
To: Communities and Housing Policy Board

On: 16 August 2022

Report by: Director of Communities and Housing Services

**Heading: Housing-led Regeneration and Renewal Programme for
Renfrewshire – Year 1 Update**

1 Summary

- 1.1 Renfrewshire Council's Housing Led Regeneration and Renewal Programme will deliver modern, high quality, energy efficient, affordable Council housing that will not only significantly enhance the Council's housing stock but will also contribute to the wider transformation of communities and will be central to the economic and social recovery of Renfrewshire.
- 1.2 This ambitious programme was approved by the Communities, Housing and Planning Policy Board on 18 January 2022 with amended proposals for 3 of the 8 regeneration areas also approved on 15 March 2022. The programme is being taken forward as a key Council priority, designed to deliver maximum benefits for residents and with the active involvement of services across the Council and Community Planning partners.
- 1.3 This report provides members with an update on the progress made to date in year one of the Regeneration and Renewal programme and provides a timeline for the delivery of works scheduled throughout this ten-year strategy.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) Approve the baseline programme for delivery of works across all 8 areas of the ten-year Housing Led Regeneration and Renewal Programme (appendix 1) and instruct the Director of Communities and Housing Services to provide regular updates on progress against that baseline.
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3. Progress to Date

- 3.1 Following the approval of the ten-year programme by the Policy Board in January and March 2022, tenants, residents and owners have been issued with regular updates advising them of the plans that were approved for each area by the Communities, Housing and Planning Board. The Council's website also has dedicated Housing Regeneration pages which are regularly updated to ensure that residents are informed of progress.
- 3.2 Given the scope and complexity of the Regeneration Proposals, a phasing strategy has been developed and is set out in appendix 1, which takes account of a number of factors including delivery timescales, rehousing requirements, contractor availability, maximising grant support for owner participation and consideration of development constraints.
- 3.3 Neighbourhood Renewal Plans are being developed involving Council Services and community representatives in each of the eight Regeneration Areas which will operate in parallel with the physical regeneration plans. These 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 and employment or training opportunities to maximise the benefits achievable for local residents. There will be ongoing engagement with residents and Councillors will also be provided with opportunities to view the areas and to discuss the improvements proposed.
- 3.4 In this context, 'pop-up' events have been arranged in each regeneration area to continue our active and ongoing engagement with tenants, residents, owners and local communities. These events will be held on the following dates:

Area	Date		
Ferguslie/Broomlands	Thursday	25	August 2022
Auchentorlie & Howard Street Area	Friday	26	August 2022
Howwood Road Area	Monday	29	August 2022
Waverley Road	Tuesday	30	August 2022
Thrushcraigs	Wednesday	31	August 2022
Moorpark	Thursday	1	September 2022
Springbank/Mossvale	Friday	2	September 2022

- 3.5 Feedback received during the consultation phases will continue to be utilised to ensure issues raised by tenants and residents about property condition and the wider environment are addressed in the programme of works for each area. This includes where tenants advised us of works that they feel should be prioritised, including the internal and external fabric of their blocks, condition of common areas and the external environment surrounding their homes.

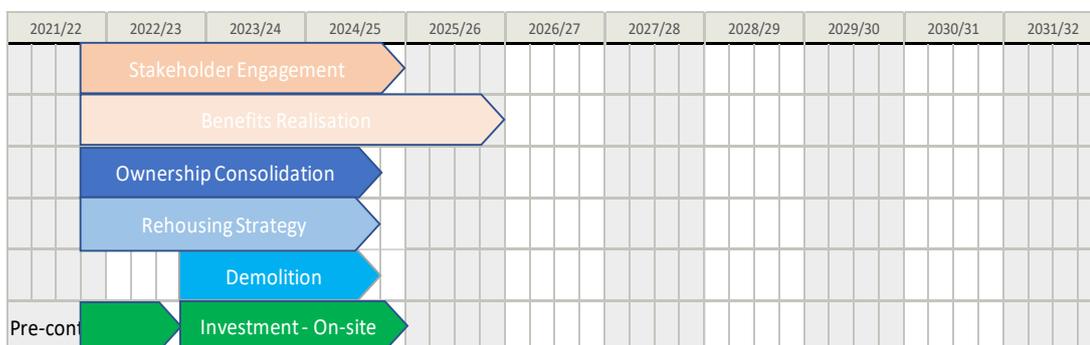
3.6 The programme aligns to the Council’s wider net zero ambitions. Newbuild houses will be built to a standard specification evolved in partnership with the University of Strathclyde and John Gilbert Architects, which will see new build homes that are “net-zero” in terms of their embodied, operational and end-of-life carbon emissions.

