
To: Communities, Housing and Planning Policy Board

On: 18 January 2022

Report by: Director of Communities and Housing Services

Heading: Housing-led Regeneration and Renewal Programme

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 Renfrewshire as a place and will be central to the economic and social recovery of Renfrewshire.
- 1.2 This ambitious programme will be taken forward as a key Council priority, designed to deliver maximum benefits for local communities, with the active involvement of services across the Council.
- 1.3 The Council meeting of 17th December 2020 approved additional funding from the Housing Revenue Account to provide in excess of £100m of investment in the regeneration of Council housing over the next 10 years. Phase 1 covers eight communities across Renfrewshire to deliver modern, high quality, energy efficient, affordable Council housing.
- 1.4 A further report to the Communities Housing and Planning Policy Board on 18 May 2021 authorised the Director of Communities and Housing Services to consult on regeneration and investment proposals with Council tenants, residents, and private owners in these 8 areas which contain a total of 1,648 properties; 1,147 of which are in Council ownership.
- 1.5 This report provides members with feedback from the extensive consultation exercise that has taken place across the 8 regeneration areas and highlights where changes have been made to proposals following consultation.
- 1.6 The report is seeking authority to proceed with the implementation of the plans, subject to further targeted consultation with residents in properties where there are amendments to the original proposals.

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 consultation period and that the initial proposals have been amended to incorporate the feedback received where necessary as detailed in section 3 of the report;
- (ii) authorises the Director of Communities and Housing Services to undertake the necessary processes to implement the proposals within the regeneration and renewal strategy for the eight areas as detailed in appendix 1 subject to targeted consultation of residents of properties which are impacted by amendments made to the initial proposals;
- (iii) agrees the rehousing options for tenants as detailed within this report, and agree that where tenants in areas where demolition and newbuild is approved move on a temporary basis, they will retain the rehousing rights they would have had, as if they were still in their original property which is to be demolished, and that they will be prioritised for rehousing as if they were still living in that property;
- (iv) agrees that rehousing priority and home-loss and disturbance payments, as appropriate and subject to qualification criteria, are awarded to tenants as detailed in section 5 of this report.
- (v) agrees the phasing of rehousing will be determined by the Director of Communities and Housing Services, taking account of the availability of alternative housing and security issues, as well as investment, demolition and redevelopment timescales;
- (vi) agrees that where the Director of Communities and Housing Services considers that, in the interests of safety, security and to facilitate the regeneration programme, demolition of properties should proceed, any tenants who have been temporarily moved may be offered secure tenancies of that property;
- (vii) authorises the Director of Communities and Housing Services to develop detailed plans for newbuild Council housing through redevelopment of land which is cleared following demolition of the properties highlighted in appendix 1 if this is found to be suitable for housing development; and
- (viii) authorises the Director of Communities and Housing Services to seek the consent of Scottish Ministers as required.

3. Consultation Process and Feedback Received

- ### **3.1**
- Following the approval of the Policy Board on 18 May 2021, an extensive programme of consultation has taken place with tenants, residents and private owners to gather their views on the regeneration proposals for each area. The feedback received provides an insight into how people feel about their local area in general, including the external environment, quality of the local neighbourhood and wider issues which they feel affects quality of life and the wellbeing of local residents.

- 3.2 This wealth of information has assisted in the identification of wider actions that may be required to address physical, social, cultural and economic issues which could inform actions to be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan.
- 3.3 Tenants, residents and owners of the properties listed in Table 1 were invited to participate in the consultation exercise between 1 July and 31 October 2021. A contact preference exercise was carried out in advance to gather residents up to date contact details and preferred methods for contact.

TABLE 1.

Addresses included in the regeneration areas	House Types	Number of Properties		
		Council	Private	Total
Auchentorlie/Seedhill Road area, Paisley Auchentorlie Quadrant, 1-13 & 2-10 Seedhill Road, 74	Tenement flats	61	17	78
Howard Street area, Paisley Clarence Street, 19-21 & 20-24 Howard Street, 11-17 & 8-16 Ladyburn Street, 9 & 10-14 Lang Street, 11-17 McKerrell Street, 35-43 Violet Street, 2-4	Tenement flats	134	40	174
Waverley Road area, Foxbar Waverley Road, 18-56	Tenement flats	115	5	120
Thrushcraigs area, Paisley Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	Tenement flats	90	6	96
Broomlands area, Paisley Ferguslie Walk, 21-25 & 16-28 Ferguslie, 3 Ferguslie, 22-24, 18-20, 2-8 Broomlands Street, 56-62, 64-70 West Campbell Street, 1-7, 2-8, 10-16 Knox Street, 2-8 Carbrook Street, 1-7	Deck-access flats, tenement flats	141	98	239
Springbank Road area, Paisley Springbank Rd, 47-53, 55-61, 63-69, 71-77 Russell Street, 1-19, 6-20 Mossvale Square, 1-19, 2-20, 22-48 Mossvale St, 2-22, 24-38, 40-52, 54-66, 31-35, 37-55	Deck-access flats and maisonettes	149	102	251
Moorpark area, Renfrew Barclay Square Birmingham Road Jessiman Square Knockhill Road Mitchell Avenue Paisley Road, 168-170, 200-208, 214, 220-224, 236, 242, 248-254	Tenement flats and 4-in-a-block flats	170	147	317

Howwood Road area, Johnstone Craigbog Avenue; Craigenfeoch Avenue Craigview Avenue; Craigview Terrace Duncraig Crescent; Dundonald Avenue Greenend Avenue; Highcraig Avenue 4 commercial properties - Highcraig Ave	Mainly own door flats	287	86	373
		(2)	(2)	(4)
Total		1,147	501	1,648

3.4 With the pandemic restrictions and Covid case numbers increasing over the summer months, the initial programme of planned survey work was extended to ensure the various communication methods used maximised the information gathered from as many tenants and residents in each area. The methods used in this exercise include:

- Postal Letter and Survey to every address within the 8 area boundaries
- Postal Survey to every private owner (or their appointed agent) who owns a property within the area boundaries but live at another address
- Online Survey link emailed to all Council tenants and private owners', where Housing Services hold email address details
- Follow up letter and Survey issued part way through the consultation period to addresses where a response remained outstanding
- Regeneration Team contacting residents by telephone
- Out of Hours Twilight Team assistance, contacting residents by telephone outwith normal office hours
- By direct e-mail by residents into the regeneration team email mailbox
- Door to door contact postcarding
- Door to door completion of surveys
- Housing Officer contact
- Council Website information and link to online survey
- Advertisement in Social Media pages

3.5 A total of 841 surveys were completed during the consultation period, however, 168 of these were from neighbouring households or other responses from persons outwith the addresses subject to the consultation. The information contained within this report is from the 673 (45%) households who live in or own a property within one of the 8 regeneration areas who may be directly affected by the proposals.

- 445 of 996 Council Tenants responded to the consultation representing 445 of the 673 responses (66%).
- 228 of 501 private households responded to the consultation representing 228 of the 673 responses (34%).
- Overall, 72.5% of Council tenants who responded were broadly in agreement with the proposals.
- A similar level of response has been received from addresses proposed for retention (335) to those proposed for demolition (338).

- 3.6 As part of the consultation exercise, feedback was also provided on what people think about their local area, the external environment, quality of the local neighbourhood and wider issues that affect the quality of life and the wellbeing of local residents. This information will be used in the preparation of Neighbourhood Renewal Plans for each of the eight areas. The plans will be tailored to the needs and circumstances of each 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 and sustainable travel.
- 3.7 External consultancy support was sought to assist with the analysis of the data and to inform the policy development process. The feedback provided during the consultation exercise has been analysed to confirm where agreement has been reached with the local community on the proposals for some of the 8 areas and where necessary, has been used to refine area proposals as detailed fully within this report and appendix 1.
- 3.8 A brief overview of the feedback provided for each area is provided below, with further information for each of the 8 areas contained within appendix 1. In 4 of the areas, Thrushcraigs, Springbank, Waverley Road and Moorpark areas there are no changes to the original proposals following the consultation period. However, in the remaining 4 areas Howwood Road, Auchentorlie, Howard Street and Broomlands, there were further amendments to the proposals following the consultation feedback.

3.9 **Summary of proposals following consultation feedback**

3.9.1 **Waverley Road**

The regeneration proposals for the Waverley Road area of Foxbar include 20 blocks of tenement flats from 18 to 56 Waverley Road. This is a group of 120 one and two bedroom post war tenement flats. The majority of these flats (115) are within Council ownership and five are privately owned. It was proposed that the properties at 18 to 32 Waverley Road be retained and that a package of enhanced capital investment is developed which will 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. It was also proposed that the blocks at 34 to 56 Waverley Road (72 properties with 4 in private ownership) are to be considered for demolition.

78% of Council tenants and 100% of private owners and private tenants who responded to the consultation said that 'yes' they broadly agree with the Council's proposals.

Site assessment of the viability of the cleared area indicates that the steep topography of the land would make the construction of housing expensive and uneconomic, due to the requirement for retaining walls and ongoing maintenance costs. It is therefore proposed that replacement housing will be built on nearby sites in the Foxbar Rivers area which have already been identified in the Local Development Plan.

Authority is being sought as per the original proposal for the Waverley Road area with new build in nearby sites in the Foxbar Rivers area.

3.9.2 Thrushcraigs

The regeneration proposals for the Thrushcraigs area proposed demolition of 16 blocks of 3 storey flats and that plans are to be developed for further newbuild affordable housing in this area.

88% of Council tenants and 50% of private owners and private tenants who responded to the consultation said that 'yes' they agree with the Council's proposal to demolish these blocks. 90% of Council tenants and 100% of owners and private tenants agreed that new social rented housing should be built in the area following the demolition.

Authority is being sought as per the original proposal for the Thrushcraigs area with new build on the cleared site.

3.9.3 Springbank

The regeneration proposals for the Springbank area proposed the demolition of 9 deck-access blocks and the lockups on Russell Street and that plans be developed for further newbuild affordable housing on the cleared sites.

Proposals are being developed for investment in improvements for the remaining housing stock, taking account of higher levels of mixed ownership and giving consideration to the future of or improvement requirements to communal laundry facilities.

82% of Council tenants and 64% of owners and private tenants said that 'yes' they broadly agree with the Council's proposals for regeneration in the Springbank area.

Authority is being sought as per the original proposal for the Springbank area with new build on the cleared sites.

3.9.4 Howwood Road

The 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.

70% of Council tenants and 58% of owners and private tenants said that 'yes' they broadly agree with the Council's proposals.

76% of Council tenants and 56% of owners and private tenants agreed that the blocks proposed for demolition should be demolished but many respondents also advised that they thought the demolition should go further than what had been proposed.

Authority is being sought to amend the original proposal for the Howwood Road area to increase the number of properties to be demolished and in turn increase the number of newbuild homes to be provided in this area. 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.

3.9.5 Howard Street

The regeneration proposals for the Howard Street area 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 which will 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 in Option 1.

79% of Council tenants and 67% of owners and private tenants said that 'yes' they broadly agree with the Council's proposals for regeneration in this area with 62% of Council tenants stating that option 1 was their preference and 38% opting for option 2, to reduce the overall density. Of the owners and private tenants who expressed a preference, 67% thought that some blocks should be demolished.

Taking Council tenants, owners and private tenants together, a significant proportion of residents who expressed a preference (more than 40%) preferred the option to reduce the overall density in this area and allow for wider transformational change through smaller scale clearance and, if possible, the introduction of some new build properties, and to retain and invest in the remainder of the stock with enhanced investment and estate management.

Bearing this in mind and taking into account other asset management information, including turnover, demand, void and other repair costs etc, it is recommended that Option 2 be implemented, and eleven blocks have been identified for demolition, based on the potential quality of the resulting public open space.

