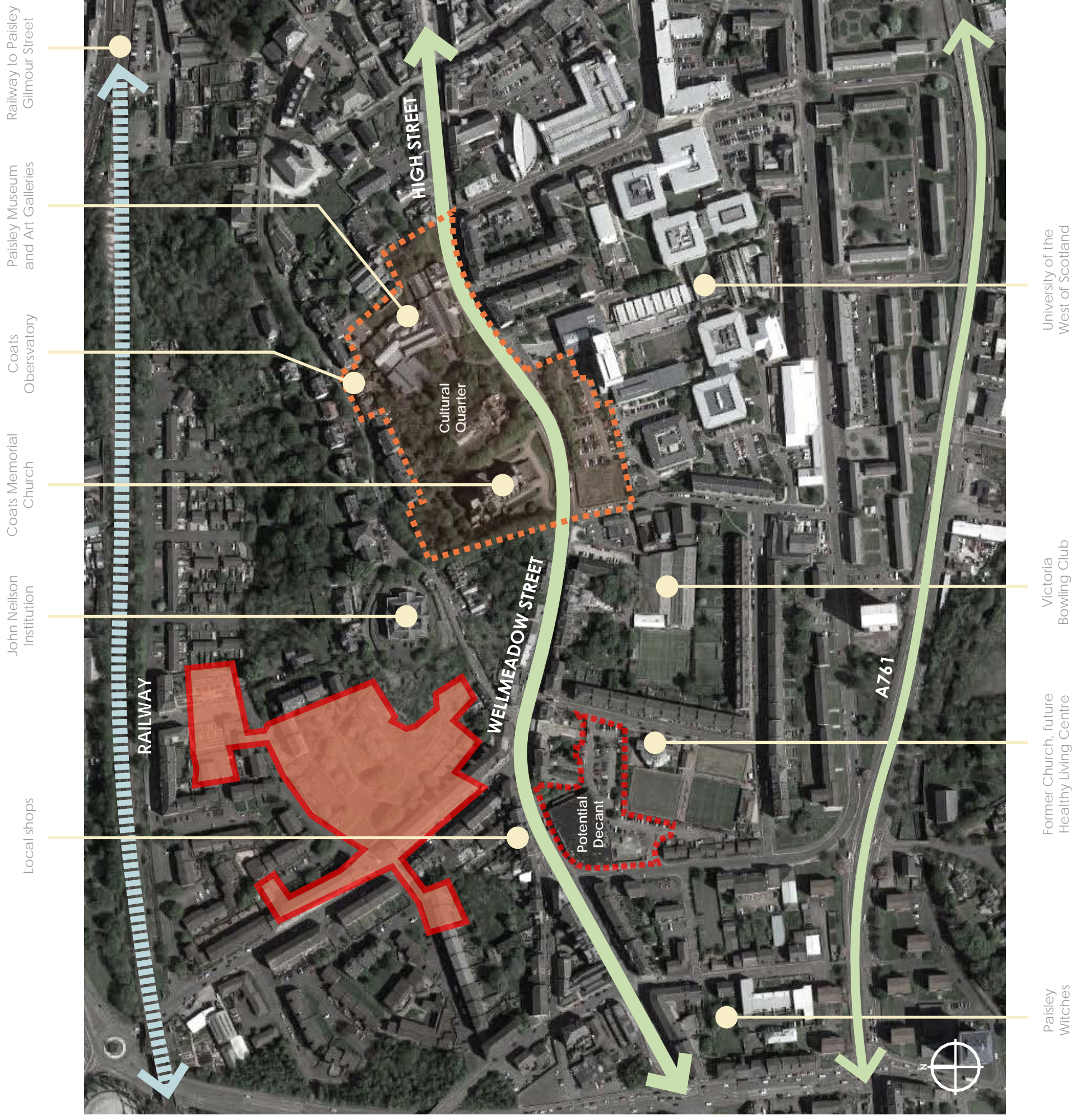
Nearby railway stations include Paisley Gilmour Street, which provides a link to Glasgow with a 10 minute train journey to Central Station. Gilmour Street is also earmarked as a future station hub on the proposed new rail link to Glasgow Airport.

### PROMINENT LOCAL DESTINATIONS

The site is centrally located, at only half of a mile from the town centre. The John Neilston Institution, the Paisley Museum and Art Galleries and the University of the West of Scotland campus are all within a short walk from the site.

### ORIENTATION

The positioning of the proposed units in order to maximise potential solar gain was a key consideration in developing the masterplan.





## 3.0 | Existing Plan

Residents/Businesses involved:

19 blocks of tenement flats - in 8 blocks all flats are owned by Renfrewshire Council; in 3 blocks all flats are privately owned; in 8 blocks the flats are in mixed ownership.

