

To: **Jobs and Economy Thematic Board**

On: **16<sup>th</sup> February 2017**

Report by:  
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## **REGENERATION UPDATE**

### **1. Summary**

- 1.1. This report offers an update on some of the key regeneration initiatives currently underway or planned in Renfrewshire.

### **2. Recommendations**

- 2.1 It is recommended that the Board notes the content of the Update Report

### **3. Background**

- 3.1 Renfrewshire's Economic Framework was approved by the Council in November 2016. Over a number of years the Council along with its community planning partners, the private and third sectors have planned and undertaken a wide variety of regeneration initiatives to support local communities and boost the local economy. This report draws out some of the current initiatives and future plans that will the Council aim to co-ordinate the delivery of in the next few years.

### **4. Regeneration Projects**

- 4.1 The following section offers an update on some of the current regeneration projects in Renfrewshire.

#### **Chivas, Renfrew Road, Paisley**

- 4.2 In November 2016 Pernod Ricard (parent company of Chivas) announced that they were consulting employees on a potential relocation of their bottling and distribution business from Paisley to Kilmalid in Dumbarton. On 16 January 2017 the company confirmed their decision to proceed with the proposed relocation. Chivas currently employs 450 staff at Paisley although it also has a number of temporary contract employees, the number of who fluctuates according to the busiest periods of the year for the company. This makes the company one of the largest employers in the Paisley area. The company's proposed position is that all 450 permanent employees will be offered employment at the enlarged

Dumbarton site, with assistance being offered on travel from Paisley and flexible working options considered on an individual employee basis.

- 4.3 Following the announced consultation, the Council Leader and Chief Executive met Pernod Ricard's Chief Executive and company representatives in December 2016 during the employee consultation period. The meeting also included Paul Whitehouse (Minister for Community Safety & Legal Affairs) and Gavin Newlands MP as well as Scottish Enterprise representatives. In discussions with the First Minister the Leader of Renfrewshire Council has secured a commitment to convene a "task force" to fully examine the implications of this decision for local employees and to consider the future use of the Renfrew Road site. The first meeting of this group will take place in early February 2017.

### **Ferguslie Regional Sports Facility**

- 4.4 Renfrewshire Council at its meeting of 3 March 2016 agreed to allocate £7.5m towards the delivery of a Regional Centre for Sport in Ferguslie Park, in partnership with the University of the West of Scotland and St Mirren FC. The facility is anticipated to provide the catalyst for wider renewal of the area which could be delivered over the medium term. Designs will be informed by and fit with longer term proposals for housing stock within the area.
- 4.5 A design study was commissioned to investigate the feasibility of such a facility and develop an outline design concept. This is being led by specialist sports architects Reiach and Hall.
- 4.6 The facility will create a focus for the local community and generate opportunities for jobs, improved health and activities for young people. It will also attract visitors from across Renfrewshire and the wider Clyde Valley region to major competitions and events.

### **New Paisley Lending Library**

- 4.7 The Council plan to relocate the existing lending library from the west end of the High Street (in the Museum complex) to 22 High Street. The Council purchased this property in 2016. The preferred option is to retain the existing facade (on the upper floors) and build a new library facility to the rear.
- 4.8 An application has been submitted by the Council to the Scottish Government's Capital Regeneration Grant Fund for £1.5 million to part fund the new Library (the remainder of the budget coming from Council resources). The application was shortlisted to stage 2 and an outcome of this bid is expected to be known during February 2017. The success or otherwise of this bid will determine the overall budget of the project.
- 4.9 Council officers are of the view that this new facility can have a catalytic effect on the pedestrianised section of Paisley High Street which has suffered in recent years from higher than average levels of vacancy at ground floor.

### **Smithhills Street, Paisley**

- 4.10 Development of 24 flats by Link Group will be the third phase of the redevelopment of the former Arnott's department store site in Paisley. This will see the demolition of the existing building between the Tile Bar and the Methodist Halls on Gauze Street. Work is expected to start on this development in spring 2017

### **Johnstone Castle**

- 4.11 The Council is progressing with a programme of re-housing tenants and demolition to enable the construction of around 100 new homes for social rent in the Johnstone Castle where obsolete tenement flats will be replaced with high quality, mainly 'back and front door' houses.

### **Inchinnan Road (Western Park), Renfrew**

- 4.12 This affordable housing development of 67 homes by Sanctuary Scotland will contribute to addressing the identified shortfall of affordable housing in Renfrew.

### **Paisley Museum**

- 4.13 A revised application to Heritage Lottery Fund (HLF) was submitted in December 2016 for £10 million to assist with funding of the proposed new Paisley Museum. The revised plans reduce the overall cost of the museum redevelopment to £49m with the Council committing a further £11m to the project bringing the total Council commitment to £26m for the project. The key issue for HLF has been around the currently unsecured funding gap. Work is well advanced on developing a funding strategy. A decision is expected on the funding application is expected in May 2017.

