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**To:** Communities, Housing and Planning Policy Board

**On:** 18 May 2021

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**Report by:** Director of Communities and Housing

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**Heading:** Tannahill Area, Ferguslie Park – Housing Regeneration Update

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## **1. Summary**

- 1.1 This report provides members with an update on progress in implementing the housing investment strategy for the Tannahill area, including the development of 101 newbuild properties, and also provides an interim update on the Making of Ferguslie community consultation which is informing the development of a wider Development Framework for the Ferguslie Park area.
- 1.2 AS Homes the contractor for the new build homes have now started on site with the construction of 101 homes with a final site completion expected in winter 2022. As in other Council developments in recent years handovers to tenants will be processed as the units are completed.
- 1.3 In this respect, tenants and residents have been kept informed of progress and housing applications have begun to be registered for Tannahill tenants and residents noting their housing needs and preferences to inform rehousing and handover arrangements.
- 1.4 This report also seeks authority for an early phase of demolition of wholly vacated blocks as detailed in section 4, in order to manage safety and security concerns.
- 1.5 To complement the housing investment a consultation with residents for the broader area was taken forward with a successful series of events. The events generated a positive and wide ranging portfolio of views and ideas which will inform a Development Framework.
- 1.6 As a result of the pandemic, a second phase of consultation on the emerging ideas and potential projects was delayed and officers developed alternative approaches for engaging with the local community including an interactive website. It is now planned to take forward a second phase of consultation on the framework which will inform a future report to the Leadership Board on the outcomes and finalised Development Framework.

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
- (i) notes the positive progress on the Tannahill area housing regeneration; and that works have begun on 101 new build Council houses; and
  - (ii) agrees that demolition works should be progressed to address the potential safety and security concerns as set out in section 4 of this report.
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## **3. Newbuild Council Housing**

- 3.1 The Communities, Housing and Planning Policy Board approved a housing investment strategy for the Tannahill area of Ferguslie Park in October 2018, involving the construction of around 100 newbuild Council homes and the preparation of a Development Framework for the wider Ferguslie Park area in consultation with the local community.
- 3.2 Updates to the Policy Board in October 2020 and January 2021 noted that AS Homes (Scotland) had been appointed to design and build 101 new dwellings on the site of the former St Fergus' Primary School and that plans for the newbuild housing were finalised following very positive consultation with the local community. Work has now started on site on the new development.
- 3.3 The new dwellings include a mix of house types and sizes to meet current and future housing needs in the area. The majority of properties (around 95) will be for social rent by the Council, with the potential for a small number to be made available for shared equity for existing resident owners.
- 3.4 The local community and community groups have welcomed progress in moving forward with the investment strategy for the Tannahill area. Along with 101 modern, high quality, newbuild, energy efficient homes, this development includes community benefits that will be delivered locally and with community input. Tenants will move in as the development is completed in several stages, with final completion anticipated in winter 2022.
- 3.5 Officers from the housing service have maintained contact with tenants and residents throughout the period of the Covid pandemic, however, due to the restrictions in place, this has mainly been by telephone and email.
- 3.6 A newsletter was issued earlier this year to all households in the area to keep them advised of progress. Communication will continue as restrictions are eased and while it is likely that remote and digital communication will continue opportunities for more traditional consultation will be used where possible.

#### 4. Management of Vacant Properties

- 4.1 As previously agreed by the Policy Board, properties which become vacant are not being relet and as such the number of empty properties has increased over the last few years. Properties acquired by the Council from private owners are also being held pending demolition. Of the 252 residential properties in the area, 236 are now owned by the Council and 146 of these are vacant.

**Table 1.**

	<b>Council Tenants</b>	<b>Council Voids</b>	<b>Privately Owned Properties</b>	<b>Total residential Properties</b>
<b>2018 Position</b>	125	98	29	252
<b>2021 Position</b>	90	146	16	252

- 4.2 As the number of vacant properties in the area has increased, local residents and community groups have raised concerns about safety and security and about the general impact of so many empty properties in the area. Despite the measures which have been taken to secure empty properties, there have been a number of break-ins and an increase in graffiti and illegal dumping in the area.
- 4.3 With more than half of the properties in the area now vacant (58%), it is proposed that, in the interests of safety and security, the blocks noted in table below, which are wholly empty and owned by the Council are demolished. Consultation with the local community and with community representatives, including the Tannahill Area Liaison Group, has indicated a very strong preference for demolition of the empty blocks.
- 4.4 Table 2 lists the addresses of the blocks which are wholly empty and owned by the Council (62 properties over 17 blocks plus 1 commercial unit). The location of the blocks within the Tannahill area is also shown on the attached plan (Appendix 1).