Authority is being sought to proceed with option 2 and consult with tenants and residents of 11 blocks of tenement flats identified in this area as shown on appendix 1 for demolition with the potential to provide around 25 new Council homes on the site.

3.9.6 Auchentorlie/Seedhill

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

Consultation feedback indicated that 100% of Council Tenants and 89% of private owners and private tenants supported the proposals, however, following extensive fire damage to the block at 9 Auchentorlie Quadrant which has resulted in all residents being decanted, it is no longer considered viable to retain the blocks at 5, 7 and 9 Auchentorlie Quadrant. (17 Council and 1 private owner).

The revised proposal is to demolish the blocks at 5,7 and 9 Auchentorlie Quadrant and to develop an improved environmental and streetscape layout.

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

Authority is being sought to amend the proposal for the Auchentorlie area to consult with tenants and residents of 3 blocks of three storey flats identified in this area as shown on appendix 1 for demolition. 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.

3.9.7 Broomlands

The regeneration proposals for the Broomlands area proposed the demolition of 5 deck-access blocks and that plans are to be developed for newbuild affordable housing on the cleared sites. The remaining blocks were to be retained with enhanced investment, taking account of higher levels of mixed ownership and giving consideration to the future of or improvement requirements to communal laundry facilities.

88% of Council tenants and 65% of private owners said that 'yes' they broadly agree with the Council's proposals. 94% of Council tenants and 61% of private owners and tenants agreed with the blocks proposed for demolition while 68% of Council tenants agreed with the properties proposed for retention and 82% agreed that new housing should be built in the area.

During the consultation process an opportunity to develop a nearby site at Carbrook Street for new Council housing has been identified. There has also been flooding affecting the properties at 21 to 25 Ferguslie Walk which requires further investigation before finalising the proposals for these properties.

Authority is being sought to amend the original proposal for the Broomlands area to include the provision of further newbuild properties on the nearby Carbrook Street site to increase the number of newbuild provision to be delivered in this area. There is also an opportunity to improve the entrance to Ferguslie Gardens which will be developed through the design process. The remaining properties within the Broomlands/Ferguslie boundary are to be retained and receive enhanced improvements, taking account of the mixed ownership profile of some of the blocks subject to further investigation of potential flooding issues at Ferguslie Walk.

3.9.8 Moorpark

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

64% of Council tenants and **63%** of private owners and tenants said that 'yes' they broadly agree with the Council's proposals.

Authority is being sought as per the original proposal for the Moorpark area.

- 3.10 Table 2 below highlights where demolition is proposed and advises where this is as previously proposed or where further analysis has informed a change to the area proposal. 528 properties were originally highlighted for demolition within the 8 areas, this amendment includes an additional 135 properties for approval, however, this will also provide opportunities to increase the capacity for newbuild housing within these areas with around 590 newbuild units now being proposed.

TABLE 2. – Addresses within Regeneration area proposed for demolition

Regeneration area	Council	Private	Total	
Waverley Road area, Foxbar Waverley Road, 34-56	68	4	72	As proposed
Thrushcraigs, Paisley Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	90	6	96	As Proposed
Broomlands, Paisley Ferguslie, 18-20 and 22-24 West Campbell Street, 1-7 and 10-16 Knox Street, 2-8	64	16	80	As Proposed
Springbank/ Mossvale, Paisley Springbank Rd, 47-77 Russell Street, 6-20 Mossvale Square, 1-19, 2-48 Mossvale Street, 2-22 (Plus, Lockups at 1-16 Russell St)	118	36	154	As Proposed
Howwood Rd area, Johnstone Craigenfeoch Avenue, 1 – 47 Dundonald Avenue, 52 - 122 Greenend Avenue, 34 – 64, 121 – 199, 211-289. Highcraig Avenue, 1-23, 2–24 and 41–47 (including 4 commercial properties at 41–47) *Note the following addresses have been added to the demolition proposal following consultation: 1-23 Highcraig Avenue, 92 - 122 Dundonald Avenue and 211 – 233 and 267 – 289 Greenend Avenue.	161 (2)	15 (2)	176 (4)	Increase of 43 RC and 7 Private properties.
Howard Street Area, Paisley McKerrell Street, 35 - 43 Ladyburn Street, 9 Howard Street, 8 - 16 * Original proposal gave 2 options (full retention or selective demolition to reduce density)	55	11	66	Original proposal did not detail specific addresses
Auchentorlie, Paisley Auchentorlie Quadrant, 5 -9	17	1	18	Original Proposal suggested full retention
Total	573	89	662	

- 3.11 Where retention and investment in existing Council stock is proposed, a package of capital investment is being 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 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 will also be scope for enhanced levels of internal improvements to Council properties when they become vacant.

4. Private Owner and private tenant Feedback

- 4.1 There are a total of 501 former Council houses in the 8 areas within phase 1 that are privately owned. Most of these properties sit within mixed tenure blocks where the Council also has an ownership interest, but there are also a smaller number of properties in blocks which are wholly privately owned. In mixed tenure blocks where the retention of existing homes is proposed, the Council will seek to secure the participation of owners in the investment programme in order to ensure that a full package of improvement works can be delivered for Council tenants.
- 4.2 It was explained to respondents that they had previously been sent information about the regeneration proposals for their area and that the Council's Communities, Housing and Planning Policy Board agreed on 18 May 2021 that tenants, residents and owners should be consulted on these proposals. Respondents were provided with another copy of the regeneration proposals for ease of reference and were asked to refer to them when responding to the questions on the regeneration proposals.
- 4.3 Where respondents own a property within the addresses proposed for retention and investment, they were asked if they would be willing to participate in an improvement scheme, if the Council agreed to proceed with the plans for their area. The detailed feedback from owners for each area is provided in the consultation summary reports attached with the level of interest in participating in the proposals ranging from 49% in the Moorpark area, through to 67% in the Auchentorlie/Seedhill area. Around one third of owners said they would like further information to inform their position on this.
- 4.4 Arrangements will be developed for providing assistance and support to owners who wish to participate in the retrofit investment programme. Work has progressed to identify the potential costs of improvements to inform further engagement with owners, and also to identify opportunities to support and incentivise owners to participate in improvement programmes, drawing on Scottish Government grant funding where it is possible to do so. This will be discussed on an area-by-area basis and may vary depending on property construction type, owners' individual circumstances and availability or timing of government grants and other forms of assistance.

- 4.5 Where private properties sit within areas approved for demolition, the Council would instruct the services of an Independent Valuer to seek to voluntarily acquire the privately owned properties in line with the regeneration proposals (as listed in appendix 2). In addition to the option of selling their home to the Council and making their own arrangements for alternative housing, owners may also be able to exchange their property for another Council property under the excambion process and where we have resident owners, they may want to consider selling their property to the Council and becoming a Council tenant.
- 4.6 In the event that voluntary acquisition of any of the properties listed in appendix 2 is unsuccessful, then a future report will be presented to the CHaPS Board to request authority for the Council to seek to use compulsory purchase powers to enable the regeneration and renewal strategy to proceed.

5. Timescales for Rehousing, Demolition and Delivering the Investment Programme

- 5.1 Implementation of these plans will be taken forward on a phased basis. All 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 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.
- 5.2 Given its scope and complexity, the investment programme will take a number of years to deliver. A broad timeframe and phasing strategy will be developed and reported to a future meeting of the board, taking account of a range of factors including maximising grant availability to support owner participation in improvements, complexity of the sites, and capacity to deliver newbuild housing.
- 5.3 A communications/engagement strategy has been developed to support the design, planning and delivery phases, taking account of any changes in restrictions relating to Covid-19. The strategy will ensure there is active and effective ongoing engagement with tenants, residents, owners and local communities in the areas affected by the regeneration proposals throughout the planning and implementation stages of these Regeneration and Renewal plans.
- 5.4 Neighbourhood renewal plans will be developed for each of the areas to run in parallel to the physical regeneration plans, taking account of the wider issues including social, health, wellbeing and economic issues highlighted during the consultation and assessment phase of the programme. This will include examining opportunities for community wealth building, maximising the benefits of the regeneration programme and investment for local people.

6. Council Newbuild Programme

- 6.1 It is anticipated that over 500 new homes for social rent could be delivered as part of the first phase of the regeneration and renewal programme. This is in addition to more than 400 new Council homes in the existing and pipeline newbuild programme which includes properties recently completed at Bishopton and Johnstone Castle, newbuild projects in Ferguslie Park and South West Johnstone, and work at early preparatory stages for projects at Gallowhill and Foxbar.
- 6.2 Appendix 1 details that the following areas include investment in newbuild housing: Thrushcraigs, Waverley, Springbank, Broomlands, and Howwood Road areas, with further consideration to be given to new build housing in the Howard Street area. A technical assessment will be undertaken to assess the feasibility of newbuild housing in each of these areas and where new build housing is not possible on the cleared sites, then alternative newbuild housing sites will be identified.
- 6.3 Newbuild housing will be planned taking account of the views, needs and preferences of people who currently live in the areas affected by these regeneration proposals. Work has commenced to assess the viability and cost of newbuild on the identified sites, taking account of any constraints and capacity issues.
- 6.4 For each of the areas where newbuild housing is proposed, further information will be reported to future CHAPS Boards to advise of the outcomes of feasibility assessments as well as information relating to the phasing of rehousing and the timescales for the delivery of the replacement newbuild homes in each regeneration area.
- 6.5 An innovative partnership has been established with the University of Strathclyde and John Gilbert Architects to develop best practice and design principles around a sustainable social housing model that can be delivered as 'standard' and at scale over the coming decade for social housing in Renfrewshire.
- 6.6 This will identify the principles that should be assessed and adopted within the Council's newbuild developments to meet climate change commitments, through delivering homes that seek to achieve net zero both in construction and operationally in their use by tenants in a manner that will mitigate the risk of increasing fuel poverty.

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. There will also be

a requirement to review the level of support provided by Private Sector Housing Grant. Detailed information on grant support will be provided in future reports.

2. **HR & Organisational Development** – appropriate staffing resources are being put in place by the Director of Communities and Housing, funded from the HRA Account, as agreed by Council on 17 December 2020.
 3. **Community/Council Planning**
 - *Our Renfrewshire is well* – This investment and regeneration programme will contribute to improved wellbeing and quality of life for residents and will contribute to the Council's social and economic renewal plans.
 - *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, through design and investment, safety and security considerations will be addressed.
 4. **Legal** – Work will be required with respect to acquisitions, disposals, conveyancing, title changes and 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 has been 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 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

