

## Notice of Meeting and Agenda Housing & Community Safety Policy Board

Date	Time	Venue
Tuesday, 12 May 2015	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM  
Head of Corporate Governance

### Membership

Councillor Bill Brown: Councillor Lorraine Cameron: Councillor Eddie Devine: Councillor Eddie Grady: Councillor Jacqueline Henry: Councillor Eileen McCartin: Councillor Cathy McEwan: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Jim Sharkey:

Councillor Tommy Williams (Convener): Councillor Margaret Devine (Depute Convener)

### Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the Customer Service Centre where they will be met and directed to the meeting.

### Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at [www.renfrewshire.gov.uk/agendas](http://www.renfrewshire.gov.uk/agendas).

For further information, contact  
[democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk).

## Items of business

### Apologies

Apologies from members.

### Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- |            |  |                  |
|------------|--|------------------|
| <b>1</b>   | <b>Revenue Budget Monitoring Report</b>  | <b>7 - 14</b>    |
|            | Joint report by the Directors of Finance & Resources and Development & Housing Services. |                  |
| <b>2</b>   | <b>Capital Budget Monitoring Report</b>  | <b>15 - 20</b>   |
|            | Report by the Director of Finance & Resources.   |                  |
| <b>3</b>   | <b>Scrutiny</b>  |                  |
| <b>(a)</b> | <b>Scottish Fire &amp; Rescue Service</b>  | <b>21 - 100</b>  |
|            | Report by P Tanzilli, Local Senior Officer.  |                  |
| <b>(b)</b> | <b>Police Scotland</b>   | <b>101 - 108</b> |
|            | Report by Chief Superintendent J Downie.   |                  |
| <b>4</b>   | <b>Disposals</b>   |                  |
| <b>(a)</b> | <b>Ground Adjacent to 15 Elliot Avenue, Paisley</b>                                      | <b>109 - 112</b> |
|            | Report by the Director of Finance & Resources  |                  |

<b>(b)</b>	<b>Land Adjacent to 2 Byres Road, Elderslie</b>	<b>113 - 116</b>
	Report by the Director of Finance & Resources	
<b>(c)</b>	<b>Land at Abbey Road, Elderslie</b>	<b>117 - 120</b>
	Report by the Director of Finance & Resources	
<b>(d)</b>	<b>St Fergus' Primary School Relocation</b>	<b>121 - 126</b>
	Report by the Director of Finance & Resources	
<b>(e)</b>	<b>Land Adjacent to 47 Glebe Street, Renfrew</b>	<b>127 - 130</b>
	Report by the Director of Finance & Resources	
<b>5</b>	<b>Community Safety Partnership - Operational Update</b>	<b>131 - 138</b>
	Report by the Director of Community Resources	
<b>6</b>	<b>The Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) for 2015/2016 – Update</b>	<b>139 - 144</b>
	Report by the Director of Development & Housing Services	
<b>7</b>	<b>Local Housing Strategy 2016 -2021 preparation and HNDA</b>	<b>145 - 150</b>
	Report by the Director of Development & Housing Services	
<b>8</b>	<b>St James Sheltered Housing</b>	<b>151 - 154</b>
	Report by the Director of Development & Housing Services	
<b>9</b>	<b>Development and Housing Services Risk Register 2015/16</b>	<b>155 - 172</b>
	Report by the Director of Development & Housing Services	
<b>10</b>	<b>Service Improvement Plan 2015/18</b>	<b>173 - 212</b>
	Report by Director of Development & Housing Services	

11	<b>Service Improvement Plan Outturn Report</b>	213 - 246
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Report by Director of Development & Housing Services

**12    Response to the Second Consultation on a New Tenancy    247 - 322**  
**for the Private Sector**

Report by Director of Development & Housing Service

### 13 Allocation Of Houses: Housing Rule 10.7

Intimation by the Director of Development & Housing Services in terms of Housing Rule 10.7, which requires all housing allocations which involve either (i) Council members or their immediate families or (ii) members of staff of the Housing Division or their immediate families to be notified to the relevant Policy Board.

Address – 115 Colonsay Road, Glenburn

Size – 2 Bedroom

Allocated to – Daughter of employee

Address – 18 Bruce Road, Gallowhill, Paisley

Size – 2 Bedroom

Allocated to – Mother of employee

Address – 135 0/4 George Street, Paisley

Size – 0 Bedroom

Allocated to – Son of employee

Address – 4 Lauder Drive, Linwood

Size – 2 Bedroom

Allocated to – Daughter of employee

Address – 57 1/1 Netherhill Road, Gallowhill, Paisley

Size – 1 Bedroom

Allocated to – Sister of employee

Address – 7B Ryefield Avenue, Johntone

Size – 1 Bedroom

Allocated to – Step-Daughter of employee

## EXCLUSION OF PRESS AND PUBLIC

**The Board may by resolution exclude the press and public from the meeting during consideration of the following items of business as it is likely, in view of the nature of the business to be transacted, that if members of the press and public are present, there could be disclosure to them of exempt information as defined in paragraphs 8 and 9 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.**

- 14    **Building Services: Business Plan Update 2015/18**
  
- 15    **Building Services: Trading Budget Monitoring Report**






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**To:** Housing and Community Safety Policy Board

**On:** 12 May 2015

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**Report by:** Director of Finance and Resources and Director of Development and Housing Services

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**Heading:** Revenue Budget Monitoring to 27 February 2015

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**1. Summary**

1.1 Gross expenditure is £680,000 (1.0%) under budget and income is £642,000 (0.7%) less than budget which results in an underspend position of £38,000 for those services reporting to this Policy Board.

This is summarised over the relevant services in the table below:

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	Breakeven	-
Other Housing	£38,000 underspend	0.6%	£41,000 underspend	0.9%

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**2. Recommendations**

2.1 Members are requested to note the budget position

2.2 Members are requested to note that since the last report there have been budget realignments of £690,000 related to additional Discretionary Housing Payments funding from the Scottish Government.

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3.

### **Housing Revenue Account**

**Current Position:**

**Breakeven**

***Previously Reported:***

***Breakeven***

The current breakeven position principally reflects underspends in the expenditure categories of Employee Costs, Supplies and Services, Payments to Other Bodies and Capital Charges being offset by an increase in CFCR (Property Costs) and lower income levels as detailed below.

#### ***Employee Costs***

The current underspend of £354,000 within Employee Costs is mainly due to vacancies which have occurred within the service over the course of the year.

#### ***Property Costs***

The additional expenditure of £907,000 relates to the agreed strategy of using underspends within the HRA and Capital from Current Revenue to reduce new debt and to smooth debt repayments to support the sustainable delivery of the Business Plan.

#### ***Supplies and Services***

The current underspend of £75,000 has arisen due to lower than expected levels of expenditure on information technology and office equipment.

#### ***Payments to Other Bodies***

The underspend of £892,000 is mainly due to two main factors. The first is the level of irrecoverable rent being lower than budget by £369,000 due to the expected Welfare Reform pressures resulting from under-occupancy and Universal Credit not materialising as quickly as anticipated. The Bad Debt Provision continues to be updated to ensure that the forecast remains up to date, whilst maintaining a prudent approach.

The second factor is the lower than expected expenditure levels against Welfare Reform budgets mainly as a result of the streamlining of the Discretionary Housing Payment (DHP) process and the additional resources made available, which has resulted in an underspend of £550,000 at this stage in the financial year. Any in year underspend will be carried forward through HRA reserves at the year end for use in future years.



### ***Capital Charges***

The underspend of £310,000 is due to the capital charges being lower than projected.

### ***Income***

The under-recovery of £631,000 mainly reflects the reduced drawdown from balances in respect of Welfare Reform budgets as referenced under Payments to Other Bodies (£550,000) and a reduced level of recovery on professional fees (£110,000) due to vacancies.