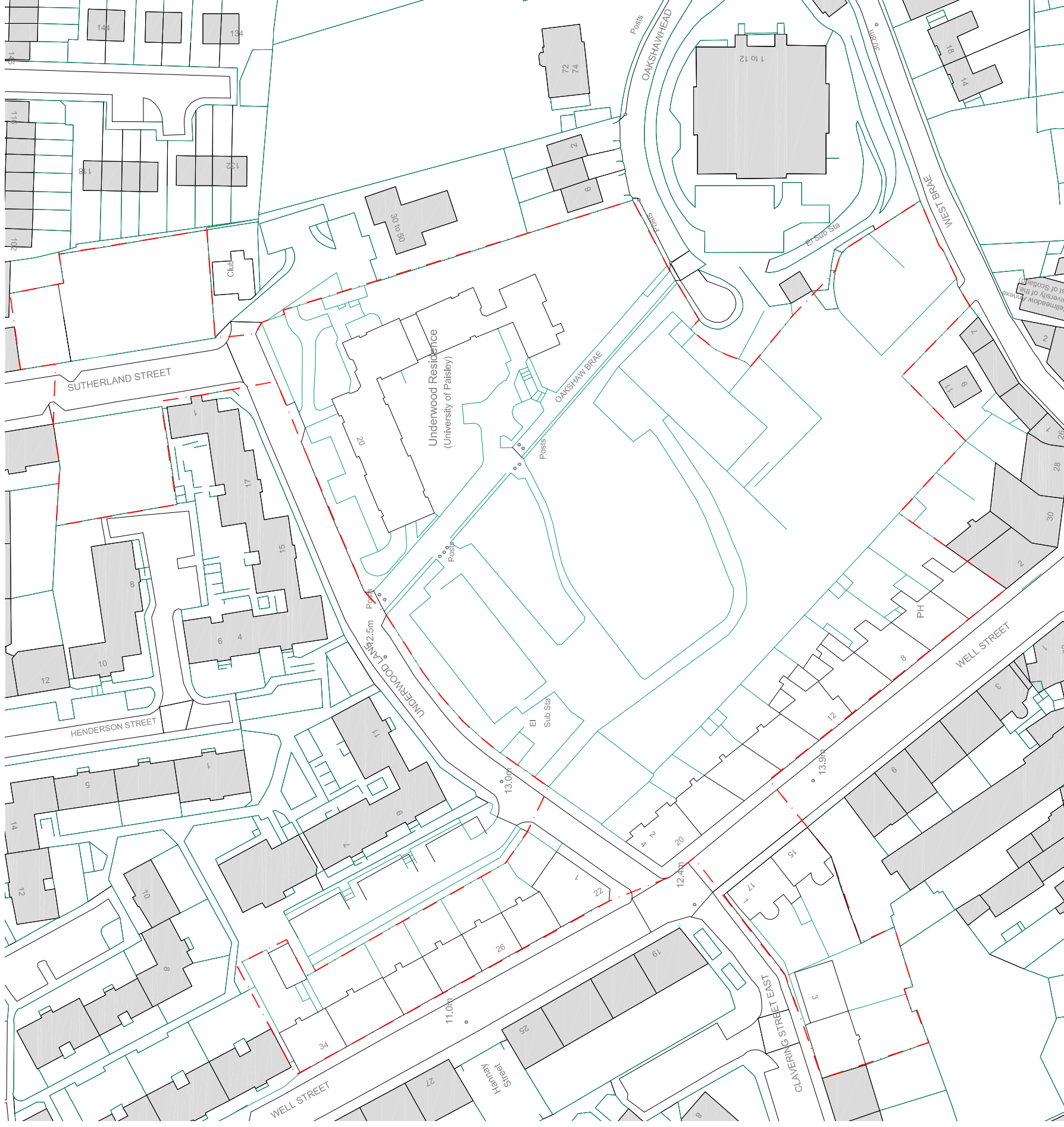
128 tenement flats in total:

