
To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Paisley West End – Housing Regeneration Update

1. Summary

- 1.1 This report provides an update on the Regeneration of Paisley's West End and the activity that is being led by Sanctuary Scotland Housing Association Limited ("Sanctuary") to voluntarily acquire privately owned properties within the area.
- 1.2 Authority is now being sought to pursue a Compulsory Purchase Order application with the Scottish Government to enable the acquisition of privately-owned properties between 26 and 34 Well Street, Paisley.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
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- (i) authorises the Director of Communities and Housing Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 12 privately owned properties as identified in Table 1 of this report, for housing purposes, to enable the Paisley West End Regeneration Masterplan to be progressed.#
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3. Background

- 3.1 The Leadership Board approved a Regeneration Masterplan for Paisley West End on 12 December 2017 to be implemented in partnership with Sanctuary. The Leadership Board approved the demolition of existing residential and commercial properties at Well Street, Underwood Lane and Clavering Street East and the development of new homes on cleared sites. The Board also agreed that the Council would use Compulsory Purchase powers to facilitate delivery of the Masterplan if Sanctuary was not able, despite all reasonable attempts, to voluntarily acquire all privately owned properties within the designated area.

- 3.2 A report was presented to the Communities, Housing and Planning Policy Board on 18 August 2020 which provided an update on progress with implementation of the Masterplan and sought authority to pursue compulsory acquisition of 17 private properties at 26-34 Well Street. The Policy Board authorised the use of compulsory acquisition but decided that a further report should be provided to the Policy Board providing an update on efforts to voluntarily acquire properties and seeking approval on CPO procedures.
- 3.3 Officers from Sanctuary have continued their attempts to voluntarily acquire private properties, with Sanctuary's appointed valuer successfully negotiating further acquisitions over recent months.

4. Compulsory Purchase Order: 26 and 30-34 Well Street

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- 4.1 Phase 2 of Sanctuary's delivery plan for the West End includes the run of tenements between 24 and 34 Well Street (49 properties - 38 residential and 11 commercial). Of these, 37 are owned by the Council and Sanctuary (30 residential and 7 commercial) with full ownership at Nos 24 and 28 Well St.
- 4.2 Despite all reasonable attempts by Sanctuary, it has not been possible to achieve full voluntary acquisition of all private properties. Sanctuary has shared information with the Council which demonstrates their level of engagement with owners. Good progress has been made over recent months, with five more properties voluntarily acquired by the association. There are now 12 properties remaining in private ownership within numbers 26 and 30-34 Well Street. Of these, 8 are residential (none are occupied by resident owners) and 4 are commercial units (only 2 are currently trading).
- 4.3 Negotiations are continuing, and it may be possible to reach voluntary agreement with owners. However, to avoid further delay in progressing demolition and redevelopment, it is now appropriate to instigate the promotion and submission of a Compulsory Purchase Order to the Scottish Government for the 12 properties listed in Table 1 below. This will run in parallel with continuing efforts by Sanctuary and their agents to secure voluntary acquisition. If voluntary acquisition is achieved, the relevant properties will be removed from the list of properties included in the CPO action.

Table 1: Compulsory Purchase Order Application Addresses

Shop, northmost	26 Well Street
Shop, centre & southmost	26 Well Street
Flat 1 /2	30 Well Street
Flat 3/1	30 Well Street
Shop, middle	30 Well Street
Flat G/2	32 Well Street
Flat 3/2	32 Well Street
32A	34 Well Street
Shop, right hand side	34 Well Street
Flat 1/1	34 Well Street
Flat 2/1	34 Well Street
Flat 2/2	34 Well Street

5. Masterplan Area

- 5.1 As members will be aware from previous reports, all Council tenants within the Masterplan area have been rehoused. Vacant properties and land will be transferred to Sanctuary in line with their phasing strategy.
- 5.2 As part of the delivery of the first phase of redevelopment, demolition of the former student accommodation on Underwood Lane has been completed and a planning application for 35 new residential units at Underwood Lane and Sutherland Street has been approved. Construction work is expected to start on site in late 2021/ early 2022 and will take around 12 months to complete.
- 5.3 Provision is included in Renfrewshire's Strategic Housing Investment Plan (SHIP) for grant funding from the Scottish Government to support delivery of these new affordable homes by Sanctuary which will provide a mix of housing for social rent and shared equity.
- 5.4 Sanctuary is now preparing plans for the next phases of redevelopment, but since a Masterplan was approved in 2017, there have been significant changes in the economy and housing market which may affect the tenure and type of new housing which can be delivered in the area. Following a tender exercise, Sanctuary expects to appoint design consultants in June to refresh and further develop the Regeneration Masterplan, taking account of changing circumstances. The updated Masterplan will be prepared in consultation with the Council and Scottish Government and will set out proposals for future phases of development. An update on this work will be provided to the Policy Board later this year following further consultation over the summer months.
- 5.5 Following a review of staffing resources for the West End regeneration project, Sanctuary has confirmed changes to the association's management structure. Lead responsibility for the project now sits with Sanctuary's Head of Development – Regeneration, with oversight from Sanctuary's national Regeneration Director.
- 5.6 While restrictions have been in place due to the Covid pandemic, Sanctuary's officers and their agents have sought to engage with owners mainly by phone and email. Officers from the association will be actively engaging with local elected members and with the Paisley West End and Central Community Council over the coming months as work progresses to refresh the Regeneration Masterplan.

Implications of the Report

1. **Financial** – Costs associated with the acquisition of properties as part of a successful CPO action will be paid by the Council and recharged to Sanctuary.
2. **HR & Organisational Development** – None

3. **Community/Council Planning –**
 - Empowering our Communities – Improving neighbourhoods and introducing new social rent and shared equity opportunities to current and future residents.
 - Safer and Stronger – Increasing resident satisfaction with neighbourhoods and communities.
4. **Legal –** conveyancing and legal advice associated with the CPO and transfer of Council owned properties and land within the masterplan boundary to Sanctuary in line with the overall agreement approved for the Paisley West End regeneration masterplan.
5. **Property/Assets –** future removal of properties from Council stock as detailed within the Regeneration masterplan.
6. **Information Technology –** None
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 –** None
9. **Procurement –** None
10. **Risk –** Failure to acquire private properties will represent a significant risk to delivery of the approved Regeneration Masterplan.
11. **Privacy Impact –** None
12. **COSLA Policy Position –** None
13. **Climate Risk –** None

List of Background Papers

Report to Leadership Board on 12 December 2017: Paisley West End Regeneration.

Report to Communities, Housing and Planning Policy Board on 29 October 2019: Paisley West End Regeneration Update

Report to Communities, Housing and Planning Policy Board on 18 August 2020: Paisley West End: Regeneration Update

The foregoing background papers will be retained within Communities & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting.

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