## **3.1 Projected Year End Position**

At this stage in the financial year, it is projected that the HRA will achieve a breakeven position at the year end. Projected underspends will be offset by a corresponding increase in the planned CFCR contribution.

## **4. Other Housing**

**Current Position:** **Net underspend of £38,000**

**Previously Reported:** **Net underspend of £41,000**

The current net underspend of £38,000, mainly reflects an underspend in Employee Costs of £31,000 which has resulted from vacancies experienced over the course of the financial year.

## **4.1 Projected Year End Position**

It is anticipated at this stage that the Other Housing year end position will be an underspend of £375,000 as a result of an improved outturn position on the Council's Housing Benefit subsidy position reflecting proactive work undertaken to mitigate any loss in subsidy relating to changes associated with temporary and supported accommodation arrangements.

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## **Implications of the Report**

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** - none
3. **Community Planning** – none

4. **Legal** - none
  5. **Property/Assets** - none
  6. **Information Technology** - none.
  7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – none
  9. **Procurement** – none
  10. **Risk** – none
  11. **Privacy Impact** - none
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**Author:** David Forbes, Ext 6424

**REVENUE BUDGET MONITORING STATEMENT 2014/2015**  
1st April 2014 to 27 February 2015

**POLICY BOARD : HOUSING AND COMMUNITY SAFETY**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
							£000's	%
Employee Costs	10,080	8,714	8,313	8,313	16	8,329	385	4.4%
Property Costs	62,951	55,297	72,737	72,737	(16,533)	56,204	(907)	-1.6%
Supplies & Services	384	282	199	199	2	201	81	28.7%
Contractors and Others	23	14	96	96	0	96	(82)	-585.7%
Transport & Plant Costs	35	28	25	25	0	25	3	10.7%
Administration Costs	6,320	462	469	469	7	476	(14)	-3.0%
Payments to Other Bodies	7,475	4,694	3,766	3,766	24	3,790	904	19.3%
CFCR	0	0	0	0	0	0	0	0.0%
Capital Charges	19,720	588	278	278	0	278	310	52.7%
<b>GROSS EXPENDITURE</b>	<b>106,988</b>	<b>70,079</b>	<b>85,883</b>	<b>85,883</b>	<b>(16,484)</b>	<b>69,399</b>	<b>680</b>	<b>1.0%</b>
<b>Income</b>	<b>(100,672)</b>	<b>(90,021)</b>	<b>(107,211)</b>	<b>(107,211)</b>	<b>17,832</b>	<b>(89,379)</b>	<b>(642)</b>	<b>-0.7%</b>
<b>NET EXPENDITURE</b>	<b>6,316</b>	<b>(19,942)</b>	<b>(21,328)</b>	<b>(21,328)</b>	<b>1,348</b>	<b>(19,980)</b>	<b>38</b>	<b>0.2%</b>

£000's

Bottom Line Position to 27 February 2015 is an underspend of

0.2%

Anticipated Year End Budget Position is an underspend of

5.9%

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2014/2015**  
**1st April 2014 to 27 February 2015**

POLICY BOARD : HOUSING AND COMMUNITY SAFETY									
Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Housing Revenue Account		0	(19,783)	(22,059)	2,276	(19,783)	0	0.0%	breakeven
Other Housing		6,316	(159)	731	(928)	(197)	38	23.9%	over-recovery
<b>NET EXPENDITURE</b>		<b>6,316</b>	<b>(19,942)</b>	<b>(21,328)</b>	<b>1,348</b>	<b>(19,980)</b>	<b>38</b>	<b>0.2%</b>	<b>over-recovery</b>
<b>Bottom Line Position to 27 February 2015 is an underspend of</b>		<b>£000's</b>	<b>38</b>	<b>0.2%</b>					
<b>Anticipated Year End Budget Position is an underspend of</b>			<b>375</b>	<b>5.9%</b>					

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2014/2015**  
**1st April 2014 to 27 February 2015**

**POLICY BOARD : HOUSING AND COMMUNITY SAFETY : HOUSING REVENUE ACCOUNT**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)	
		£000's	£000's	£000's	£000's	£000's	£000's	%
Employee Costs	8,740	7,569	7,215	7,215	0	7,215	354	4.7%
Property Costs	16,968	13,373	12,057	12,057	2,223	14,280	(907)	-6.8%
Supplies & Services	365	272	195	195	2	197	75	27.6%
Contractors and Others	23	14	96	96	0	96	(82)	-585.7%
Transport & Plant Costs	35	28	25	25	0	25	3	10.7%
Administration Costs	3,085	454	468	468	0	468	(14)	-3.1%
Payments to Other Bodies	5,457	4,016	3,124	3,124	0	3,124	892	22.2%
CFCR	0	0	0	0	0	0	0	0.0%
Capital Charges	19,720	588	278	278	0	278	310	52.7%
<b>GROSS EXPENDITURE</b>	<b>54,393</b>	<b>26,314</b>	<b>23,458</b>	<b>23,458</b>	<b>2,225</b>	<b>25,683</b>	<b>631</b>	<b>2.4%</b>
Income	(54,393)	(46,097)	(45,517)	(45,517)	51	(45,466)	(631)	-1.4%
<b>NET EXPENDITURE</b>	<b>0</b>	<b>(19,783)</b>	<b>(22,059)</b>	<b>(22,059)</b>	<b>2,276</b>	<b>(19,783)</b>	<b>0</b>	<b>0.0%</b>
								<b>break-even</b>

£000's

0.0%  
0.0%

Bottom Line Position to 27 February 2015 is break-even of  
Anticipated Year End Budget Position is break-even of

RENFREWSHIRE COUNCIL  
REVENUE BUDGET MONITORING STATEMENT 2014/2015  
1st April 2014 to 27 February 2015

**POLICY BOARD : HOUSING AND COMMUNITY SAFETY : OTHER HOUSING**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		1,340	1,145	1,098	16	1,114	31	2.7%	underspend
Property Costs		45,982	41,923	60,680	(18,757)	41,923	0	0.0%	break-even
Supplies & Services		19	10	4	0	4	6	60.0%	underspend
Contractors and Others		0	0	0	0	0	0	0.0%	break-even
Transport & Plant Costs		0	0	0	0	0	0	0.0%	break-even
Administration Costs		3,235	8	1	7	8	0	0.0%	break-even
Payments to Other Bodies		2,018	678	641	25	666	12	1.8%	underspend
CFCR		0	0	0	0	0	0	0.0%	break-even
Capital Charges		0	0	0	0	0	0	0.0%	break-even
<b>GROSS EXPENDITURE</b>		<b>52,594</b>	<b>43,764</b>	<b>62,424</b>	<b>(18,709)</b>	<b>43,715</b>	<b>49</b>	<b>0.1%</b>	<b>underspend</b>
<b>Income</b>		<b>(46,278)</b>	<b>(43,923)</b>	<b>(61,693)</b>	<b>17,781</b>	<b>(43,912)</b>	<b>(11)</b>	<b>0.0%</b>	<b>under-recovery</b>
<b>NET EXPENDITURE</b>		<b>6,316</b>	<b>(159)</b>	<b>731</b>	<b>(928)</b>	<b>(197)</b>	<b>38</b>	<b>0.6%</b>	<b>over-recovery</b>

Bottom Line Position to 27 February 2015 is an underspend of	£000's	0.6%
Anticipated Year End Budget Position is an underspend of	38	5.9%
	375	

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**To: HOUSING & COMMUNITY SAFETY POLICY BOARD**

**On: 12 MAY 2015**

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**Report by: Director of Finance and Resources**

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**Heading: Capital Budget Monitoring Report**

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**1. Summary**

1.1 Capital expenditure to 27<sup>th</sup> February totals £27.690m compared to anticipated expenditure of £27.987m for this time of year. This results in an under-spend position of £0.297m for those services reporting to this board, and is summarised in the table below:

<b>Division</b>	<b>Current Reported Position</b>	<b>% Variance</b>	<b>Previously Reported Position</b>	<b>% Variance</b>
Housing (HRA)	£0.300m u/spend	1% u/spend	£0.446m o/spend	2% o/spend
Housing (PSHG)	£0.003m o/spend	0% o/spend	£0.015m u/spend	2% u/spend
<b>Total</b>	<b>£0.297m u/spend</b>	<b>1% u/spend</b>	<b>£0.431m o/spend</b>	<b>2% o/spend</b>

1.2 The 1% under-spend in HRA relates to a number of rolling programmes and reflects a timing issue, with the programme still expected to fully spend to budget.

