

Housing-Led Regeneration and Renewal Programme

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**SERVICE
AWARDS
2025**

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Housing-Led Regeneration and Renewal Programme:

- Putting people and place at the heart of our decision making
- Not just the fabric but the surrounding environment as a whole
- A lasting legacy for sustainable change and transformed communities



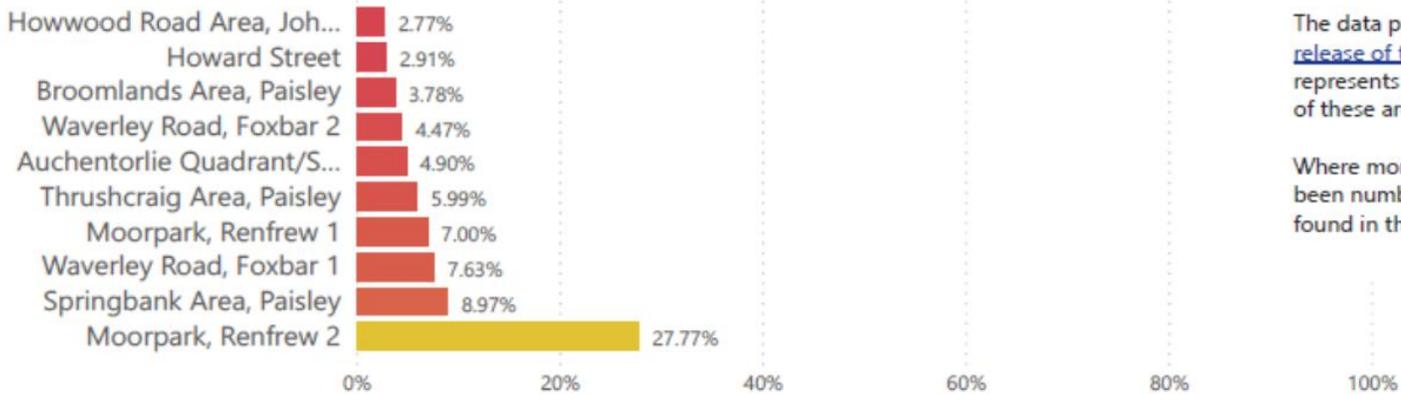
Putting people and place at the heart of our decision making:

- **What areas were selected and why?**
- 8 particular areas were exhibiting signs of decline
- **Reviewing Investment options:**
- RAG analysis of Housing stock – condition, demand, turnover & sustainability
- Economic and social wellbeing objectives
- Addressing child and fuel poverty and climate change challenges
- Improving health outcomes
- Maximising opportunities for additional funding
- Consulting & engaging effectively to understand tenants and resident's views

2020 Scottish Index of Multiple Deprivation

Tackling multiple deprivation

Overall SIMD Rank by Area



Note:

The data presented in these graphs is taken from the [2020 release of the Scottish Index of Multiple Deprivation](#) and represents scores and ranks for the datazones where each of these areas is located and not the area itself.

Where more than one datazone covers an area, they have been numbered one and two. Full details of this can be found in the profiles.

Area	Income	Employment	Health	Education	Housing	Crime	Access
Auchentorlie Quadrant/Seedhill Road, Paisley	6.54%	2.64%	1.95%	26.05%	10.54%	8.79%	84.05%
Broomlands Area, Paisley	4.29%	2.02%	4.17%	18.55%	12.18%	2.87%	91.47%
Howard Street	2.34%	1.88%	1.89%	17.03%	6.85%	9.60%	97.18%
Howwood Road Area, Johnstone	1.99%	3.25%	2.01%	11.48%	13.12%	14.39%	40.25%
Moorpark, Renfrew 1	3.70%	8.83%	14.88%	7.08%	15.38%	17.99%	72.75%
Moorpark, Renfrew 2	29.43%	29.11%	17.39%	23.92%	38.58%	30.06%	70.04%
Springbank Area, Paisley	11.30%	11.21%	2.97%	9.32%	10.94%	18.10%	85.26%
Thrushcraig Area, Paisley	9.13%	5.36%	2.21%	16.63%	11.96%	3.02%	78.35%
Waverley Road, Foxbar 1	10.12%	5.98%	7.14%	17.92%	8.36%	10.88%	33.14%
Waverley Road, Foxbar 2	8.19%	2.71%	3.43%	13.35%	12.73%	24.43%	16.93%

