
To: Communities, Housing and Planning Policy Board

On: 27 October 2020

Report by: Director of Communities, Housing and Planning

Heading: Tannahill Area, Ferguslie Park - Update

1. Summary

- 1.1 This report provides members with an update on progress in implementing the housing investment strategy for the Tannahill area, which includes the development of 101 newbuild properties, and preparation of the wider area Development Framework.
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2. Recommendations

- 2.1 It is recommended that the policy board:
- (i) Notes the positive progress being made in implementing the housing investment strategy for the Tannahill area and that further updates will be provided to the policy board in relation to the wider area Development Framework.
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3. Tannahill Area

- 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 On 4 September 2019, the Finance, Resources and Customer Services Policy Board approved an award of contract to AS Homes (Scotland) Limited for the Design and Build of 101 new Council dwellings on the site of the former St Fergus' Primary School.

- 3.3 Due to Coronavirus restrictions, an open day event was not possible to showcase the detailed design proposals for the newbuild housing but to avoid delays in the delivery, online consultation took place, with information made available on the Council's website and various social media networks.
- 3.4 Newsletters were also issued to all addresses within the Tannahill regeneration area and officers have worked with tenants and residents, the local Community Council and the Tenants and Residents Association to ensure they were engaged in the design process and their feedback was captured. The feedback received was very positive and included some suggestions which are reflected in the finalised plans (e.g. boundary fencing to front gardens).
- 3.5 The newbuild development has been designed to provide a mix of house types and sizes to meet current and future housing needs in the area, including 2, 3 and 4 bedroom back and front door houses, 1 and 2 bedroom own door flats and 1 and 2 bedroom bungalows. It is anticipated that work will start on site in the next few weeks, with the first handovers in late 2021 and final completion in spring 2022.
- 3.6 The site layout and house-types can be viewed on the Council's website at <http://www.renfrewshire.gov.uk/tannahill>.
- 3.7 The housing investment strategy approved by the Housing and Planning Policy Board in October 2018 for the Tannahill area allows for the demolition of the empty properties following completion of the newbuild homes. The local community have expressed a desire for the removal of the wholly vacant blocks in the area to be brought forward and a further report will be presented to the Communities, Housing and Planning Policy Board informed by the outcomes of the consultation with the local community on the development framework for the wider area. In the meantime, measures have been taken to manage risks associated with large numbers of empty properties, including the removal of hedges and services from wholly owned and empty Council blocks.
- 3.8 Given restrictions in place due to the pandemic, it was necessary to suspend drop-in surgeries for tenants and residents from the Tannahill area previously held within the Ferguslie Park Library. Officers, working remotely, are maintaining contact with members of the local community by email, telephone etc in the meantime.

4. Private Housing

- 4.1 The District Valuer has been acting on behalf of the Council to negotiate the voluntary acquisition of private properties within the Tannahill area. To date, 1 commercial and 11 residential properties have been acquired by the Council, with 2 further offers recently accepted by the owners. The remaining 16 private residential owners (12 resident and 4 non-resident) are at various stages of the negotiation process.
- 4.2 Agreement has been reached with the Scottish Government on the provision of grant funding for an element of shared equity properties as part of the overall package of grant funding for the 101 newbuild homes. The other newbuild properties will all be Council homes for social rent.

- 4.3 The shared equity housing will increase options for owners who want to remain in the Tannahill area but do not want to sell their property to the Council and become a Council tenant. Other options for resident owners include selling their home to the Council and becoming a tenant in one of the newbuild properties or an existing Council property in Ferguslie Park or another part of Renfrewshire.

5. 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 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.
- 5.3 The sessions reflected a creative approach to consultation which included artists workshops with residents, model making with local schools, the creation of a Ferguslie Board Game and interactive mapping tools. This approach was supported by one to one meetings with local community groups and stakeholders.
- 5.4 The events generated a strong range of views and ideas which have informed an emerging Development Framework. As a result of the Covid outbreak, it has not yet been possible to undertake a second phase of consultation on the emerging outcomes.
- 5.5 In view of current restrictions, an online consultation approach has been developed, including a bespoke, interactive website. Information will also be available on the Council's website and social media channels. Leaflets will be available for local residents who may not have online access.
- 5.6 It is anticipated that the second phase of consultation will take place in late 2020, with a finalised Development Framework reported to a future meeting of the Board.

Implications of the Report

1. **Financial** – None at this time. Future demolition costs will be met from existing HRA resources.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
 - Working together to improve outcomes – engaging with our communities.
4. **Legal** – Legal work associated with the shared equity properties.
5. **Property/Assets** – As set out in the report.

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 –** Any contract will be procured in line with approved Standing Orders and Financial Regulations.
10. **Risk –** The proposed demolition of empty properties would help to address local concerns about risks relating to safety and security.
11. **Privacy Impact – None**
12. **COSLA Policy Position – None**
13. **Climate Risk – n/a**

List of Background Papers

Background Paper 1: Housing Investment Strategy for the Tannahill Area, Ferguslie Park. Communities, Housing and Planning Policy Board, 30th October 2018.

Background Paper 2: Tannahill Area - Update on the Housing Investment Strategy. Communities, Housing and Planning Policy Board, 21 May 2019

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.

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