4. Timescales for Delivery of the Investment Programme.

4.1 The information provided below is summarised to provide an update on progress in each area to date, with appendix 1 providing information on the anticipated timeline for the investment, demolition, newbuild and rehousing initiatives where this is relevant for each individual area. (An extract of appendix 1 is also included at the start of the discussion below of each of the eight Regeneration Areas.) 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.

4.2 All Council tenants affected by demolition will be offered suitable alternative accommodation in line with the Council’s housing allocation policy and will be entitled to apply for home-loss and disturbance payments subject to qualification criteria where the move is in accordance with the phasing strategy that facilitates this regeneration initiative.

4.2.1 Howard Street Area, Paisley



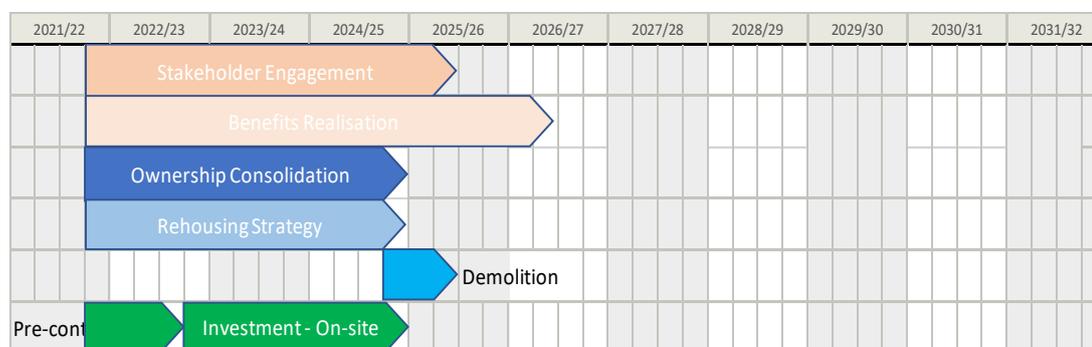
Addresses	Council	Private	Total
Investment – on site target date Q4 2022–23 Clarence Street 19, 21, 22 and 24 Howard Street 11, 13, 15 and 17 Ladyburn Street 10, 12 and 14 Lang Street 11, 13, 15 and 17 Violet Street 2 and 4	79	29	108
Demolition: McKerrell Street 35, 37, 39, 41 and 43 Ladyburn Street 9 Howard Street 8, 10, 12, 14 and 16	55	11	66
Total	134	40	174

Subject to owner participation, this regeneration area will see up to 17 blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings.

The plans for the Howard Street Area will also see 11 blocks being demolished to provide a new area of amenity open space and to reduce the overall building density. While there are no plans at present for newbuild on that site, given the density in the surrounding area, there may be newbuild provision on another nearby site.

Officers have commenced liaison with tenants in the Howard Street area to discuss their rehousing requirements and with owners to discuss their options where voluntary acquisition is being sought.

4.2.2 Auchentorlie, Paisley



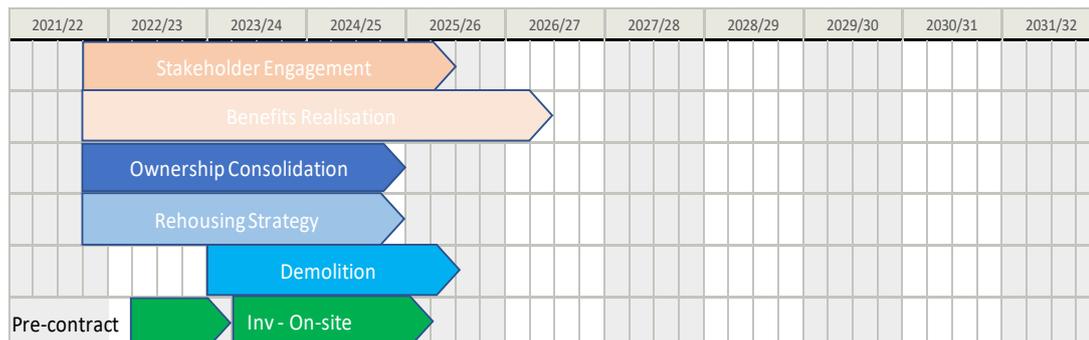
Addresses	Council	Private	Total
Investment – on site target date Q4 2022–23 Auchentorlie Quadrant 1, 2, 3, 4, 6, 8, 10, 11 and 13 Seedhill Road 74	44	16	60
Demolition: Auchentorlie Quadrant 5, 7 and 9	17	1	18
Total	61	17	78