January 2022



Renfrewshire
Council

Auchentorlie Quadrant/Seedhill Road, Paisley

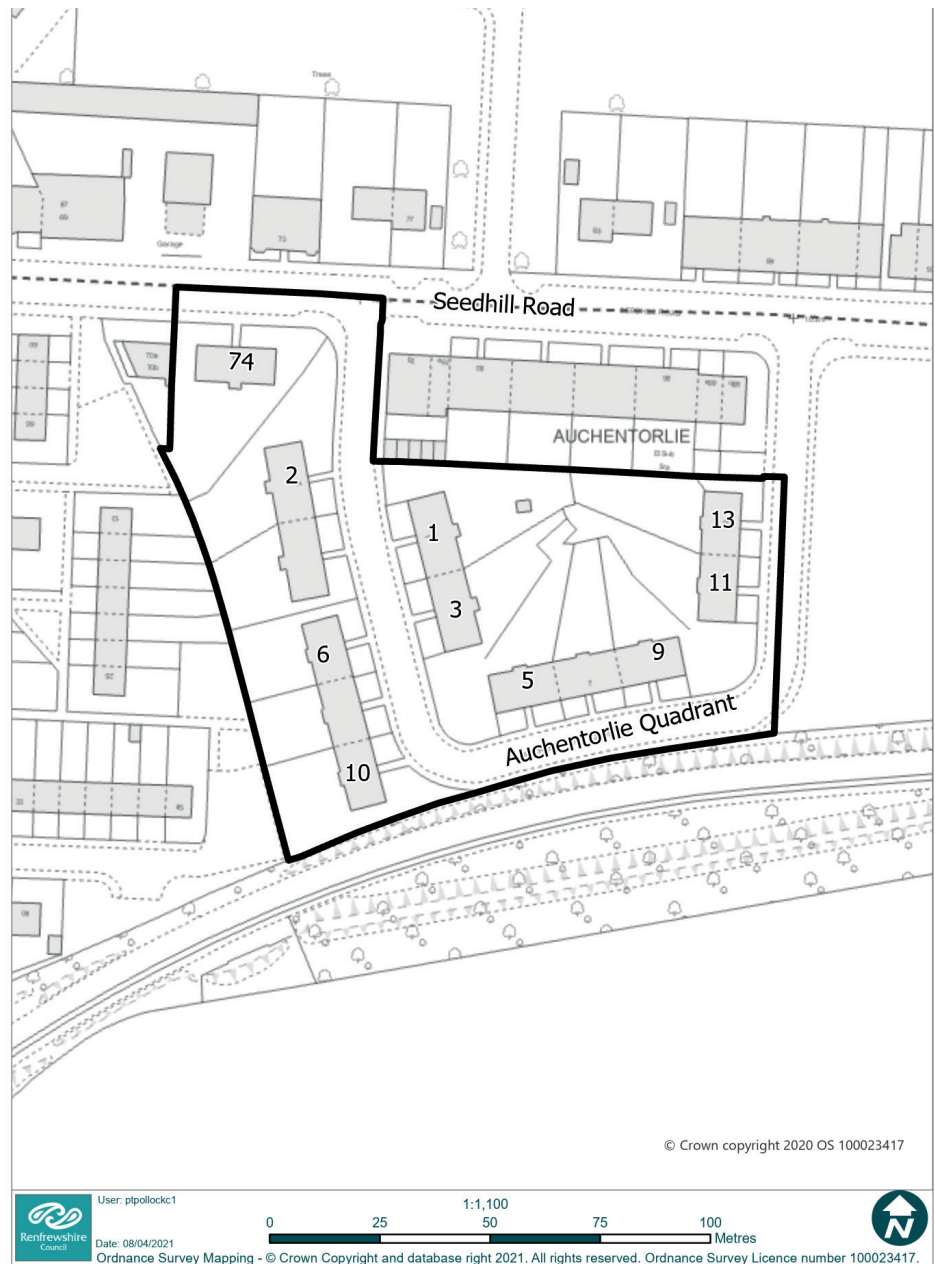
Regeneration and Renewal Proposal

The proposals for Auchentorlie Quadrant/Seedhill Road recognise the area is centrally located and very well connected with good access to local facilities.

It was proposed that all the housing stock in this area would be retained, and a package of enhanced capital investment developed. This would include an enhanced specification and improvements to the external environment and common areas, including closes, back courts, bin stores and recycling facilities, as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole-house retrofit approach to improve energy efficiency and help reduce energy costs for tenants and residents. There will also be scope for an enhanced level of internal improvements to Council properties as tenancies turn over.

The proposals for this area include an enhanced estate management approach following completion of works to complement the investment in common areas and the external environment, to ensure high standards are maintained going forward.



Consultation Feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Auchentorlie Quadrant/Seedhill Road area in relation to the Council's regeneration and renewal proposals for their area.

The boundary approved for the Auchentorlie regeneration area has a total of 78 properties, 61 of which are Council-owned, and the remaining 17 privately owned. Nine surveys were not issued due to void properties (seven) and homeless person units (two), leaving a combined total of 69 surveys issued.

A total of 33 surveys have been completed, 24 from Council tenants and nine from private owners/ private rented tenants. This is an overall response rate of 48% for the area.

The main observations from the feedback are:

- **100%** of Council tenants and **89%** of private owners and private tenants said 'yes' they broadly agree with the Council's proposal for the area.
- **96%** of Council tenants agreed the properties in the Auchentorlie area should be retained and improved.
- If the Council agreed to proceed with these proposals, **91%** of Council tenants would wish to remain in the area.

Owner participation in refurbishment works

67% of owners and private tenants said they would be willing to participate in an improvement scheme. Of those who would be willing to participate, **88%** said they would be interested in a scheme of assistance to help owners to participate in investing in their property.

Perceptions of the area

Overall, **50%** of Council tenants said they were satisfied with the neighbourhood as a place to live compared to **40%** who were dissatisfied in this respect. From the owners and private tenant responses, **22%** were satisfied with the neighbourhood as a place to live and **44%** were dissatisfied.

Those dissatisfied with the neighbourhood as a place to live noted the key issues as anti-social behaviour, rubbish and litter, and the area being run down, along with the quality of the closes and housing needing improved.

When asked for the best three things about living in their neighbourhood, the most common answers given by Council tenants in this area were the location (**52%**), close to amenities (**39%**) and nice neighbours (**35%**). The location and being close to amenities were also the most common responses given by owners and private rented tenants.

With respect to feeling safe, street lighting was most likely to be rated positively by Council tenants (**54%**) and owners/private tenants (**44%**).

With regards to care, maintenance and services, Council tenants were the most positive about open spaces being well maintained (**33%**) and least positive about buildings and spaces in the neighbourhood well cared for (**13%**) and litter or fly tipping in the area (**13%**).

Disability profile

46% of Council tenants said they or someone living in their household has a long-term illness, health problem or disability whereas, **11%** of resident owners and private tenants were in this situation. The most common was mobility/physical disabilities (**77%**).

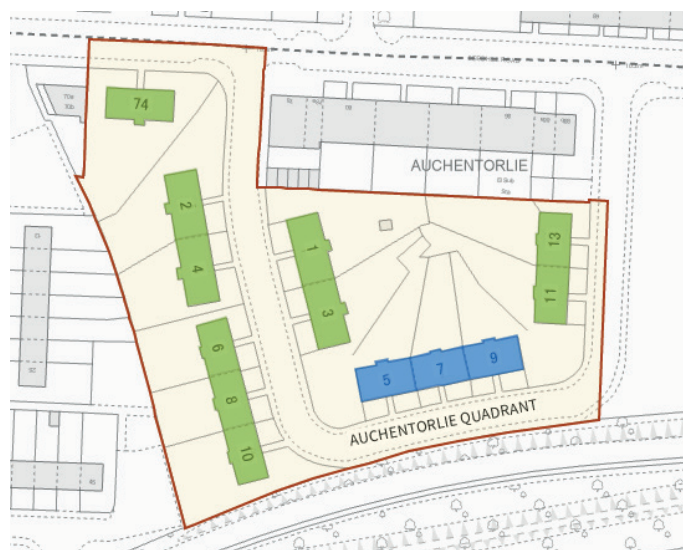
Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of buildings	External doors/controlled entry
2	Improving the energy efficiency	External fabric of buildings
3	Sound insulation	Stairwells/common areas
4	External doors/controlled entry	Improving the energy efficiency
5	Communal drying and garden area	Bin storage and recycling facilities
6	Stairwells/common areas	Sound insulation

Respondents were asked if they had any other comments which they would like the Council to consider in developing plans for the area. Respondents said they would like to see homes upgraded, that they were happy with the regeneration proposal and two said they would like to see the Council maintain the area going forward.

The feedback from consultation has helped to refine the investment proposals for the Auchentorlie Quadrant/Seedhill Road area and identified wider actions that could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.



Green properties: 1-3, 11-13 and 2-10 Auchentorlie Quadrant and 74 Seedhill Road

Blue properties: 5, 7 and 9 Auchentorlie Quadrant

Amendment to proposal following consultation

The Auchentorlie area consists mainly of tenemental flats built around the 1930s. Waiting list demand for housing in the area is generally good, however these particular streets are less popular with applicants, and there is a high refusal rate when applicants are offered these properties.

Given the high level of agreement from tenants regarding the enhanced investment proposals, it is proposed the properties at 1-3, 11-13 and 2-10 Auchentorlie Quadrant and 74 Seedhill Road are approved for implementation.

Given the information obtained from consultation, and the information held in relation to repairs, investment, turnover, voids and demand in this location it is believed further consultation should be taken forward with tenants, residents and owners in numbers 5, 7 and 9 Auchentorlie Quadrant. This would be in relation to the possible demolition of this run of properties to reduce the density of flats in the area. The block at number 9 (five Council and one privately owned) has suffered damage following several fires in recent years and the block requires extensive investment if it was to be retained.

Phasing and timeline

It is proposed the Auchentorlie area is included within the first phase of implementation of the ten-year housing regeneration and renewal investment programme.

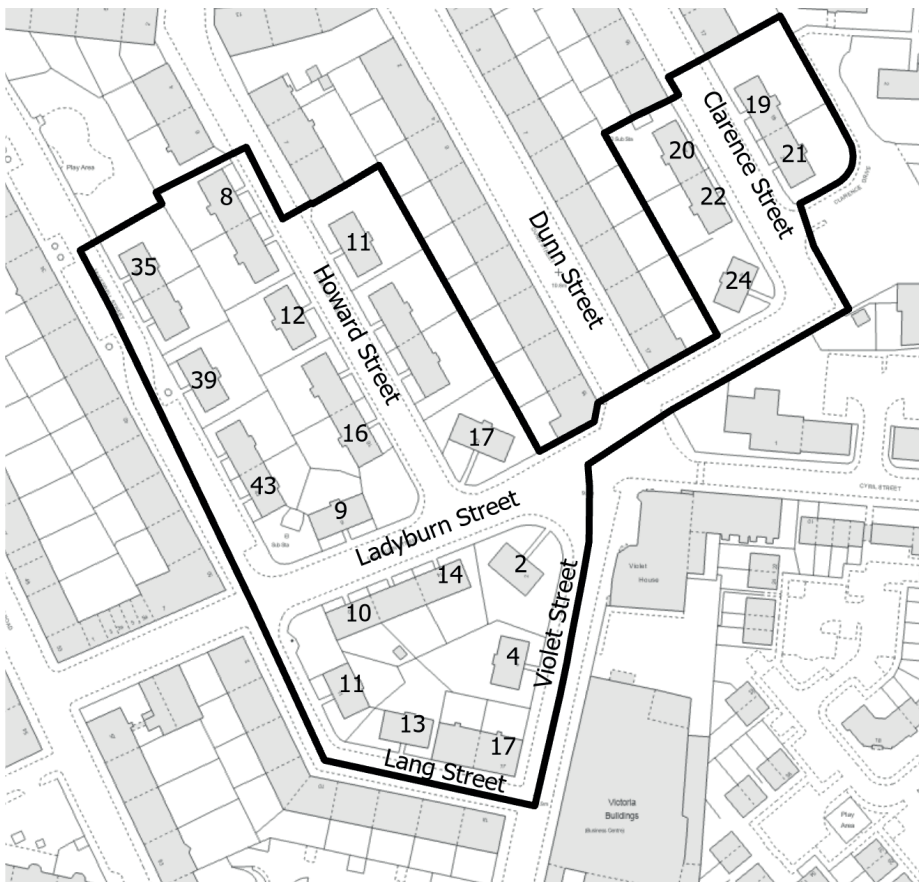
The properties in this area qualify for HEEPS:ABS funding which will assist in the reduction of costs to participating owners and ensure the area is enhanced and maintained going forward.

If approved for implementation, officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area, beginning with the set-up of neighbourhood renewal groups to establish the priorities to be taken forward as part of this regeneration programme.