**Table 2. Wholly Empty Council Owned Blocks – Proposed for Demolition**

**Tannahill Road, Paisley**

46 – 52, 57 – 63, 90 – 96, 97 – 103,  
98 – 104, 113 – 115, 117 – 123 and 125 – 131.

**Tannahill Terrace, Paisley**

1 – 3, 18 – 24, 58 – 64, 74 – 80, 90 – 92,  
105 – 111, 133 – 139, 141 – 147 and 157 – 163.

**Drums Avenue**

26 (Commercial property)

- 4.5 It is not anticipated that the number of empty properties will increase significantly before the newbuild development is completed. Most of the 90 Council tenants who remain within the Tannahill have indicated that they would like to be rehoused in the Council's newbuild development. Officers from Communities and Housing are contacting tenants to make sure that housing applications are registered, with up to date information on housing needs and preferences. Offers of housing in the newbuild development will be made in the period leading up to the completion of properties and in accordance with the Council's Housing Allocation Policy.
- 4.6 The Council has acquired 13 private residential properties in the Tannahill area. The remaining 16 private properties include 12 with resident owners. Further discussions will take place with owners over the coming months on options available to them, including the option of shared ownership for some resident owners, subject to the Scottish Government's criteria for the scheme.
- 4.7 Opportunities for the redevelopment of the Tannahill site will be considered within the context of the community and stakeholder consultation on the emerging development framework for the wider Ferguslie Park area.

## **5 Wider Development Framework**

- 5.1 To complement the housing investment strategy for Tannahill, the Policy Board agreed that a Development Framework for the wider Ferguslie Park area should be prepared in consultation with the local community.
- 5.2 The framework, "The Making of Ferguslie Park" is being developed in partnership with the local community and stakeholders. The framework will provide a vision for Ferguslie Park with opportunities for community uses and activities along with actions for vacant and underused land and enhancing greenspaces.

### *Progress to Date*

- 5.3 In early 2020 and prior to the Covid outbreak, a consultant team led by regeneration specialists Collective Architecture, hosted a series of events and workshops to hear the views of the community on the future of the neighbourhood.
- 5.4 The events generated a strong range of views and ideas which have informed an emerging Development Framework. As a result of the pandemic, a second phase of consultation on emerging outcomes was delayed and officers have developed alternative approaches for engaging with the local community.
- 5.5 An online approach will be progressed to support the next phase of consultation, including a bespoke, interactive website and leaflets to be distributed within the neighbourhood for local residents who may not have online access. Consultation will also be supported by the Council's website and social media channels.

- 5.6 It is anticipated that this next round of consultation will take place over Spring and Summer and a summary of outcomes and a finalised development framework will be presented to a future meeting of the Leadership Board for approval.
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## **Implications of the Report**

1. **Financial** – The costs of demolition of wholly vacant blocks will be met from existing HRA resources.
  2. **HR & Organisational Development** – None
  3. **Community/Council Planning** –
    - Our Renfrewshire is safe – removing wholly vacant properties within regeneration areas that are causing concern to tenants and residents.
    - Working together to improve outcomes – Listening to the requests of the communities in which we operate.
  4. **Legal** – None
  5. **Property/Assets** – early removal of properties highlighted for demolition
  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** – procurement of a demolition contractor to remove the wholly vacant blocks situated within the Tannahill Regeneration area.
  10. **Risk** – There are risks associated with empty properties, particularly where a large number of empty properties are concentrated in a small area. Demolition of wholly empty blocks is proposed to address and manage these risks.
  11. **Privacy Impact** – None
  12. **COSLA Policy Position** – None
  13. **Climate Risk** - n/a
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## List of Background Papers