1.3 The expenditure total of £27.690m represents 85% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

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## 2. **Recommendations**

- 2.1 It is recommended that Members note this report.
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## 3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 27<sup>th</sup> February 2015, and is based on the Housing Capital Investment Plan which was approved by council on 13<sup>th</sup> February 2014 and the Private Sector Housing Investment Programme approved by the board on 11<sup>th</sup> March 2014, and adjusted for movements since its approval.
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## 4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £0.517m have arisen which relate to :-

### **PSHG:**

Owners In Council House Schemes (£0.211m), re-profiled to 2015/16 from 2014/15 reflecting revised programme timescales.

### **HRA:**

Projects re-profiled to 2014/15 from 2015/16 :-

- Future years Allowances (£0.191m), reflecting budget brought forward and transferred out to various other programmes(See Appendix 2).

Projects re-profiled to 2015/16 from 2014/15 :-

- Heating Programme (£0.025m), reflecting programme timescale for the District Heating Programme.
- External Improvements Programme (£0.133m), primarily reflecting programme timescale for Faithful & Gould Phases 4-10 and Phases 4-8 of the Windows & Doors Replacement Programme.
- Multi Storey Flats Programme (£0.276m), primarily reflecting programme timescales for the External Cladding Programme.
- Demolitions (£0.063m), primarily reflecting programme timescale for the Arkleston Court Demolition Programme.

A full summary of the HRA budget changes can be found in Appendix 2.



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## Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –  
**Greener** - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

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### **List of Background Papers**

- (a). Capital Investment Programme 2014/15 & 2015/16 – Council, 13<sup>th</sup> February 2014.
- (b). Housing Revenue Account Budget and Rent Levels 2014/15 and Housing Capital Investment Plan 2014/15 to 2016/17 – Council, 13<sup>th</sup> February 2014.

The contact officers within the service are:

- Paul Davies (Finance & Resources)
- Brian Spence (Housing)
- Ian MacKinnon (Housing)

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**Author:** *Paul Davies, Principal Accountant, 0141 618 7211,  
paul.davies@renfrewshire.gov.uk.*

## Appendix 1

### CAPITAL PROGRAMME 2014/15 - BUDGET MONITORING REPORT TO 27 FEBRUARY 2015 (£000s)

POLICY BOARD Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 27-Feb-15	Spent to 27-Feb-15	Variance to 27-Feb-15	% variance	Unspent Cash Flow For Year	% Cash Spent
<i>Housing &amp; Community Safety</i>									
Housing & Property (Housing - HRA)	34,365	31,748	31,748	27,276	26,976	300	1%	4,772	85%
Housing & Property (Housing - non HRA)	1,300	779	779	711	714	-3	0%	65	92%
<b>TOTAL</b>	<b>35,665</b>	<b>32,527</b>	<b>32,527</b>	<b>27,987</b>	<b>27,690</b>	<b>297</b>	<b>1%</b>	<b>4,837</b>	<b>85%</b>

## Housing(HRA) - Appendix 2

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: HOUSING & COMMUNITY SAFETY

Project Title	Re-profiling of Projects to 2015/16:	Projects Accelerated from 2015/16 to 2014/15:	Transferred in 2014/15:	Funding Increased / Decreased	Total Impact in 2014/15:
Department: Housing(HRA)	£000	£000	£000	£000	£000
Kitchens, Bathrooms, Rewiring	0	0	100	0	100
Heating	25	0	0	0	-25
External Improvements	133	0	8	0	-125
Energy Programme	0	0	-8	0	-8
Multi Storey Flats	276	0	-26	0	-302
Common & Environmental Works	0	0	-10	0	-10
Demolition	63	0	0	0	-63
Other Council Priorities	0	0	103	0	103
Other Assets	0	0	-33	0	-33
Initiatives	0	0	47	0	47
Non Property Expenditure	0	0	10	0	10
Non Physical Investment	0	0	0	0	0
Professional Fees	0	0	0	0	0
Council House New Build	0	0	0	0	0
Future Years Allowances	0	191	-191	0	0
<b>Total</b>	<b>497</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>-306</b>



**SCOTTISH**  
**FIRE AND RESCUE SERVICE**  
 Working together for a safer Scotland

Report to: **Renfrewshire Council Housing and Community Safety Policy Board**

Date of Report: **12<sup>th</sup> May 2015**

Report by: **Paul Tanzilli, Local Senior Officer ( LSO)**  
**Scottish Fire and Rescue Service**

Subject: **Scottish Fire and Rescue (SFRS) Report**

## **PURPOSE OF THIS REPORT**

1. The purpose of this report is to inform the scrutiny board of Fire and Rescue performance and activities during the 4th Quarter (January - February) 2014/15 Reporting period.

## **PERFORMANCE**

2. A SFRS performance report is attached (Appendix A & B) to provide Elected Members with a Ward analysis performance report which relates to a range of Fire & Rescue operational activities within Renfrewshire during the January - February 2014/15 reporting period.

The information provided in this report and attached appendices continues to show reductions across a range of fire related performance indicators; however it also identifies those areas where further interventions are required for the remainder of this financial year in order to tackle those areas where operational demand is highest.

The SFRS Local Senior Officer will be happy to meet with any Elected Members who wish to discuss specific ward issues.

A summary of the report is detailed below:

- a. There was one Fire Fatality within Renfrewshire during the reporting period. This occurred on the 25<sup>th</sup> January 2015 and involved a male adult in his home. Post incident fire safety advice and reassurance was delivered to the surrounding residential community. A Case Conference is being progressed with partner agencies. There was a reduction for All Non-Fatal Fire Casualties from 8 to 4 during this reporting period as compared to the same period last year.
- b. There was a slight increase in the number of incidents involving Deliberate Fire Raising within the reporting period from 29 to 32.
- c. There is a reduction in the number of Accidental Primary Fires recorded from 56 to 49 over the reporting period. This includes a reduction in Accidental Dwelling Fires from 37 to 30.

- d. There was a slight decrease in Non Domestic Fires from 16 to 14 over the reporting period.
- e. The total number of Automatic False Alarms increased from 200 to 202. There was a reduction in Malicious False Alarms from 10 to 7 over the reporting period.
- f. Road Traffic Collisions reduced from 8 to 7.

### **PRIORITIES & INTERVENTIONS (2014/15)**

- 3. SFRS is committed to working in partnership with Community Planning partners in the public, private, and voluntary sectors in order to work together for a safer Scotland. Strengthening our relationship with and working in partnership to add value to our communities is critical to the success of our strategy.

