

Paisley West End
Area Development Framework

September 2009







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This document provides a framework for the regeneration of the West End of Paisley. The Area Development Framework (ADF) reviews the current social, economic and environmental characteristics of the West End and sets out to address the physical and social regeneration of the area, with a focus on housing, environmental improvement and community safety.

The key objective of this document is to regenerate the West End for existing and new residents. This will be achieved by:-

- Improving housing stock by providing a choice of housing types and tenures
- Improving the environmental quality of the area
- Supporting existing community facilities and shops
- Ensuring that the West End is a safe and welcoming place in which to live and work

A number of key housing, social and environmental actions are crucial to achieving this objective. These include:-

- Promoting refurbishment or redevelopment of existing housing at Well Street, Sutherland Street and Brown Street
- Promoting development of existing vacant sites
- Undertaking environmental improvements to improve the image of the area, which in turn support new residential developments, existing community facilities and shops

- Undertaking physical and social projects with the assistance of Strathclyde Police and Renfrewshire Council's ASIST service to ensure that the West End is a safe, popular and welcoming place
- Working with Community Plan Partners to address social and economic issues facing the West End
- Encouraging residents to become more involved in their community

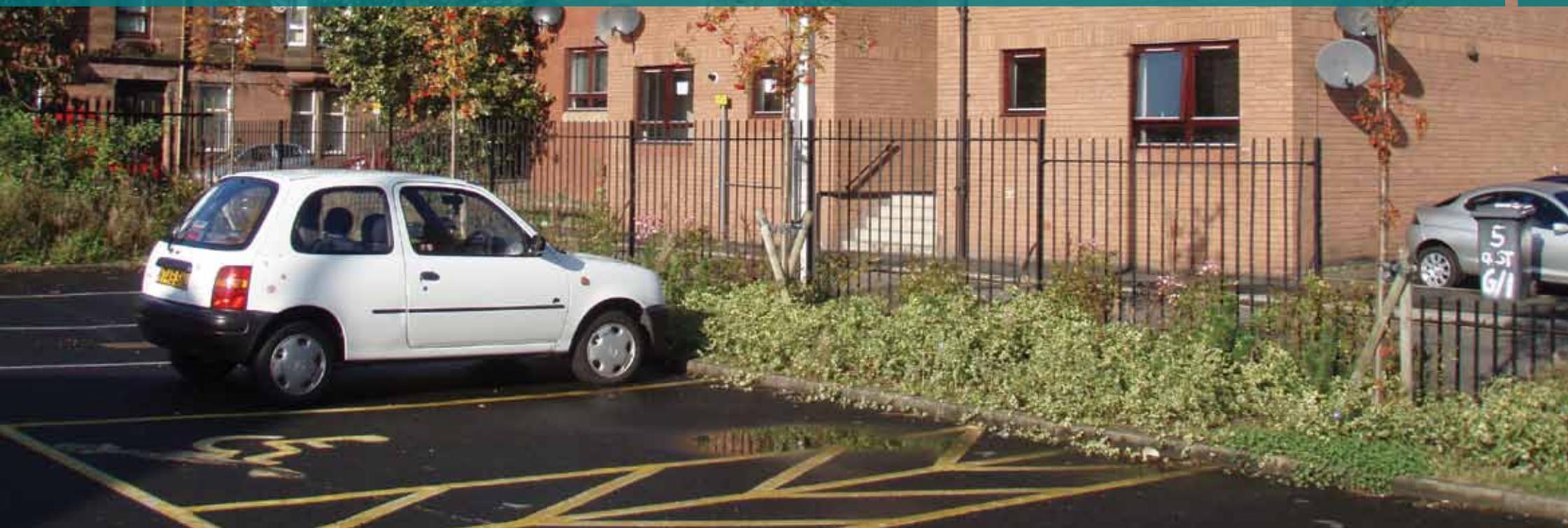
The ADF is a medium to long term strategy which is anticipated to take a 5 to 10 year period. The timescale for the progression of ADF proposals has however been affected by current economic conditions, particularly in respect of housing. In this context, it is anticipated that initial actions in the short term (2-3 years) will primarily comprise of estate management and environmental improvements. It should be noted that no budget provision has been identified in respect of implementation of the proposals and funding streams will therefore require to be explored in detail to enable these to be taken forward.

The assistance of Community Plan Partners and the local community will be essential if the regeneration of the West End is to be successful. An Implementation Group of relevant Council officers, Community Plan Partners and community representatives will therefore oversee progress of the ADF in the short term. Thereafter, progress of the document will be monitored by the Paisley North Local Housing Forum.



INTRODUCTION

I





1.1 The West End of Paisley is an inner urban area which lies immediately to the west of Paisley town centre. It is bounded to the north by the Glasgow to Ayr railway line and to the south by George Street, immediately adjacent to the A761 which forms the major road link between Paisley and Johnstone. The residential area of Millarston bounds the area to the west while the residential neighbourhoods of Ferguslie Park and Castlehead exist to the north and south of the area respectively. The location of the West End and the boundary of the ADF is indicated on Plan 1 overleaf.

1.2 The primary land use within the area is residential however it displays a rich mix of secondary uses including:-

- A retail centre comprising of shops which serve the needs of the local population, centred on the 'Historic Cross' at the junction of Wellmeadow Street and Well Street
- A range of small scale commercial premises
- Community facilities including churches, a community centre and a doctors surgery
- Halls of residence for the University of the West of Scotland
- Open space in the form of bowling greens, a basketball court/play area and maintained grassed areas

1.3 At present the West End is adversely affected by a number of inter-related factors including poor environmental quality, lack of housing choice and the perception of crime and anti-social behaviour. This in turn has affected the quality and choice of community facilities and shops. In this context, the ADF seeks to facilitate the comprehensive regeneration of the West End over the next 5 to 10 years.

1.4 The ADF aims to regenerate the West End for both existing and new residents by improving its environment, addressing social and economic issues and providing a choice of housing types and tenures. These measures will support existing community facilities and shops, ensuring that they are retained and improved for the benefit of the community.

1.5 The ADF provides the framework for the Council, in partnership with its Community Planning partners and the local community, to implement the components of the strategy which support the regeneration of the area.

Policy Context

1.6 Physical regeneration comprises only one part of the strategies implemented by all Community Plan Partners, yet often physical improvement acts as a catalyst for wider social regeneration. The Renfrewshire Local Plan Policy SS6 therefore supports the preparation of ADF's to provide development and