Subject to owner participation, this regeneration area will see up to 10 blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to the buildings in each area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

The plans for this area will also see the removal of 3 blocks to reduce the overall density in the area and improvements made to the surrounding environment in and around the Auchentorlie area. This could include opportunities for Growing Grounds/Allotments on the neighbouring land if this is considered as being a priority for the local community.

Officers have commenced the rehousing of tenants in properties identified for demolition in the Auchentorlie area (some of which have been affected by fire damage) and negotiations have also commenced where voluntary acquisition is being sought.

4.2.3 Waverley Road, Paisley



Addresses	Council	Private	Total
Investment – on site target date Q2 2023–24 Waverley Road 18, 20, 22, 24, 26, 28, 30 and 32	47	1	48
Demolition: Waverley Road 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54 and 56	68	4	72
Total	115	5	120

This regeneration area will see 8 blocks receiving a package of enhanced capital investment to include 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 adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

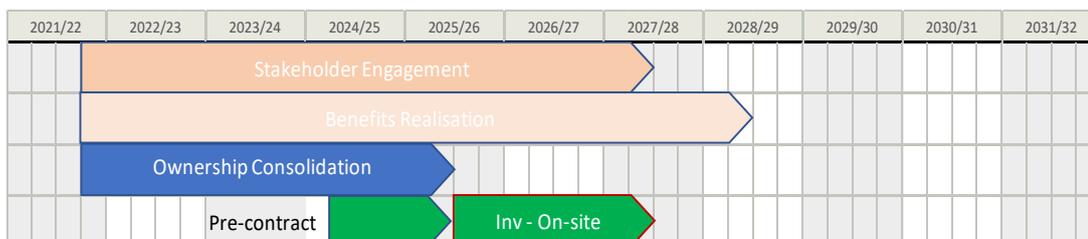
The plans for the Waverley Road area will also see 12 blocks being demolished to reduce the overall density in the area and improvements made to the surrounding environment.

Officers will commence liaison with tenants in the properties highlighted for demolition on Waverley Road in line with the phasing strategy shown on appendix 1, with a view to discussing their rehousing requirements.

Negotiations are ongoing with private owners to discuss their individual circumstances and options where voluntary acquisition is being sought.

As previously detailed to the board, the assessment of the viability of the area to be cleared at this location 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 was therefore agreed that replacement housing be built on nearby sites in the Foxbar Rivers area which were previously identified for housing in the Local Development Plan and Strategic Housing Investment Plan.

4.2.4 Moorpark, Renfrew



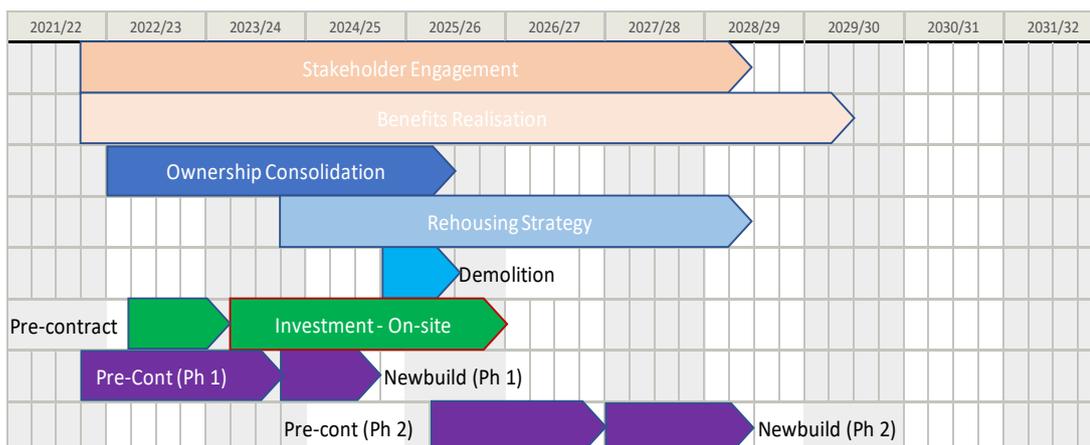
Addresses	Council	Private	Total
Investment – on site target date Q2 2024–25 Barclay Square Birmingham Road Jessiman Square Knockhill Road Mitchell Avenue Paisley Road 168–170, 200–208, 214, 220–224, 236, 242 and 248–254	170	147	317

