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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 Services**

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**Heading: Housing-led Regeneration and Renewal Programme**

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## **1. Summary**

- 1.1 A joint report by the Chief Executive, Director of Communities and Housing and Director of Finance and Resources setting out a major programme of housing-led regeneration and renewal was approved by Council on 17 December 2020.
  - 1.2 This sought to bring forward additional investment from the Housing Revenue Account of some £100m over the next 10 years to 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 Renfrewshire as a place, and will be central to the economic and social recovery of Renfrewshire.
  - 1.3 This report is bringing forward the consultation phase and investment proposals for the first phase housing investment areas as well as an indicative timeline for the consultation phase of the programme.
  - 1.4 This first phase of the investment programme will be targeted at eight areas as set out in section 3 of this report. Appendix 1 of the report outlines the investment proposals for each area which members are asked to approve for consultation with local communities, tenants, residents, and owners.
  - 1.5 Section 4 of the report sets out a broad timeframe for consulting with tenants, residents, and local communities and for reporting back to the Policy Board on the outcome of consultation.
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## **2. Recommendations**

### **2.1 It is recommended that the Policy Board**

- (i) authorises the Director of Communities and Housing Services to consult on the development of a regeneration and renewal strategy for the eight areas as detailed in Appendix 1;
- (ii) notes the indicative timescales for consultation with tenants, residents, owners and local communities, as set out in section 4 of this report;
- (iii) agrees that, in those areas where demolition is proposed (as listed in Table 2), any properties which are currently void are not re-let and any properties which become vacant are not re-let pending the outcome of the consultation; and
- (iv) approves amendments to the Council's Acquisition Scheme for Private Housing as detailed in section 3 of this report to enable the acquisition of privately owned properties within identified regeneration areas where this would help consolidate ownership and facilitate delivery of the investment programme in these areas.

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## **3. Regeneration and Renewal Investment Programme**

- 3.1 On 17 December 2020, Council agreed a major programme of investment in housing-led regeneration and renewal which will not only enhance a significant proportion of the Council's housing stock but will also contribute to the wider transformation of Renfrewshire as a place, and will be central to the economic and social recovery of Renfrewshire.
- 3.2 This programme will bring forward additional HRA investment of at least £100 million over the next 10 years and will be taken forward as a key Council priority, with active engagement from services across the Council and Renfrewshire Health and Social Care Partnership (HSCP), in order to ensure maximum benefit for local communities.
- 3.3 The report approved by Council in December 2020 provided the rationale and process for the selection of the 8 areas that have been included in this first phase of the regeneration programme and these are detailed in table 1 below. The areas include a total of 1648 properties, of which 1147 are council owned and 501 are privately owned.

TABLE 1.

Addresses included in the regeneration areas	House Types	Number of Properties		
		Council	Private	Total
<b>Auchentorlie/ Seedhill Road area, Paisley</b> Auchentorlie Quadrant, 1-13 & 2-10 Seedhill Road, 74	Tenement flats	61	17	<b>78</b>
<b>Howard St area, Paisley</b> Clarence Street, 19-21 & 22-24 Howard Street, 11-17 & 8-16 Ladyburn Street, 9 & 10-14 Lang Street, 11-17 McKerrell Street, 35-43 Violet Street, 2-4	Tenement flats	134	40	<b>174</b>
<b>Waverley Rd area, Foxbar</b> Waverley Road, 18-56	Tenement flats	115	5	<b>120</b>
<b>Thrushcraigs, Paisley</b> Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	Tenement flats	90	6	<b>96</b>
<b>Broomlands area, Paisley</b> Ferguslie Walk, 21-25 & 16-28 Ferguslie, 3 Ferguslie, 22-24, 18-20, 2-8 Broomlands Street, 56-62, 64-70 West Campbell Street, 1-7, 2-8, 10-16 Knox Street, 2-8 Carbrook Street, 1-7	Deck-access flats, tenement flats	141	98	<b>239</b>
<b>Springbank Road area, Paisley</b> Springbank Rd, 47-53, 55-61, 63-69, 71-77 Russell Street, 1-19, 6-20 Mossvale Square, 1-19, 2-20, 22-48 Mossvale St, 2-22, 24-38, 40-52, 54-66, 31-35, 37-55	Deck-access flats and maisonnettes	149	102	<b>251</b>
<b>Moorpark</b> Barclay Square Birmingham Road Jessiman Square Knockhill Road Mitchell Avenue Paisley Road, 168-170, 200-208, 214, 220-224, 236, 242, 248-254	Tenement flats and 4-in-a-block flats	170	147	<b>317</b>

<b>Howwood Rd area, Johnstone</b> Craigbog Avenue; Cragienfeoch Avenue Craigview Avenue; Craigview Terrace Duncraig Crescent; Dundonald Avenue Greenend Avenue; Highcraig Avenue 4 commercial properties - Highcraig Ave, 41-47	Mainly own door flats	287	86	<b>373</b>
		(2)	(2)	<b>(4)</b>
<b>Total</b>		<b>1,147</b>	<b>501</b>	<b>1,648</b>

### Area Assessment and Investment Proposals

- 3.4 Investment options have been identified and considered for each of the eight areas by a corporate team of senior officers taking account of a range of housing and related factors, including: housing demand; sustainability; economic and social wellbeing objectives; opportunities to leverage additional funding; council services and priorities; and the deliverability of the solutions.
- 3.5 The assessment and proposals for consultation for each of the areas are set out in Appendix 1.
- 3.6 Where retention and investment in existing Council stock is proposed, a package of capital investment will be developed which would include an enhanced specification and 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. There will also be scope for enhanced levels of internal improvement to Council properties when void.
- 3.7 In four of the eight regeneration areas the consultation will seek views on the potential demolition of some properties. The addresses of properties that are indicatively proposed for demolition are listed in Table 2. These properties are also shown on the plans in Appendix 1. (Note that this includes some non-residential properties - four commercial properties in the Howwood Road area and 16 lockups at Russell Street in the Springbank Road area.)
- 3.8 Newbuild housing is proposed within the investment proposals for each of the areas shown in Table 2. If, following consultation it is agreed that demolition should go ahead in these areas, a technical assessment will be undertaken to assess the feasibility of newbuild housing. Where new build housing is not possible on the cleared site, then alternative nearby new build housing sites will be identified.

- 3.9 Where demolition and newbuild housing is proposed, the newbuild homes will tend to be built to a lower density and so the number of new homes will generally be less than the current number of dwellings in these areas. It is anticipated that around 300 new Council homes could be built in this first phase of the regeneration and renewal programme. Newbuild housing will be planned taking account of the views, needs and preferences of people who currently live in the areas affected by demolition proposals.
- 3.10 All Council tenants affected by demolition would be offered suitable alternative accommodation in line with the Council's housing allocation policy. Tenants will be eligible for home loss and disturbance payments subject to qualification criteria. Where newbuild housing is proposed, a key objective of the regeneration investment 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.