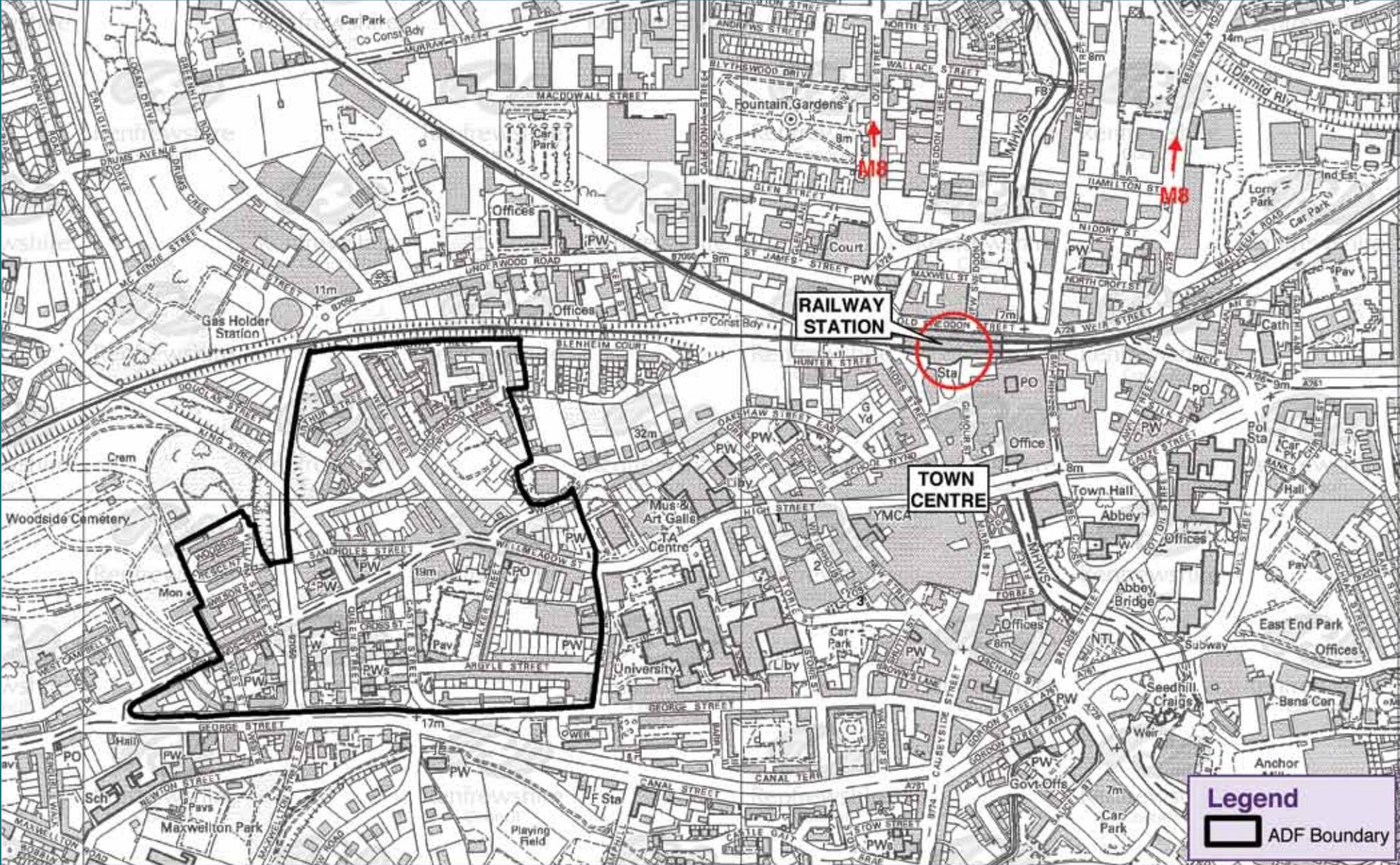
investment frameworks within which physical change may take place. A number of ADF's across Renfrewshire have been prepared on this basis.

1.7 The West End does however exhibit a range of differing characteristics from other ADF areas within Renfrewshire, in terms of diversity of use, quality of the environment and in particular the perception of crime and anti-social behaviour. While the ADF is principally a physically led strategy, it is important that the document considers measures to address social and economic issues affecting the area.

1.8 The success of this ADF is reliant on co-ordinated action from a range of Community Plan Partners. The actions within the ADF will be progressed by the identified partners in other documents as part of their social inclusion strategies.

1.9 The Renfrewshire Community Plan 2008-2017 places significant emphasis on the regeneration of our neighbourhoods. Key objectives supporting neighbourhood regeneration include the reduction of crime and anti-social behaviour, improving the attractiveness of town and village centres and supporting community participation in the planning and delivery of services. In the proposals set out in this document, the ADF seeks to take forward the principles set out in both the Local Plan and Community Plan.

PLAN I CONTEXT



Aims and Objectives

1.10 The ADF seeks to provide a framework to regenerate the West End by:

1. Promoting appropriate opportunities for refurbishment of existing properties and development of vacant sites
2. Ensuring that estate and housing management regimes are in place to safeguard previous investments and tackle disincentives to future investments
3. Undertaking environmental improvement projects to improve the physical fabric and image of the area, supporting new residential developments and enhanced community facilities and shops
4. Undertaking physical and social projects to ensure that the area is a safe and welcoming place in which to live, work and play
5. Working with Community Plan Partners to address social and economic issues affecting the area
6. Encouraging residents to become more involved in shaping their communities
7. Identifying a timetable for implementing the actions and projects identified

1.11 The overall aims of the strategy can be broken down into a number of specific objectives:-

- To reprofile the housing stock within the West End to meet future demand, by promoting the refurbishment of existing properties and residential development on cleared sites where appropriate
- To ensure the long term sustainability of both existing and new housing stock in the West End by implementing estate and housing management programmes
- To improve the image and perception of the West End as a safe and popular area in which to live by undertaking projects to improve the physical environment and by working closely with Strathclyde Police and Renfrewshire Council's ASIST and Community Warden Services
- To consolidate and where possible improve the retail offer to serve the needs of local residents
- To support existing community facilities within the West End, with the aim of enhancing their accessibility to local residents
- To maintain and enhance the provision of open space within the area

1.12 Many parts of the West End are stable residential areas where no action, other than housing estate management, is likely to be required during the lifetime of this document. It is anticipated that achievement of the above objectives will require action only in limited parts of the study area.







2.1 The proposals contained within this document are based on an analysis of recent housing, population and retail trends, which are summarised in this chapter. This information illustrates the population profile, housing and retail stock within the West End, assists in determining the nature of future residential and retail development within the area and provides a basis for monitoring the future success of the strategy.

2.2 The chapter provides a detailed profile of recent trends in the West End, where appropriate compared with Paisley and Renfrewshire as a whole.

Population

2.3 The datasets available in respect of the West End are slightly larger than the boundary of the ADF and present some difficulty in providing a wholly accurate overview of population change within the area. The table below indicates however that the population of the West End has marginally increased between 2001 and 2006, in contrast to a modest decline for Paisley and Renfrewshire. While this increase suggests a relatively stable population it is anticipated that this masks ‘pockets’ of population decline within the area (see chapter 3).

Figure 1: Population Change

	West End	Paisley	Renfrewshire
2001	3118	75,198	172,867
2006	3574	73,732	169,590

(Source: 2001 census and 2006 Mid Year Estimates from SNS)

Figure 2: 2006 Age Profile

	West End		Paisley		Renfrewshire	
	Pop.	% of total	Pop.	% of total	Pop.	% of total
0-15	509	14.2	13011	17.6	31139	18.4
16-24	541	15.1	8726	11.8	19185	11.3
25-59	1870	52.3	35966	48.8	82603	48.7
60-69	296	8.3	7235	9.8	17634	10.4
Over 70	358	10	8794	11.9	19029	11.2
Total	3574	100	73732	100	169590	100

(Source: 2006 Mid Year Estimates from SNS)

2.4 The population profile of the West End has some important distinctions when compared with Paisley and Renfrewshire. While the area displays a lower proportion of young children between 0-15, it has a greater number of younger adults in the 16-24 age bracket and displays a lower proportion of those within the 60-69 and over 70 ages brackets. This would suggest a more youthful population.

