

To: Communities, Housing and Planning Policy Board

On: 18 August 2020

Report by: Director of Communities, Housing and Planning

Heading: Paisley West End – Regeneration Update

1. Summary

- 1.1 This report provides an update on progress in implementing the regeneration masterplan being led by Sanctuary Scotland in partnership with Renfrewshire Council for Paisley West End.
 - 1.2 The report also seeks authority to initiate a Compulsory Purchase Order application with the Scottish Government to enable the acquisition of property at 26-34 Well Street, Paisley.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) notes the progress being made in implementing the Regeneration Masterplan for the West End of Paisley in partnership with Sanctuary Scotland; and
 - (ii) authorises the Director of Communities, Housing and Planning Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 17 properties as identified in Table 1 of this report, for housing purposes, to enable these properties to be demolished.
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3. Masterplan Update

- 3.1 The Leadership Board approved a Regeneration Masterplan for Paisley West End on 12 December 2017 to be implemented in partnership with Sanctuary Scotland.
- 3.2 All Council tenants within the masterplan area have now been rehoused. The ownership of vacant Council owned properties and land in the masterplan area will be transferred to Sanctuary on a phased basis in line with their acquisition and demolition phasing strategy.
- 3.3 Sanctuary Scotland have successfully acquired the former student accommodation on Underwood Lane and are now working with their demolition contractor on its removal which is expected to complete later this year.
- 3.4 Following on from the completion of the 39 new homes for social rent on the site of the former Co-op at Wellmeadow Street, Sanctuary Scotland's agents are submitting a planning application for around 35 new residential units on a site at Sutherland Street / Underwood Lane. Provision is included in Renfrewshire's Strategic Housing Investment Plan (SHIP) for grant funding from the Scottish Government to support delivery of these new affordable homes by Sanctuary (a mix of housing for social rent and shared equity).
- 3.5 Sanctuary's appointed valuer has been negotiating with private owners within the masterplan area and have to date, successfully acquired 5 residential properties and 2 commercial units. Sanctuary have made attempts to contact all private owners and have now opened up discussions on voluntary acquisitions to cover the entire masterplan area.
- 3.6 Following approval by the Policy Board in 29 October 2019 papers are being prepared for submission to Scottish Ministers to apply for a Compulsory Purchase Order covering the derelict block at 1 Underwood Lane / 22 Well Street within Paisley West End. To date, the Council have successfully acquired 6 of the 12 properties in this block, a further 2 owners have agreed terms of sale and officers continue to attempt to acquire the remaining properties alongside the CPO order.
- 3.7 Sanctuary are continuing to negotiate with private owners to voluntarily acquire properties within the masterplan area. Any private residential tenants in the area have been made aware of the plans for the area and have been offered Housing Options advice from the Council.
- 3.8 Where acquisitions involve trading commercial premises, the Council and Sanctuary's valuers will work with tenants and landlords to assist them where they are looking to identify suitable alternative premises.
- 3.9 Sanctuary is working to progress the West End regeneration strategy in four phases:
 - **Area One:** The site of the former Sutherland Street growing grounds and the site of the former University of West of Scotland student accommodation referred to at para 3.4 above.

- **Area Two:** Underwood Lane corner block (1 Underwood Lane / 22 Well Street) down to 34 Well Street. This area includes the dangerous building covered by CPO 1 and the properties detailed further within this report for CPO 2. Sanctuary will undertake consultation in 2021 on the newbuild designs for this location.
- **Area Three:** 13 to 17 Well Street and 1 to 5 Clavering Street East.
- **Area Four:** 4 to 20 Well Street and land to the rear.
Sanctuary is continuing to negotiate with owners on the acquisition of properties, but it is anticipated that a further CPO may be required to enable demolition and redevelopment of Areas Three and Four. This will be addressed in future reports to the Policy Board. Community consultation will take place to ensure that local residents and business are kept informed of progress.

3.10 It is anticipated that a revised masterplan which will confirm the next phases of development will be reported to the Communities, Housing and Planning Board in Spring 2021.

4. Properties at 26-34 Well Street, Paisley West End.

- 4.1 Sanctuary have acquired 4 of the 21 private properties (3 residential and 1 commercial property) within these addresses to date. However, despite ongoing attempts to negotiate mutually acceptable terms, there are seventeen properties that remain in private ownership.
- 4.2 The Leadership Board agreed in December 2017 that 129 properties, including the properties between 26-34 Well Street, should be demolished to facilitate the delivery of the Paisley West End Regeneration Masterplan.
- 4.3 Of the 17 privately owned properties within numbers 26-34 Well Street (10 residential and 7 commercial - 4 of which are not currently trading). 2 of the 17 private owners have agreed heads of terms with Sanctuary, 4 owners remain in active discussions, 6 are said to have reached an impasse and 5 have not responded or have been difficult to locate. Tracing agents have been commissioned to identify absent owners.
- 4.4 The Leadership Board of 12 December 2017 previously approved the approach of utilising Compulsory Purchase powers to facilitate delivery of the Regeneration Masterplan if, despite all reasonable attempts to voluntarily acquire properties in the Masterplan area has not been possible.
- 4.5 The Director of Communities, Housing and Planning now wishes to instigate Compulsory Purchase Order proceedings through the promotion and submission of an application to the Scottish Government along with all required supporting evidence. This Compulsory Purchase Order application will run in parallel with Sanctuary's efforts to voluntarily acquire the seventeen properties listed below. Where an acquisition is successful the property will be removed from those we seek to Compulsorily acquire.

Table 1: Compulsory Purchase Order Application Addresses

| | |
|--------------------------|----------------|
| Shop, northmost | 26 Well Street |
| Shop, centre & southmost | 26 Well Street |
| Shop, southmost | 28 Well Street |
| Flat G/1 | 30 Well Street |
| Flat 1/ 2 | 30 Well Street |
| Flat 3/1 | 30 Well Street |
| Shop, middle | 30 Well Street |
| Flat G/2 | 32 Well Street |
| Flat 3/2 | 32 Well Street |
| Flat 1/1 | 34 Well Street |
| Flat 1 /2 | 34 Well Street |
| Flat 2/1 | 34 Well Street |
| Flat 2/2 | 34 Well Street |
| Flat A | 32 Well Street |
| Ancillary Building | 34 Well Street |
| Shop, left & middle | 34 Well Street |
| Shop, right handside | 34 Well Street |

Implications of the Report

1. **Financial** – Any acquisition and demolition costs paid by the Council would be recharged to Sanctuary as part of the overall strategy for Paisley's West End.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
 - **Empowering our Communities** – Improving neighbourhoods.
 - **Safer and Stronger** – Increasing resident satisfaction with neighbourhoods and communities.
4. **Legal** – None
5. **Property/Assets** – future 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** – None
 10. **Risk** – The Council have been served with a Statutory Notice as an owner within the block at 1 Underwood Lane/22 Well Street, to demolish the property at 1 Underwood Lane which they can not enact without full ownership or full agreement of all owners in the block.
 11. **Privacy Impact** – None
 12. **COSLA Policy Position** – None
 13. **Climate Risk** - None
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List of Background Papers

- i. Background Paper 1: Report to Leadership Board on 12 December 2017: Paisley West End Regeneration.
- ii. Background Paper 2: Report to Communities, Housing and Planning Policy Board on 29 October 2019: Paisley West End Regeneration Update

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