**TABLE 2. – Addresses for potential demolition/ new build**

<b>Regeneration area</b>	<b>Council</b>	<b>Private</b>	<b>Total</b>
<b>Waverley Rd area, Foxbar</b> Waverley Road, 34-56	68	4	<b>72</b>
<b>Thrushcraigs, Paisley</b> Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	90	6	<b>96</b>
<b>Broomlands, Paisley</b> Ferguslie, 18-20 and 22-24 West Campbell Street, 1-7 and 10-16 Knox Street, 2-8	50	16	<b>66</b>
<b>Springbank/ Mossvale</b> Springbank Rd, 47-53, 55-61, 63-69, 71-77 Russell Street, 6-20 Mossvale Square, 1-19, 2-20, 22-48 Mossvale Street, 2-22 (Plus, Lock-ups at 1-16 Russell St)	118	36	<b>154</b>
<b>Howwood Rd</b> Cragienfeoch Avenue, 1-47 Dundonald Avenue, 52-90 Greenend Avenue, 34-64 and 121-199, 235-265 Highcraig Avenue, 2-24 and 41 & 47 (Plus, 4 commercial properties - Highcraig Ave, 42-46)	118	8	<b>126</b>
<b>Total</b>	<b>444</b>	<b>70</b>	<b>514</b>

## Options for Private Owners

- 3.11 Within the list of addresses in Table 1, there are 501 former Council houses which are in private ownership. Most of these properties sit within mixed tenure blocks where the Council also has an ownership interest, but there are also a smaller number of properties in blocks which are wholly privately owned. In mixed tenure blocks where the retention of existing homes is proposed, the Council will seek to secure the participation of owners in the investment programme in order to ensure that a full package of improvement works can be delivered for Council tenants.
- 3.12 Arrangements will be considered for providing assistance and support to owners who wish to participate in the investment programme. Work is progressing to identify the potential costs of improvements to inform engagement with owners, and also to identify opportunities to support and incentivise owners to participate in improvement programmes, drawing on Scottish Government grant funding where it is possible to do so. Further information on this will be reported to future meetings of the Policy Board.
- 3.13 Where private properties sit within areas proposed for demolition, and subject to the outcome of consultation and approval by a future meeting of the Policy Board, the Council would seek to acquire ownership of these properties. In addition to the option of selling their home to the Council and making their own arrangements for alternative housing, resident owners may also be able to sell their property to the Council and become a Council tenant or exchange their property for another Council property under the excambion process.
- 3.14 The Communities, Housing and Planning Policy Board approved a scheme for the acquisition of private properties in August 2019. This scheme sets out criteria for identifying private properties which the Council may seek to acquire, with these properties then held as part of the Council's housing stock. It is proposed that this scheme is utilised to enable the acquisition of privately owned properties within the eight regeneration areas where this would help consolidate ownership and facilitate delivery of the investment programme, and that the scheme is amended as follows:
- The list of criteria for identifying properties which the Council may seek to acquire is extended to include private dwellings within designated regeneration and renewal areas
  - Properties within the designated regeneration and renewal areas can be considered for acquisition whether or not they are advertised for sale on the open market
  - The cost of acquiring private properties within the regeneration and renewal areas will be met from allowances in the HRA Capital Plan for regeneration
  - In regeneration areas, resident owners may be able to sell their property to the Council and become a Council tenant where applicable.

#### 4. Framework and Timescales for Consultation and Developing the Investment Programme

- 4.1 A broad timeframe for consultation and reporting back to the Policy Board is set out in Table 4. A communications/ engagement strategy will be prepared which will ensure there is active and effective engagement with tenants, residents, owners and local communities in the areas affected by the regeneration proposals.

**TABLE 3.**

<b>Timescale</b>	<b>Action</b>	
May 2021	<ul style="list-style-type: none"> <li>Outline proposals for the eight Phase 1 areas presented to the Communities, Housing and Planning Policy Board for approval to consult with tenants and local communities</li> </ul>	An engagement strategy will be developed to support the consultation phase, taking account of any restrictions relating to COVID-19.
June - October 2021	<ul style="list-style-type: none"> <li>Extensive consultation with tenants, tenant representatives, residents, owners, local communities, partners, and other stakeholders</li> </ul>	Consultation will be widely publicised, with an opportunity for people to take part and comment on the proposals in a variety of ways to suit their needs and preferred method of communication.
Late 2021/ early 2022	<ul style="list-style-type: none"> <li>Report back to the Communities, Housing and Planning Policy Board on the consultation feedback for each area.</li> <li>Detailed proposals for each area, taking account of consultation feedback, presented to the Communities, Housing and Planning Policy Board for approval</li> </ul>	
From late 2021/early 2022	<ul style="list-style-type: none"> <li>Phased implementation of the approved investment plans for each area.</li> <li>Neighbourhood Renewal Groups will be established for each area</li> <li>Neighbourhood Place Plans will be developed for each area in consultation with local communities and in partnership with the Neighbourhood Renewal Groups</li> </ul>	Co-ordinated by officers from Communities and Housing, the Neighbourhood Renewal Groups will include officers from other services, local tenants and tenant/ resident representatives

- 4.2 The consultation phase will be supported by a communications and engagement strategy which will take account of restrictions relating to the COVID-19 pandemic, this will include creative ways of engaging with tenants and residents including greater use of telephone and digital contact and social media.
- 4.3 As part of the consultation with tenants and residents on the investment proposals for each area, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect the quality of life and the wellbeing of local residents.
- 4.4 This will be used to help inform the production of Neighbourhood Place Plans for each area. It will also be used to develop options and proposals for enhanced estate management services, which could include routine and cyclical tasks to be undertaken in some areas (eg assistance with pulling out and returning bins after collection) as well as more reactive services to address localised concerns.
- 4.5 Following the consultation period, finalised proposals for each of the eight areas, taking account of responses received during consultation, will be reported to the Policy Board for approval.
- 4.6 Given its scope and complexity, the investment programme will take a number of years to deliver. Information on indicative timescales and phasing will be addressed in future reports to the Policy Board.
- 4.7 It is proposed that a Neighbourhood Renewal Group will be established for each area, co-ordinated by officers from Communities and Housing but with participation from other Council services, partner organisations and local tenants and residents. Neighbourhood Place Plans will be prepared for each of the eight areas taking account of feedback from local communities and in partnership with local tenants and residents. The plans 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 outdoor space and green travel links etc.

## **5. Council Newbuild Programme**

- 5.1 It is anticipated that around 300 newbuild Council dwellings could be constructed within the first phase of the regeneration and renewal programme. Work will be undertaken to assess the viability and cost of newbuild on the identified sites, taking account of any constraints and capacity issues.
- 5.2 This is in addition to more than 400 new Council homes in the existing newbuild and pipeline programme which includes properties recently completed at Bishopton and Johnstone Castle, newbuild projects in Ferguslie Park and South West Johnstone, and work at early preparatory stages for projects at Gallowhill and Foxbar.