The Moorpark area has a high proportion of private owners and participation of owners will be essential to ensure the successful delivery of the investment programme. Given that investment work is not scheduled until year 3 of this 10-year programme, officers are reviewing the Council's ownership and block make up to identify any ownership consolidation opportunities to assist in the future delivery of investment works.

Subject to owner participation, this regeneration area will see blocks receiving a package of enhanced capital investment to include improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as where possible, the external fabric of the buildings. Fabric works will be tailored to the buildings in each area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

Officers are continuing to explore opportunities for funding which may be available to assist in reducing the cost of participation for owners.

4.2.5 Ferguslie/Broomlands, Paisley



Addresses	Council	Private	Total
Investment – on site target date Q2 2023–24 Ferguslie Walk 21–25 and 16–28 Ferguslie 2, 3, 4, 6 and 8 Broomlands Street 56–62 and 64–70 West Campbell Street 2–8 Carbrook Street 1–7	77	82	159
Demolition: Ferguslie 18–20 and 22–24 Knox Street 2–8 West Campbell Street 1–7 and 10–16	64	16	80
Total	141	98	239
Newbuild: Ph 1 – site at Carbrook St (approx 25 units) – on site target date Q4 2023–24 Ph 2 – brownfield site (approx 25 units) – on site target date Q1 2027–28			

The Ferguslie/Broomlands area has a large number of private owners and owner participation will be necessary if we are to deliver the investment required successfully.

This regeneration area will see mixed tenure blocks (subject to owner participation) receiving a package of enhanced capital investment to include improvements to the external environment, bin storage and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

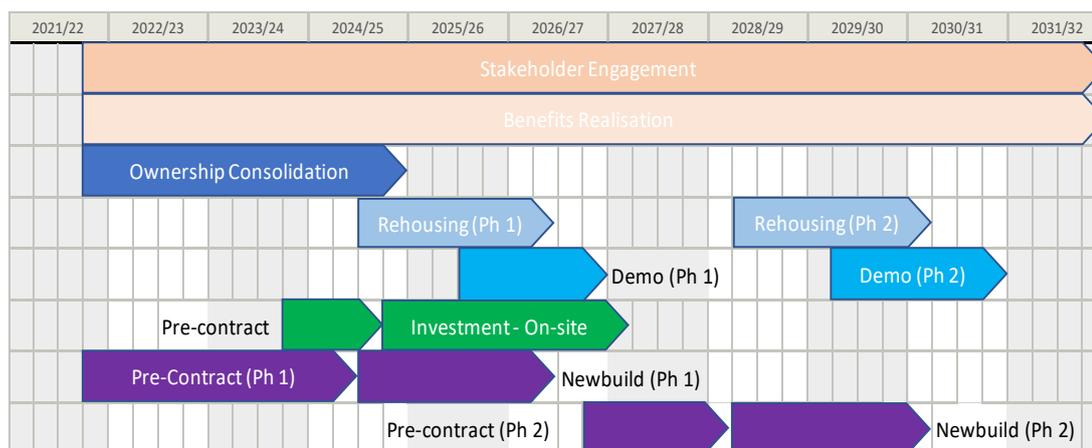
A technical assessment has been carried out to assess the viability and cost of newbuild housing on the former Carbrook nursery site, taking account of any constraints and capacity issues, and this indicates that approximately 25 newbuild affordable units could be constructed.

This area will be further transformed with the later removal of 5 deck-access blocks and the development of a further mix of newbuild Council homes on the cleared sites as shown on appendix 1.

The community will be invited to contribute to development plans for this area, including the future of the communal laundries and, possibly, a proposed new entrance to Ferguslie Gardens.

Properties at 21 to 25 Ferguslie Walk require further site appraisals and geotechnical survey work and will be subject to an update to a later meeting of this Policy Board.