The schedule and timing of works to be undertaken and any impact this is likely to have on households will be advised in due course. As works are mainly external, we do not foresee the requirement for anyone to vacate their properties where retrofit improvements are proposed. Any internal works can take place naturally as Council properties become void.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Retention and Investment <ul style="list-style-type: none">Auchentorlie Quadrant / Seedhill Road area, PaisleyAuchentorlie Quadrant, 1-3, 11-13 and 2-10Seedhill Road, 74	44	16	60
Reconsult for Proposed Demolition <ul style="list-style-type: none">Auchentorlie Quadrant/Seedhill Road area, Paisley5, 7 and 9 Auchentorlie Quadrant	17	1	18

Howard Street Area



Regeneration and Renewal Proposal

The proposal for the Howard Street area recognised this is a well-located area, with relative demand for the type and size of housing provided. Tenants and residents were consulted on two options as detailed below.

Option 1

Full retention and investment in the stock with a package of enhanced capital investment which will include an enhanced specification and improvements to external environment and common areas.

Option 2

Selective demolition of some blocks to reduce the overall density of the area and to improve environmental quality. Retained stock would receive the enhanced specification and improvements as detailed in Option 1.

The Howard Street area is centrally located, close to Paisley town centre, and very well connected with good access to services. There is a good level of demand for housing in the area, but a high level of refusals among prospective tenants. The area is densely developed with predominately tenemental housing and there are issues around management of bins and environmental quality across the wider area.

Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Howard Street area in relation to the Council's regeneration and renewal proposals.

The boundary approved for the Howard Street regeneration area has a total of 174 tenement flats built in the 1930s with 134 in council ownership and 40 privately owned. Fourteen surveys were not issued due to void properties (seven), decants (two) and homeless person units (five), leaving a total of 160 surveys issued.

A total of 65 surveys have been completed, 53 from Council tenants and 12 from private owners. This is an overall response rate of 41% for this area.

- **79%** of Council tenants and **67%** of owners and private tenants said 'yes', they broadly agree with the Council's proposals for regeneration in this area.

Option 1 – Retention and investment

- **62%** of Council tenants said option 1 was their preference

Option 2 - Reduce density

Respondents were asked about selective demolition and if they agreed some properties should be demolished in this area to reduce the overall density.

- **38%** of Council tenants said option 2 was their preferred option.
- **33%** of owners and private tenants agreed some blocks should be demolished, while **17%** disagreed and **50%** were unsure.

Perceptions of the area

- When asked the best three things about living in their neighbourhood, the most common answers given by Council tenants were, being close to amenities (**64%**), location (**54%**) and the fact it is a quiet area (**21%**). Being close to amenities (**92%**) and location (**58%**) were also the most common responses given by owners and private rented tenants.
- Those dissatisfied with the neighbourhood as a place to live noted the key issues as anti-social behaviour or neighbours (**67%**), rubbish and litter (**43%**) and the area being run down (**19%**), along with dog fouling.

- With respect to feeling safe, street lighting was most likely to be rated positively by Council tenants (**40%**) and owners/private tenants (**58%**). **20%** of Council tenants said they didn't feel safe in their neighbourhood.
- With regards to care, maintenance and services, Council tenants were most positive about gardens and back court areas being well maintained (**25%**) and least positive about litter and fly tipping (**75%**) and open spaces in the neighbourhood being well cared for (**19%**).

Disability profile

66% of Council tenants said they or someone living in their household has a long-term illness, health problem or disability, whereas **25%** of resident owners and private tenants were in this situation. Most common was mental ill health (**66%**) and then mobility/ physical disabilities (**43%**).

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of buildings	External doors/ controlled entry
2	Improving the energy efficiency	Improving the energy efficiency
3	External doors/ controlled entry	Sound insulation
4	Stairwells/common areas	External fabric of buildings
5	Sound insulation	Stairwells/ common areas
6	Bin storage and recycling facilities	Bin storage and recycling facilities

Respondents were asked if they had any other comments which they would like the Council to consider in developing plans for the area. Respondents said that buildings are falling apart and require upgrading/ refurbishment, the area does not have a good reputation currently and others stated that the properties should be demolished.

When asked if they would like to remain in the area if the Council agreed to proceed with these proposals, **72%** of Council tenants stated yes, and **28%** stated no.

When asked if they thought the Council should build new-build housing in the area, **83%** said yes and **17%** said no.

Owner participation

- **58%** of owners and private tenants said the blocks proposed for retention and investment should be retained.
- **60%** of owners said they would be willing to participate in an improvement scheme, if the Council were to offer assistance to help owners invest in their properties.

Outcome following consultation

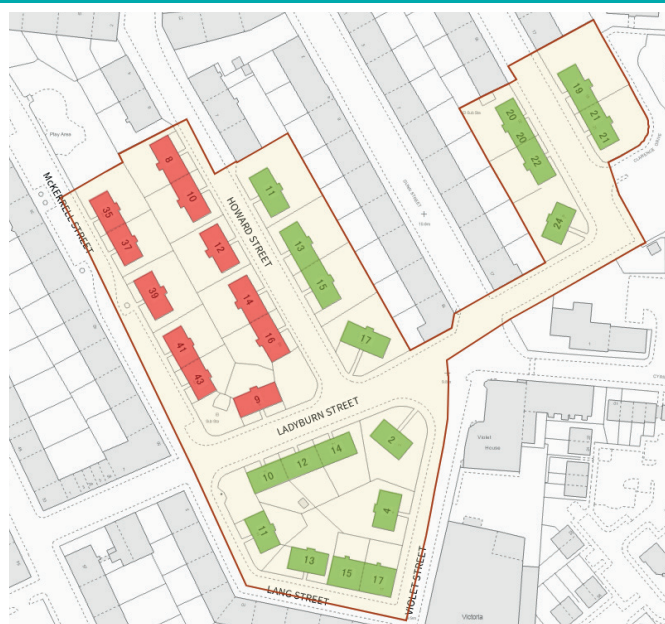
The feedback from the consultation has helped refine the investment proposals for the Howard Street area. It has also identified wider actions that could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

A proportion of residents prefer the option to reduce the overall density in this area and allow for wider transformational change, through smaller scale clearance and, if possible, the introduction of some new build properties, and to retain and invest in the remainder of the stock with enhanced investment and estate management.

Following the analysis of the information gathered, along with other asset management information, such as turnover, demand, voids, repair costs etc. 11 blocks have been identified for demolition as shown on the adjacent plan. This includes 55 Council properties and 11 privately-owned dwellings.

Red blocks: properties proposed for demolition

Green blocks: properties for retention and investment



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.

Phasing and timeline

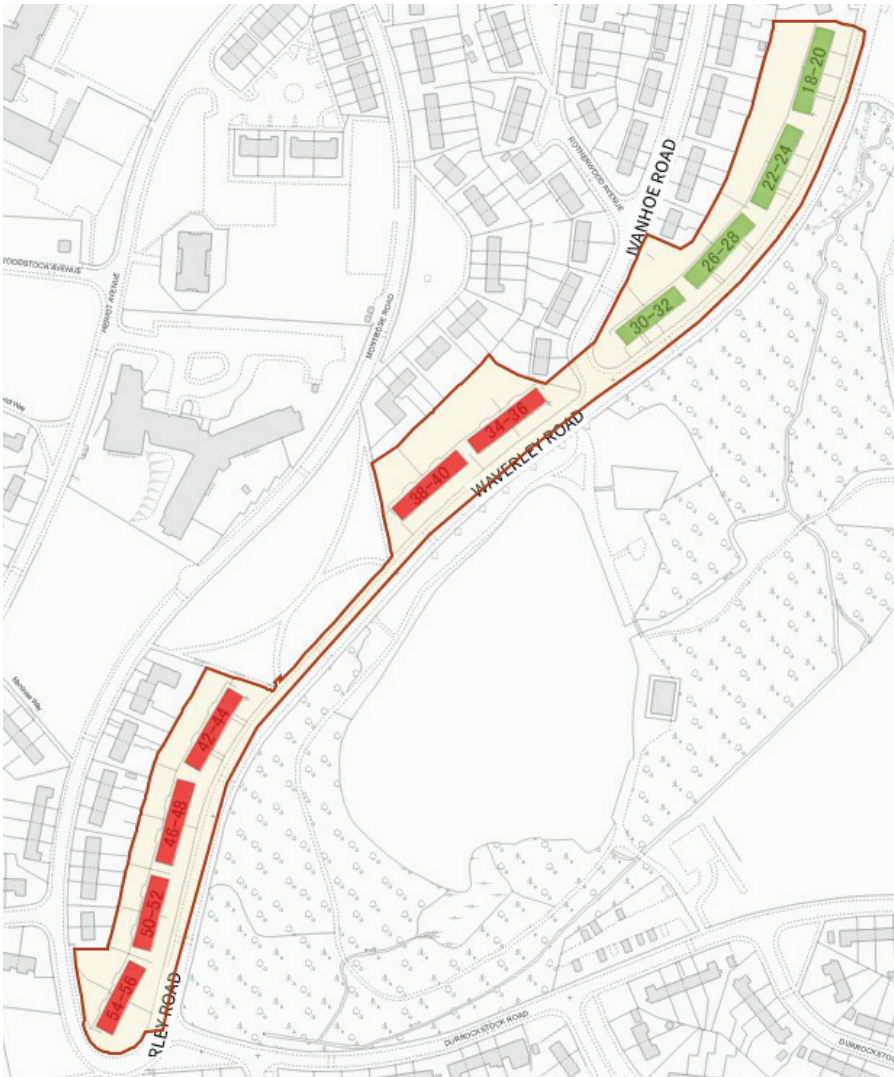
It is proposed the Howard Street area is included within the first phase of implementation of the ten-year housing regeneration and renewal investment programme.

The properties in the Howard Street area qualify for HEEPS:ABS funding which will assist in the reduction of costs to participating owners and ensure the area is enhanced and maintained going forward.

Officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area, beginning with the set-up of neighbourhood renewal groups to establish the priorities to be taken forward as part of this regeneration programme. Should approval to consult on the demolition of the 11 blocks as shown be approved by the Board, a further report will be provided on that feedback, including any rehousing rights and requirements.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Retention and Investment <ul style="list-style-type: none">• 19–21 and 20–24 Clarence Street• 11–17 Howard Street• 10–14 Ladyburn Street• 11–17 Lang Street• 2–4 Violet Street	79	29	108
Reconsult for proposed Demolition <ul style="list-style-type: none">• 8–16 Howard Street• 9 Ladyburn Street• 35–43 McKerrell Street	55	11	66
Total	134	40	174

Waverley Road, Foxbar



Regeneration and Renewal Proposal

The regeneration proposals for the Waverley Road area of Foxbar include 20 blocks of tenements from 18 to 56 Waverley Road. This is a group of 120 one and two bedroom tenement flats built around the 1950s. The majority of these flats (115) are within Council ownership and five are privately-owned. It was proposed the properties at 18 to 32 Waverley Road are retained and a package of enhanced capital investment is developed which will 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.

It was also proposed that the blocks at 34 to 56 Waverley Road (72 properties with four in private ownership) are considered for demolition. A technical assessment has been carried out to assess the viability of redeveloping the Waverley Road sites following demolition for newbuild housing. Given the site layout and constraints, it is not considered feasible to redevelop the site for housing. Alternative sites within Foxbar are to be considered for rehousing tenants from the Waverley Road area.

Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Waverley Road area in relation to the Council's regeneration and renewal proposals for their area.

14 surveys were not issued due to void properties (nine) and homeless person units (five), leaving a total of 106 surveys issued.

A total of 48 surveys have been completed, 45 from Council tenants and three from private owners. This is an overall response rate of 45% for the area.

- **78%** of Council tenants and **100%** of owners and private tenants said '**yes**' they broadly agree with the Council's proposals.
- **76%** of Council tenants and **100%** of owners and private tenants agreed the blocks proposed for demolition should be demolished.
- **59%** of Council tenants said '**yes**', they agreed with the properties proposed for retention and investment.