- 5.3 In order to further develop the specification for newbuild houses, an innovative partnership will be established with a research organisation to develop best practice and design principles around a sustainable social housing model that can be delivered as 'standard' and at scale over the coming decade for social housing in Renfrewshire.
  - 5.4 This will identify the principles that should be assessed and adopted within the Council's newbuild developments to meet climate change commitments, through delivering homes that are Zero Carbon, operationally sustainable for tenants and seek to mitigate fuel poverty.
  - 5.5 It is anticipated that up to four new build variations will be identified as a pilot project to allow the Council to fully understand the options and assess their performance and viability, both within the construction and operational phases.
  - 5.6 This will then support the procurement process, by providing a case study on the completed project and recommendations for what should be included within a standard that is commercially viable and deliverable in practice.
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## Implications of the Report

1. **Financial** – The financial background to this investment programme was detailed in the report to Council on 17 December 2020 by the Chief Executive, Director of Communities and Housing and Director of Finance and Resources. It will be funded through financial sustainable borrowing on the HRA. A strategic review of the 30-year HRA business plan model confirmed there is sufficient headroom to support this investment programme, including a future phase of investment and newbuild housing. The review identified £100 million of additional investment capacity which can be relied upon for long term planning and investment purposes and this will be subject to ongoing review as part of the annual update of the HRA 30-year business plan. It was noted that, as the investment programme is progressed over the medium to longer term, there may be scope for this scale of investment to grow further and this will be the subject of future reporting as appropriate.
2. **HR & Organisational Development** – appropriate staffing resources will be put in place by the Director of Communities and Housing, funded from the HRA Account, as agreed by Council on 17 December 2020.
3. **Community/Council Planning**
  - *Our Renfrewshire is well* – The investment programme will contribute to improved wellbeing and quality of life for residents.
4. **Legal** – as the investment programme is implemented, legal work will be required with respect to acquisition, conveyancing, title changes and contracts etc.
5. **Property/Assets** - as the investment programme is implemented, there will be a need for property acquisitions and disposal and demolition of some existing properties.

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 will be developed for the investment programme
  10. **Risk** – a risk register will be developed and maintained for the maintained for the investment 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 Council, 17 December 2020, 'Housing-led Regeneration and Renewal Programme for Renfrewshire' Background

Report to the Communities, Housing and Planning Policy Board, 20 August 2019, 'Acquisition of Private Housing'

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# Housing-led Regeneration and Renewal Programme

**Draft Proposals for Consultation**

**May 2021**



**Renfrewshire  
Council**

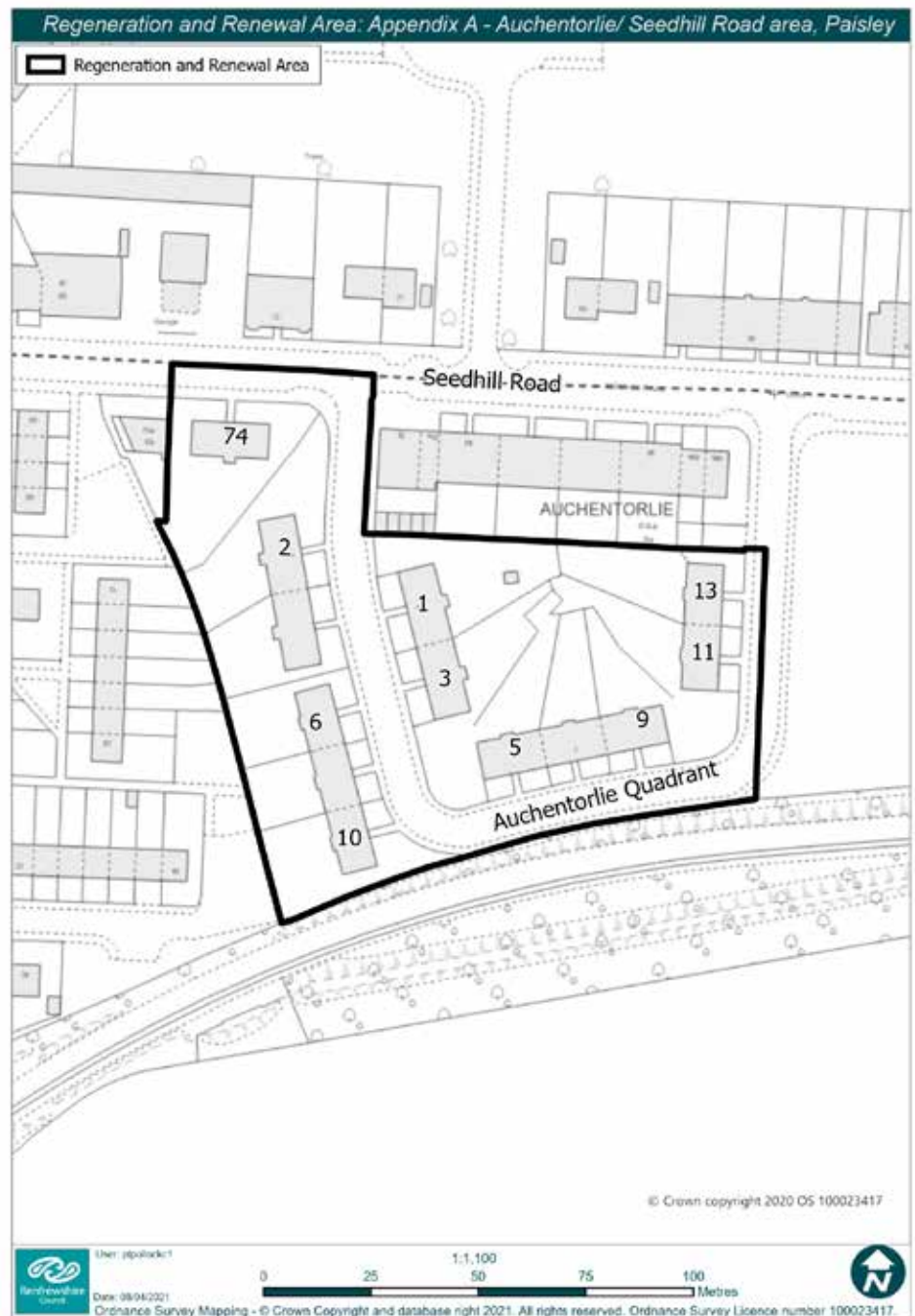
## Auchentorlie Quadrant/Seedhill Road, Paisley

The regeneration proposals for this area include the following addresses:

- 1–13 Auchentorlie Quadrant
- 2–10 Auchentorlie Quadrant
- 74 Seedhill Road

The Auchentorlie Quadrant area is centrally located and very well connected with good access to local facilities. The area consists mainly of tenemental flats built around the 1930s and includes the 61 Council and 17 private properties outlined on the map (right).

Waiting list demand for housing in the area is generally good, however, these particular streets are less popular with applicants, and there is a high refusal rate when applicants are offered these properties.









## Regeneration and Renewal Proposals

Given the relatively good demand for housing in this location, and taking account of feedback from prospective tenants, the key issues to be addressed in this area, in addition to investment in the fabric of the housing stock, appear to be around environmental quality and general estate management.

It is therefore proposed that all of the housing stock in this area is retained and that a package of enhanced capital investment is developed which will include an enhanced specification and 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 the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents. There will also be scope for an enhanced level of internal improvements to Council properties as tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

## Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The feedback from consultation will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural, and economic issues and to inform action which could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

## Howard Street Area



The regeneration proposals for the Howard Street area within the East end of Paisley include the following addresses:

- 19–21 and 22–24 Clarence Street
- 11–17 and 8–16 Howard Street
- 9 and 10–14 Ladyburn Street
- 11–17 Lang Street
- 35–43 McKerrill Street
- 2–4 Violet Street

This is an area of 174 one and two bedroom tenement flats built in the 1930s with 134 in council ownership and 40 privately owned.