The following activities are illustrative of SFRS arrangements in terms of educational activities and interventions:

- a. Home Fire Safety Visits were delivered to 322 properties during the January-February period.
- b. A review was undertaken of the 2014/15 Annual Operating Plan for SFRS within Renfrewshire and the 2015/2016 Plan will be issued shortly.
- c. Fire Safety talks were delivered to Primary 6 pupils at all 48 Renfrewshire Primary Schools.
- d. SFRS Community Action Team participated in the annual 'Safe Kids' event held at St. Mirren Park and delivered fire safety advice to Primary 6 pupils. The event included inputs from SFRS, Police Scotland, St. Mirren, ScotRail, CEDAR, Renfrewshire Council Wardens Service and Renfrewshire Council on Alcohol covering issues including fire safety, drugs and alcohol, ASB, Domestic Abuse and fly tipping.
- e. Partnership work continues with a range of organisations targeting fire safety advice at individuals and groups. This includes Dykebar Hospital, YMCA, Housing Associations, women's guilds and day-care centres.
- f. Following a pilot initiative delivered through the Renfrewshire Children's Champions Board, a Fire Reach course was delivered to young persons who are members of this board. Further courses are scheduled during the coming months.
- g. SFRS Community Action Team delivered safety advice for the following initiatives; Cut it Out road safety events, Cooksafe initiative and Fire Setter intervention conducted on a referral basis.

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### **RECOMMENDATIONS**

Housing and Community Safety Board members are asked to note the contents of this report and its appendices.

Appendix A - Performance Report Q4 January 2014/15  
 Appendix B - Performance Report Q4 February 2014/15



**SCOTTISH**  
**FIRE AND RESCUE SERVICE**  
 Working together for a safer Scotland

## Renfrewshire

Wards	
	<b>11</b>
Population*	
	<b>174,310</b>
Dwellings*	
	<b>83,166</b>
Hectares	
	<b>26,969</b>

\* Source: GROS - General Register Office for Scotland  
 (Mid yr est 2012)

## January Ward performance report

## 2014-2015

### DISCLAIMER

The figures included in this report are provisional and subject to change as a result of quality assurance and review. The statistics quoted are internal management information published in the interests of transparency and openness.

The Scottish government publishes Official Statistics each year which allow for comparisons to be made over longer periods of time.

Please ensure any external partners in receipt of these reports are aware of this.

Current month vs target\* OR previous 3 yr rolling ave\*\* (for period)

ID	Key Performance Indicators	Page	Target	Perf.%(+/-)	% Targets
1a	All deliberate fires	3	AVE.	-44%	
1b	All deliberate primary fires	4	AVE.	-55%	
1bi	All deliberate dwelling fires	5	AVE.	-100%	
1bii	All deliberate other building fires	6	AVE.	-50%	
1biii	All deliberate vehicle fires	7	AVE.	-40%	
1biv	All deliberate 'other' primary fires	8	AVE.	-25%	
1c	All deliberate secondary fires	9	AVE.	-38%	
1ci	All deliberate secondary refuse fires	10	AVE.	-55%	
1cii	All deliberate secondary 'other' fires	11	AVE.	50%	
2a	All accidental fires	12	AVE.	-13%	
2b	All accidental primary fires	13	AVE.	-11%	
2bi	All accidental dwelling fires	14	DWELLING	-27%	-10%
2bii	All accidental other building fires	15	AVE.	91%	
2biii	All accidental vehicle fires	16	AVE.	-14%	
2biv	All accidental 'other' primary fires	17	AVE.		
2c	All accidental secondary fires	18	AVE.	-100%	
2ci	All accidental secondary refuse fires	19	AVE.	-100%	
2cii	All accidental secondary 'other' fires	20	AVE.	-100%	
3a	All fire casualties (fatal & non-fatal (incl. precautionary checkups))	21	AVE.	-85%	
3ai	All fatal fire casualties	22	CASUALTY		-5%
3aii	Non-fatal fire casualties (excl. precautionary checkups)	23	CASUALTY	-77%	-5%
3aiii	Non-fatal fire casualties (incl. precautionary checkups)	24	AVE.	-85%	
3bi	All fatal accidental dwell. fire casualties	25	CASUALTY		-5%
3bii	Non-fatal accidental dwell. fire casualties (excl. precautionary checkups)	26	CASUALTY	-63%	-5%
3biii	Non-fatal accidental dwell. fire casualties (incl. precautionary checkups)	27	AVE.	-80%	
4a	Non domestic fires	28	NON DOM	0%	prev yr
5	Special Service - All	29	AVE.	-1%	
5a	Special Service - RTCs	30	AVE.	33%	
5b	Special Service - Flooding	31	AVE.	64%	
5c	Special Service - Extrication	32	AVE.	0%	
5d	Special Service - Others	33	AVE.	-15%	
6a	Non-fatal casualties per RTC	34	AVE.	114%	
6b	Fatal casualties per RTC	35	AVE.		
10a	False Alarms - All	36	AVE.	5%	
10b	False Alarm - Good Intent	37	AVE.	-19%	
10c	False Alarm - Malicious	38	AVE.	-54%	
10d	False Alarm - Equipment failure	39	AVE.	21%	

**TARGETS - Set by Scottish Government displayed within Annex B of the Fire and Rescue Framework for Scotland 2013.**

Fire Casualties - Displayed above as "CASUALTY".

Reduce the rate of fire fatalities and casualties (excl. precautionary checkups) by 5% based on the previous 3 year rolling average.

Accidental Dwelling Fires - Displayed above as "DWELLING".

Reduce the rate of accidental dwelling fires by 10% based on the previous 3 year average.

Non Domestic - Displayed above as "NON DOM".

Reduce the rate of non-domestic fires from the previous year

Previous 3 year average - Displayed above as "AVE."

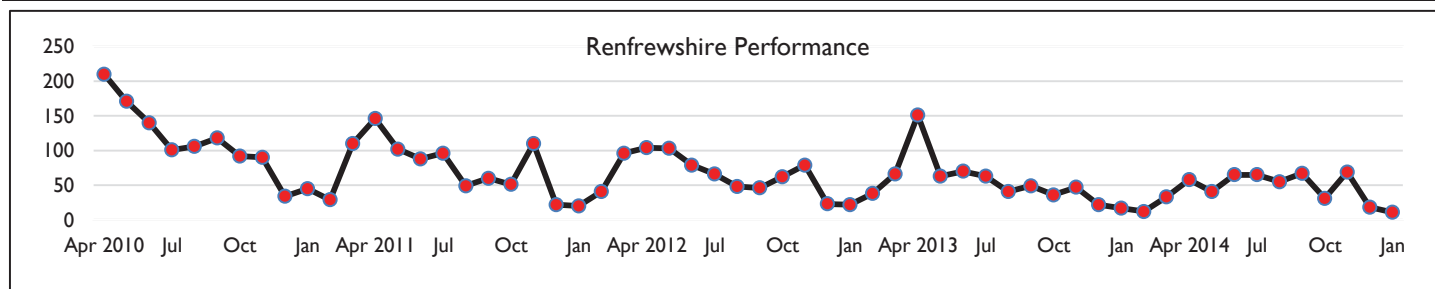
Measures performance of analysis period against previous 3 year average (for same period)



Ia - All deliberate fires

January ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	0	0	
Erskine & Inchinnan	2	0	2	0	0	
Houston, Crosslee & Linwood	2	1	1	2	0	
Johnstone North, Kilbarchan & Lochwinnoch	3	1	4	2	0	
Johnstone South, Elderslie & Howwood	6	5	2	2	2	
Paisley East & Ralston	1	0	3	0	2	
Paisley North West	22	3	4	6	3	
Paisley South	3	4	3	1	0	
Paisley South West	0	1	1	0	1	
Renfrew North	3	2	2	3	3	
Renfrew South & Gallowhill	2	3	0	1	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	12	3	9	5	5	
Inverclyde	41	24	8	13	9	
Renfrewshire	45	20	22	17	11	
Renfrewshire % of LSO Total	46%	43%	56%	49%	44%	