2.5 Household composition statistics, which would assist in shaping the issues for the ADF, are unfortunately not available at the West End level. A number of assumptions can however be made from the above data:-

- A population profile with a significant number of young adults would suggest the continuing need for the provision of modern flatted accommodation within the area.
- A population with a low percentage of young children suggests a lack of opportunity for families to settle within the area. This would suggest the need to diversify the type of housing available and provide houses rather than flats, in order to satisfy demand for garden ground for children's play.
- The high percentage of young adults in the West End can perhaps be attributed to the number of students in the area, attending the University of the West of Scotland and resident in either the existing Halls of Residence at Underwood Lane or privately rented accommodation within the area.

The youthful population profile may result in 'lifestyle' tensions with older residents in terms of enjoyment and care of properties and areas of open space. This issue requires to be addressed with the assistance of Strathclyde Police and Renfrewshire Council's ASIST Service, through the implementation of a co-ordinated estate and housing management, to ensure all age groups are catered for.

Socio-Economic Statistics

2.6 Statistics relating to social and economic trends such as unemployment, health and education are difficult to obtain for the West End level. Statistics from the Scottish Index of Multiple Deprivation (SIMD) however provide a snapshot of these trends and assist in identifying where action may be necessary. The SIMD gathers statistics at 'datazone' level, with these ranked between 1 (most deprived) and 6,505 (least deprived).

2.7 Four datazone areas exist within the West End. Figure 3 illustrates that rankings within two of these areas have improved between 2004 and 2006 (Broomlands Street and Well Street South), with two becoming worse (Argyle Street/Wellmeadow Street and Well Street North). While the West End as a whole displays relatively high levels of deprivation, rankings within the Broomlands Street datazone and particularly Well Street North appear to have the most acute deprivation levels, particularly in relation to employment and health.

2.8 The SIMD indicators within the West End therefore suggest that action requires to be considered in respect of employment, levels of health and educational attainment within specific 'pockets' of the ADF area, particularly within the Broomlands Street and Well Street North data zones.

Figure 3: Scottish index of Deprivation (SIMD) Rank

Area/Datazone	SIMD Rank		Employment Rank		Health Rank		Education Rank	
	2004	2006	2004	2006	2004	2006	2004	2006
Broomlands St	397	444	190	316	310	424	1474	1553
Argyle St	2524	2182	3152	2861	1464	2360	3537	1519
Well St (south)	1639	1954	1858	2239	478	1696	2890	2202
Well St (north)	232	174	75	72	144	422	1174	513

Datazone key

Broomlands St, West St, Woodside Crescent, King St, Sandholes St, Queen St, Cross St, Castle St

Argyle St, Walker St, Wellmeadow St, West Brae

Well St (south), Clavering St, Underwood Lane

Well St (north), Arthur Street, Brown St, Sutherland St

(Source: SNS, 2009)





Housing Tenure

2.9 The Renfrewshire Local Housing Strategy (LHS) indicates that owner occupation is the dominant tenure in Renfrewshire, with some 69% of the total housing stock in 2007. Conversely, the combined social rented sector for the Local Authority area has declined significantly in recent years, now accounting for around 26%.

2.10 Figure 4 illustrates that tenure mix in the West End contrasts directly with these trends. Less than half of the properties in the West End are owner occupied, with the combined social rented sector accounting for a significant 43% of the total stock. The private rented sector is also significant in the West End, in comparison with Paisley and Renfrewshire.

2.11 In areas where rented tenure is most dominant the promotion of a more diverse tenure mix is widely acknowledged as having benefits for regeneration. The creation of a more diverse tenure mix, similar to that in Paisley or Renfrewshire, could therefore be beneficial. This would require a significant increase in the number of owner occupied dwellings.

Housing Type

2.12 Figure 5 illustrates the type of housing stock in the West End. Flatted properties account for 95% of accommodation within the area, illustrating a highly limited mix of house types and accordingly, a lack of choice for potential residents. The Renfrewshire LHS

suggests existing demand is for houses rather than flats, which in turn would suggest that the existing housing stock does not meet wider demand. This emphasises the need to provide for the diversification of house types to cater for demand and accommodation which would meet family needs.

Renfrewshire Council Ownership and Void Levels

2.13 The Council own some 562 properties within the West End, with the majority of these 1 and 2 bedroom tenements, representing 70% of all ownership. The total percentage of voids is 18%, significantly above the 10% average for Renfrewshire as a whole. In addition, this total masks more localised void levels for tenemental properties, some of which are over twice the Renfrewshire average.

2.14 There are six letting areas within the West End. Those most relevant to this document are the Clavering Street Letting Area (which includes King Street, Clavering Street East and West, the western side of Well Street) and Brown Street Letting Area (which includes Brown Street, Sutherland Street, Underwood Lane and the eastern side of Well Street). Further analysis of the void levels illustrated in figure 6 indicates that the vast majority are concentrated within the Brown Street Letting Area. In particular, the eastern side of Well Street, Brown Street and Sutherland Street have high void levels which have remained constant in recent years.

2.15 These housing trends raise a number of issues for the ADF:

- The limited type of properties available within the West End do not appear to meet existing demand. This emphasises the need to provide a range of house types to diversify the existing stock, particularly family housing.
- A more diverse tenure mix within the area, increasing owner occupation, would be of benefit to the regeneration of the area, providing for a balanced and sustainable community.
- A number of 'pockets' exist within the West End, particularly within the Brown Street Letting Area, where properties are difficult to let and voids persist. Physical actions to regenerate the area should be targeted to these pockets.

Figure 4: Tenure Mix

	West End		Paisley		Renfrewshire	
	Units	% of total	Units	% of total	Units	% of total
Owner Occupied	726	40.2	24307	62.2	56081	68.7
Local Authority	474	26.2	8366	21.4	14324	17.6
Housing Association	316	17.5	3962	10.1	7221	8.9
Private Rented	291	16.1	2413	6.2	3949	4.8
Total	1807	100	39048	100	81575	100

(Source: Planning and Transport estimates, 2007)

Figure 5: Types of Dwelling

	West End		Paisley		Renfrewshire	
	Units	% of total	Units	% of total	Units	% of total
Detached	6	0.3	3689	9.6	11304	13.9
Semi Detached	31	1.3	6208	16.2	15527	19.1
Terraced	77	3.3	6481	16.9	18008	22.2
Flats	2207	95	21899	57.2	36206	44.6
Not known	2	0.1	31	0.1	187	0.2
Total	2323	100	38308	100	81232	100

(Source: Planning and Transport estimates, 2007) NB these figures relate to a slightly larger area than the ADF boundary used in Figure 3





Figure 6: Renfrewshire Council Stock in West End

Type	Size (beds)	No.	% of properties	No of voids	% void
Tenemental Flat	0	27	4.8	7	25.9
	1	206	36.6	58	28.1
	2	161	28.6	28	17.4
	3	17	3.3	1	5.8
Walk Up Flat	0	11	2	1	9.1
	1	25	4.4	3	12
	2	41	7.3	0	0
	3	12	2.1	0	0
Own Door Flat	1	2	0.4	0	0
	2	1	0.2	0	0
Deck Access Flat	0	20	3.6	0	0
Maisonette Flat	0	37	6.6	4	13.5
House	3	1	0.2	0	0
Sheltered Bungalow	0	1	0.2	0	0
Total		562	100	102	18