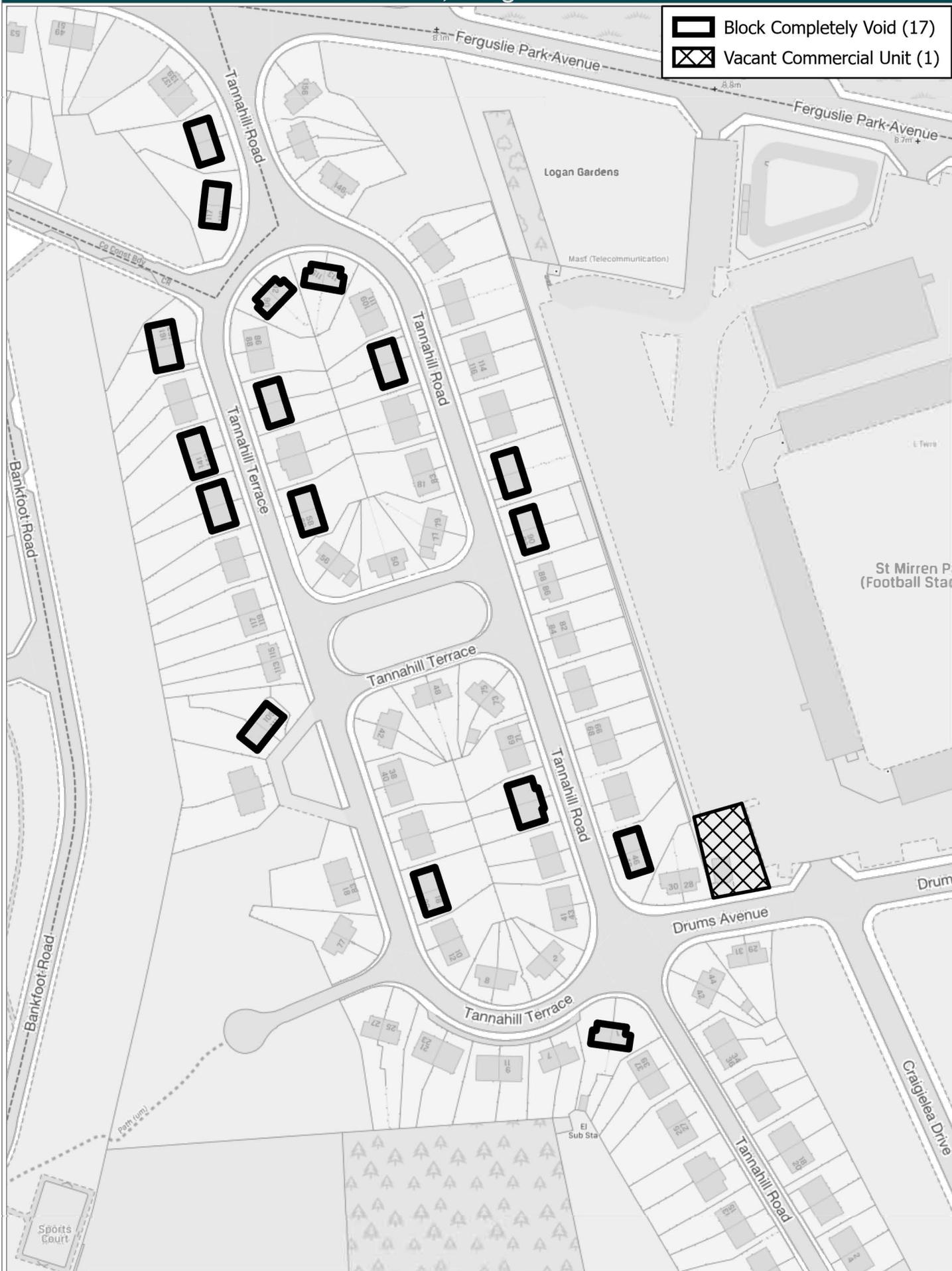
- Housing Investment Strategy for the Tannahill Area, Ferguslie Park; Communities, Housing and Planning Policy Board, 30<sup>th</sup> October 2018.
- Tannahill Area, Ferguslie Park – Update; Communities, Housing and Planning Policy Board, 29 October 2019.
- Tannahill Area, Ferguslie Park – Update; Communities, Housing and Planning Policy Board, 27 October 2020.
- Disposal of land for new substation (Tannahill area, Ferguslie Park); Communities, Housing and Planning Policy Board, 19 January 2021.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, [Lesley.muirhead@renfrewshire.gov.uk](mailto:Lesley.muirhead@renfrewshire.gov.uk)

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# Tannahill, Ferguslie Park.



	Block Completely Void (17)
	Vacant Commercial Unit (1)