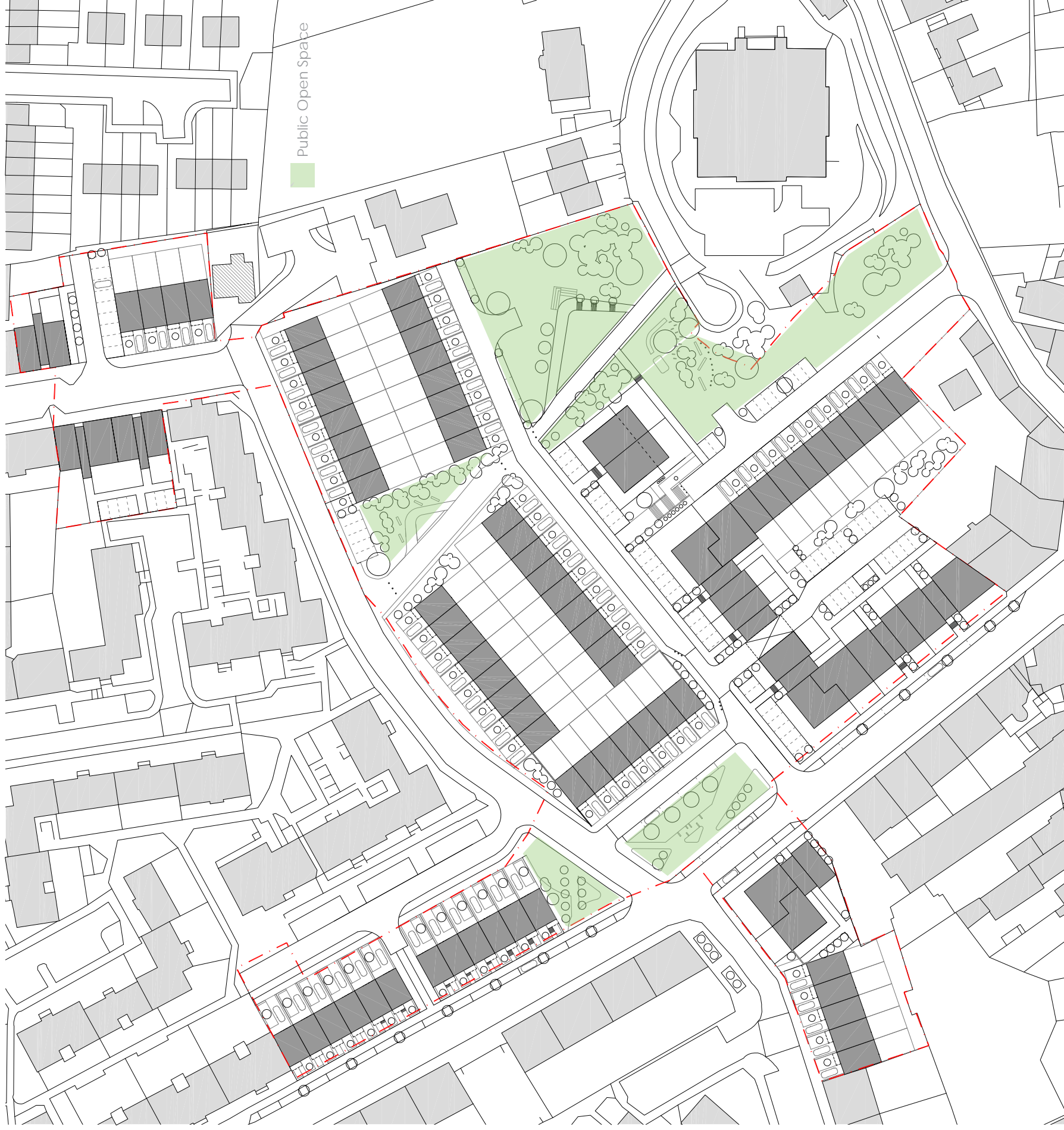
- 80 owned by Renfrewshire Council (62.5%)  
(17 of which are currently occupied)

- 48 privately owned (37.5%)

28 commercial units (13 trading at April 2017):

- 4 are owned by Renfrewshire Council







## 5.0 | Proposal

Currently, this part of Well Street is narrow and compressed. The existing retail units are predominantly vacant and the tenemental flats above are in a poor state of repair with high levels of empty properties. The landscape backland to the rear of the tenements is poorly maintained and views to the Neilston Institute and the Coates Memorial spire are largely obstructed.

The masterplan seeks to work as a catalyst for regeneration and transformation of the West end of Paisley. The proposals aim to widen the street, and to create a landscaped public space which affords views through to the listed cupolla and spire at the Neilston Institute and the Coates memorial church, seeking to increase pedestrian movement towards the Oakshaw Conservation area and into the town centre.

The Masterplan has been developed to encourage passive supervision of pedestrian linkages to assist improved wayfinding and safer movement through this area.

The housing mix and layout has been developed to encourage increased sustainable family living in the west end and to create a vibrant and accessible community in the heart of the town.