(Source: Renfrewshire Council Housing Dept, May 2009)

Figure 7: Voids by Letting Area

Letting Area	No. of Properties	Voids	% void
Brown Street	215	83	38.6
Clavering Street	234	13	5.5
Ferguslie	5	0	0
George Street	44	2	4.5
Queen Street/Wellmeadow Street	7	0	0
Woodside Crescent	57	4	7
Total	562	102	18

(Source: Renfrewshire Council Housing Dept, May 2009)



Retail

2.16 Retail use within the West End is dominated by local convenience provision, concentrated on Wellmeadow Street, Well Street and Broomlands Street. A Co-Operative foodstore to the south west of Wellmeadow Street acts as an anchor store for the area. Almost half of the available units within the area lie vacant, with particular concentrations in Well Street (60%) and Wellmeadow Street (57%). A number of properties are also in a poor state of repair and taken with the high level of vacancies, contribute significantly to poor environmental quality and the negative perception of the area as a place in which to live. All vacant retail units lie within private ownership, which may present additional difficulty in the formulation of a strategy for retail as part of the ADF.

2.17 As part of the ADF process a retail study has been undertaken to provide detailed information on businesses within the West End and inform future action. The study confirms that the area serves a local convenience role, with the majority of businesses benefitting from a regular customer base. There does however appear to be a high turnover of businesses within the area, with a small number of premises established over 5 years and a higher number of those established within the last 2-3 years. The study also identifies that the area has a number of strengths – for example the range of independent shops, including a butcher, baker and greengrocers – but an equal number of weaknesses, in particular the perception of crime

Figure 8: Retail Units

Area	No. of Units	Vacancies	% vacant
Wellmeadow Street	21	12	57
Well Street	32	19	60
Broomlands Street	53	19	36
Total	106	50	47

(Source: Planning and Transport Dept, May 2008)

and anti-social behaviour and the poor condition of the physical environment.

2.18 These retail trends raise significant issues for the ADF:

- The high number of retail vacancies within the West End indicate that demand for retail use within the area has significantly reduced in recent years. This lack of demand would suggest that retail provision within the area requires to be consolidated to provide for localised need.
- Consideration should be given to the refurbishment of unused retail units for residential use, where possible, to assist in the physical regeneration of the area.
- Consideration should be given to a range of physical and economic initiatives to support the role of retail businesses in providing for localised need.

Crime and Anti-Social Behaviour

2.19 Crime and anti-social behaviour, particularly the perception of community safety, is a significant issue in the West End. Analysis undertaken by Strathclyde Police indicates that the area of greatest concern lies within the Well Street/Underwood Lane locale, with drug offences and issues of anti-social behaviour, particularly around the vacant development site to the east of Underwood Lane, most prevalent. A number of instances of anti-social behaviour in this location are directed towards students at the University of the West of Scotland Halls of Residence at Underwood Lane.

2.20 In response to these issues Strathclyde Police, working in partnership with Renfrewshire Council's ASIST service and the University of the West of Scotland, have established a dedicated Community Police Officer for the area. In partnership with ASIST, an investment of some £9000 has also been made in CCTV for the area. These actions, together with increased patrols, the use of mobile CCTV vehicles and intelligence leads have resulted in a number of arrests and a more visible Police presence. Further action is being progressed with the assistance of owners of the vacant site at Underwood Lane to reduce the potential for anti-social behaviour within this area.

2.21 This successful strategy requires to be continued within the context of the wider ADF, to ensure that issues of crime and anti-social behaviour, both real and

perceived, are addressed as part of the regeneration strategy. Activities in relation to crime and anti-social behaviour will also be considered in the context of the Community Safety Strategy for Renfrewshire, currently being prepared.





THE AREA DEVELOPMENT FRAMEWORK 3



3.1 The ADF comprises a range of inter-related components which address both development and management issues, to ensure that the physical and social regeneration of the area is considered in a comprehensive way.

3.2 This section will consider each of the inter-related components in turn. They are:-

- Early Warning Indicators and Estate Management
- Refurbishment/Rationalisation of Housing Stock
- Opportunity sites
- Environmental improvements
- Social and Economic Initiatives

a) Early Warning Indicators and Estate Management

3.3 The Early Warning Indicator (EWI) process provides for an annual physical inspection of estates and an opportunity for the discussion of estate management issues between elected members, community representatives and Council officers. The process provides a comprehensive overview of the condition of estates and is a valuable tool in identifying areas of concern. The process also assists in directing resources to support the long term sustainability of housing stock and to issues of local concern.

3.4 There is also however an ongoing need to review management and maintenance programmes and procedures to ensure that necessary improvements to the wider area are addressed. Reviewing capital programmes, estate management action plans and agreements with partners is a key element of this process. In the West End, where there are a range of service partners including the University of the West of Scotland and Strathclyde Police, this is particularly essential.

3.5 The Council has rolled out Estate Management Agreements (EMA) for a number of neighbourhoods covered by ADF's, setting standards for the delivery of services and a framework to ensure that these are met. EMA's are generally limited to property and ground maintenance issues, together with delivery standards. The West End is however unique in the scope of issues to be addressed and the agencies which can assist in tackling these. The West End EMA will therefore seek to increase the scope of agreement to include groups and partner agencies who can assist in tackling issues of concern locally, for example Strathclyde Police, the University of the West of Scotland, registered social landlords, private landlords and private landowners.

3.6 The Early Warning Indicator and EMA components of this Area Development Framework will therefore seek to ensure the future sustainability of the area by:-

- Identifying and programming future investment in Council and Housing Association housing stock

- Addressing the sustainability of existing housing stock together with other buildings/uses and taking appropriate action as required
- Establishing a neighbourhood management regime to ensure that the physical fabric of the area is properly maintained
- Addressing management, factoring and quality issues in regard to privately owned properties
- Examining the potential for environmental improvement works which will seek to address existing areas of poor maintenance and quality
- Undertaking action to address issues of community safety in the context of the draft Community Safety Strategy for Renfrewshire
- Encouraging community participation in this process

3.7 Crime and anti-social behaviour, particularly the perception of community safety, is a significant issue in the West End. Actions currently undertaken by Strathclyde Police in partnership with the ASIST service, described in chapter 2, will be central to actions addressing community safety within the EMA.