Engagement and Communication

Initial information gathering:

External research consultancy – Research Resource

What did we want to know:

- What do residents want from the programme?
- What do residents like about their areas?
- What do residents dislike or want to change?
- What do they think could improve the properties, the areas that surround them
- Are they experiencing any health/training/employment difficulties currently?

Digital Channels:

- Website pages
- Regeneration team e-mail mailbox
- Facebook Group
- Newsletters

In-Person Engagement:

- Local Drop-in surgeries
- Pop-up events
- Regular area walkarounds

Community/Group Events

- Neighbourhood renewal events
- Tenant & Resident Association meetings
- Local Area Partnership meetings

Wider Communication

- Local and National press

Engagement with other services, partners and stakeholders

To deliver this ambitious 10-year programme efficiently and effectively and in line with community aspirations, we have been working in partnership with a number of internal and external partners and stakeholders.



Stakeholder Engagement: Thematic Groups

Environmental	Technical & Procurement	Mixed Tenure Blocks	Economic and Social renewal and wellbeing
<ul style="list-style-type: none"> ▪ Waste storage/ recycling/ collection ▪ Open space maintenance ▪ Outdoor space/ play areas ▪ Enhanced estate management (including NETTS and CMP) ▪ Ongoing maintenance ▪ Active Travel ▪ Climate change 	<ul style="list-style-type: none"> ▪ Specification of works to retained properties – external fabric, environmental and internals ▪ Newbuild sites ▪ Newbuild specification/ mix (<i>linking to 4th group</i>) ▪ Procurement strategy ▪ Procurement of services and contracts ▪ Workforce skills ▪ Community and economic benefits (<i>linking to 4th group</i>) ▪ Climate change ▪ Ongoing property maintenance ▪ Innovation project 	<ul style="list-style-type: none"> ▪ Strategy for mixed tenure blocks ▪ Funding requirements / capacity/ provision in Council budgets ▪ Options/ incentives for owners ▪ Acquisition programme ▪ Use of CPO ▪ Enforcement action ▪ Scanning wider policy environment ▪ External funding opportunities ▪ Laundrettes 	<ul style="list-style-type: none"> ▪ Support to vulnerable households ▪ Community engagement, links with community development activity and volunteering ▪ Links with place-shaping agenda ▪ Links with locality planning ▪ Employment and training ▪ Health improvement ▪ Social isolation ▪ Arts and culture ▪ Link to Neighbourhood Renewal Plans ▪ Climate change

Considerations for successful delivery across the programme:

Delivering transformational change across each regeneration area

- Achievable delivery timeframe?
 - 664 properties were approved for demolition
 - 575 Council owned - 486 (85%) occupied by tenants and 89 (15%) vacant
 - 89 Privately owned (mix of resident owners and private tenants)
 - Circa 400 newbuild homes to be delivered on a phased basis
 - Enhanced Investment in over 1,000 Council Homes
 - Proposed Investment in around 400 private properties in Mixed Tenure Blocks
 - Increased Private Sector Housing Grant (PSHG) assistance for owners
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Not just the fabric but the surrounding environment as a whole: Case Study area: Howwood Road Area, Johnstone

- Previously stigmatised area:
 - youth disorder
 - Anti-social behaviour
 - high stock turnover
- Community desire for change including improvements to homes and the surrounding environment.
- Community benefit opportunities – employment, training, health and wellbeing activities, food pantry, community growing etc.