4.2.6 Howwood Road Area, Johnstone



Addresses	Council	Private	Total
Investment – on site target date Q4 2024–25 Craigbog Avenue Craigview Avenue Craigview Terrace Duncraig Crescent Dundonald Avenue Greenend Avenue Highcraig Avenue	124	71	195
Demolition: 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 <i>Plus 4no commercial properties in Highcraig Avenue (2no Council, 2no Private)</i>	163	15	178
Total	287	86	373
Newbuild:			
Ph 1 – former school (approx 75 units) – on site target date Q3 2024–25			
Ph 2 – brownfield site (approx 75 units) – on site target date Q2 2028–29			

It is proposed that a first phase of newbuild homes will be constructed on the former Cochrane Castle school site. A technical assessment has been carried out to assess the viability and cost of newbuild on this site and early indications show that up to 75 newbuild Council homes of varying sizes could be delivered in this first phase of development.

When developing plans for the newbuild housing for this area, we will gather the views, needs and preferences of people who currently live in the area and are affected by these regeneration proposals.

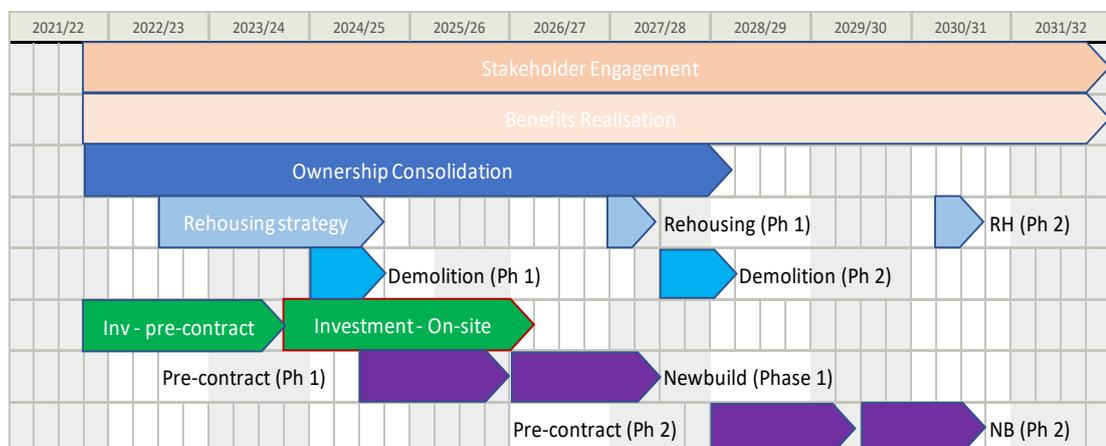
It is anticipated that rehousing of tenants displaced will take place on a phased basis following completion of the first set of newbuild homes, with two phases of demolition and at least one phase of newbuild thereafter as detailed in appendix 1: the first phase of demolition comprising properties between Craigbog and Highcraig Avenues; and the second properties between Highcraig and Craigenfeoch Avenues.

There are 15 privately-owned properties to be acquired in the Howwood Road area. Officers have commenced discussions with private owners to identify any re-housing needs and coordinate the voluntary acquisition of privately owned properties in the area as required.

Along with the development of the former Cochrane Castle Primary School site, officers are addressing wider flood-risk and drainage issues around the site of the former St David's Primary School. Treatment may provide opportunities to provide enhanced open space in this location in addition to the possible location for new shopping provision in the area.

Subject to owner participation, this regeneration area will also see significant investment in existing stock with a package of enhanced capital investment including improvements to the external environment, garden areas, bin storage and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents.

4.2.7 Springbank/Mossvale, Paisley



Addresses	Council	Private	Total
Investment – on site target date Q4 2023–24 Russell Street 1–19 Mossvale Street 24–38, 40–52, 54–66, 31–35 and 37–55	31	66	97
Demolition: Springbank Road 47–53, 55–61, 63–69 and 71– 77 Russell Street 6–20 Mossvale Square 1–19, 2–20 and 22–48 Mossvale Street 2–22 <i>(Plus 16no lockups at 1-16 Russell St)</i>	118	36	154
Total	149	102	251
Newbuild:			
Ph 1 – brownfield site (approx 35 units) – on site target date Q1 2026–27			
Ph 2 – brownfield site (approx 65 units) – on site target date Q3 2029–30			