b) Refurbishment/Rationalisation of Housing Stock

3.8 Analysis undertaken to inform this ADF has indicated that a number of 'pockets' exist within the

THE AREA DEVELOPMENT FRAMEWORK



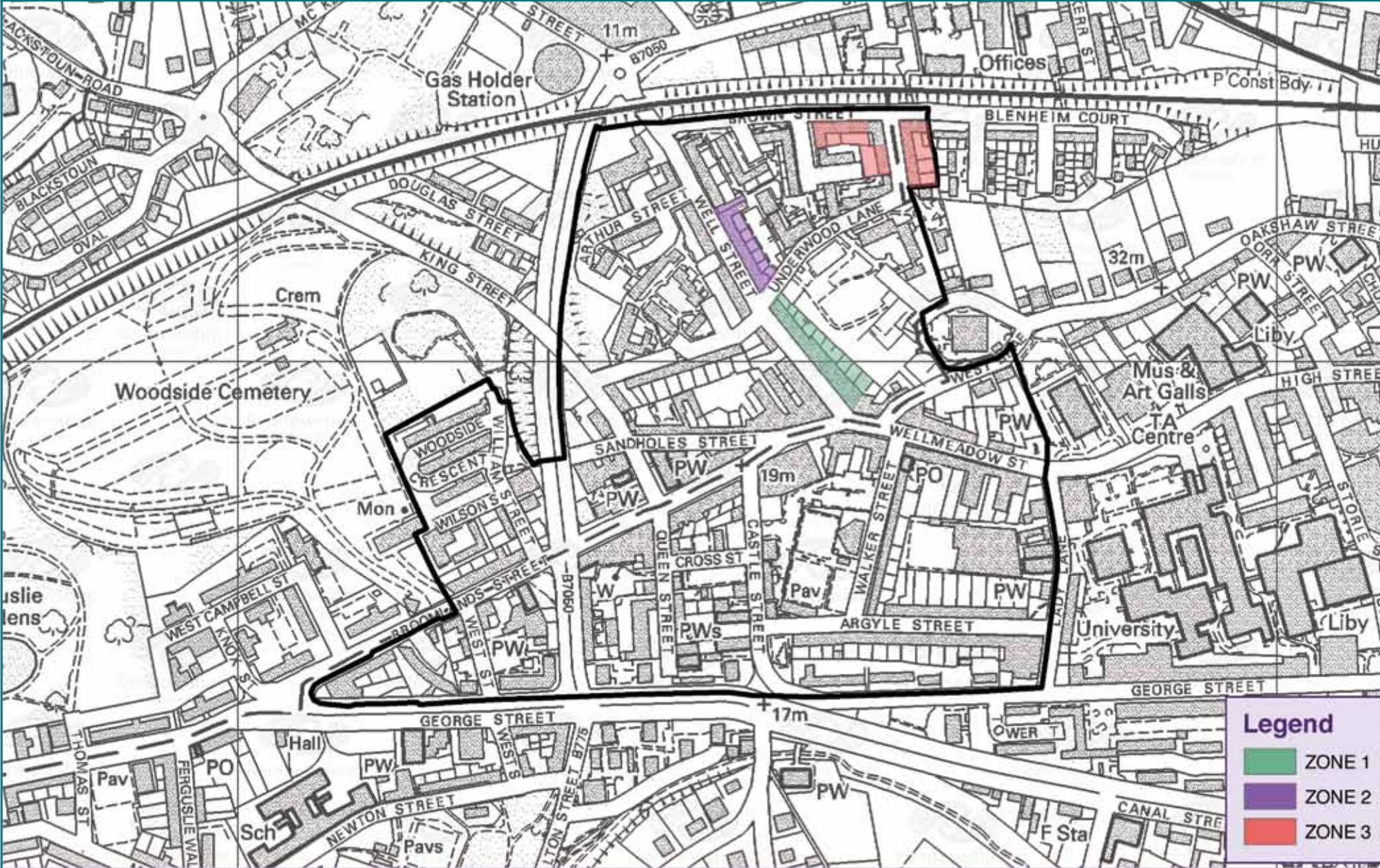
West End where significant void levels are apparent. These areas consist of properties which are difficult to let as a result of both size and their awkward layout and design. The properties also act as a focus for anti-social behaviour. These pockets are considered to be most detrimental to the physical and social health of the West End and where targeted action is appropriate to facilitate the regeneration of the area. Physical actions in respect of housing stock within the ADF will therefore be concentrated within the following areas, as illustrated on plan 2:-

- Zone 1: Well Street South
- Zone 2: Well Street North
- Zone 3: Brown Street/Henderson Street/
Sutherland Street

3.9 As part of the ADF process a feasibility study has been undertaken to inform decisions on the future of housing stock within the target areas. This has provided detailed information in respect of the condition of properties and the feasibility of refurbishment and demolition options. The findings of the study, together with comments received through the ADF consultation process, have been considered in bringing forward the following options for each of the target areas. Each of the options presented seek to diversify the housing stock and tenure mix to address the demographic issues identified in Chapter 2. This will provide for a balanced and sustainable community and ensure the successful regeneration of the West End.

3.10 It should be noted that these are aspirational proposals and no funding streams for the options presented have yet been explored.

PLAN 2 HOUSING TARGET AREAS



Legend

- ZONE 1
- ZONE 2
- ZONE 3



ZONE I

Preferred Option: Refurbishment of Existing Tenemental Properties

3.11 The preferred option for properties at the southern end of Well Street, towards the Historic Cross, would be for refurbishment through a Comprehensive Tenemental Improvement (CTI) programme. A large number of one bed properties exist within this area and refurbishment would involve altering the layout of the flats, where possible, to provide for more popular 2 and 3 bed properties. Refurbishment would also address the problematic back court areas which are currently uninviting and a focus for anti-social behaviour. Retail units within this area would be retained to provide a consolidated retail core for the West End.

3.12 The prominent sandstone tenements within this area contribute significantly to the townscape of the West End and relate particularly to the 'Historic Cross'. This option would therefore preserve and enhance the buildings which contribute most to the townscape and environmental quality of the area. The option also retains existing retail and commercial properties, providing for necessary consolidation but enabling the retention of a retail function within the area.

3.13 While the preferred option is refurbishment of the tenemental properties within this area, current

economic circumstances, particularly the lack of private sector development activity, prevent meaningful consideration of funding opportunities and the options for development. As such, it is proposed that void levels and the condition of properties within this zone are monitored in the short term (2-3 years) to inform the future strategy.

PROPOSAL: MONITOR AND REVIEW



ZONE 2

Option 1: Refurbishment of Existing Tenemental Properties

3.14 In this option properties at the lower end of Well Street would be refurbished through a CTI programme. Refurbishment would again involve altering the layout of the flats, where possible, to provide for more popular 2 and 3 bed properties. Existing shop units within this zone would be converted to residential use and therefore refurbishment is likely to provide a higher number of properties than presently exist.

Option 2: Demolition and New Build

3.15 New build proposals would provide two bed, four storey flatted properties at a significantly lower density than at present. Again, existing retail units would be replaced with residential use and to create amenity space, properties would be set back from the street.

3.16 Each option within this area has merit. The tenemental properties at the lower end of Well Street are not considered to be as architecturally significant as those at the Historic Cross and therefore demolition would not have such an impact on the amenity of the area. In addition both options involve the conversion of retail premises to residential use, which is considered necessary to consolidate the retail

function within the area. New build would require significant investment in the existing road infrastructure and therefore refurbishment is again likely to be more cost effective. New build within this area could however provide the opportunity for the provision of high quality, lower density housing to act as a catalyst for the regeneration of properties in Zone 1.

3.17 The consultation exercise has not indicated a clear preferred option in this location. In addition, current economic circumstances, particularly the lack of private sector development activity, prevent meaningful consideration of funding opportunities and the options for development. As such, it is proposed that void levels and the condition of properties within this zone are monitored in the short term (2-3 years) to inform the future strategy.