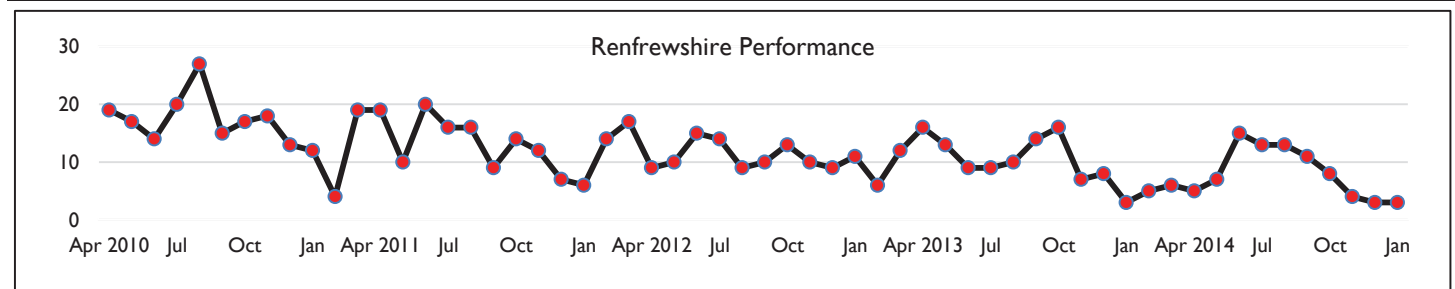


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	61	57	39	35	10	
W2 - Glasgow City	210	146	104	117	83	
W3 - South Lanarkshire	91	66	48	34	26	
W4 - North Lanarkshire	156	95	66	59	45	
W5 - Ayrshire East / North / South	132	73	62	45	26	
W6 - Renfrewshire / & East / Inverclyde	98	47	39	35	25	
W7 - Dumfries & Galloway	6	4	9	6	4	
W6 % of SDA Total	13%	10%	11%	11%	11%	
Scotland	1122	854	600	562	449	

Ib - All deliberate primary fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	2	0	0	
Houston, Crosslee & Linwood	0	1	1	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	2	1	0	
Johnstone South, Elderslie & Howwood	1	1	1	0	0	
Paisley East & Ralston	1	0	1	0	0	
<b>Paisley North West</b>	7	0	2	0	2	
Paisley South	1	3	2	0	0	
<b>Paisley South West</b>	0	0	0	0	1	
Renfrew North	0	1	0	1	0	
Renfrew South & Gallowhill	1	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	0	3	4	2	
Inverclyde	19	7	3	6	3	
Renfrewshire	12	6	11	3	3	
Renfrewshire % of LSO Total	32%	46%	65%	23%	38%	

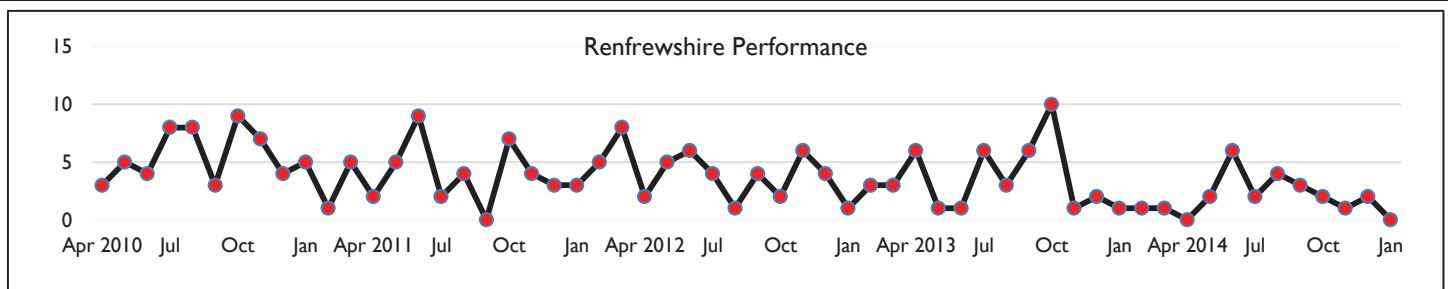


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	13	10	14	10	6	
W2 - Glasgow City	55	45	43	37	32	
W3 - South Lanarkshire	24	18	10	8	9	
W4 - North Lanarkshire	29	25	21	6	13	
W5 - Ayrshire East / North / South	28	9	7	10	5	
W6 - Renfrewshire / & East / Inverclyde	37	13	17	13	8	
W7 - Dumfries & Galloway	4	3	7	3	2	
W6 % of SDA Total	19%	11%	14%	15%	11%	
Scotland	309	231	196	153	148	

I bi - All deliberate dwelling fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	1	1	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	4	0	0	0	0	
Paisley South	0	1	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	1	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	0	2	1	1	
Inverclyde	4	3	1	1	2	
Renfrewshire	5	3	1	1	0	
Renfrewshire % of LSO Total	42%	50%	25%	33%	0%	

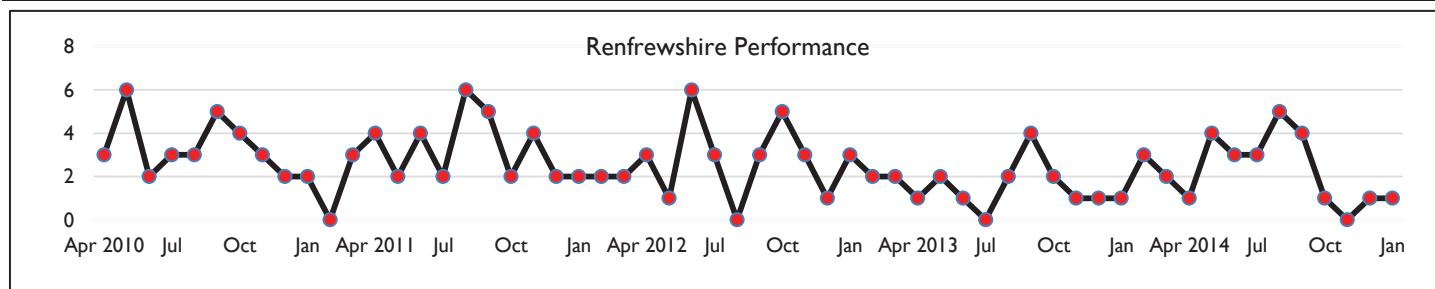


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	0	5	4	0	
W2 - Glasgow City	21	15	13	11	11	
W3 - South Lanarkshire	5	7	4	4	2	
W4 - North Lanarkshire	8	4	6	1	4	
W5 - Ayrshire East / North / South	4	2	0	4	0	
W6 - Renfrewshire / & East / Inverclyde	12	6	4	3	3	
W7 - Dumfries & Galloway	1	0	3	0	1	
W6 % of SDA Total	21%	18%	11%	11%	14%	
Scotland	88	64	63	46	50	

Ibii - All deliberate other building fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	1	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
<b>Paisley North West</b>	1	0	1	0	1	
Paisley South	0	2	2	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	1	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	1	1	0	
Inverclyde	3	1	1	3	0	
Renfrewshire	2	2	3	1	1	
Renfrewshire % of LSO Total	33%	67%	60%	20%	100%	