What are we doing in the Howwood Road area?

- Retention and investment in 123 Council properties and 45 of 71 private dwellings (subject to owner participation).
- Phased demolition of 178 properties
- Several phases of newbuild development
- Landscaping of retention area gardens
- Environmental enhancement of neighbouring undevelopable brownfield land
- Working with Active Communities to inform further place-based and health and wellbeing outcomes



Investment in existing stock



	Total Blocks	Tenure
Works proceeding	13	Fully Council 4 in Blocks
Works proceeding	11	Mixed Tenure Owners voted YES/selling
Works proceeding	18	Council Bungalows and Houses
Works not currently proceeding	14	Mixed Tenure Owner voted NO
	5	Fully Private

Former St. Davids Primary School site

- **Following a Flood Risk Assessment, the former St. David's site was considered unsuitable for development.**
- **Neighbourhood renewal process considers input from tenants and residents and wider community organisations on how best to use this site going forward.**
- **Given the surface water constraints of this site and its proximity to the airport flight path, any final proposal requires careful consideration before implementation.**



Newbuild development

- **Spacious adaptable future proof homes**
- **Solar PV**
- **Air Source Heat Pumps**
- **Improved Airtightness: 1.5 m³/(h.m²)**
- **Sprinkler fire suppression**
- **Dining sized kitchens**
- **Knock-thru WC for properties with downstairs bedroom**
- **Wheelchair properties with ≥ 2 bedrooms have second shower room.**



Landscaping and common area approaches - Auchentorlie area

Community feedback:

- Provide better drying provision
- Provide seating areas to common gardens
- Improve fencing and lighting to rear of blocks
- Update waste arrangements
- Provide community growing area
- Enhance cleared site for better use of land

Common area upgrades:

- General cleaning and painting of closes
- Repair and replacement of handrails
- New windows in closes
- Upgraded communal entrance doors



Demolition properties by Regeneration area and ownership – Including Acquisition progress (Feb 2026)

Regeneration Area	Council owned properties	Privately owned properties	Acquired to date
Auchentorlie	17	1	0
Howard Street	55	11	10
Thrushcraigs	90	6	3
Broomlands	64	16	13
Springbank	118	36	29
Waverley Road	68	4	3
Howwood Road	163	15	12
Totals	575	89	70
Total Properties	664		

Progress to date and reporting of outcomes

- The first 4 years of this programme has seen significant positive progress in:
 - Phased tenant and owner rehousing,
 - Acquisition of private properties and raising of CPO authorisations,
 - Phased demolition of wholly owned and vacant blocks,
 - Newbuild development and
 - Enhanced community engagement
- The Housing and Communities Board are updated regularly with service updates and an annual report on progress is provided to the board in August each year.



Benefits Realisation

Reshaping areas and making them more attractive

Working collaboratively to deliver partnership objectives

Contributing towards the Council's targets on climate change and fuel poverty

Wider place-making and creation of sustainable communities

Positive impact on physical, emotional and mental health and wellbeing

Opportunity to re-engage with our tenants and wider communities

Working in partnership with community, public and private sector stakeholders

Investment in existing housing stock and delivering Council newbuild developments

Stimulus to the local economy including local supply chain and wider community benefits

Summary

- **Renfrewshire Councils commitment:**

- Delivering modern, high quality, energy efficient, affordable housing with a newbuild and investment programme that has been influenced and shaped by the people who live in each regeneration area

- **Investment plans that go beyond the fabric of the buildings:**

- Quality of the local environment, contributing to climate change targets and tackling fuel poverty, connectivity to local services and amenities, health and wellbeing considerations and use of open space

- **Risk/Opportunities:**

- Levels of owner participation in mixed tenure blocks
- Targeted buy back initiatives
- Finding new innovative ways to support owners and ensure wider benefit realisation



Feedback and any questions



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