PROPOSAL: MONITOR AND REVIEW



ZONE 3

Preferred Option: Demolition and New Build

3.18 Zone 3 consists of a group of properties at Sutherland Street and Brown Street, the majority of which are owned by Renfrewshire Council and Linstone Housing Association. A successful private development exists immediately east of the area. This zone is affected by the highest level of void properties within the ADF and properties are worst in terms of structural condition. Problems are particularly acute in Sutherland Street, where some 95% of properties are void.

3.19 This zone represents the largest area for targeted action and as such provides greater scope for the development of low density family housing which would assist in addressing the demographic trends and local demands identified in Chapter 2. In view of this, and taking into consideration the high level of voids and the poor condition of properties within the area, it is considered that demolition and new build is the preferred option for zone 3. Such a development could build on the success of the existing private development adjacent and provide an initial catalyst for the regeneration of the area.

3.20 At Sutherland Street, the cost of a refurbishment option is significant, while projected demand remains low. In view of this, and taking into consideration

the strong views received from the ADF consultation process, it is proposed to demolish Council stock at 1-8 Sutherland Street. The site will be landscaped in the short term to enable new development to proceed once economic circumstances improve.

3.21 The consultation exercise has not indicated a clear preferred option at Brown Street, with support for both refurbishment and new build. In particular, Linstone Housing Association, as owner of five tenemental properties within this area, consider refurbishment to be preferable option. As with Well Street, current economic circumstances prevent meaningful consideration of the options for Brown Street and in particular, both the Council and the Housing Association recognise that funding for a refurbishment option would be challenging in the light of present resource availability. As such, it is proposed that void levels and the condition of properties within this zone are monitored in the short term (2-3 years) to inform the future strategy.

PROPOSAL:

DEMOLITION AND NEW BUILD (Sutherland Street)

MONITOR AND REVIEW (Brown Street)

Council Stock Outwith Target Areas

3.22 A number of Council owned properties within the ADF area lie outwith the identified target areas. These properties are where necessary included within investment programmes to ensure their compliance with the Scottish Housing Quality Standard.

3.23 A number of tenemental properties outwith the target areas have in recent years benefitted from internal and external improvements, assisted through Council grants (a combination of Housing Association Grant and Private Sector Housing Grant). A particular example are the significant Housing Action Area programmes in Argyle Street and Broomlands Street by Paisley South Housing Association, which have provided a range of improved homes for social rent, integrated with privately owned stock.

3.24 The recently introduced Housing (Scotland) Act 2006 places greater emphasis on the responsibility of property owners to address issues of repair. As such, the availability of financial assistance is unlikely to be available at the same levels as previous years. The Council is currently reviewing its Private Sector Housing Strategy to take account of the provisions of the new Act. Repair issues related to a number of privately owned properties within the study area will be considered within the context of this strategy, which is likely to be phased over the course of the financial year 2009/2010.



Implementation and Phasing

3.25 As the ADF is progressed, a number of issues will require to be considered in the implementation of housing proposals. These include:-

- Funding
- Relocation of existing tenants/owners
- Phasing

3.26 Funding for each of the options is crucial. While it is likely that each of the target areas will be developed or refurbished by the private sector, additional funding from the public sector may be necessary to achieve this, particularly in the current economic climate. Funding opportunities will require to be examined in greater detail, in the context of the economic downturn and the new Housing Act, as the ADF is progressed.

3.27 If regeneration is to take place in target areas, existing Council and Linstone tenants will require to be relocated (perhaps temporarily), while negotiations also will be necessary with owners of both dwellings and retail premises. Again, these matters will require to be examined in greater detail as the ADF is progressed.

3.28 Phasing of housing proposals is also crucial if the ADF is to be successful. This is discussed further in Chapter 4 however will be shaped by economic

circumstances, the availability of funding and the confirmation of preferred options.

c) Opportunity Sites

3.29 A small number of opportunity sites exist within the ADF area, in the form of vacant gap sites or under-utilised and vacant property. The majority of these sites, detailed on Figure 9 and shown on Plan 3, rest within private sector ownership and therefore the Council and its partners are unable to facilitate their development. The sites identified could however play a key role in regeneration of the wider area and indeed recent planning applications, detailed on figure 9, indicate development interest within the West End. The future development of these sites, where these are in accordance with Development Plan policies, will therefore be supported as part of the ADF.

d) Environmental Improvements

3.30 The West End suffers from a negative image as a place in which to live and work. Much of this arises from poor environmental quality within the area and the lack of open space for residents and visitors to enjoy. Improving environmental quality and investing in open space is therefore a crucial component of this ADF.

3.31 A preliminary schedule of environmental improvements has been prepared as part of this



document, detailed on Figure 10 and shown on Plan 4. Some improvement works have been implemented in advance of this ADF, most recently at Cross Street (item 9 on the schedule). It should be noted however that the remaining proposals are aspirational and no potential budget has been identified in respect of implementation. The schedule will be prioritised against potential available budgets, assessed for technical feasibility and progressed in discussion with community representatives.

3.32 There may also be some scope for environmental projects undertaken by the Carts Greenspace Project, a joint initiative between Renfrewshire and East Renfrewshire Councils. Carts Greenspace, based in Renfrewshire Council's Planning and Transport Department, seeks to implement improvements to areas of public open space or other natural areas identified by the community. Potentially, projects may also include job training outcomes or links to local schools.

e) Retail

3.34 As indicated in chapter 2, almost half of the available retail units within the West End lie vacant, contributing to poor environmental quality and the negative perception of the area as a place in which to live. The retail proposals within this document seek to consolidate provision for localised need, while supporting existing businesses within the area. The retail study undertaken as part of the ADF process

has enabled detailed consultation with retailers and a range of actions, such as the provision of Property Improvement Grants and the promotion of Empty Shop Initiatives, to be considered to achieve this. To progress the retail element of the ADF an action plan will be prepared with local business representatives, within the context of the Implementation Group (see Chapter 4).

f) Social and Economic Initiatives

3.33 The West End is affected by a number of social and economic issues. Crime and anti-social behaviour is a significant issue in the area, while SIMD indicators suggest that levels of relative deprivation in respect to employment, health and education are high within specific pockets of the West End. While the ADF is principally a physical strategy, measures will be considered to address these issues with the assistance of Community Planning Partners. In particular, this will involve close partnership with Strathclyde Police, Paisley Partnership and community representatives.