Perceptions of the area

- When asked the best things about living in their neighbourhood, the most common answers given by Council tenants living in the Waverley Road area were the location (**44%**), good views or outlook (**31%**), that it is close to amenities (**29%**) and the fact they have nice neighbours (**24%**). These were also noted as the best things about the neighbourhood by owners and private tenants.
- Those that were **dissatisfied** with the neighbourhood as a place to live noted the key issues as anti-social behaviour and the area being untidy with litter and rubbish.
- Least likely to be rated positively by Council tenants was the neighbourhood feeling safe (**29%**). Owners and private renters were most likely to be negative about anti-social behaviour issues and feeling of safety.
- With regards to **care, maintenance and services**, Council tenants were much more negative in their responses. The highest positive rating was with regard to open spaces being well maintained where

28% rated this positively (**45%** rated negatively). Just **18%** of Council tenants gave a positive rating for bin storage and recycling arrangements. Owners and private tenants were most negative with respect to bin storage and recycling arrangements and gardens and back-court areas being well maintained with all respondents (**100%**) giving a negative rating to these.

Disability profile

44% of tenants who responded said they or someone living in their household has a long-term illness, health problem or disability, whereas none of the resident owners and private tenants were in this situation. Most common was mental ill-health (**65%**) and then mobility/physical disabilities (**60%**).

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of building	External fabric of buildings
2	External doors/controlled entry	Improving energy efficiency
3	Bin storage and recycling facilities	External doors/controlled entry
4	Improving the energy efficiency	Sound insulation
5	Sound insulation	Communal drying and garden area
6	Stairwells/common areas	Bin storage and recycling facilities

Respondents were asked if they had any other comments they would like the Council to take into account when developing plans for the area. Respondents said the vetting or letting policy needs to be addressed, that homes need upgraded, and the whole area needs rebuilt.

When asked if they would like to remain in the area if the Council agreed to proceed with these proposals, **71%** stated yes and **29%** stated no.

When asked if they thought the Council should build new-build housing in the area, **67%** of owners and private tenants agreed new Council housing should be built in the area.

Owner participation

- There is a relatively low number of privately owned properties within the Waverley Road area. A small number of responses were received regarding the properties identified for refurbishment however broad agreement was given to the investment proposals.
- There was feedback that suggested all properties should be retained and receive investment.
- A low level of response was given when asked if owners would be willing to participate in an improvement scheme with the majority stating “Dont Know”.

Outcome following consultation

No changes have been made to the Waverley Road proposal. The feedback from the consultation has helped to understand where the investment priorities lie for tenants and owners and this will be considered as plans are developed into implementation.

The privately owned addressed detailed below will require to be voluntarily acquired to allow demolition to proceed. Where privately owned properties lie within blocks being retained and invested in, officers will work with owners to seek their participation in the investment programme.

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.

Phasing and timeline

Officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area. This will begin with the set-up of neighbourhood renewal groups to establish the priorities to be taken forward as part of this regeneration programme. Officers will also be contacting residents who have homes within the area proposed for demolition to provide advice and assistance with regard to rehousing options and timescales.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Retention and Investment 18 –32 Waverley Road, Paisley	47	1	48
Demolition 34–56 Waverley Road, Paisley	68	4	72
Total	115	5	120

Thrushcraig Area, Paisley

Regeneration and Renewal Proposal

It was proposed that 16 existing tenement blocks in the area are demolished and plans are developed for further new-build affordable housing on the cleared site.

An initial capacity study indicated the potential for around 45 new-build houses on the site. If, following consultation it is agreed demolition should go ahead, a technical assessment will be undertaken to assess the feasibility of new-build housing on the site.



Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Thrushcraigs area in relation to the Council's regeneration and renewal proposals for their area.

The boundary approved for the Thrushcraigs regeneration area has a total of 96 properties, 90 of which are Council owned and the remaining six are privately owned. 26 surveys were not issued due to void properties (seven) and homeless person units (19), leaving a total of 70 surveys issued in this area.

A total of 54 (77%) surveys have been completed, 50 from Council tenants and four from private owners/private rented tenants.

Of those directly affected by the proposals and who responded to the survey

- **88%** of Council tenants and **50%** of owners and private tenants agreed the blocks proposed for demolition should be demolished.
- **90%** of Council tenants and **100%** of owners and private tenants agreed new Council housing should be built in the area.
- **80%** of Council tenants said they would wish to remain in the area if the proposals were approved.

Given the level of engagement and positive agreement with the proposals for this area, no changes have been made to proposals following consultation

Perceptions of the area

- When asked the **best three things** about living in their neighbourhood, the most common answers given by Council tenants in this area were: being close to amenities (**60%**), location (**48%**) and the fact they have nice neighbours (**27%**). Being close to amenities (**100%**) and location were also the most common responses given by owners and private rented tenants.
- Those **dissatisfied** with the neighbourhood as a place to live noted the key issues as anti-social behaviour or neighbours (**53%**), the area being run down (**32%**) and the area being untidy with litter/ rubbish (**21%**).

- With respect to **feeling safe**, street lighting was most likely to be rated positively by Council tenants (**50%**) and owners/private tenants (**75%**). **18%** of Council tenants said they didn't feel safe in the neighbourhood.
- With regards to **care, maintenance and services** Council tenants were much more negative in their responses, with only **30%** of Council tenants saying the common areas were clean and well maintained. **24%** Council tenants said the gardens and back court areas were well maintained. Half of the owners and private tenants who responded gave a negative review that they are very dissatisfied and that there is a lot of room for improvement.

Respondents were asked if they had any other comments which they would like the Council to consider in developing plans for the area. Respondents said:

- "Yes, knock them all down."
- "If they don't get demolished, they will probably fall down by themselves"
- "I believe it's a great idea to regenerate this area, it badly needs it. However, if they want the area to remain changed for the better it will really come down to the residents."
- "There is a lack of social housing already, so more is needed"
- "Totally agree with the proposal."

When asked if they would like to remain in the area if the Council agreed to proceed with these proposals, **80%** of Council tenants stated yes, and **20%** stated no.

When asked if they thought the Council should build new-build housing in the area **90%** said 'yes' new properties should be built in the area.

Disability profile

66% of Council tenants said they or someone living in their household has a long-term illness, health problem or disability, whereas **25%** of resident owners and private tenants were in this situation. Most common was mental ill-health (**66%**) and then mobility/physical disabilities (**43%**).

Outcome after consultation

Given the levels of engagement and mainly positive agreement with the proposals for this area, no changes have been made to the proposals following consultation.

Where there are private owners in blocks being proposed for demolition, an independent valuer will be instructed to negotiate the acquisition of these properties.

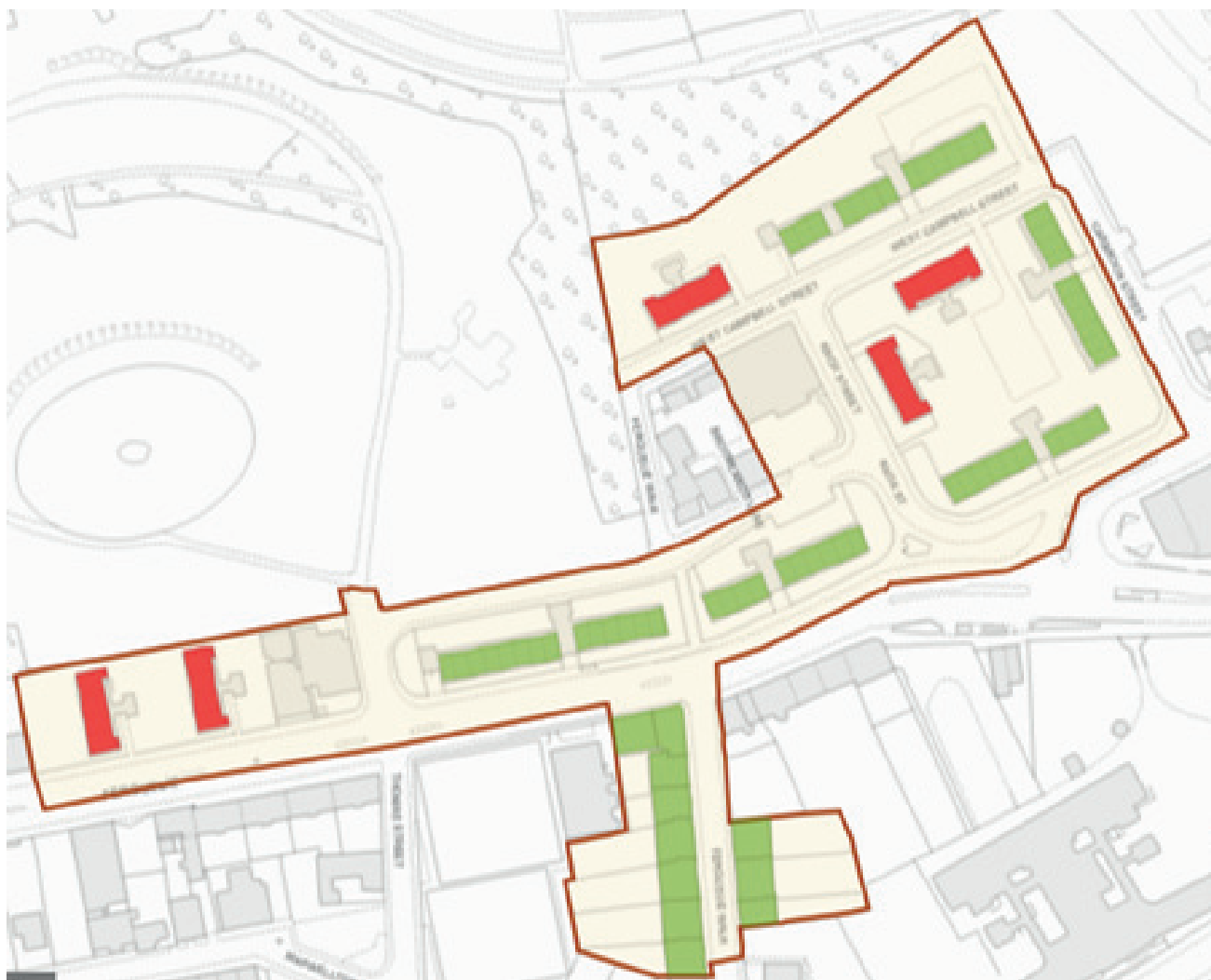
Resident owners may be given the opportunity to sell to the Council and become a tenant elsewhere within the Councils stock, or may be offered an ex-cambion (swap) for another suitable property.

Phasing and timeline

If approved for implementation, officers will be in touch with tenants and residents of the Thrushcraigs area to provide advice and assistance and discuss their rehousing options with them.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Proposed for demolition			
• 12–34 Thrushcraig Crescent	70	2	72
• 51–53 Thrushcraig Crescent	12	0	12
• 101–103 Rowan Street	8	4	12
Total	90	6	96

Ferguslie/Broomlands Area, Paisley



Regeneration and Renewal Proposal

The proposal for the Ferguslie/Broomlands area recognised this is a well-located area, with relative demand for some of the type and size of housing provided, but with pockets of low-demand bedsit properties.

It was proposed five deck-access blocks within the Ferguslie/Broomlands area are considered for demolition and the remaining blocks be retained with enhanced investment (141 council, 98 private).

Proposals were being developed for investment in improvements for the remaining housing stock, taking

account of higher levels of mixed ownership and giving consideration to the future of or improvement requirements to communal laundry facilities

The Ferguslie/Broomlands area is centrally located, close to Paisley town centre, and very well connected with good access to services. There is a good level of demand for housing in the area but a high level of refusals among prospective tenants and tenancy turnover.

The area is a mixture of deck-access blocks and traditional tenement flats, 75% flats and 25% maisonettes. 44% of the properties are two-bedroom and 32% are unpopular 0-bedroom properties (bedsits).

Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Ferguslie/Broomlands area in relation to the Council's regeneration and renewal proposals.

The boundary approved for the Ferguslie/Broomlands area has a total of 239 properties, 141 of which are Council-owned and the remaining 98 privately-owned.

