

## **HOUSING (SCOTLAND) ACT 2006**

### **The Orchard Street Housing Renewal Area**

#### **Designation Order 2017**

Renfrewshire Council make the following order in exercise of the powers conferred by section 1 of the Housing (Scotland) Act 2006.

This order may be cited as the Orchard Street Housing Renewal Area (HRA) Designation Order.

The locality delineated in the map in schedule 1 is designated as the Orchard Street Housing Renewal Area.

The reason for the designation is that:

- A significant number of the houses in the locality identified in the map in schedule 1 are sub-standard; and
- The appearance or state of repair of houses adversely affects the amenity of the locality identified in the HRA.

A Housing Renewal Area Action Plan is included in schedule 2 to this order.

**Executed on behalf of Renfrewshire Council at Paisley, on 27<sup>th</sup> March 2017**



**Mary Crearie**

**Director of Development and Housing Services**



## Schedule 2

### Orchard Street Housing Renewal Area - Action Plan

The following houses within the Orchard Street Housing Renewal Area (HRA) are considered to be sub-standard and that their appearance or state of repair is adversely affecting the amenity of the locality:

33 Causeyside Street (shop G/F left, pub G/F right, 1/1,1/2,1/3, 1/4,2/1,2/2,2/3,2/4,3/1,3/2,3/3,3/4 and all their common parts)

3 Orchard Street (pub GF left, shop G/F right, 1/1, 1/2, 1/3, 2/1, 2/2, 2/3, 3/1, 3/2, 3/3 and all their common parts)

5 Orchard Street (shop G/F left, shop G/F middle,0/2,1/1,1/2,1/3, 2/1,2/2,2/3,3/1,3/2,3/3 and all their common parts)

7 Orchard Street (shop G/F mid, 0/1, 0/2, 1/1, 1/2, 1/3, 2/1, 2/2,3/1,3/2,3/3 and all their common parts)

9 Orchard Street (shop G/F mid, 0/1, 0/2, 1/1,1/2,1/3 ,2/1,2/2,2/3,3/1,3/2,3/3 and all their common parts)

These houses are required to have work carried out in or in relation to them for the purposes of bringing them into, and keeping them in, a reasonable state of repair and for the purposes of enhancing the amenity of the HRA.

Renfrewshire Council intends to implement this Action Plan within a 5 year period.

### Property/Areas Which Requires Works

The work specified in this Housing Renewal Area Action Plan to the houses listed and their associated common areas is intended to comprehensively improve the houses to achieve a habitable standard and extension to the life of these properties of 30+ years and will:

- Improve the safety or security of the houses and persons living there;
- Reduce the long-term burden and costs to property owners of maintaining the properties and their common parts, in future years; and
- Enhance the amenity of the common backcourt areas and of the area in general.

<b>Work Required</b>	<b>Address of property</b>	<b>Standard Required</b>
<p><b>Environmental Works:</b></p> <ul style="list-style-type: none"> <li>• Clear out and remove overgrown vegetation to upgrade common backcourt areas, including boundary walls and fences. The formation of useable bin storage and refuse collection arrangements, in the interests of Public Health and new clothes drying provision, new paths, turf and shrub beds.</li> <li>• Repair/renew front footpath as required</li> </ul>	<p>All properties included within the proposed designated HRA: 33 Causeyside Street 3, 5, 7 and 9 Orchard Street</p>	<p>All work within the Orchard Street Housing Renewal will be carried out to a suitable standard to meet current Building Regulations (2015) and will ensure all houses will meet the Tolerable Standard, as well as enabling the properties to be maintained to a good standard of repair, in the longer term, at reasonable cost, via a traditional factoring regime</p>
<p><b>Common Property Repair and Improvement Works to be carried out as necessary including:</b></p> <ul style="list-style-type: none"> <li>• Renew / replace all defective roof coverings and rainwater goods with sarking and rafter repairs and replace all associated flashings and trims.</li> <li>• Structural repairs as required including rebuilding Crow-stepped gable at 33 Causeyside Street.</li> <li>• Undertake all necessary structural repairs as necessary to maintain the structural integrity of the properties.</li> <li>• Renew all external / internal and below ground soil, waste and rainwater stacks, with suitable runs and falls, proper fixings and means of inspection.</li> <li>• Repairs and re-building to stabilise main chimney heads/ removal of all minor chimneys.</li> <li>• Remove all lead water supply pipework and install new water mains serving all flats direct (complete with double check valve protection).</li> <li>• Remove all common water storage tanks to address the potential for legionella.</li> <li>• Repairs/Improvements to</li> </ul>	<p>All common properties: 33 Causeyside Street 3, 5, 7 and 9 Orchard Street</p>	