PLAN 3 OPPORTUNITY SITES

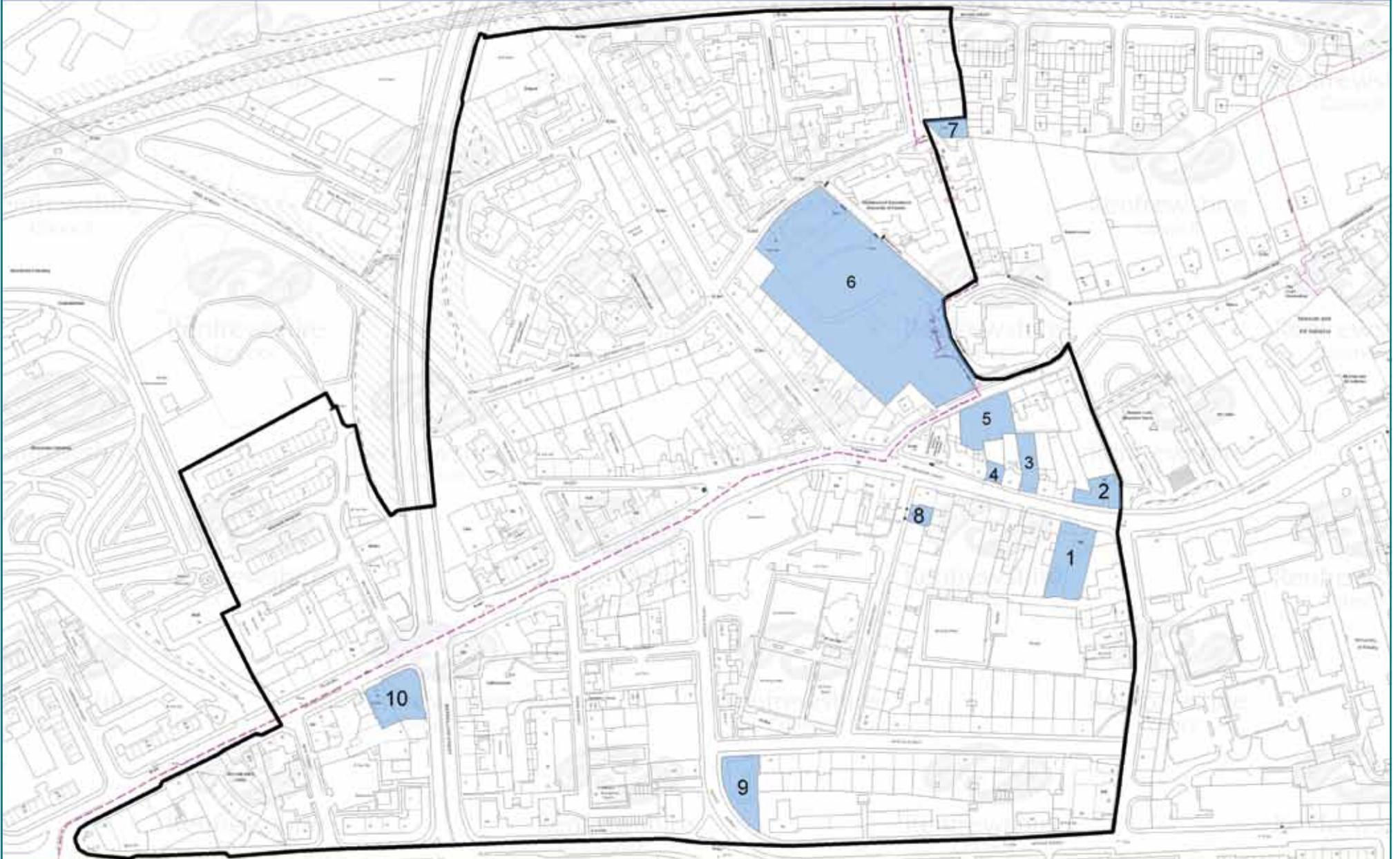


Figure 9: Opportunity Sites

Site	Location	Size (ha)	Ownership	Description	Comments
1	3 Wellmeadow Street	0.12	Private Renfrewshire Council	Gap site formed by of former Bowlers Tavern public house (now demolished), former church building, small landscaped area.	No proposals at present. Land assembly necessary. Potential Housing Renewal Area under terms of Housing (Scotland) Act 2006
2	6 Wellmeadow Street	0.05	Renfrewshire Council	Open space with poorer quality buildings to west	Potential for infill development. No proposals at present.
3	10-14 Wellmeadow Street	0.05	Private	Vacant gap site	Potential for commercial/residential development. Application for erection of four storey property for residential and commercial use granted July 2007 (07/0182/PP).
4	16 Wellmeadow Street	0.02	Private	Vacant former church building in poor condition	Potential for infill development. No proposals at present.
5	Westbrae	0.07	Private	Unmaintained grassland	Potential for residential development. Application for 6 townhouses refused June 2008 in the interest of amenity (06/1383/PP).
6	Underwood Lane	1.16	Private	Unmaintained vacant site	Large site with potential for residential development. Application for 105 dwellings withdrawn (03/1465/PP).
7	Underwood Lane/ Sutherland Street	0.03	Private	Vacant building	Potential for residential development. No firm proposals at present. Initial discussion held with owners of site in respect of development. Potential to link with housing proposals on Sutherland Street.
8	Walker Street	0.02	Private	Former Post Office. Building vacant and derelict	No proposals at present. Small gap site with potential for infill development.
9	Argyle Street (West)	0.10	Renfrewshire Council	Area of open space	Dated area of open space which is unlikely to be used by residents given neglected feel. Potential for extending tenement block into this area
10	Broomlands Street (South)	0.11	Salvation Army Renfrewshire Council	Former Salvation Army office and associated open space	Potential for residential development - no proposals at present