The Howard Street area is centrally located, close to Paisley town centre, and very well connected with good access to services. There is a good level of demand for housing in the area, but a high level of refusals amongst prospective tenants. The area is densely developed with predominately tenemental housing and there are issues around management of bins and environmental quality across the wider area.







## Regeneration and Renewal Proposals

Given the potential demand for such a well-located area, and the type and size of housing in the area, it is proposed that most or all of the housing stock is retained.

### Option 1:

Full retention and investment in the stock with a package of enhanced capital investment which will include an enhanced specification and improvements to 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 the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

### Option 2:

Selective demolition of some blocks to reduce the overall density of the area and to improve environmental quality. Retained stock would receive the enhanced specification and improvements as in Option 1 above. However, it is unlikely that any homes that are demolished will be replaced, due to limited opportunity to build different property types in the area.

## Consultation

As well as seeking the views of tenants and residents on the housing investment proposals and the two options, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders, including Williamsburgh Housing Association which also owns and manages housing stock in the area, will be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

# Waverley Road, Foxbar

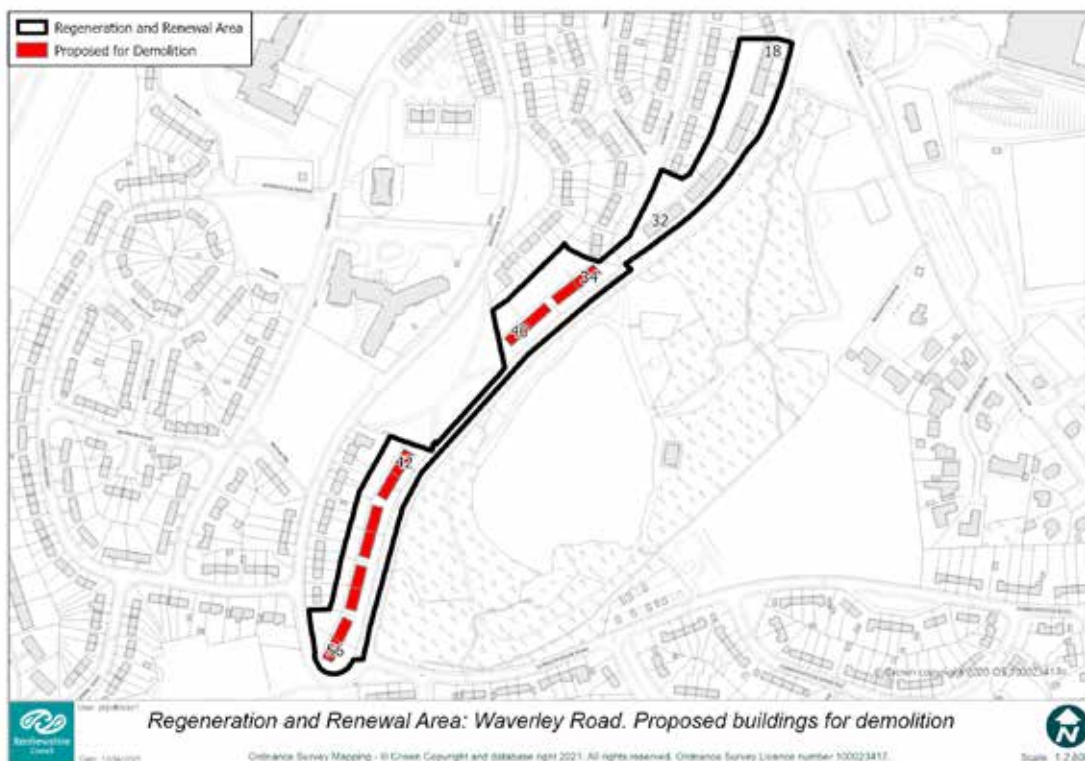
The regeneration proposals for the Waverley Road area of Foxbar include 20 blocks of tenements from 18 to 56 Waverley Road. This is a group of 120 one and two bedroom tenement flats built around the 1950s. The majority of these flats (115) are within Council ownership and five are privately owned.

While there is good demand for the Foxbar area, the flats at Waverley Road tend to be unpopular with limited or low demand from housing applicants and a high turnover of tenants. Parts of the street are on a steep slope with multiple stairs to access the blocks, and this can be problematic for bin storage arrangements.









## Regeneration and Renewal Proposals

It is proposed that the properties at 18 to 32 Waverley Road are retained and that a package of enhanced capital investment is developed which will include an enhanced specification and 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 the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

It is also proposed that the blocks at 34 to 56 Waverley Road (72 properties with 4 in private ownership) are considered for demolition. These properties are highlighted on the plan above.

Initial indications suggest that it will not be viable to redevelop the site for newbuild housing following demolition, but a technical assessment will be carried out to confirm the position.

If it is not possible to redevelop the site for housing, alternative sites within Foxbar will be considered for newbuild housing. Also, alternative uses for the cleared site at Waverley Road will be considered, potentially linked to Durrockstock Park.

## Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, including the proposal to demolish the properties at 34 to 56 Waverley Road, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

# Thrushcraig Area, Paisley

The following addresses are included in the proposals for the Thrushcraig area:

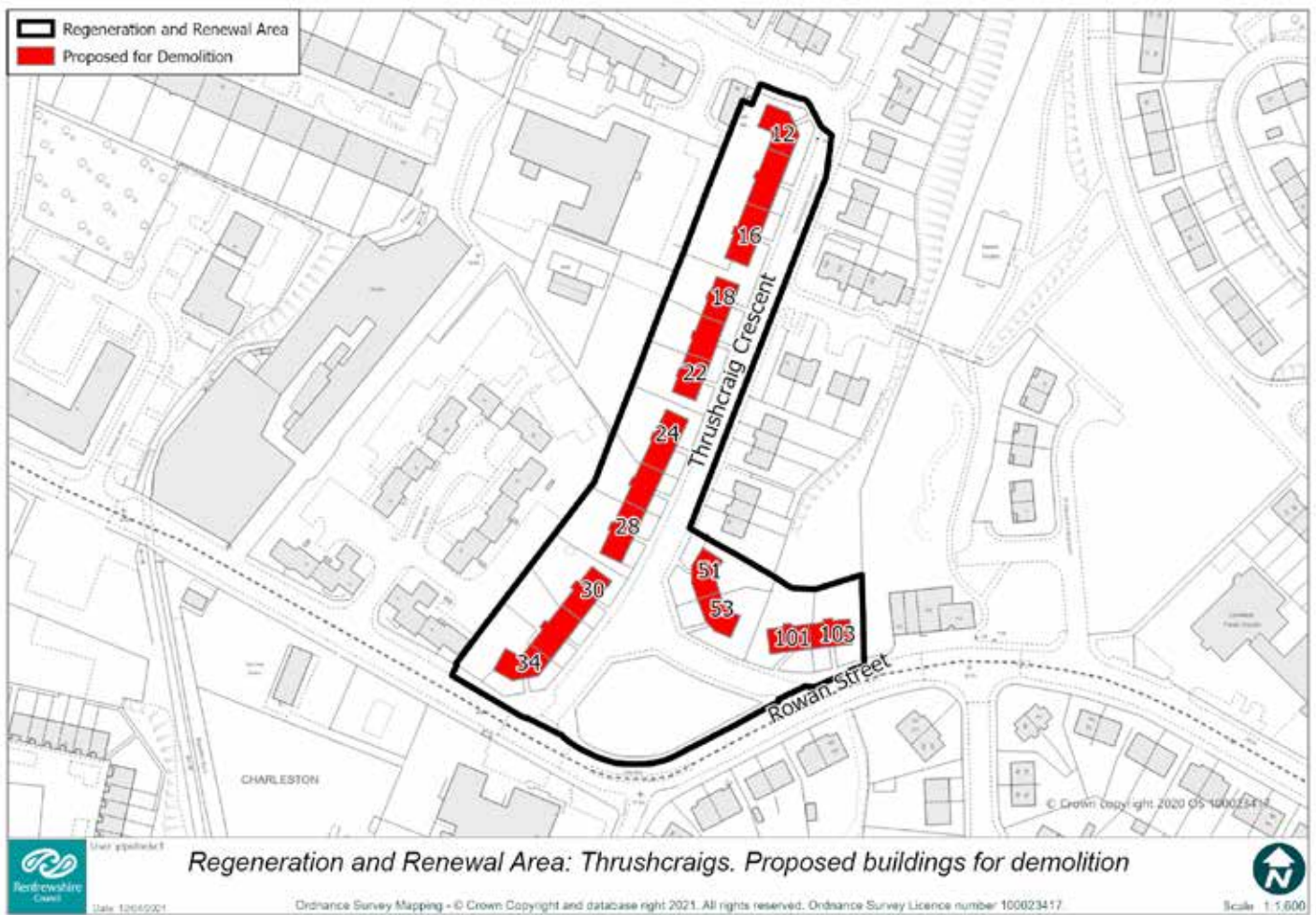
- 12–34 Thrushcraig Crescent
- 51–53 Thrushcraig Crescent
- 101–103 Rowan Street