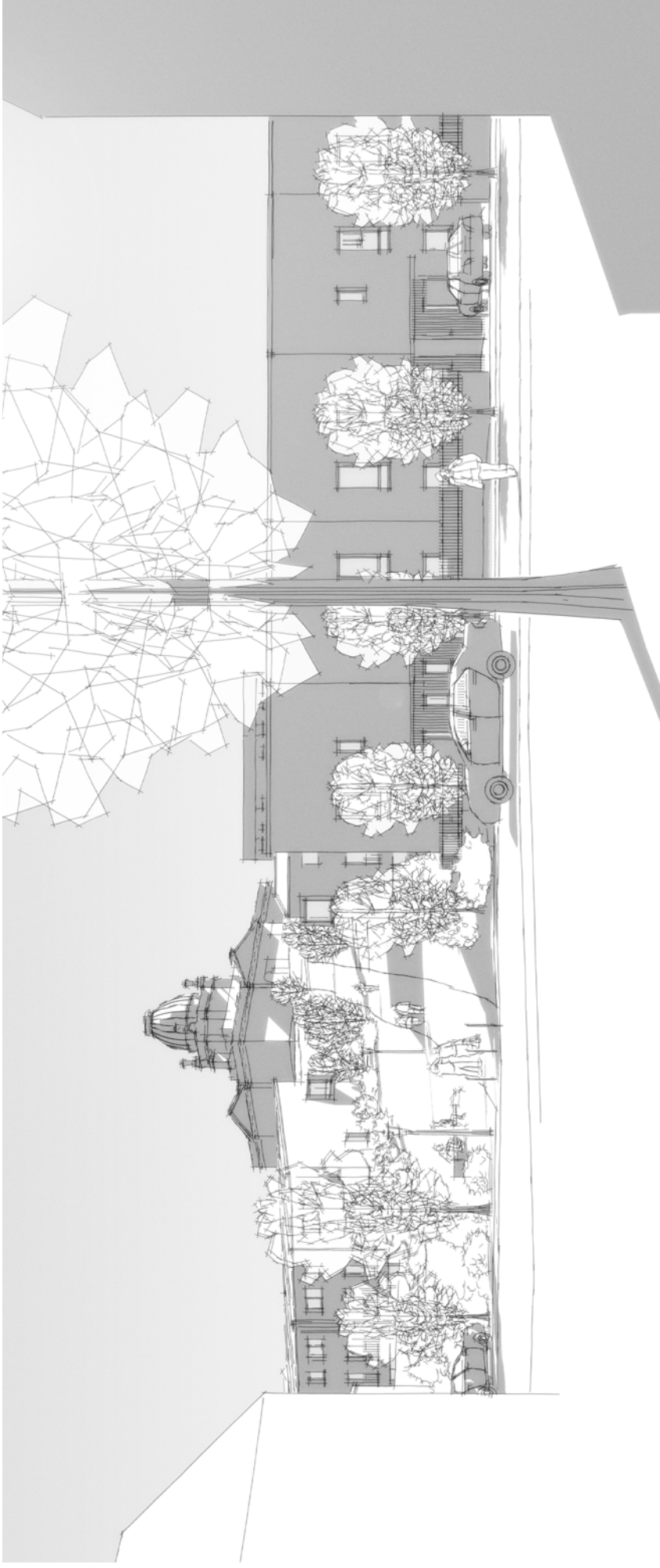
Well Street view south - Proposed



Well Street view south - Existing



## 6.0 | Proposal



Oakshaw Brae view south - Proposed



Oakshaw Brae view south - Existing

To the south, and immediately north, of Underwood Lane (east side of street only) the existing Well Street tenements are proposed for demolition. The existing vacant blocks on Clavering Street East are likewise proposed to be replaced.

These could be replaced with higher quality and sustainable modern residential properties of which about 70% of the new homes could be for sale. The masterplan allows for setting these properties back from the existing street / building line. This would have the advantage of allowing a new landscape buffer zone between the street and the new housing. The proposals would also seek to add quality hard landscape, tree planting and on-street parking at Well Street (resident parking will be to rear of the properties). The new housing units could be predominantly elevated at the street side to allow privacy for ground floor windows. Street access would also be incorporated to encourage an active lively frontage.

The density and scale of the established historic townscape is recognised and the new development would seek to revise the existing urban scale. The increased width of the street and the addition of softer landscape elements seek to make the Well Street area a more attractive place to both live and work.

The scale and density of the proposed housing reduces to the East of Well Street. The masterplan has been developed to encourage increased family living in the West End of Paisley. Existing topography and historic built features are recognised and embraced to assist creating a distinctive new neighbourhood which will be a desirable, distinctive, attractive and safe place to live and work.

This new residential district benefits from excellent pedestrian linkages through the Oakshaw Conservation area and into the Paisley Town Centre with excellent rail links to Glasgow City and potentially Glasgow Airport in the near future.