PLAN 4 ENVIRONMENTAL IMPROVEMENTS

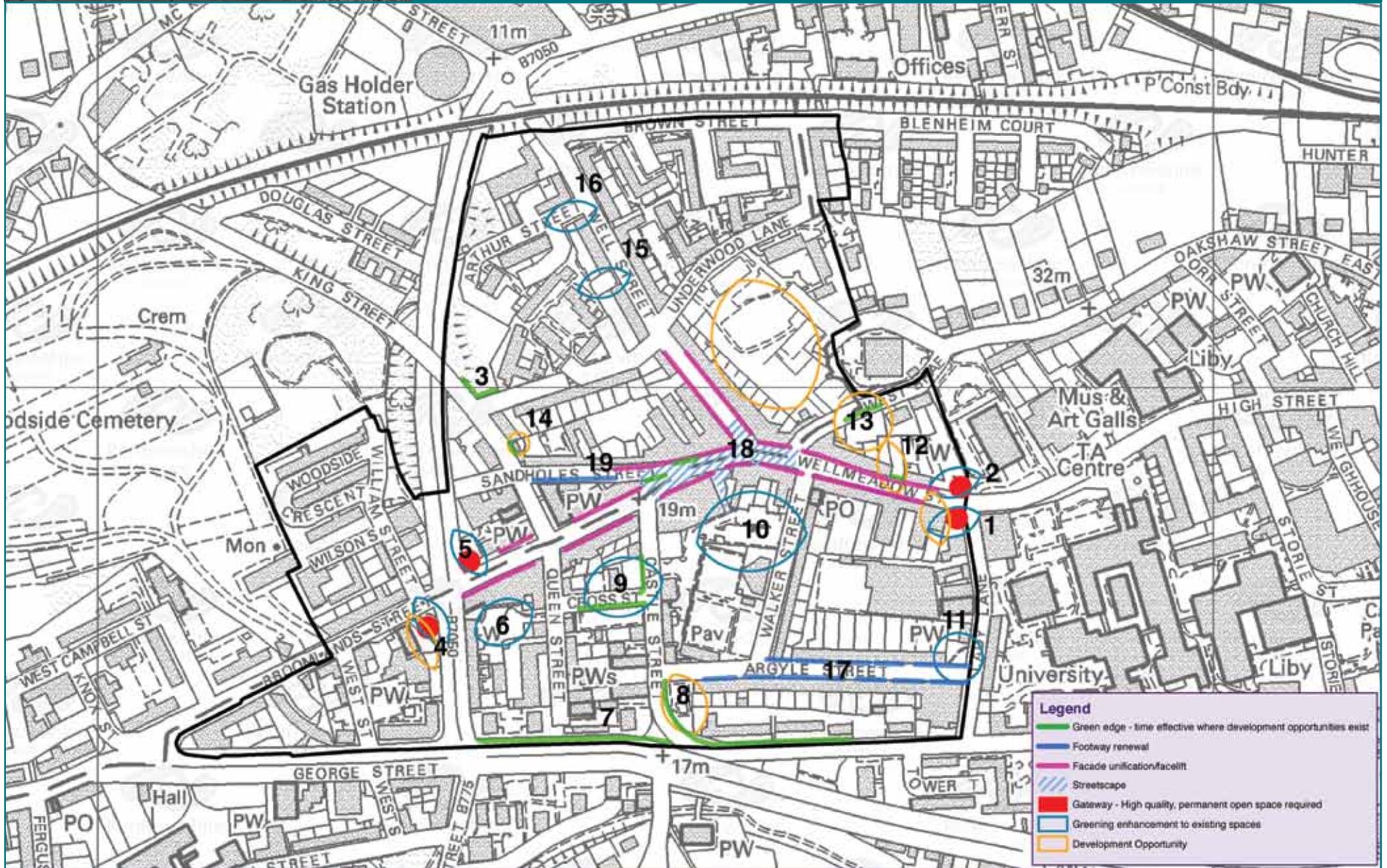


Figure 10: Proposed Environmental Improvements

Ref	Location	Description	Cost	Timescale
Aim: Creating 'Gateways' to the West End				
1	Wellmeadow Street/Lady Lane	High quality 'gateway' feature - hard and soft landscaping	£20k	2-3 years
2	Wellmeadow Street	High quality 'gateway' feature - hard and soft landscaping	£15k	2-3 years
3	King Street/Clavering Street	High quality 'gateway' feature with permanent edge of soft landscaping	£7k	2-3 years
Aim: Creating and Improving Greenspace				
4	Broomlands Street/Maxwellton Street	Creation of 'pocket park'	£16.5k	2-3 years
5	Wellmeadow Street/Maxwellton Street	Creation of 'pocket park'	£23k	2-3 years
6	Gallow Green	Existing greenspace improved through changes to layout and planting	£14.5k	1-3 years
7	George Street	'Green corridor' treatment - introduction and replacement of new trees and edge rail	£22k	2-3 years
8	Castle Street/Argyle Street	Landscape improvements including permanent 'green edge' in advance of potential development	£7k	1-2 years
9	Cross Street/Castle Street car parks	'Green edge' treatment	£10k	1-2 years
10	Castle Street (Co-op car park)	Introduction of tree canopy	£4k	1-2 years
11	Argyle Street/Lady Lane	Creation of 'pocket park'	£12k	1-3 years
12	Wellmeadow Street	Landscape improvements	£4k	4-5 years
13	West Brae	Landscape improvements	£5k	2-3 years
14	King Street	Landscape improvements	£4k	2-3 years
15	Well Street	Introduction of trees in paved area	£5k	4-5 years
16	Well Street/Arthur Street	Introduction of trees in paved area	£5k	4-5 years
Aim: Improve Existing Footways and Footpaths				
17	Argyle Street	Footway renewal and investigation of possible 'defensible space' at tenement facades	£95k	5 years
18	Wellmeadow Street/Sandholes Street	Footway renewal, and street tree planting	£110k	5 years
19	Sandholes Street	Footway renewal and streetlighting	£32k	5 years



IMPLEMENTATION 4



Implementation Group

4.1 The regeneration of the West End in a comprehensive and inclusive manner requires partnership working between public agencies and the local community. In order to begin this process, a short life Implementation Group will be set up to oversee the progress of this Area Development Framework. The group should comprise of the following:-

- Local Elected Members
- Linstone Housing Association
- Scottish Government, Housing Directorate
- Strathclyde Police
- Paisley Partnership
- Community Representatives
- University of the West of Scotland
- Renfrewshire Council Planning and Transport Department
- Renfrewshire Council Housing and Property Services Department
- Renfrewshire Council Environmental Services Department

Once the Implementation Group has fully established the momentum of the strategy, the progress of the ADF will be overseen by the Paisley North Local Housing Forum.

Phasing and Timescales

4.2 The implementation of the physical components of the ADF is a medium to long term strategy which is anticipated to take a 10 year period. The timescale for the progression of ADF proposals has however been affected by current economic conditions, particularly in respect of housing. In this context, it is anticipated that initial actions in the short term (2-3 years) will primarily comprise of estate management and environmental improvements. Appendix 1 identifies an implementation programme.

4.3 The implementation programme should be used as a basis for a series of action plans which are to be prepared annually. Each action plan, for a period of 12 months, sets out specific tasks for projects, sequencing, organisational responsibilities, funding sources and timescales. The implementation programme should be renewed annually at the same time as each 12 month action plan is prepared, and revised as necessary.

Monitoring Indicators and Targets

4.4 The implementation of the ADF must be carefully monitored to determine its success. Indicators should relate to physical, social and environmental changes as well as changes in housing and population.

4.5 In terms of physical change, the success of the ADF will be assessed by monitoring progress of site redevelopment/refurbishment and environmental improvements identified. This will take place annually during preparation of each action plan and review of the implementation programme.

4.6 In the longer term there is a need to monitor whether the measures contained in the ADF are addressing the range of social, economic and environmental issues within the West End. While statistics are often difficult to obtain for smaller areas such as the West End, aggregated datasets are available which will enable the following to be tracked annually for the West End and Renfrewshire as a whole;

- Population age profile
- Population household profile
- SIMD ranking
- Housing tenure
- Housing type
- Retail void levels
- Recorded instances of crime

Data will be collected this year as Year Zero, thereafter annually for a 10 year period.

Implementation Programme

A: Estate Management Initiatives

Action points	Timescale	Lead organisation
Neighbourhood Monitoring Regime		
Establish baseline position	September 2009	Council H&PS
Establish variance levels	September 2009	Council H&PS
Commence monitoring regime	February 2010	Council H&PS
Estate management agreement		
Commence estate audit	October 2009	H&PS/LHA
Complete estate audit	December 2009	H&PS/LHA
Complete draft Estate Management Agreement	April 2010	H&PS/LHA
Finalise Estate Management Agreement	May 2010	H&PS/LHA

B: Phasing of Environmental Improvements

The phasing of environmental improvements is contained within figure 10 (page 37). Improvements will be prioritised against potential available budgets, assessed for technical feasibility and progressed in discussion with community representatives.

C: Phasing of Social and Economic Initiatives

Social and economic initiatives will be identified and progressed throughout the currency of this document.

D: Phasing of Housing Proposals

Phasing of the housing regeneration elements of this ADF will be shaped by economic conditions, the availability of funding opportunities and the final options for each target area. The following phasing is indicative and may require to be modified during the currency of the document.

Phase 1 (Years 1-3)

- Demolition of Council stock at 1-8 Sutherland Street and landscaping of site
- Preparation of Development Brief for Sutherland Street site
- Monitoring and review of condition/void stock at Well Street/Brown Street

Phase 2 (Years 4-5)

- Development of vacant site at Sutherland Street
- Consideration of finalised proposals for Well Street/Brown Street target areas

Phase 3 (Years 5-8)

- Implementation of proposals at Well Street/Brown Street

For more information contact
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