

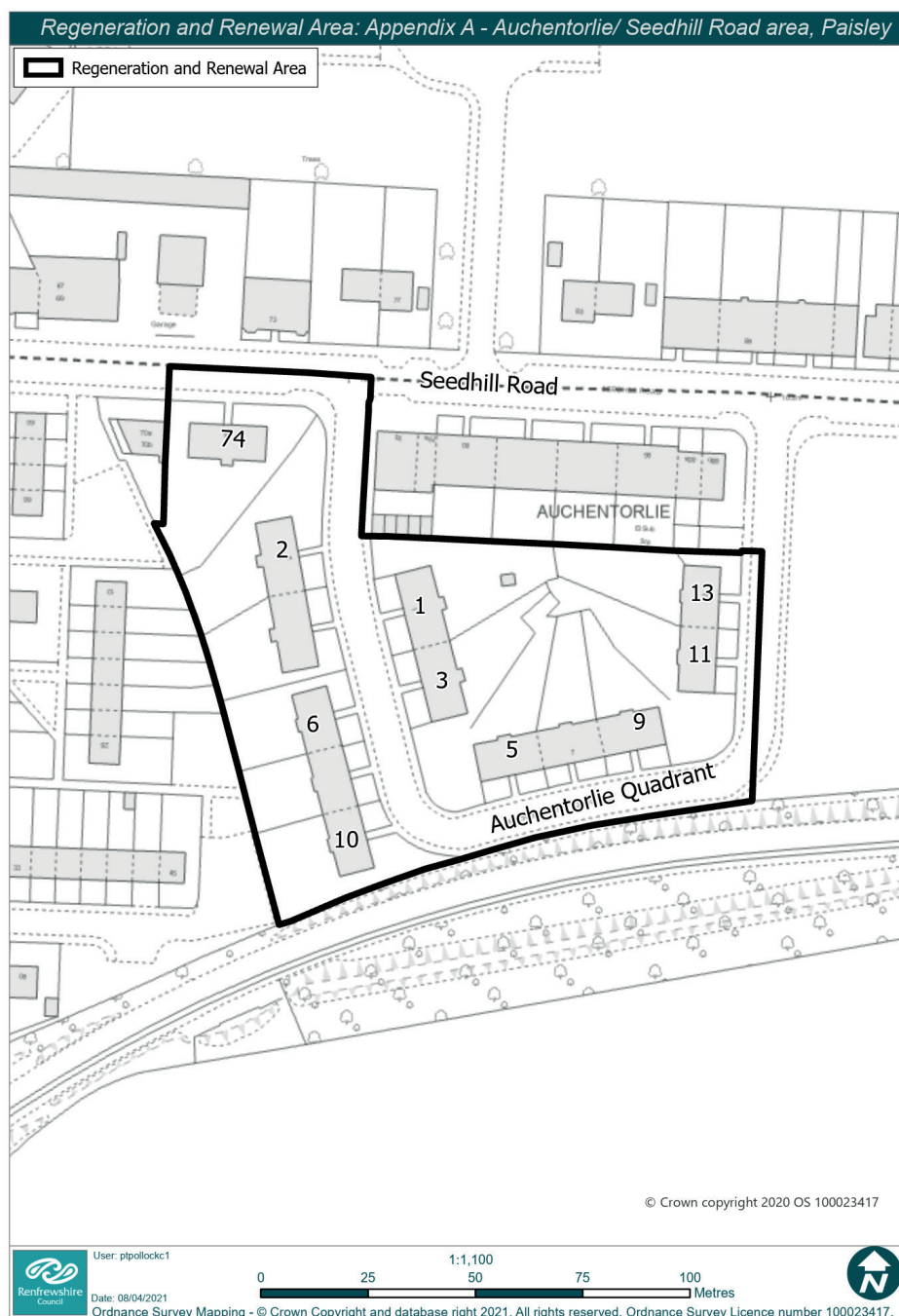
Auchentorlie Quadrant/Seedhill Road, Paisley

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.







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

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.