19 surveys were not issued due to void properties (15), decants (one) and homeless person units (three), leaving a total of 220 surveys issued.

A total of 107 surveys have been completed, 50 from Council tenants and 57 from private owners or tenants.

This is an overall response rate of **49%** for this area;

- **88%** of Council tenants and **65%** of owners and private tenants said 'yes', they broadly agree with the Council's proposals.

Respondents were asked about demolishing the five deck-access blocks identified within the area.

- **94%** of Council tenants agreed the blocks proposed for demolition should be demolished.
- **61%** of owners and private tenants agreed the blocks proposed for demolition should be demolished.
- Where owners owned a property in a block proposed for demolition, their preference would be to apply to the Council to consider purchasing their property (**88%**).

Owner participation in refurbishment works

- **62%** of owners and private tenants overall agreed with the investment proposals. **52%** of owners said they would be willing to participate in an improvement scheme.
- **78%** of owners said if the Council was able to offer schemes to help owners participate in investing in their property it would be of interest. Their preference would be to apply for a grant towards a percentage of the cost of works (**58%**) or offering to sell the property at market value to the Council (**53%**).

Perceptions of the area

- An equal number (**42%**) of Council tenants said they were satisfied with the neighbourhood as a place to live compared to those who were dissatisfied in this respect (**42%**).
- From the owners and private tenant responses, **53%** were satisfied with the neighbourhood as a place to live and **32%** were dissatisfied. Resident owners were more likely to be satisfied in this respect (**59%**) than non-resident owners (**25%**).
- When asked the **best three things** about living in their neighbourhood, the most common answers given by Council tenants in this area was close to amenities (**70%**), location (**46%**) and the fact they have nice neighbours (**30%**), these were also noted as good things by owners and private rented tenants.
- Those that were dissatisfied with the neighbourhood as a place to live noted the key issues as anti-social behaviour and the area being run down.
- With respect to **feeling safe**, street lighting was most likely to be rated positively (**52%**) by Council tenants. This was also the case for owners and private tenants (**46%**) who rated street lighting positively. Least likely to be rated positively by Council tenants was feeling safe in their neighbourhood (**29%**). Owners and private renters were most likely to be negative about anti-social behaviour issues where **22%** were positive and **55%** were negative in this respect.

Disability profile

50% of Council tenants said they or someone living in their household has a long-term illness, health problem or disability, whereas **33%** of resident owners and private tenants were in this situation. Most common was mental ill health (**48%**) and then mobility/ physical disabilities (**40%**). **8%** stated a member of their household was a wheelchair user.

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of buildings	External fabric of buildings
2	Improving the energy efficiency	Improving the energy efficiency
3	External doors/ controlled entry	Sound insulation
4	Stairwells/common areas	External doors/ controlled entry
5	Sound insulation	Stairwells/common areas
6	Bin storage and recycling facilities	Communal drying and garden area

Respondents were asked if they had any other comments they would like the Council to consider in developing plans for the area. Council tenants said the new houses should be a better quality of build, and the Council needs

to maintain the area. Owners stated more information is desired and that they support the upgrading of homes.

89% of Council tenants said they would wish to remain in the area if the proposals are approved.

82% of Council tenants and 81% of owners and private tenants agreed new Council housing should be built in the area.

Launderette proposals

When asked if the Council should continue to provide a launderette service:

- **58%** of tenants said yes, the Council should continue to provide a launderette service, **18%** stated no and the remaining **24%** said they didn't know.
- **69%** of owners said yes, the Council should continue to provide a launderette service.

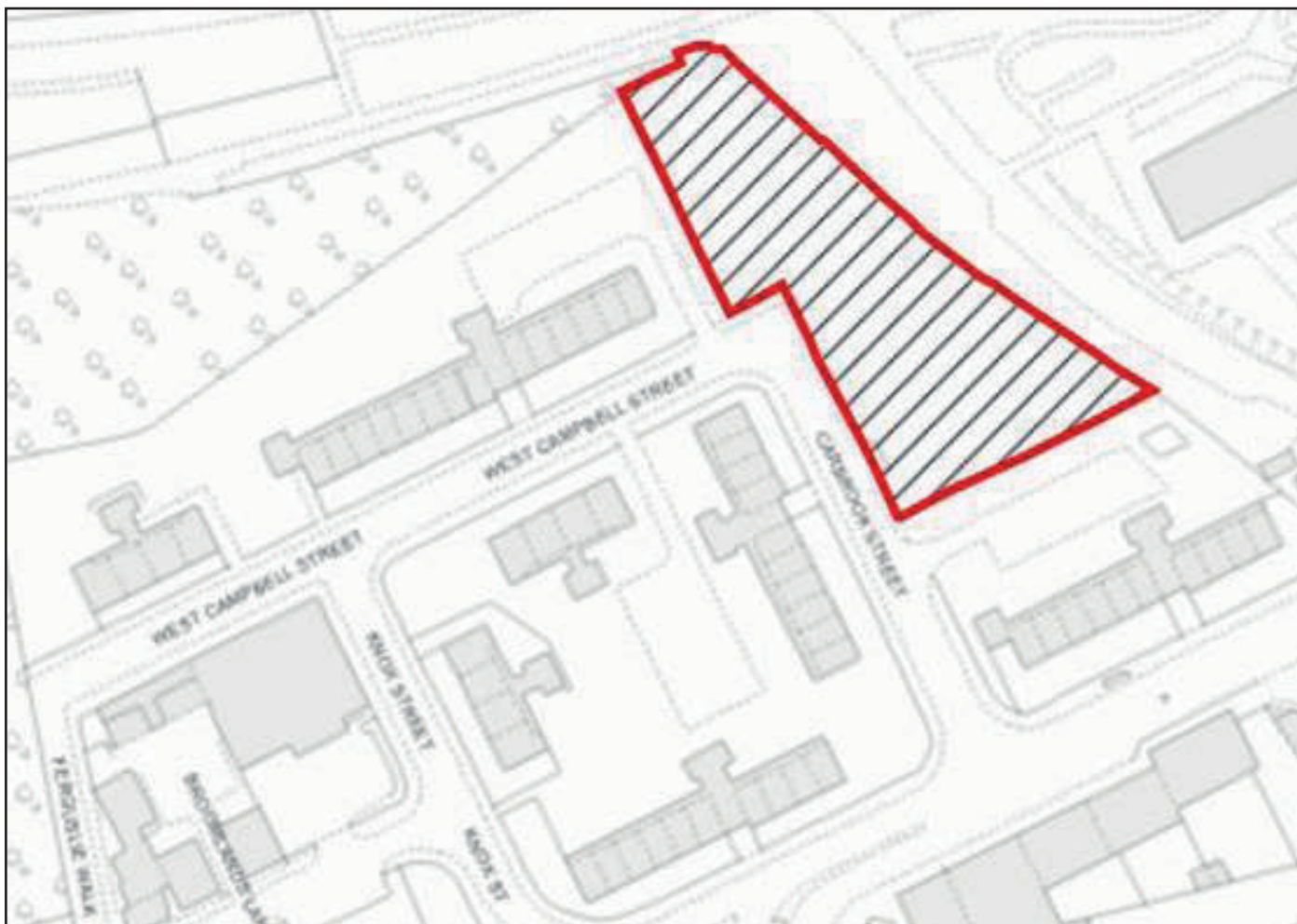
However, analysis by resident and non-resident owners show resident-owners were much more likely to support the continuation of the launderette service **78%**, than non-resident owners who were split **44.5%** both for and against with **11%** who didn't know.

Outcome following consultation

Given the levels of engagement and mainly positive agreement with the proposals for this area, no changes have been made to the proposals following consultation.

The feedback from the consultation has helped to refine the investment proposals for the Ferguslie/Broomlands area as well as identifying wider actions that could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

An opportunity for new-build Council housing on the site of the former nursery on Carbrook Street is also being reviewed, subject to a feasibility study. The extent of the site is highlighted on the plan below.



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.

Phasing and timeline

It is proposed the Ferguslie/Broomlands area is included within the first phase of implementation of the ten-year housing regeneration and renewal investment programme.

Officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area, beginning with the set-up of neighbourhood

renewal groups to establish the priorities to be taken forward as part of this regeneration programme. Officers will also be contacting residents who have homes within the area proposed for demolition to provide advice and assistance with regards to rehousing options and timescales.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Retention and Investment <ul style="list-style-type: none">• 21–25, 16–28 Ferguslie Walk• 3 Ferguslie• 2–8 Ferguslie• 56–62, 64–70 Broomlands Street• 2–8 West Campbell Street• 1–7 Carbrook Street• Commercial Units (Corner Ferguslie Walk/Ferguslie)	77	82	159
Proposed Demolition <ul style="list-style-type: none">• 18–20, 22–24 Ferguslie• 1–7 West Campbell Street• 10–16 West Campbell Street• 2–8 Knox Street	64	16	80
Total	134	40	174

Springbank Area, Paisley



Regeneration and Renewal Proposal

The proposal for the Springbank/Mossvale area recognised this is a well-located area, with relatively moderate demand for the type and size of housing provided.

It was proposed nine deck-access blocks and lock-ups are to be demolished and the remaining blocks be retained.

Proposals are being developed for investment in improvements for the remaining housing stock, taking account of higher levels of mixed ownership and giving consideration to the future of or improvement requirements to communal laundry facilities.

The Springbank/Mossvale area has a high-density grouping of 251 flats across 16 blocks built in the 1960s. The Council owns 149 of these properties with a mixture of one and two bedroom properties along with a small number of bedsits. The other 102 properties are privately owned, with one block in complete private ownership and two further blocks where the Council only owns one property in each. It is estimated one-fifth of the privately-owned flats are privately-rented.

The Springbank/Mossvale area has limited or low demand from applicants for Council housing. The general appearance and the built form (shared access, common areas and shared bin chutes which are prone to becoming blocked) make the properties difficult to maintain. There is a high turnover of tenants in this area and issues regarding fly tipping and general waste collection.

Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Springbank/Mossvale area in relation to the Council's regeneration and renewal proposals for their area.

The boundary approved for the Springbank/Mossvale regeneration area has a total of 251 properties, 149 of which are Council-owned and 102 privately-owned, and 16 Council lock-ups.

22 surveys were not issued due to void properties (20) and homeless person units (two), leaving a total of 229 surveys issued.

A total of 104 surveys have been completed, 54 from Council tenants and 50 from private owners. This is an overall response rate of 45% for this area.

- **82%** of Council tenants and **64%** of owners and private tenants said 'yes', they broadly agree with the Council's proposals for regeneration in this area.

Respondents were asked about demolishing the nine deck-access blocks identified within the area.

- **85%** of Council tenants agreed the blocks proposed for demolition should be demolished.
- **56%** of owners and private tenants agreed the blocks proposed for demolition should be demolished compared to **24%** who stated 'no' and **20%** stated don't know. When analysed by tenure this shows private tenants (**100%**) and resident-owners were more likely to agree the blocks proposed for demolition should be demolished (**58%**) than non-resident owners (**38%**).
- **37%** of resident owners and **43%** of non-resident owners said they would apply for an excambion property (ie a swap for a council home of similar value).
- **58%** of resident owners and **86%** of non-resident owners stated they would apply to the Council to consider purchasing their property.

Perceptions of the area

- When asked the **best three things** about living in their neighbourhood, the most common answers given were; location (**46%**), nice neighbours (**41%**), close to amenities (**37%**). These were also noted as the three best things about the neighbourhood by owners and private tenants.
- Those that were **dissatisfied** with the neighbourhood as a place to live noted the key issues as anti-social behaviour or neighbours (**62%**), the area being run down (**39%**), area untidy with litter/ rubbish (**33%**) along with nothing gets done (**26%**).
- With respect to **feeling safe**, street lighting was most likely to be rated positively by Council tenants (**43%**) and owners/private tenants (**46%**). **52%** of Council tenants and **56%** owners/private tenants said they didn't feel safe in the neighbourhood.

