

FAQs
August 2022

Housing-led Regeneration and Renewal Programme

Frequently Asked Questions



Renfrewshire
Council

What is happening?

Renfrewshire Council’s £100m investment programme will deliver modern, high quality, energy efficient, affordable housing that will significantly enhance the Council’s housing stock.

The programme will make major improvements to existing buildings, but it is about much more than that—we will also contribute to the wider environmental transformation by making improvements to outside and communal areas, making homes more energy-efficient and keeping down fuel bills.

As well as improvements to existing homes, we are building around 350 new Council homes across four areas.

What are the eight areas?

The eight areas in the first phase of the programme are: Auchentorlie, Howard Street Area, Waverley Road, Thrushcraig, Springbank/Mossvale and Ferguslie/ Broomlands, all Paisley; Moorpark in Renfrew; and the Howwood Road Area in Johnstone.

Why has my home/area been chosen?

These eight areas were identified as being in particular need of investment. We carried out a detailed assessment of local housing stock, taking account of a range of factors including demand, turnover, rent loss from empty property, repairs and future investment requirements. Some of the areas will see a combination of investment and newbuild, which takes account of the points above but also allows for a mixture of property types and size in each area to be retained.

What are the timescales for this work?

This is a 10-year programme which is being phased across the eight areas. The phasing strategy we have agreed takes account of a number of factors including the timescales to deliver the project, rehousing requirements for tenants and residents, availability of contractors, and also maximising grant support to allow owners to participate.

What about people who own private properties within the eight areas?

There are a substantial number of privately-owned properties within the eight regeneration areas. We will speak to all owners individually – the options for owners will vary depending on the specific programme for their area, taking account of mixed tenure issues and differences between property types and investment requirements. If you are an owner, there will be a number of options open to you. Our team will talk you through them and help you find the best one for you.

Information for Residents who live in one of the properties that has been approved for Demolition.

COUNCIL TENANTS

I live in one of the properties approved for demolition, will I be re-housed on a permanent basis?

Yes, although not all tenants will need to move straight away – rehousing will take place on a phased basis.

If the programme for demolition includes new-build properties in the same area, some tenants will be able to remain in their existing homes and move straight to their new homes when they are completed.

If you need to move to allow the new homes to be built, you will be re-housed elsewhere but will be given the option to return to the area when the new homes are complete.

Where people want to remain in the area, we will accommodate this whenever we can, but we cannot guarantee that you will be offered a newbuild property. This will depend on the size and type of properties that are being built and all properties will be allocated under our existing allocation policy; any offers made will be subject to satisfactory tenancy reports, good conduct and a satisfactory rent account. Please note that you are responsible for keeping us updated about any changes in your circumstances.

What type of alternative accommodation will I be offered?

As with previous demolition and rehousing programmes in Renfrewshire, you would be offered suitable alternative accommodation in line with the Council’s allocation policy. For most people this will mean similar-sized accommodation in the local area.

Will I get help with moving costs?

All Renfrewshire Council tenants can apply for a home-loss payment subject to qualification criteria of £1,500 plus moving assistance. The Council can normally organise and cover the costs for Council tenants of the following:

- the hire of a removal company to move from your present home to your new home;
- disconnection/reconnection of telephones;
- disconnection/reconnection of TV aerials, washing machines and cookers; and
- uplifting and refitting of existing carpets (not laminate flooring)

It is the tenants’ responsibility to organise and pay for mail redirection and the disconnection/reconnection of Sky/ satellite or cable television. Costs associated with both can be reclaimed from the Council on production of a valid bill/ receipt.

I want to move now—can I be re-housed?

You can choose to move at any time but only those tenants that we have asked to move would be given a regeneration priority. If you wish to move outwith the phasing strategy for your area, you can discuss your housing options with the Council’s housing advisors. If you apply for housing with us, your housing application will be dealt with under the Council’s Allocation Policy, taking account of your current housing needs and circumstances.

I want to move away from the area—can I be re-housed?

Yes, you can choose up to five areas within Renfrewshire to be re-housed in.

What happens if I don’t want to move?

We would prefer to reach an agreement with tenants to move voluntarily. There will be a range of options open to you and we will work with you to help you find the best outcome for your circumstances.

How do I apply for Council re-housing?

Officers will be in touch with those tenants who are required to move in the first phase of tenant re-housing, or alternatively you can arrange for your own housing options appointment by calling your local housing office on **0300 300 0222**, for an appointment to complete a housing application.

Please note only those who the Council are asking to move will be given a regeneration priority, any other priority will be based on your current housing needs in accordance with our current needs-based Allocation Policy.

PRIVATE TENANTS

I am a private tenant, what happens to me?

If you live in a privately-rented property which is due to be demolished, the landlord would be made aware of this and would be required to adhere to the conditions of the lease in place. The private landlord could offer you alternative housing if they have other rental properties available. Private tenants can also contact the Council for housing options advice on **0300 300 0222**.

OWNERS

I am an owner-occupier, what happens to me?

If you own a property in an area approved for demolition, the Council will appoint an independent valuer to enter into discussions with owners or their representatives. There will be various options open to you and we will help you find the best one for you.

These could include:

- sell to the Council and buy another property;
- sell to the Council and become a Council tenant in another property; or
- in some circumstances we can look at the possibility of a swap (excambion) for an empty Council property of similar value.

I am a non-resident owner/private landlord, what happens to me?

If you own a property in an area approved for demolition, the Council will appoint an independent valuer to enter into discussions with owners or their representatives. Options to non-resident owners include:

- sell to the Council and buy another property; or
- in some circumstances we can look at the possibility of a swap (excambion) for an empty Council property of similar value.

The Council will not acquire any properties while a private tenant is in situ.



Information for Residents who live in one of the properties that has been approved for retention and investment.

I live in a property approved for retention and investment; what works are proposed?

A package of enhanced improvement works will be developed which may include external improvement works such as external wall insulation, roofs, rainwater goods and energy-efficient doors and windows to properties along with environmental improvements to the surrounding area.

Will I have to move out while work is being done?

It is proposed that any internal improvements will only be carried out when properties naturally become empty. Therefore, we don't expect anyone will have to move out during the improvements.

I own a property which has been identified for improvement, will I be able to get assistance with the cost of these works?

As an owner within a block approved for retrofit investment, you will be liable to pay a share of the costs—we will provide information on the likely costs of your share of the work and the financial support we may be able to give you towards that.



Renfrewshire
Council