<p>common closes (including repairs to / renewal of treads, landings, handrails and balustrades, close floors, close wall finishes, close ceilings and soffit finishes and common stores, as well as provision of new and improved close lighting, windows, front and rear doors and door entry control system.</p> <ul style="list-style-type: none"> <li>• Install new mains electricity supply.</li> <li>• Install new gas mains pipework to all flats</li> <li>• New telecoms installation with wired broadband capacity</li> <li>• New common digital television system</li> <li>• Check all timbers for decay and repair/renew and undertake precautionary timber treatment works, as required.</li> <li>• Clean/repair/repoint all stonework, incorporating lead flashings, as required.</li> <li>• Install Damp proof course to specialist requirements.</li> <li>• Carefully take down and re-build defective oriel window stacks (2 no.) and associated front elevation stonework</li> </ul>	<p>Nos 5 and 7 Orchard Street</p>	
<p><b>Flat Repairs/improvements:</b></p> <ul style="list-style-type: none"> <li>• Eradicate/treat all Timber Decay, Woodworm and Dampness</li> <li>• Renew all windows.</li> <li>• Renew all kitchen fitments and bathroom sanitaryware.</li> <li>• Renew all skirtings, facings, door frames etc</li> <li>• Renew existing electrical system.</li> <li>• Install “hard wired” smoke / heat / carbon monoxide detection to all flats</li> <li>• Install central heating/hot water served from new Condensing Combi boiler.</li> </ul>	<p>Flats: Causeyside Street :</p> <p>33 1/1,1/2,1/3,1/4,2/1,2/2,2/3,2/4,3/1,3/2,3/3,3/4</p> <p>Orchard Street: 3 1/1,1/2,1/3,2/1,2/2,2/3,3/1,3/2,3/3.</p> <p>5 0/2,1/1,1/2,1/3,2/1,2/2,2/3,3/1,3/2,3/3</p> <p>7 0/1,0/2,1/1,1/2,1/3,2/1,2/2,3/1,3/2,3/3</p>	

<ul style="list-style-type: none"> <li>• Provide mechanical ventilation to all kitchens and bathrooms.</li> <li>• Improve thermal performance, sound insulation, fire resistance, means of escape and provide enhanced safety and security features.</li> </ul>	9 0/1,0/2,1/1,1/2,1/3,2/1,2/2,2/3,3/1,3/2,3/3	
<p><b>Commercial Premises</b></p> <ul style="list-style-type: none"> <li>• Eradicate/treat all Timber Decay, Woodworm and Dampness.</li> <li>• Renew existing electrical and water supplies.</li> </ul>	G/F shop and pub at 33 Causeyside Street  G/F shop and pub, 3 Orchard Street  G/F shops, 5 Orchard Street  G/F shop 7 Orchard Street  G/F shop 9 Orchard Street	

### How this Action Plan will be Delivered

This action plan describes the work required to deal with the sub-standard housing and amenity of the area.

To tackle the very poor condition of the buildings, to prevent further deterioration and to ensure that they are safe, secure and can be maintained in the future, it is considered necessary that a full comprehensive tenement improvement refurbishment is the only viable solution.

The estimated costs associated with promoting the necessary repairs and improvement works are, however, significant.

Renfrewshire Council has worked in partnership with Paisley Housing Association and the Scottish Government to secure a funding package that would allow a scheme to progress. Paisley Housing Association would seek to secure ownership of the properties through voluntary acquisition. Paisley Housing Association would commission an independent valuation of properties and offer owners the current market value based on this valuation.

Paisley Housing Association would organise and oversee works to the buildings and common areas.

Paisley Housing Association would retain ownership of acquired houses and on completion of works the houses would be let as social housing. In order to secure

future maintenance to common areas, the Council would encourage owners to appoint a factor. Paisley Housing Association is currently willing to act as factor.

Paisley Housing Association and Renfrewshire Council will provide advice and guidance to owners of properties identified in this HRA Action Plan.

Renfrewshire Council and Paisley Housing Association will endeavour to help where possible any resident permanently displaced from their living accommodation as a result of the implementation of this action plan to secure alternative accommodation.

Where an owner decides not to sell to Paisley Housing Association they may decide to participate in the scheme and will therefore be liable for their share of the total cost of works.