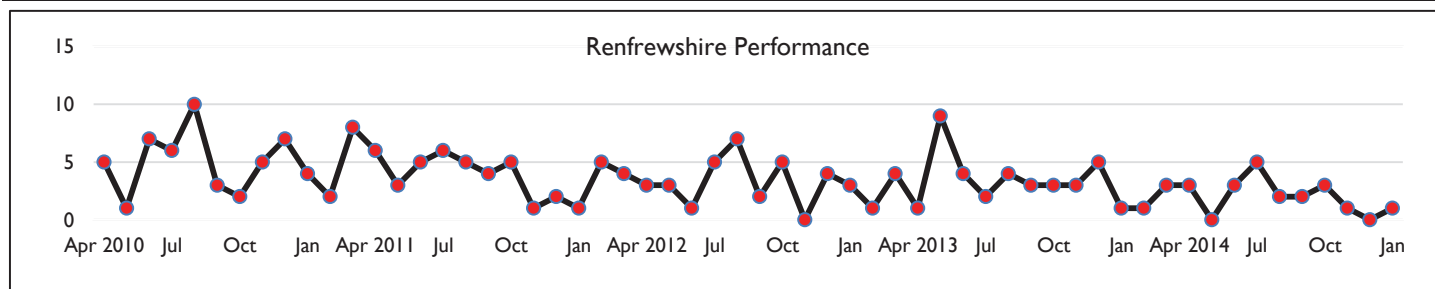


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	1	2	1	4	
W2 - Glasgow City	5	9	9	11	3	
W3 - South Lanarkshire	5	2	4	1	3	
W4 - North Lanarkshire	1	9	4	1	3	
W5 - Ayrshire East / North / South	9	3	4	2	3	
W6 - Renfrewshire / & East / Inverclyde	6	3	5	5	1	
W7 - Dumfries & Galloway	2	0	0	2	0	
W6 % of SDA Total	21%	11%	18%	22%	6%	
Scotland	68	58	45	43	38	

I biii - All deliberate vehicle fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	1	1	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	0	1	0	0	
Paisley North West	1	0	0	0	0	
Paisley South	1	0	0	0	0	
<b>Paisley South West</b>	0	0	0	0	1	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	1	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	2	1	
Inverclyde	12	3	1	1	0	
Renfrewshire	4	1	3	1	1	
Renfrewshire % of LSO Total	24%	25%	75%	25%	50%	

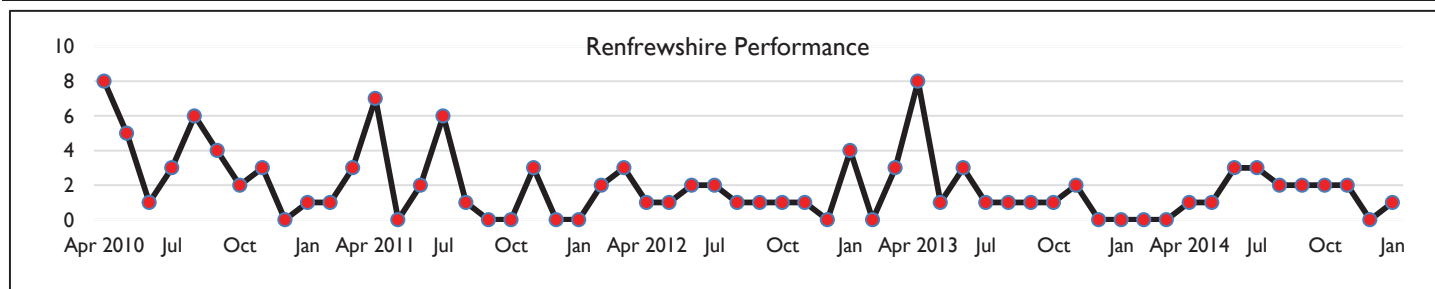


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	6	9	6	4	2	
W2 - Glasgow City	24	16	18	13	17	
W3 - South Lanarkshire	11	6	2	2	3	
W4 - North Lanarkshire	15	11	9	3	6	
W5 - Ayrshire East / North / South	12	2	2	4	2	
W6 - Renfrewshire / & East / Inverclyde	17	4	4	4	2	
W7 - Dumfries & Galloway	1	2	4	1	1	
W6 % of SDA Total	20%	8%	9%	13%	6%	
Scotland	117	80	70	48	44	

## Ibiv - All deliberate 'other' primary fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	2	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	0	1	0	1	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	0	0	
Inverclyde	0	0	0	1	1	
Renfrewshire	1	0	4	0	1	
Renfrewshire % of LSO Total	50%	0%	100%	0%	50%	

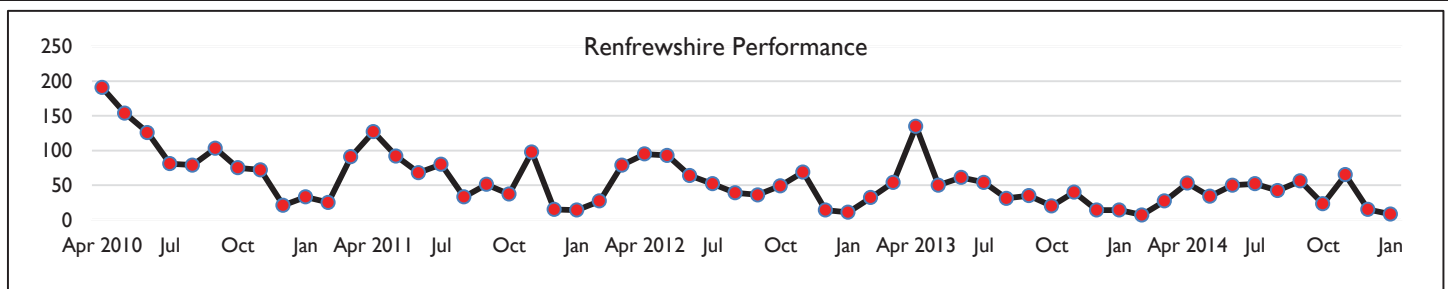


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	0	1	1	0	
W2 - Glasgow City	5	5	3	2	1	
W3 - South Lanarkshire	3	3	0	1	1	
W4 - North Lanarkshire	5	1	2	1	0	
W5 - Ayrshire East / North / South	3	2	1	0	0	
W6 - Renfrewshire / & East / Inverclyde	2	0	4	1	2	
W7 - Dumfries & Galloway	0	1	0	0	0	
W6 % of SDA Total	11%	0%	36%	17%	50%	
Scotland	36	29	18	16	16	

Ic - All deliberate secondary fires

January ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	0	0	
Erskine & Inchinnan	2	0	0	0	0	
Houston, Crosslee & Linwood	2	0	0	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	2	1	2	1	0	
Johnstone South, Elderslie & Howwood	5	4	1	2	2	
Paisley East & Ralston	0	0	2	0	2	
Paisley North West	15	3	2	6	1	
Paisley South	2	1	1	1	0	
Paisley South West	0	1	1	0	0	
Renfrew North	3	1	2	2	3	
Renfrew South & Gallowhill	1	3	0	1	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	3	6	1	3	
Inverclyde	22	17	5	7	6	
Renfrewshire	33	14	11	14	8	
Renfrewshire % of LSO Total	54%	41%	50%	64%	47%	