Built in the 1930s, the 96 tenement flats at this location include 90 Council owned properties and six in private ownership.

The properties are in low demand with regular turnover, although there are also longer-term tenants living in the area.

The area has benefitted recently from investment in new social rented and shared equity housing, with 70 new homes completed around four years ago by the Link Group and a second phase of development currently on site at St Ninian's Crescent.





## Regeneration and Renewal Proposals

It is proposed that the 16 existing tenement blocks in the area are demolished and that plans are developed for further newbuild affordable housing on the cleared site. An initial capacity study indicated the potential for around 45 newbuild houses on the site. If, following consultation it is agreed that demolition should go ahead, a technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

## Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish these properties. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for newbuild housing will be developed taking account of the feedback from existing tenants.



## Broomlands Area, Paisley



The regeneration proposals for the Broomlands area of Paisley include the properties at:

- 21–25 and 16–28 Ferguslie Walk
- 3 Ferguslie
- 2–8, 18–20 and 22–24 Ferguslie
- 56–62 and 64–70 Broomlands Street
- 1–7, 2–8 and 10–16 West Campbell Street
- 2–8 Knox Street
- 1–7 Carbrook Street
- Commercial Units (Corner Ferguslie Walk/Ferguslie)

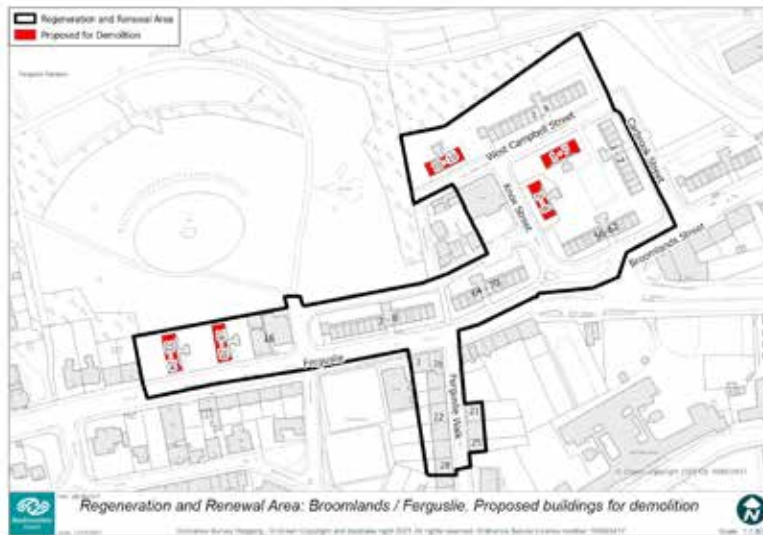
The Broomlands area is a mix of 251 deck access, maisonettes and traditional sandstone tenement flats across 21 blocks. Broomlands Street and the surrounding deck access flats were built in the 1960s and the Ferguslie Walk area was built around 1919. The Council owns 141 properties in the area and 98 are privately owned.

The built form (shared access and common areas) and the size of properties in the deck access blocks (a high proportion are studio flats) make these flats unpopular with many housing applicants and there is limited or low demand for the properties.

The area is centrally located, close to Paisley town centre, with good public transport connections and it is adjacent to Ferguslie Gardens. Investment proposals have been developed taking account of the mixed tenure profile of housing in the area.







## Regeneration and Renewal Proposals

It is proposed that the five deck-access blocks listed below are demolished and that plans are developed for newbuild Council housing on the cleared sites. An initial site capacity study indicated the potential for around 25 newbuild homes. If, following consultation it is agreed that demolition should go ahead, technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

- 18–20 Ferguslie
- 22–24 Ferguslie
- 1–7 West Campbell Street
- 10–16 West Campbell Street, and
- 2–8 Knox Street

The plan below shows the location of these blocks within the wider Broomlands area.

It is proposed that the remaining blocks within the Broomlands area are retained and that proposals are developed for investment in improvements to the existing housing stock, taking account of the mixed ownership profile of these blocks.

It is also proposed that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.

## Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the five deck-access blocks. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