In these circumstances, the Council may be prepared to offer grant assistance to owners who wish to participate in the scheme and who enter into a binding Minute of Agreement and mandate for the payment of grant with Paisley Housing Association, acting as agents of the Council. The Council's Scheme of Assistance (as provided in line with the Housing (Scotland) Act 2006) sets out the range of support the Council will provide for private sector owners to help them improve their properties. Grants are available to owners in mixed-tenure flatted blocks at the following levels:

- Resident owners on income support or other similar benefits - 50%
- Resident owners - 35%
- Non-resident owners - 25%

As non –resident owners, owners of commercial properties will be entitled to grant of 25%.

The Association will be happy to enter into discussions with individual owners where they may have a desire to retain existing components and fittings, but it should be recognised that such arrangements may add to the overall cost of the proposed work and may, in some circumstance not be a practical proposition.

Where an owner does not voluntarily participate in the scheme as outlined, the Council will utilise its powers under the terms of the Housing (Scotland) Act 2006 to enforce repair and improvement works to bring the property up to a reasonable standard and subsequently pursue these owners for recovery of their share of costs. For further information, please contact:

Renfrewshire Council

Development and Housing Services, Cotton Street, Paisley, PA1 1JD

Email: [strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

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## **Appendix 1**

### **Background**

A significant number of the houses internally and all aspects of the common parts of these properties, at the addresses identified above are sub-standard and have also been identified as affecting the amenity of the area. Evidence for this comes from a number of sources including; information from a study undertaken by ODS consultants in 2001; a feasibility study carried out by Assist Design, Allied Surveyors and the Structural partnership in 2007 and an update to that study undertaken in 2014/15; inspection by Renfrewshire Council of various flats, closes and communal areas; and information from Ross and Liddell factors concerning the roof at no. 3 Orchard Street.

The following issues have been highlighted:

### **Communal and Flat issues**

The common parts of the building listed are in serious disrepair and require urgent action, in terms of both repair and improvement.

- None of the buildings meet current Building Standards in terms of access, safety, thermal performance, fire separation or fire detection.
- The common elements of all properties are in poor condition and internally, a significant number of properties either fail the Tolerable Standard as set out in the Housing (Scotland) Act 1987 or, where the tolerable standard is achieved, certain aspects of the work associated with achieving the standard, fall short of acceptable construction standards.
- Significant building defects exist at Nos. 5 and 7 Orchard Street and 33 Causeyside Street.
- At No.7 Orchard St (right hand side), the stone panel below the oriel has bulged with what appears to be the outer stone leaf separating from the main wall construction. The panel is currently shored and is stable. However as part of the works it will be necessary to dismantle the oriel and part of the front elevation to rebuild the area affected by the bulge. A similar defect is evident at No. 5 Orchard Street (right hand side).
- At 33 Causeyside Street the corner of the property is splayed and was originally constructed with a crow stepped edge that extended above the eaves line of the property. This has been removed due to past storm damage. As part of the works it will be necessary for this part of the elevation to be rebuilt.



- 5 Orchard Street has significant cracks at first floor landing and wall and the rear close floor is cracked and broken indicating the sub-base has washed away.
- Defective roof covering at No. 3 and no.7 Orchard Street
- Dry rot has been identified within the common close and 3 individual flats at 7 Orchard Street and Renfrewshire Council has served a Defective Buildings Notice for this. It has also been identified at the top landing close ceiling wall and wall at no. 5 Orchard St. Given the general standard of the building fabric, it is anticipated that other instances of timber decay will be present elsewhere within these properties.

### **Amenity Issues**

- The backcourt configuration is currently unattractive in use and provides no amenity at all. They do not provide adequate clothes drying or refuse storage facilities. This latter aspect is relevant in terms of public health.
- The backcourts are currently not being maintained and are seriously overgrown, which is negatively impacting on the appearance of the overall area.
- The grassed area is extremely overgrown and there is a problem with fly tipping.
- The paths and walls are in poor condition.
- Renfrewshire Council has served Dangerous Building Notices on two washhouses in the rear common area of no. 7 and 9. Orchard Street.

Assist Design Architects have drawn up plans for a reconfigured back court area.

Front footpaths will require to be renewed/repared as required.

In addition it is considered that the houses listed adversely affect the amenity of the locality, as well as that of the surrounding Paisley Town Centre Conservation Area which has seen recent substantial public investment to improve the condition and appearance of a number of surrounding buildings.