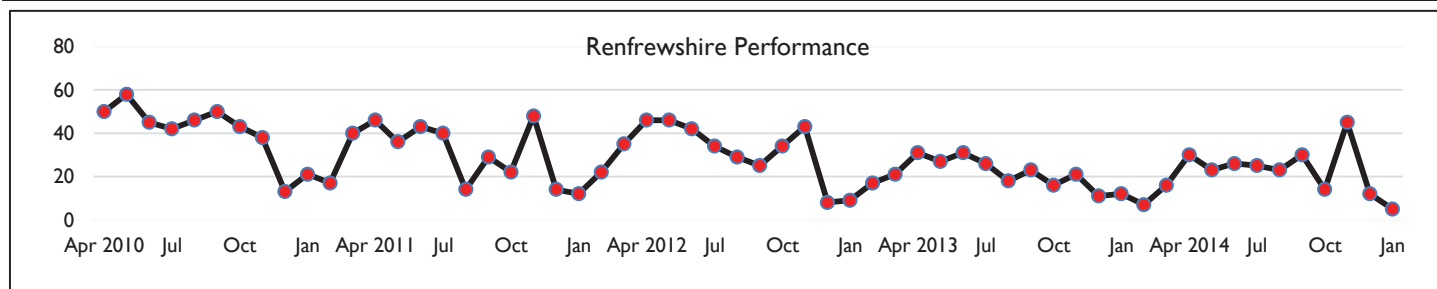


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	48	47	25	25	4	
W2 - Glasgow City	155	101	61	80	51	
W3 - South Lanarkshire	67	48	38	26	17	
W4 - North Lanarkshire	127	70	45	53	32	
W5 - Ayrshire East / North / South	104	64	55	35	21	
W6 - Renfrewshire / & East / Inverclyde	61	34	22	22	17	
W7 - Dumfries & Galloway	2	1	2	3	2	
W6 % of SDA Total	11%	9%	9%	9%	12%	
Scotland	813	623	404	409	300	

Ici - All deliberate secondary refuse fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	0	0	
Erskine & Inchinnan	1	0	0	0	0	
Houston, Crosslee & Linwood	2	0	0	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	1	1	0	
Johnstone South, Elderslie & Howwood	3	4	1	2	1	
Paisley East & Ralston	0	0	2	0	1	
Paisley North West	10	3	2	5	1	
Paisley South	0	1	1	1	0	
Paisley South West	0	0	0	0	0	
Renfrew North	3	1	2	2	2	
Renfrew South & Gallowhill	1	3	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	1	2	1	1	
Inverclyde	13	10	4	7	5	
Renfrewshire	21	12	9	12	5	
Renfrewshire % of LSO Total	57%	52%	60%	60%	45%	



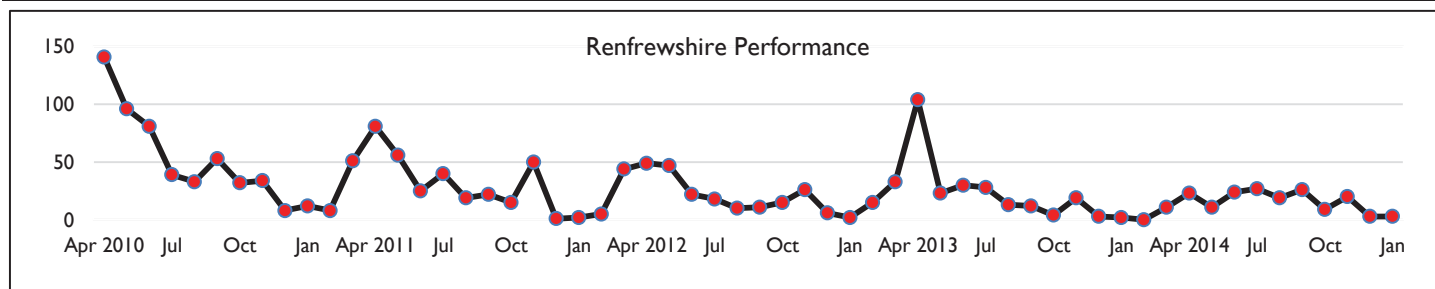
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	30	31	15	18	3	
W2 - Glasgow City	109	74	50	72	37	
W3 - South Lanarkshire	57	35	30	15	14	
W4 - North Lanarkshire	99	51	32	44	22	
W5 - Ayrshire East / North / South	74	50	40	24	15	
W6 - Renfrewshire / & East / Inverclyde	37	23	15	20	11	
W7 - Dumfries & Galloway	2	1	2	2	2	
W6 % of SDA Total	9%	9%	8%	10%	11%	
Scotland	588	455	290	304	194	



I cii - All deliberate secondary 'other' fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	1	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	2	1	1	0	0	
Johnstone South, Elderslie & Howwood	2	0	0	0	1	
Paisley East & Ralston	0	0	0	0	1	
Paisley North West	5	0	0	1	0	
Paisley South	2	0	0	0	0	
Paisley South West	0	1	1	0	0	
Renfrew North	0	0	0	0	1	
Renfrew South & Gallowhill	0	0	0	1	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	2	4	0	2	
Inverclyde	9	7	1	0	1	
Renfrewshire	12	2	2	2	3	
Renfrewshire % of LSO Total	50%	18%	29%	100%	50%	

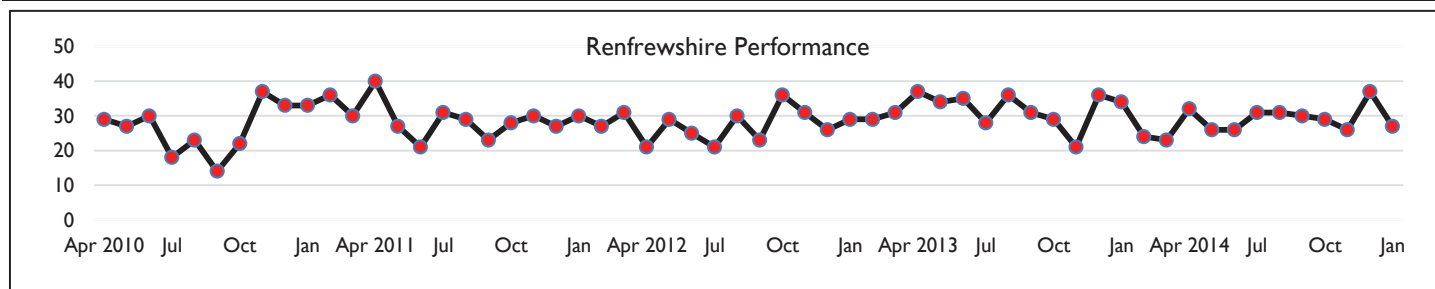


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	18	16	10	7	1	
W2 - Glasgow City	46	27	11	8	14	
W3 - South Lanarkshire	10	13	8	11	3	
W4 - North Lanarkshire	28	19	13	9	10	
W5 - Ayrshire East / North / South	30	14	15	11	6	
W6 - Renfrewshire / & East / Inverclyde	24	11	7	2	6	
W7 - Dumfries & Galloway	0	0	0	1	0	
W6 % of SDA Total	15%	11%	11%	4%	15%	
Scotland	225	168	114	105	106	

## 2a - All accidental fires

January ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	1	0	2	1	
Erskine & Inchinnan	0	1	3	0	0	
Houston, Crosslee & Linwood	2	4	0	2	2	
Johnstone North, Kilbarchan & Lochwinnoch	6	6	5	1	1	
Johnstone South, Elderslie & Howwood	1	1	2	4	2	
Paisley East & Ralston	5	3	5	2	8	
Paisley North West	8	4	3	11	4	
Paisley South	3	2	1	2	2	
Paisley South West	1	1	2	1	3	
Renfrew North	3	4	1	4	1	
Renfrew South & Gallowhill	2	3	7	5	3	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	5	10	12	10	10	
Inverclyde	16	10	9	10	13	
Renfrewshire	33	30	29	34	27	
Renfrewshire % of LSO Total	61%	60%	58%	63%	54%	