Disability profile

- **54%** of tenants who responded said someone living in their household has a long-term illness, health problem or disability, whereas **32%** of resident-owners and private tenants were in this situation.
- The most common was mental ill-health (**55%**). Owners and private tenants were more likely to have mobility/physical disability (**50%**).
- **7%** of Council tenants stated a member of their household was a wheelchair user and no owners or private tenants said this was the case.

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External doors/controlled entry	External fabric of buildings
2	Bin storage and recycling facilities	Improving the energy efficiency
3	External fabric of buildings	Bin storage and recycling facilities
4	Sound insulation	Stairwells and common areas
5	Stairwells and common areas	Bin chutes
6	Improving the energy efficiency	External doors/controlled entry

Owner participation

When considering the rest of the properties in the Springbank area, private owners and tenants were asked if they agreed they should be kept with investment in the properties.

- **56%** of owners and private tenants said the blocks proposed for retention and investment should be retained. **20%** said no and **24%** said 'don't know'
- **50%** of owners said that they would be willing to participate in an improvement scheme, if the Council were to offer assistance to help owners invest in their properties. Their preference would be to apply for a grant towards a percentage of the cost of works (**48%**) or offering to sell the property at market value to the Council (**35%**).

Launderette proposals

When asked if the Council should continue to provide a launderette service.

- **39%** of tenants said 'yes' the Council should continue to provide a launderette service compared to **35%** who stated no and the remaining **26%** said don't know
- **47%** of owners said yes the Council should continue to provide a launderette service, **33%** said no, **20%** didn't know.

Respondents were asked if they had any other comments they would like the Council to take into account in developing plans for the area. Respondents said there should be bigger houses built in the area, tenants would like to stay here, and they feel the properties should be upgraded.

89% of Council tenants said they would like to remain in the area if the Council approved the proposals.

When asked if they thought the Council should build new-build housing in the area, **87%** of Council tenants and **80%** of owners and private tenants agreed.

Outcome following consultation

Given the levels of engagement and mainly positive agreement with the proposals for this area, no changes have been made to proposals following consultation.

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.

Phasing and timeline

Officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area. This will begin with the set-up of neighbourhood renewal groups to establish the priorities to be taken forward as part of this regeneration programme. Officers will also be contacting residents who have homes within the area proposed for demolition to provide advice and assistance with regard to rehousing options and timescales.

Addresses included in the regeneration areas	Number of Properties		
	Council	Private	Total
Proposal for retention and investment <ul style="list-style-type: none">Mossvale Street, 24–38, 40–52, 54–66, 31–35, 37–55Russell Street, 1–19	31	66	97
Proposal for demolition <ul style="list-style-type: none">Springbank Road, 47–53, 55–61, 63–69 and 71–77Russell Street, 6–20Mossvale Square, 1–19, 2–20 and 22–48Mossvale Street, 2–22	118	36	154
Total	149	102	251

Moorpark, Renfrew



Regeneration and Renewal Proposal

The Moorpark area is centrally located and very well connected with good access to facilities. There appears to be strong community networks in the area. The housing is generally popular, with demand from housing applicants, although larger-sized properties can be more difficult to let quickly. The area has a high number of privately-rented properties and this mixed-tenure profile can create difficulties when organising communal repairs.

It was proposed that all the housing stock in this area be retained and a package of enhanced capital investment developed to include an enhanced specification and improvements to the external environment and common areas, including closes, back courts, bin stores and recycling facilities, as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the 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 will also be scope for an enhanced level of internal improvements to Council properties as tenancies turn over.

The proposals for this area include an enhanced estate management approach following completion of works to complement investment in common areas and the external environment and ensure high standards are maintained going forward.

Consultation feedback

These are the key findings from the consultation exercise carried out with tenants and residents of Moorpark in relation to the Council's regeneration and renewal proposals for their area.

The boundary approved for the Moorpark regeneration area has a total of 317 properties built between the 1930s and the 1950s and includes 170 Council and 147 private properties.

Twelve surveys were not issued due to void properties (10), decant (one) and a homeless person unit (one), leaving a total of 305 surveys issued in this area.

A total of 99 surveys have been completed, 42 from Council tenants and 57 from private owners. This represents an overall response rate of 32% for the Moorpark area.

Retention and improvement proposals

All respondents were asked if they agreed the properties in the Moorpark area should be retained and improved.

64% of Council tenants said 'yes', they broadly agree with the Council's proposals. **63%** of owners and private tenants said they broadly agree with the Council's proposals.

Participation in refurbishment works

Private owners were asked if they would be willing to participate in an improvement scheme if the Council agrees to proceed following consultation.

- **64%** of Council tenants said 'yes', they broadly agree with the Council's proposals. **63%** of owners and private tenants said they broadly agree with the Council's proposals.
- Non-resident owners were more likely to participate in an improvement scheme (**60%**) than resident owners (**44%**).

Perceptions of the area

- Overall, **45%** of Council tenants and 58% of private owners said they were satisfied with the neighbourhood as a place to live, compared to **26%** and **12%** who were dissatisfied in this respect.
- When asked what the **best three things** about living in their neighbourhood were, the most common answers given by Council tenants living in the Moorpark area were; the location (**54%**), that it is close to amenities (**51%**) and that there are nice neighbours (**46%**). These were also the top things mentioned by owners or private tenants.
- Those that were **dissatisfied** with the neighbourhood as a place to live noted the key issues as anti-social behaviour or neighbours (**55%**), and that the area is run down (**27%**).
- With regard to **care, maintenance and services**, Council tenants were more negative in their responses. **29%** Council tenants and (**26%**) owners said that open spaces were well maintained, whereas **44%** Council tenants rated it negatively.

Disability profile

Overall, **37%** of respondents said they or someone living in their household has a long-term illness, health problem or disability. The majority said this was regarding a mobility or physical disability (**71%**). A very small number of individuals stated someone within their household used a wheelchair.

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of buildings	Improving the energy efficiency
2	Improving the energy efficiency	Bin storage and recycling facilities
3	External doors/controlled entry	Stairwells/common areas
4	Stairwells/common areas	Sound insulation
5	Sound insulation	Communal drying and garden areas
6	Bin storage and recycling facilities	External doors/controlled entry

Respondents were asked if they had any other comments they would like the Council to take into account in developing plans for the area. The top response was to maintain the area (27%), followed by improving parking (13%) and upgrading homes (13%).

Outcome following consultation

Given the levels of engagement and mainly positive agreement with the proposals for this area, no changes have been made to the proposals following consultation. This area has a particularly high level of private ownership with only 11 blocks in full Council ownership.

In addition, there is a more diverse range of house types/ construction methods than in other areas. This makes planning a full investment programme particularly complex to deliver.

The owners strategy will focus investment in those blocks in full Council ownership and seek to secure full owner participation or achieve 100% Council ownership in those blocks where the Council owns almost all, in particular those blocks that sit next to blocks with full Council control.

Officers will work with owners to offer a range of options to encourage participation in the investment programme.

Where full agreement to participate cannot be gained, consideration will be given to external treatments that would enhance the look and quality of the buildings at a level that allows private owners to participate.

Phasing and timeline

If approved for implementation, officers will be in touch with tenants and residents of the Moorpark area to provide advice and assistance. A package of capital investment is being 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 will be tailored to the buildings in each area and will seek to adopt a whole-house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

Moorpark	Council	Private	Total
Barclay Square (All)	5	15	20
Jessiman Square (All)	29	35	64
Birmingham Road (All)	8	23	31
Knockhill Road (All)	47	23	70
Mitchell Avenue (All)	44	8	52
Paisley Road 168–170, 200–208, 214, 220–224, 236, 242, 248–254	37	43	80
Total	170	147	317

Howwood Road Area, Johnstone

Regeneration and Renewal Proposal

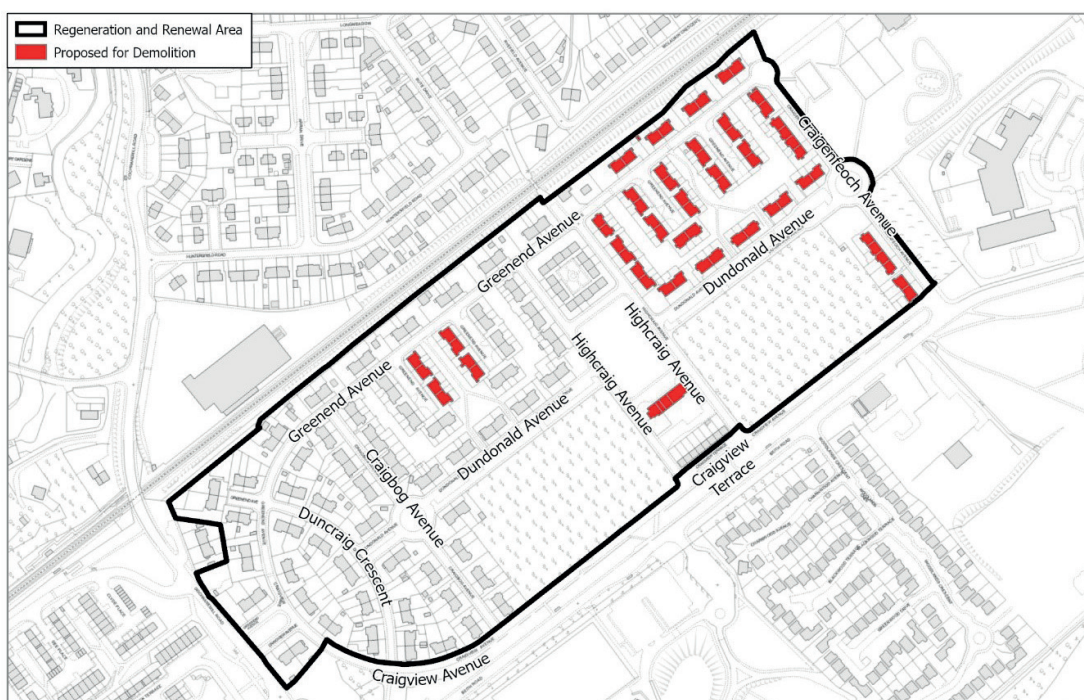
The initial regeneration proposals for the Howwood Road area of Johnstone include the properties at;

- 1–47 Craigenfeoch Avenue
- 1–48 Craigbog Avenue
- 69–82 Craigview Avenue
- 1–8 Craigview Terrace
- 1–39 Duncraig Crescent
- 52–138 Dundonald Avenue
- 34–309 Greenend Avenue
- 1–34 and 41–47 Highcraig Avenue

The initial proposal also included the following properties for demolition and for plans to be developed for newbuild housing on cleared sites and/or on adjacent vacant land (former school sites).

- 1–47 Craigenfeoch Avenue
- 2–24 and 41–47 Highcraig Avenue
- 52–90 Dundonald Avenue
- 34–64, 121–199 and 235–265 Greenend Avenue

The plan below shows the location of these properties.



An initial site capacity study indicated the potential for around 100 newbuild homes in the area. Further technical assessments are being undertaken to assess the feasibility of further newbuild housing on the sites.

The remaining properties within the Howwood Road boundary were proposed for retention and investment,

taking account of the mixed ownership profile of some of the blocks. A package of enhanced capital investment is being developed to include an enhanced 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.

Consultation Feedback

These are the key findings from the consultation exercise carried out with tenants and residents of the Howwood Road area in relation to the Council's regeneration and renewal proposals for their area.

The boundary proposed for the Howwood Road area has a total of 371 residential properties, 285 of which are Council owned and the remaining 86 are privately owned. 17 surveys were not issued due to void properties (16) and a homeless person unit (one), leaving a total of 356 surveys issued.

A total of 163 surveys have been completed, 127 from Council tenants and 36 from private owners. This is an overall 46% response rate for the area.