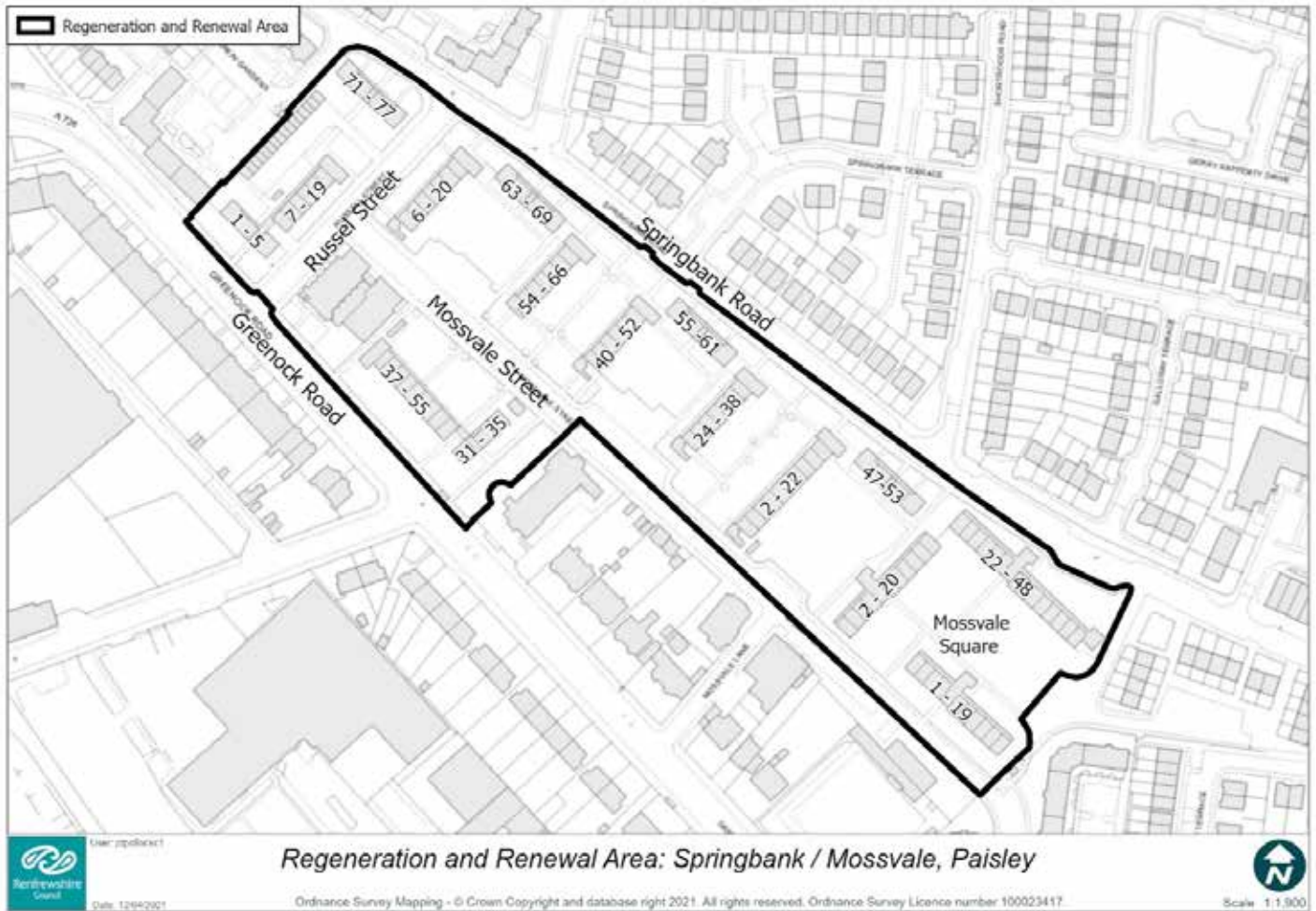
Subject to the outcome of consultation, and if viable, plans for the newbuild housing will be developed taking account of the feedback from existing tenants.

There are a number of launderettes within the Broomlands area and the consultation will also seek views on this service, asking tenants and residents if they think the Council should continue to offer a launderette service in the area where blocks are proposed for retention and if so, what improvements are needed.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area. This should include consideration of ways to enhance the profile and use of the adjacent park, Ferguslie Gardens.

# Springbank Area, Paisley



The regeneration proposals for the Springbank area of Paisley include the deck access and maisonette properties within the addresses listed below:

- 1-19 and 6-20 Russell Street
- 1-19 and 2-48 Mossvale Square
- 2-66 and 31-55 Mossvale Street
- 47-77 Springbank Road

The proposals for this area also include the lock ups off Russell Street and the laundrette facilities within the Springbank area.

This area has a high density grouping of 251 flats across 16 blocks built in the 1960s. The Council own 149 of these properties with a mixture of one and two bedroom properties along with a small number of bedsits. The other 102 properties within the area are privately owned, with one block in complete private ownership and two

further blocks where the Council only owns one property in each. It is estimated that almost one-fifth of the privately owned flats are privately rented.

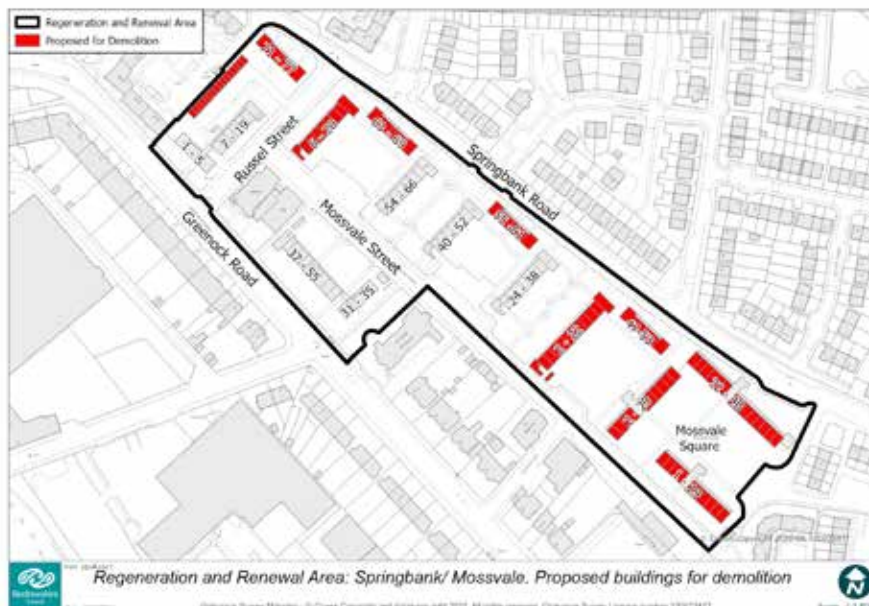
The Springbank area has limited or low demand from applicants for Council housing. The general appearance and the built form (shared access, common areas and shared bin chutes which are prone to becoming blocked) make the properties difficult to maintain. There is a high turnover of tenants in this area and issues regarding fly tipping and general waste collection.

The area is centrally located, close to Paisley town centre. There has been significant recent investment in affordable housing in the wider area by Sanctuary Housing Association (Shortroods and Love Street).

Investment proposals have been developed taking account of the mixed tenure profile of housing in the Springbank area.







## Regeneration and Renewal Proposals

It is proposed that nine deck-access blocks listed below are demolished and that plans are developed for newbuild Council housing on the cleared sites. An initial site capacity study indicated the potential for around 100 newbuild homes. If, following consultation it is agreed that demolition should go ahead, technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

- 47–53, 55–61, 63–69 and 71–77 Springbank Road
- 6–20 Russell Street
- 1–19, 2–20 and 22–48 Mossvale Square
- 2–22 Mossvale Street
- Lock ups off Russell Street

The plan above shows the location of these blocks within the wider Springbank area.

It is proposed that the remaining blocks within the Springbank area are retained and that proposals are developed for investment in improvements to the existing housing stock, taking account of the mixed ownership profile of these blocks. Also, that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.

## Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the nine deck-access blocks. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for newbuild housing will be developed taking account of the feedback from existing tenants.

There are a number of launderettes within the Springbank area and the consultation will also seek views on this service, asking tenants and residents if they think the Council should continue to offer a launderette service in the area where blocks are proposed for retention and if so, what improvements are needed.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.



# Moorpark, Renfrew

The regeneration proposals for the Moorpark area include the following addresses.

