

To: Communities, Housing and Planning Policy Board

On: 21 May 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Tannahill Area - Update on the Housing Investment Strategy

1. Summary

- 1.1 The Communities, Housing and Planning Policy Board approved an investment strategy for the Tannahill Area in October 2018. This report provides an update on progress over the last six months.
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2. Recommendations

- 2.1 It is recommended that the Policy Board
- (i) notes progress over the last 6 months with respect to the housing investment strategy for the Tannahill area;
 - (iii) notes that the long-term empty properties at 220 Ferguslie Park Avenue will be retained by the Council and that improvement work will be carried out to bring them up to the Council's letting standard
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3. Background and Update

- 3.1 The housing investment strategy for the Tannahill area, approved by the Policy Board in October 2018, involves the construction of around 100 new Council homes on vacant land adjacent to existing housing and the demolition of 253 properties (223 Council and 30 private), informed by a development framework in consultation with the local community.
- 3.2 Work has been progressing well over the last 6 months to take this forward and feedback from the local community has been very positive.

Engagement with Tenants and Residents

- 3.3 Officers have contacted all tenants, residents and owners through letters, newsletters, and door to door visits. Information has been collected about tenants' and residents' housing needs and preferences, and this is being used to inform plans for the newbuild housing.
- 3.4 Officers from the Planning and Housing team are based within the Ferguslie Park Library on a Monday and Thursday morning each week, to be available locally for tenants and residents who want to drop in for information and assistance. Staff also do weekly 'walk-rounds' to ensure they are visible and accessible to tenants and residents in the area.
- 3.5 A Tannahill Area Liaison Group has been established and is meeting 6-weekly. The liaison group includes officers from the Council, two representatives from Ferguslie Community Council and tenants and residents from the Tannahill area. A newsletter is being circulated by officers from Communities, Housing and Planning after each meeting to ensure that all tenants and residents are kept updated on progress.

Newbuild Council Housing

- 3.6 Site investigations and feasibility work has been carried out on the two vacant sites adjacent to the Tannahill area. Taking account of capacity and constraints affecting each site, the former St Fergus Primary School site has been identified as the most suitable for the development of around 100 new Council dwellings.
- 3.7 A two-stage exercise is underway to procure a design-and-build construction contract for the newbuild housing. A short-list of five contractors have been invited to submit tenders by the end of April. It is anticipated that the outcome of the procurement exercise will be reported to the Finance, Resources and Customer Services Policy Board in June 2019 for approval to award the contract following evaluation of the tenders.
- 3.8 Following the design and statutory approval stages, it is expected that construction work will start on site in Spring 2020, with completion in Autumn 2021. The housing mix (type and size) for the newbuild housing is based on an assessment of the needs of current tenants and residents who wish to remain in the area as well as future need and demand. Around 64 properties will be houses (terraced/ semi-detached/ bungalows) and 36 will be four-in-a-block own door flats.

Privately-owned Properties

- 3.9 The District Valuer (DV) has been appointed by the Council's Assets and Estates team to value the privately-owned properties for acquisition by the Council. The DV has now started to contact owners to arrange valuations and negotiations with owners will begin shortly.

4. Void Properties & Empty Blocks

- 4.1 Of the 223 Council-owned dwellings in the Tannahill area, 109 are now void (an increase of 11 from October 2018) and 114 are occupied by Council tenants. There are nine Council-owned blocks which are completely empty.
- 4.2 Empty properties have been raised through community consultation as a cause for concern to tenants and residents. As such it is proposed that further consideration will be given to this matter via the newsletter and ongoing engagement with tenants and residents in the Tannahill Area. The outcome of this will be reported through a future meeting of the Community, Housing & Planning Board.

5. Long-term Empty Properties at 220 Ferguslie Park Avenue

- 5.1 Outwith the Tannahill area, a number of long-term empty Council properties are being improved to bring them up to the letting standard. This includes four long term empty properties at 220 Ferguslie Park Avenue. The Housing and Community Safety Policy Board agreed in November 2015 that these empty properties should be transferred to Ferguslie Park Housing Association. It was intended that the properties would then be improved using the association's own resources. However, his transfer of ownership has not taken place and the Council has since invested in improvement works to nearby Council-owned properties.
- 5.2 Following discussion with Ferguslie Park Housing Association, it has been agreed that the properties at 220 Ferguslie Park Avenue will be retained by the Council and that investment will be carried out to bring these properties back into the Council's pool of stock available for let.

6 Wider Tannahill Area

- 6.1 The Policy Board agreed in October 2018 that a Development Framework for the wider area should be developed in full consultation with the local community. Work is underway to identify suitable consultants who will develop and deliver a comprehensive and creative programme of community and stakeholder engagement to inform the development of this framework and action plan. It is anticipated that this work will be undertaken in Summer 2019 and an update will be provided to the Policy Board later in 2019.

Implications of the Report

- 1. **Financial** – None
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** –

4. **Legal** - None.
5. **Property/Assets:** None
6. **Information Technology** – None
7. **Equality & Human**
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** – None
11. **Privacy Impact** – None
12. **COSLA Policy Position** – N/A

List of Background Papers

1. Report to the Communities, Housing and Planning Policy Board on 30 October 2018, 'Housing Investment Strategy for the Tannahill Area, Ferguslie Park'.

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

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FC/LM/MC
13 May 2019