- **70%** of Council tenants and 58% of owners and private tenants said 'yes', they broadly agree with the Council's proposals.
- **76%** of Council tenants and **56%** of owners and private tenants agreed the blocks proposed for demolition should be demolished.
- **63%** of Council tenants and **64%** of owners said 'yes', they agreed with the properties proposed for retention and investment.
- **87%** of Council tenants said they would want to remain in the Howwood Road area if the proposals were approved.
- **79%** of Council tenants agreed with the demolition proposal for the row of shops on Highcraig Avenue.
- If the **Council agreed to proceed with these proposals**, **87%** of Council tenants would wish to remain in the area

Perceptions of the area

- When asked the **best three things** about living in their neighbourhood, the most common answers given by Council tenants were 'nice neighbours' (**52%**), that it is 'close to amenities' (**44%**) and 'the location' (**33%**). These were also noted as the three best things about the neighbourhood by owners and private tenants.
- Those that were **dissatisfied** with the neighbourhood as a place to live noted the key issues as anti-social behaviour and the area being run-down.
- With respect to **feeling safe**, street lighting was most likely to be rated positively (**44%**) by Council tenants. This was also the case for owners and private tenants, **58%** of whom rated street lighting positively.
- When asked about **care, maintenance and services**, the highest positive rating was **26%** with regard to gardens and back-court areas being well maintained. Just **13%** of Council tenants gave a positive rating for buildings and spaces in the neighbourhood being well cared for, compared to **71%** who rated it negatively.
- Owners and private tenants were most likely to be positive about bin storage and recycling facilities with **48%** giving this a positive rating.

Disability profile

65% of Council tenants said they or someone living in their household has a long-term illness, health problem or disability whereas **31%** of resident owners and private tenants were in this situation. Most common was mental ill health (**45%**), mobility/ physical disabilities (**45%**) and other long-term health conditions (**49%**). Owners and private tenants were more likely to have some other form of disability (**54%**) or mobility/ physical disabilities (**54%**).



A recent example of Council new-build homes within Renfrewshire

Investment priorities

Council tenants and private owners and residents were asked to prioritise up to six improvements they think are needed most in their area. The table below highlights the improvements respondents believe should be prioritised as part of this investment programme:

	Council tenants	Owners and private residents
1	External fabric of buildings	External fabric of buildings
2	Improving the energy efficiency	Improving the energy efficiency
3	External doors controlled entry	Sound insulation
4	Stairwells/ common areas	Open space areas
5	Sound insulation	Parking facilities
6	Bin storage and recycling facilities	Communal drying and garden areas

Respondents were asked if they had any other comments they would like the Council to consider in developing plans for the area. Respondents' common responses are to upgrade homes, that the whole area needs rebuilt and are happy that the area is being regenerated.

When asked if they thought the Council should build new-build housing in the area, **83%** said 'yes', compared to **9%** who stated 'no' and **4%** who stated 'don't know'.

Owner participation

64% of owners agreed that the properties proposed for retention should be retained. **8%** disagreed and **8%** were unsure.

When asked if they did not agree to the investment proposals, to describe why and describe what the Council should consider instead, some respondents said the whole area needs rebuilt and others said it depends on the costs and that they require more information to make a decision.

When asked if they would be willing to participate in an improvement scheme, if the Council agreed to proceed, **54%** said that yes they would be willing to participate.

66% of owners said they would be interested in a scheme of assistance to allow them to participate in investing in their property.



Green Blocks:
Retention and Investment

Red blocks:
Original Demolition area

Blue blocks:
Additional Demolition area

Amendment to proposal following consultation

The feedback from the consultation has helped to refine the investment proposals for the Howwood Road area and identified wider actions that could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

A proportion of respondents were asked to provide any additional comments that they had on this proposal, with over half commenting the whole area needs rebuilt (**56%**).

Following the analysis of the information gathered, along with other asset management information, such as turnover, demand, voids, repair costs etc. a further 52

properties have been identified for demolition as shown on the plan above (in blue). This includes a further 45 Council properties and an additional seven privately-owned dwellings.

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.

Phasing and Timeline

If approved for implementation, officers from Communities and Housing will be in touch with tenants and residents throughout the regeneration of this area, beginning with the set-up of neighbourhood renewal groups to establish the priorities to be taken forward as

part of this regeneration programme. Officers will also be contacting residents who have homes within the area included within the addresses proposed for demolition to gather their views and provide advice and assistance with regard to the next steps and offering advice and assistance regarding rehousing options and timescales etc.

Addresses included in the regeneration areas Howwood Road	Number of Properties		
	Council	Private	Total
Retention and Investment			
Craigbog Avenue, 1–48	40	8	48
Craigview Avenue, 69–82	4	10	14
Craigview Terrace 1–8	2	6	8
Duncraig Crescent, 1–39	13	22	35
Dundonald Avenue, 59–73, 124–138	8	8	16
Greenend Avenue, 66–160, 201–209, 291–309	47	16	63
Highcraig Avenue 26, 26A –34 & 25–33	10	1	11
Total Retention	124	71	195
Proposed Demolition			
Craigenfeoch Avenue, 1–47	19	5	24
Dundonald Avenue 52–122	28	8	36
Greenend Avenue, 34–64, 121–199, 211–289	91	1	92
Highcraig Avenue, 1–23 and 2–24	23	1	24
Plus, 4 commercial properties—Highcraig Ave, 41–47	(2)	(2)	(4)
Total Demolition	161	15	176
Total number Properties	287	86	373

Housing-led Regeneration and Renewal Programme

January 2022



Renfrewshire
Council

Properties to be Acquired to facilitate regeneration

	AUCHENTORLIE AREA		
Flat 2/1	9 Auchentorlie Quadrant	PAISLEY	PA1 1QY
	HOWARD STREET AREA		
FLAT 0/1	8 Howard Street	PAISLEY	PA1 1PL
FLAT 1/1	8 Howard Street	PAISLEY	PA1 1PL
FLAT 0/1	14 Howard Street	PAISLEY	PA1 1PL
FLAT 1/2	16 Howard Street	PAISLEY	PA1 1PL
FLAT 1/2	9 Ladyburn Street	PAISLEY	PA1 1PE
FLAT 0/1	35 McKerrell Street	PAISLEY	PA1 1NJ
FLAT 1/1	37 McKerrell Street	PAISLEY	PA1 1NJ
FLAT 0/1	39 McKerrell Street	PAISLEY	PA1 1NJ
FLAT 2/1	39 McKerrell Street	PAISLEY	PA1 1NJ
FLAT 0/1	41 McKerrell Street	PAISLEY	PA1 1NJ
FLAT 1/2	43 McKerrell Street	PAISLEY	PA1 1NJ
	THRUSHCRAIGS AREA		
Flat 0/1	101 Rowan Street	PAISLEY	PA2 6RY
Flat 1/2	101 Rowan Street	PAISLEY	PA2 6RY
Flat 0/1	103 Rowan Street	PAISLEY	PA2 6RY
Flat 2/2	103 Rowan Street	PAISLEY	PA2 6RY
Flat 1/1	28 Thrushcraig Crescent	PAISLEY	PA2 6PR
Flat 1/1	34 Thrushcraig Crescent	PAISLEY	PA2 6PR
	BROOMLANDS/FERGUSLIE AREA		
18F	Ferguslie	PAISLEY	PA1 2QT
20D	Ferguslie	PAISLEY	PA1 2QT
22B	Ferguslie	PAISLEY	PA1 2QT
22C	Ferguslie	PAISLEY	PA1 2QT
24E	Ferguslie	PAISLEY	PA1 2QT
24F	Ferguslie	PAISLEY	PA1 2QT
24G	Ferguslie	PAISLEY	PA1 2QT
4B	Knox Street	PAISLEY	PA1 2QJ
8C	Knox Street	PAISLEY	PA1 2QJ
3A	West Campbell Street	PAISLEY	PA1 2QL
7A	West Campbell Street	PAISLEY	PA1 2QL
12B	West Campbell Street	PAISLEY	PA1 2QN
12C	West Campbell Street	PAISLEY	PA1 2QN
14A	West Campbell Street	PAISLEY	PA1 2QN
14B	West Campbell Street	PAISLEY	PA1 2QN
14D	West Campbell Street	PAISLEY	PA1 2QN

	WAVERLEY ROAD		
Flat G/1	44 Waverley Road	PAISLEY	
Flat 2/1	48 Waverley Road	PAISLEY	
Flat 2/2	54 Waverley Road	PAISLEY	
Flat 1/2	56 Waverley Road	PAISLEY	
	SPRINGBANK ROAD AREA		
3B	Mossvale Square	PAISLEY	PA3 2LS
5B	Mossvale Square	PAISLEY	PA3 2LS
6B	Mossvale Square	PAISLEY	PA3 2LS
7B	Mossvale Square	PAISLEY	PA3 2LS
8B	Mossvale Square	PAISLEY	PA3 2LS
22B	Mossvale Square	PAISLEY	PA3 2LS
34B	Mossvale Square	PAISLEY	PA3 2LS
36B	Mossvale Square	PAISLEY	PA3 2LS
42B	Mossvale Square	PAISLEY	PA3 2LS
2B	Mossvale Street	PAISLEY	PA3 2LR
4A	Mossvale Street	PAISLEY	PA3 2LR
4B	Mossvale Street	PAISLEY	PA3 2LR
6A	Mossvale Street	PAISLEY	PA3 2LR
8A	Mossvale Street	PAISLEY	PA3 2LR
8B	Mossvale Street	PAISLEY	PA3 2LR
10A	Mossvale Street	PAISLEY	PA3 2LR
12A	Mossvale Street	PAISLEY	PA3 2LR
14A	Mossvale Street	PAISLEY	PA3 2LR
16A	Mossvale Street	PAISLEY	PA3 2LR
22B	Mossvale Street	PAISLEY	PA3 2LR
6B	Russell Street	PAISLEY	PA3 2LW
10A	Russell Street	PAISLEY	PA3 2LW
12B	Russell Street	PAISLEY	PA3 2LW
16B	Russell Street	PAISLEY	PA3 2LW
18B	Russell Street	PAISLEY	PA3 2LW
49B	Springbank Road	PAISLEY	PA3 2NH
51B	Springbank Road	PAISLEY	PA3 2NH
55C	Springbank Road	PAISLEY	PA3 2NH
57A	Springbank Road	PAISLEY	PA3 2NH
65C	Springbank Road	PAISLEY	PA3 2NH
67D	Springbank Road	PAISLEY	PA3 2NH
69A	Springbank Road	PAISLEY	PA3 2NH
69D	Springbank Road	PAISLEY	PA3 2NH
71D	Springbank Road	PAISLEY	PA3 2LN
73D	Springbank Road	PAISLEY	PA3 2LN
77A	Springbank Road	PAISLEY	PA3 2LN

	HOWWOOD ROAD AREA		
1	CRAIGENFEOCH AVENUE	JOHNSTONE	PA5 0ND
7	CRAIGENFEOCH AVENUE	JOHNSTONE	PA5 0ND
19	CRAIGENFEOCH AVENUE	JOHNSTONE	PA5 0ND
21	CRAIGENFEOCH AVENUE	JOHNSTONE	PA5 0ND
39	CRAIGENFEOCH AVENUE	JOHNSTONE	PA5 0NB
58	DUNDONALD AVENUE	JOHNSTONE	PA5 0NA
62	DUNDONALD AVENUE	JOHNSTONE	PA5 0NA
92	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
102	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
104	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
106	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
108	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
112	DUNDONALD AVENUE	JOHNSTONE	PA5 0LT
56	GREENEND AVENUE	JOHNSTONE	PA5 0LD
5	HIGHCRAIG AVENUE	JOHNSTONE	PA5 0LU
	COMMERCIAL PROPERTIES		
43	Highcraig Avenue	JOHNSTONE	PA5 0LX
45	Highcraig Avenue	JOHNSTONE	PA5 0LX