- 1–20 Barclay Square
- 1–40 Birmingham Road
- 1–16 Jessiman Square
- 1–39 Knockhill Road
- 1–13 Mitchell Avenue
- 168–170, 200–208, 214, 220–224, 236, 242, and 248–254 Paisley Road

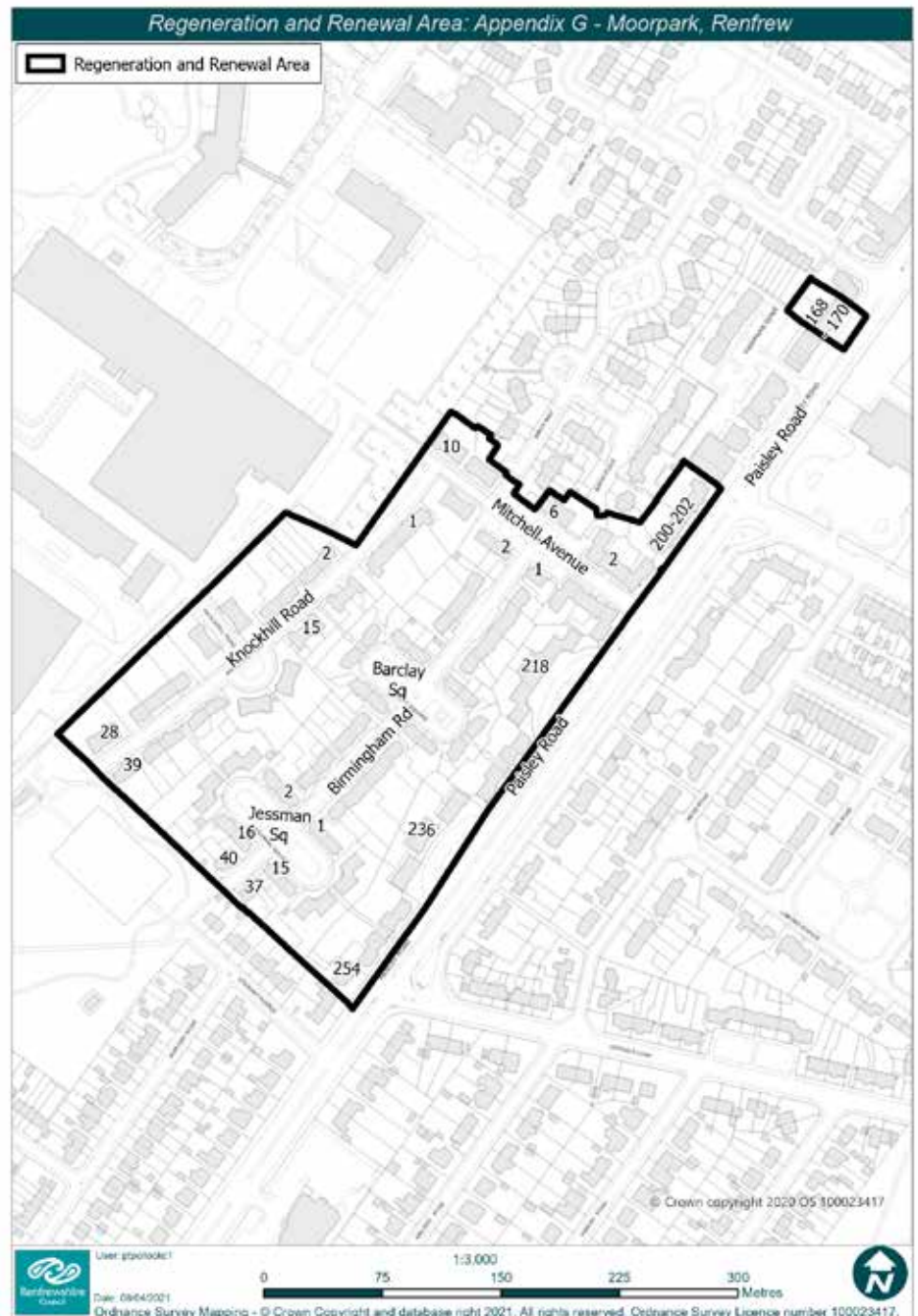
The Moorpark area is centrally located and very well connected with good access to facilities. The area consists of 317 properties built between the 1930s and the 1950s and includes 170 Council and 147 private properties as shown outlined in the map right.

There appear to be strong community networks in the area. The housing is generally popular, with demand from housing applicants although larger sized properties can be more difficult to let quickly. The area has a high number of privately rented properties and this mixed tenure profile can create difficulties when organising communal repairs.

There are a number of issues with bin storage, bin collection and recycling in the area and the associated problems have resulted in an increase in the number of one-off uplifts required in the area.

Some blocks within the area have a Common Maintenance Programme in place that includes close cleaning and grass cutting where appropriate.

There are a number of commercial units along the main Paisley Road.





## Regeneration and Renewal Proposals

Given the relatively good demand for housing in this location and taking account of feedback from prospective tenants, the key issues to be addressed in this area in addition to investment in the housing stock, appear to be around environmental quality, management of bin areas and estate management.

It is therefore proposed that all of the housing stock in this area is retained and that a package of enhanced capital investment is developed which will include an enhanced specification and 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 the area and will adopt a whole house retrofit approach with measures to improve energy efficiency that help reduce energy costs for tenants. Works will be designed to take account of the construction type and architectural features within this area. For example, sandstone tenements may require more work internally, rather than externally, to achieve enhanced energy efficiency. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure that high standards are maintained.

## Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The feedback from consultation will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the Moorpark area.



# Howwood Road Area, Johnstone



The regeneration proposals for the Howwood Road area of Johnstone include the properties at:

- 1-47 Cragienfeoch Avenue
- 1-48 Craigbog Avenue
- 69-82 Craigview Avenue
- 1-8 Craigview Terrace
- 1-39 Duncraig Crescent
- 52-138 Dundonald Avenue
- 34-309 Greenend Avenue
- 1-34 and 41-47 Highcraig Avenue

The Howwood Road area is characterised by predominately larger own-door flats built in the 1930s. The Council owns 287 residential properties along with some commercial units in Highcraig Avenue. There are 86 private residential properties (mainly to the west of the area) and a small number of commercial properties.

Properties in the area are mainly three and four bed properties, however the area also has a smaller number of 0, one and two bedroom flats. Demand for Council housing in the area varies, and some properties can be difficult to let. The design of these properties is unique, as they have an unusual balcony feature, which has been blighted by water penetration issues over the years and the anticipated investment costs are substantial given the requirement to enclose balconies to meet future Energy Efficiency Standards for Social Housing (EESH).

South West Johnstone is on the edge of the Glasgow conurbation and has direct access to rural Renfrewshire.

The Howwood Road area is well served with local primary and secondary schools, a community sports hub, good transport links including frequent bus services and Milliken Park train station being within walking distance. There has been significant investment in new private and Council housing in the wider South West Johnstone area. The Council's regeneration project was recently completed at Johnstone Castle and work has started on site at the Council's newbuild development nearby, on the other side of Beith Road.

Some years ago, gardens in the area were shortened to be more manageable for tenants, however there are still issues with garden maintenance and with rubbish dumped on the open space areas.





## Regeneration and Renewal Proposals

It is proposed that the following properties are demolished and that plans are developed for newbuild housing on cleared sites and/or on adjacent vacant land (former school sites). An initial site capacity study indicated the potential for around 100 newbuild homes in the area. If, following consultation it is agreed that demolition should go ahead, technical assessments will be undertaken to assess the feasibility of newbuild housing on the sites.