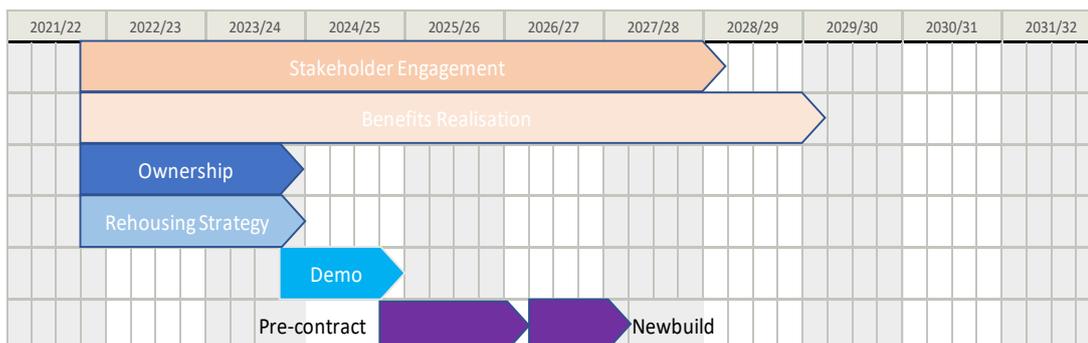
The Springbank/Mossvale area has the largest number of private owners where acquisition is required to facilitate demolition. Rehousing of tenants and private acquisitions will therefore be phased to allow the clearance of land for each phase of newbuild development.

Housing options advice will be provided to tenants and residents of demolition properties on a phased basis as detailed on appendix 1, the first phase comprising the five blocks nearest the town centre and the second phase four of the others. Displaced tenants will be provided with a permanent tenancy elsewhere while reserving their rights to be considered for the newbuild homes following their completion if desired. (This replicates the process successfully delivered in Johnstone Castle where rehousing was necessary to allow development of the newbuild homes on the footprint of the former flats.)

Officers have been working with private owners to identify any re-housing needs and coordinate the voluntary acquisition of privately owned properties as required to facilitate development.

This area will be further transformed with the investment in the remaining stock (subject to owner participation in mixed tenure blocks) including surrounding environmental improvements.

4.2.8 Thrushcraigs, Paisley



Addresses	Council	Private	Total
Demolition: Thrushcraig Crescent 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 51 and 53 Rowan Street 101 and 103	90	6	96
Newbuild – brownfield site (approx 50 units) – on site target date Q2 2026–27			

The plans for the Thrushcraigs area involve the demolition of 16 blocks to make way for new affordable housing on the cleared sites. The newbuild housing to be delivered will be planned taking account of the views, needs and preferences of people affected by these regeneration proposals.

The regeneration work in this area will include enhancements to the surrounding environment and will reduce the overall density.

Officers have commenced liaison with tenants in the Thrushcraigs area to discuss their rehousing requirements and with owners where voluntary acquisition is being sought.

Implications of the Report

1. **Financial** – the financial background to this investment programme was detailed in the report to Council on 17 December 2020.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning**
 - *Our Renfrewshire is well* – this investment programme is contributing to improved wellbeing and quality of life for residents.
 - *Our Renfrewshire is thriving* – this investment programme will deliver a diverse range of economic and community benefit packages over the lifetime of the project
 - *Our Renfrewshire is safe* – ensuring our neighbourhoods are safe and attractive

4. **Legal** – work will be required with respect to acquisitions, disposals, conveyancing and title changes as necessary.
 5. **Property/Assets** – as we progress through the phases of the investment programme, there is an element of property acquisitions and disposals and demolition of some existing properties as approved by the Board.
 6. **Information Technology** – N/A
 7. **Equality & Human Rights** –
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – N/A
 9. **Procurement** – a Procurement Strategy has been developed to ensure the delivery of the investment, demolition and newbuild programmes and to ensure community benefits are delivered locally from each contract.
 10. **Risk** – a risk register has been developed to consider various risks including those relating to financial and procurement as referred to in the implications section of this report. This risk register will be maintained throughout the delivery of the Housing led Regeneration and Renewal programme.
 11. **Privacy Impact** – N/A
 12. **COSLA Policy Position** – N/A
 13. **Climate Risk** – the investment programme will contribute towards meeting the Council's targets on climate change.
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List of Background Papers

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

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

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

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

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