### **Museum Store**

- 4.14 Construction work is progressing well in refurbishing 7-11 High Street, Paisley, Lower Ground Floor into an accessible Museum Store. The building has been leased from ABF Foods who own the former Littlewoods building.
- 4.15 The construction work is programmed to be complete by June 2017. Thereafter, the Museum collection will be relocated from the currently inaccessible Whitehaugh Barracks into the new Museum Store, with a programmed opening of the Store in October 2017.
- 4.16 Expected benefits from this investment include:
- Increased civic pride in Paisley Town Centre;
  - Proper protection of the collection for the Museum objects, many of which are of national or international importance;
  - 2,000 sqm of High Street property in Paisley will be brought back into use. This space would have been very difficult to lease out for retail, given that it is in a basement.
  - Footfall in the town centre will be increased.
  - Linkage with other High Street investments such as the proposed new Lending Library.

### **Paisley West End**

- 4.17 Sanctuary Scotland is working with the Council to develop and implement housing regeneration plans for Paisley West End, focused on the area around Well Street. This area faces a number of challenges and requires significant investment to improve the physical fabric and stimulate social and economic regeneration. Discussions with Scottish Government on level of grant assistance to undertake the regeneration plans are ongoing.
- 4.18 Phase 1 will see redevelopment of the former Co-op site in Wellmeadow Street for residential development by Sanctuary and plans will be brought forward in due course for a comprehensive regeneration programme focusing on the Well Street and Underwood Lane areas.

### **Orchard Street, Paisley**

- 4.19 The Council, Scottish Government and Paisley South Housing Association have worked closely to bring forward a refurbishment project for the existing tenement blocks on the north side of Orchard Street. This is now at an advanced stage and given the strategic location of these tenements, the project has been included as a priority for grant funding in the Council's draft Strategic Housing Investment Programme (SHIP).

## **Glasgow City Region City Deal**

- 4.20 With Strategic Business Cases now having been approved for all 3 of Renfrewshire's infrastructure projects in the City Deal programme, significant progress is now being made across a number of elements to support the delivery of the 3 projects which hopefully the Board will be familiar with but are summarised below.
- **Glasgow Airport Investment Area**– realignment of Abbotsinch Road to allow airport expansion and new business park to be developed;
  - **Clyde Waterfront and Renfrew Riverside** – new road bridge across the Clyde between Renfrew and Yoker together with a Renfrew North Relief Road
  - **Glasgow Airport Access Project** – jointly with Glasgow City Council – direct rail access from Glasgow Central to the Airport via Paisley Gilmour Street;

## **Regional Economic Strategy**

- 4.21 One of the early priorities of the Glasgow City Region Cabinet was the preparation of a new Economic Strategy. This has been prepared and agreed by Cabinet and will be published in February 2017.
- 4.22 The Strategy sets out 11 key objectives for the success of the city-region economy. It is accompanied by an Action Plan which sets out a series of economic ambitions for the next 20 years, including the target number of new homes to be built and the number of new jobs the city-region hopes to create as well as ambitions relating to tackling deprivation and growing the working age population.
- 4.23 The Regional Strategy emphasises the importance of Glasgow Airport to the future economic success of the city region and the Airport and the wider Airport Investment Area will feature specifically in the Economic Action Plan in February 2017. This places Renfrewshire right at the heart of future economic developments in the wider region.

## **5 High Street**

- 4.24 The Council has taken a short term lease on the property at 5 High Street, Paisley (former Burger King restaurant). The property now houses the Council's Marketing and Communications Team who have relocated from Renfrewshire House. Over time, the use of the space may be extended to include a home for the City of Culture 2021 Team and could offer an interactive facility for members of the community to participate in the development of the City of Culture Bid but also to learn more about what events are taking place in Renfrewshire.

## **Russell Institute**

- 4.25 Refurbishment of this iconic Paisley building is nearing completion (April 2017). The building on completion will be occupied by both Skills Development Scotland and the Council's Invest in Renfrewshire team. Total jobs on the completed site will be approximately 140 which will offer a significant boost to footfall in the centre of the town and will also bring back into viable use one of the town's most important buildings.

## **Townscape Heritage and Conservation Area Regeneration Scheme**

- 4.26 Following the very successful application of this funding stream to the Causeyside Street area of Paisley over the last 5 years the Council is now about to commence of its Phase 2 project. The second phase of the project will focus on the west end of the High Street (from New Street heading west) and also on the buildings and public realm at Shuttle Street. Total budget for the project is estimated at £4.5 million, which consists of £1.88 million from HLF, £1 million from HES, £1.214 million from Renfrewshire Council and circa. £500,000 from property owners' contributions. The project will be formally launched at Paisley Library on February 21<sup>st</sup> 2017.