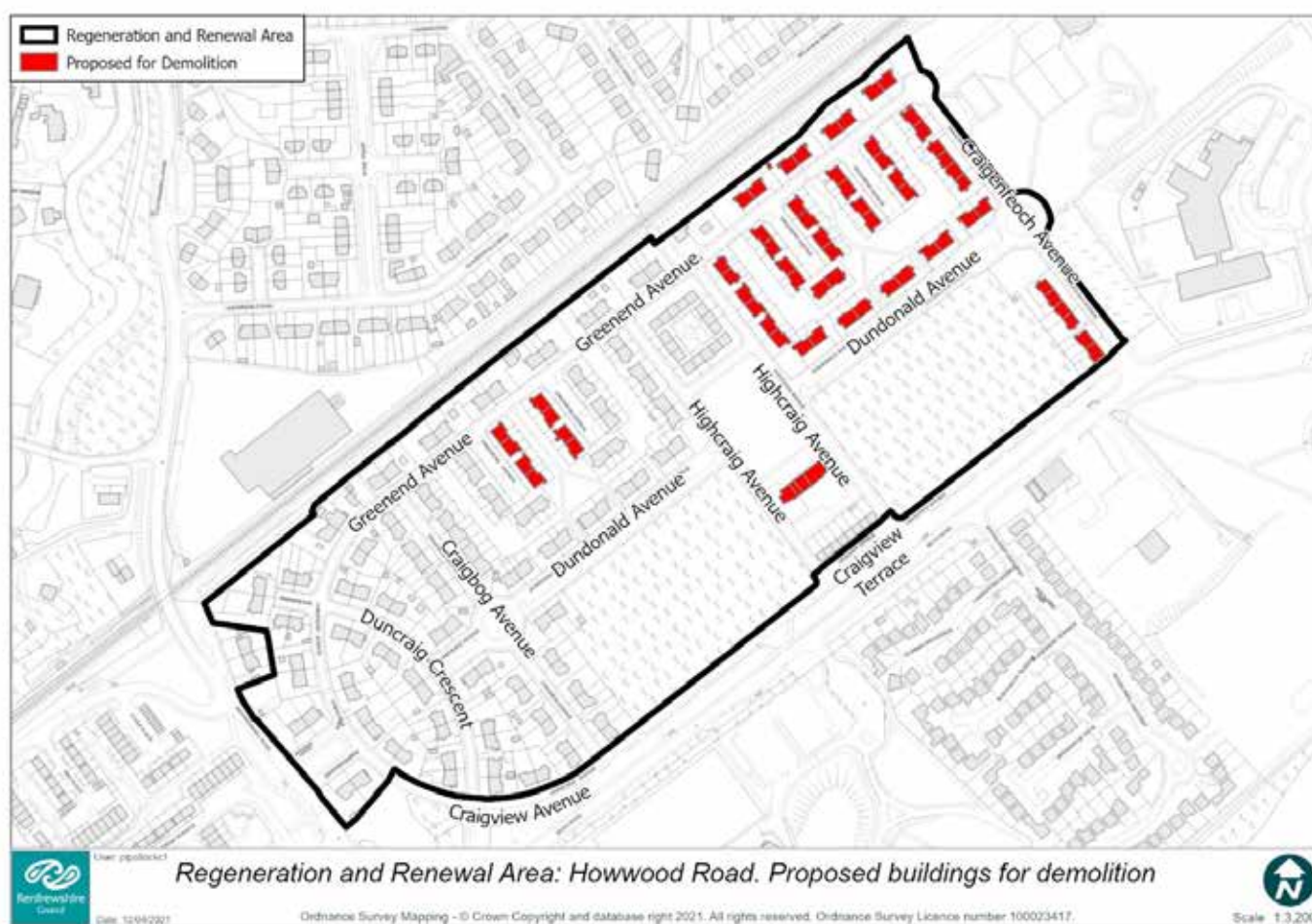
- 1-47 Craigenfeoch Avenue
- 2-24 and 41 – 47 Highcraig Avenue
- 52-90 Dundonald Avenue
- 34-64, 121-199 and 235-265 Greenend Avenue

The plan below shows the location of these properties.

It is proposed that the remaining properties within the Howwood Road boundary are retained and that proposals are developed for improvements to the existing housing stock, taking account of the mixed ownership profile of some of the properties. A package of enhanced capital investment will be developed for Council properties which will include an enhanced specification and improvements to the external environment and common areas as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when they are empty.

It is also proposed that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.



## Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the properties listed above. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for the newbuild housing will be developed taking account of the feedback from existing tenants.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and

wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.



Current condition of blocks



This is an artists impression showing how the properties could look following retrofit improvements, if approved.



# New Build Development Case Study: Bishopton



Renfrewshire Council recently built 80 modern, energy efficient Council homes in Dargavel Village, Bishopton.

These new Council homes were delivered at two locations, which are within easy reach of Paisley and Renfrew and close to Bishopton village centre, local amenities and Bishopton train station.

## About this development

The new Council homes in Bishopton are in a range of sizes from one and two bedroom cottage flats, plus two and three bedroom houses and a small number of four bedroom houses.

As part of this development, the Council included two bedroom amenity flats, which are particularly suited to meet the needs of older people and people with mobility needs. These homes offer accommodation over one level, with lowered light switches, raised electrical sockets, easy to use taps and shower controls, secure door entry system, a lift to the first and second floors and other features to assist daily living.

These newbuild homes at Bishopton are all let, and feedback from our tenants is extremely positive.



# New Build Development Case Study: Johnstone Castle



The Johnstone Castle regeneration programme provides an example where the demolition of 288 low demand tenement flats and the delivery of 95 new build Council homes for social rent in the area have made a significant difference to the wellbeing and outlook for tenants and surrounding residents as well as increase the attractiveness of the Johnstone Castle area.

As this project involved demolition and newbuild on the footprint of the blocks being removed, affected tenants and residents were given the option to move to a permanent tenancy or to be considered for one of the new build homes. This process saw some people moving and settling elsewhere, with others expressing a desire to move back to the area following completion of the new build housing.

The new homes have been designed to accommodate changing needs and are flexible to accommodate this. All ground floor housing access is step-free and all properties have gardens and driveways, as well as being energy efficient - with solar panels to help reduce energy costs.

Tenants were updated regularly throughout the delivery of the project by the dedicated regeneration team who have maintained contact with tenants and residents from the consultation phase through to completion.





# Retrofits



The Council continues to develop an external works programme to deliver homes that are warm, dry and energy efficient for tenants and to ensure homes comply with the Energy Efficiency Standard for Social Housing (EESH) and the Scottish Housing Quality Standard (SHQS).

The Council has adopted a “holistic” approach to the specification for retrofit works which looks to reduce ongoing maintenance through enhanced works and higher performance products. Where possible, this holistic specification includes new roofs and integrated photovoltaic systems (PV), aluminium rainwater goods, high performance external wall insulation and mechanical ventilation.

Where these works have been undertaken, properties have recently scored an Energy Performance Certificate (EPC) rating of A and B which is comparable with that of new build homes.

The programmes that have been delivered to date, have provided tenants with warmer and cheaper to heat energy efficient homes, that also look aesthetically pleasing and have made a positive impact to the areas they are located within.

Fundamentally, these projects go to the heart of the goals and objectives of the Council, in mitigating fuel poverty and climate change through providing homes that require less energy to heat and are healthier for tenants.