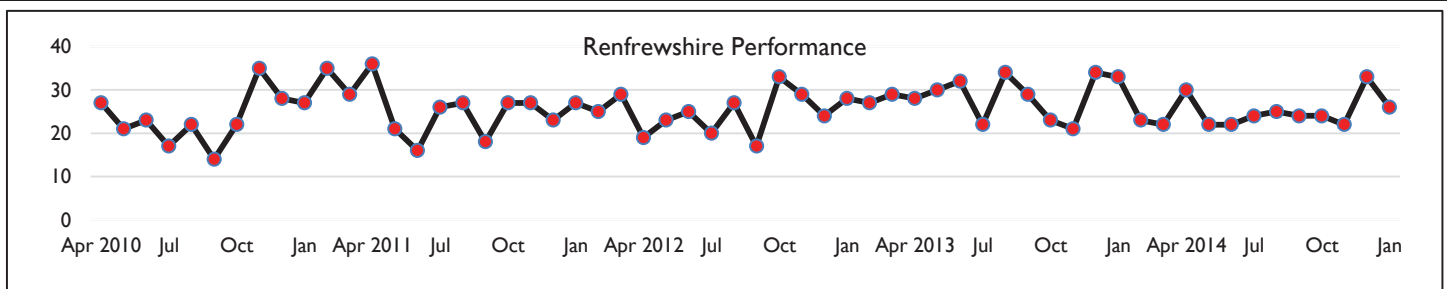


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	70	58	54	47	39	
W2 - Glasgow City	134	150	103	98	122	
W3 - South Lanarkshire	62	47	28	32	29	
W4 - North Lanarkshire	51	37	43	31	46	
W5 - Ayrshire East / North / South	63	75	60	48	51	
W6 - Renfrewshire / & East / Inverclyde	54	50	50	54	50	
W7 - Dumfries & Galloway	38	32	40	28	27	
W6 % of SDA Total	11%	11%	13%	16%	14%	
Scotland	1107	1031	938	798	902	

### 2b - All accidental primary fires

January ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	1	0	2	1	
Erskine & Inchinnan	0	1	3	0	0	
Houston, Crosslee & Linwood	1	3	0	2	2	
Johnstone North, Kilbarchan & Lochwinnoch	5	6	4	1	0	
Johnstone South, Elderslie & Howwood	1	1	2	4	2	
Paisley East & Ralston	4	2	5	2	8	
Paisley North West	8	3	3	10	4	
Paisley South	2	2	1	2	2	
Paisley South West	1	1	2	1	3	
Renfrew North	1	4	1	4	1	
Renfrew South & Gallowhill	2	3	7	5	3	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	5	10	10	7	8	
Inverclyde	15	9	9	10	12	
Renfrewshire	27	27	28	33	26	
Renfrewshire % of LSO Total	57%	59%	60%	66%	57%	

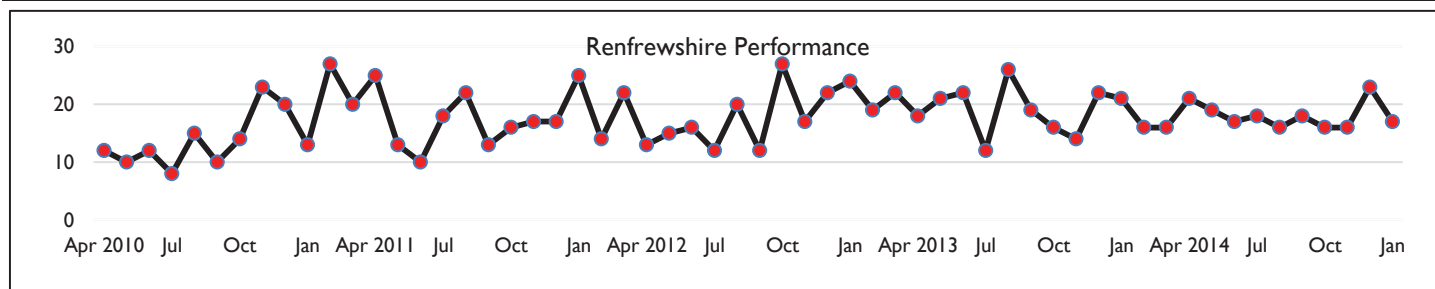


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	40	46	34	32	32	
W2 - Glasgow City	122	134	91	91	117	
W3 - South Lanarkshire	49	40	20	28	26	
W4 - North Lanarkshire	40	33	41	28	42	
W5 - Ayrshire East / North / South	45	58	38	37	45	
W6 - Renfrewshire / & East / Inverclyde	47	46	47	50	46	
W7 - Dumfries & Galloway	17	16	22	14	15	
W6 % of SDA Total	13%	12%	16%	18%	14%	
Scotland	751	753	642	575	697	

**2bi - All accidental dwelling fires**

January ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	1	0	0	0	
Erskine & Inchinnan	0	1	3	0	0	
Houston, Crosslee & Linwood	1	3	0	2	1	
Johnstone North, Kilbarchan & Lochwinnoch	4	5	4	1	0	
Johnstone South, Elderslie & Howwood	0	1	2	3	2	
<b>Paisley East &amp; Ralston</b>	2	2	5	1	<b>6</b>	
Paisley North West	3	2	2	6	2	
Paisley South	2	2	1	1	2	
<b>Paisley South West</b>	1	1	2	1	<b>3</b>	
Renfrew North	0	4	0	3	0	
Renfrew South & Gallowhill	0	3	5	3	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	5	7	3	6	
Inverclyde	11	5	4	9	11	
Renfrewshire	13	25	24	21	17	
Renfrewshire % of LSO Total	50%	71%	69%	64%	50%	

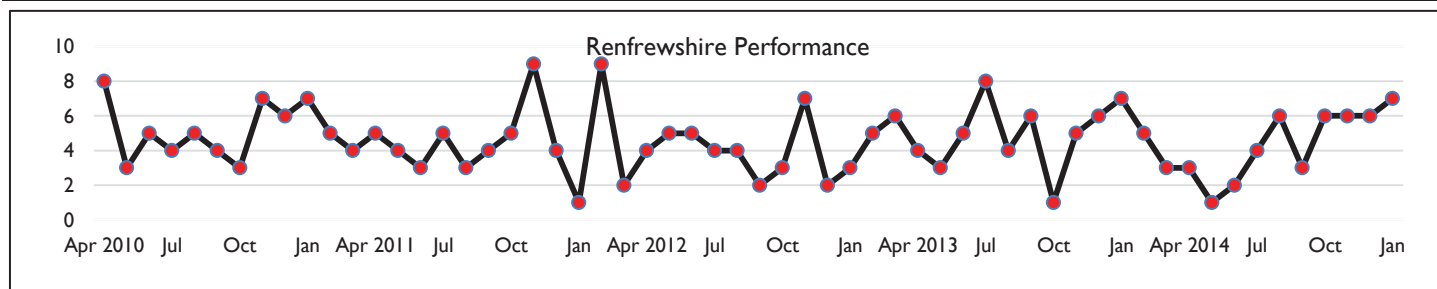


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	23	27	22	19	22	
W2 - Glasgow City	77	77	54	55	74	
W3 - South Lanarkshire	27	26	10	21	19	
W4 - North Lanarkshire	22	24	29	15	25	
W5 - Ayrshire East / North / South	30	46	26	24	33	
W6 - Renfrewshire / & East / Inverclyde	26	35	35	33	34	
W7 - Dumfries & Galloway	6	12	11	11	6	
W6 % of SDA Total	12%	14%	19%	19%	16%	
Scotland	439	496	407	358	453	

## 2bii - All accidental other building fires

January ward ave. for Renfrewshire - 1	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	2	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	1	1	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	1	0	
Paisley East & Ralston	1	0	0	1	2	
Paisley North West	2	0	1	2	2	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	1	0	1	0	1	
Renfrew South & Gallowhill	1	0	1	1	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	2	3	3	2	
Inverclyde	2	1	0	1	1	
Renfrewshire	7	1	3	7	7	
Renfrewshire % of LSO Total	64%	25%	50%	64%	70%	

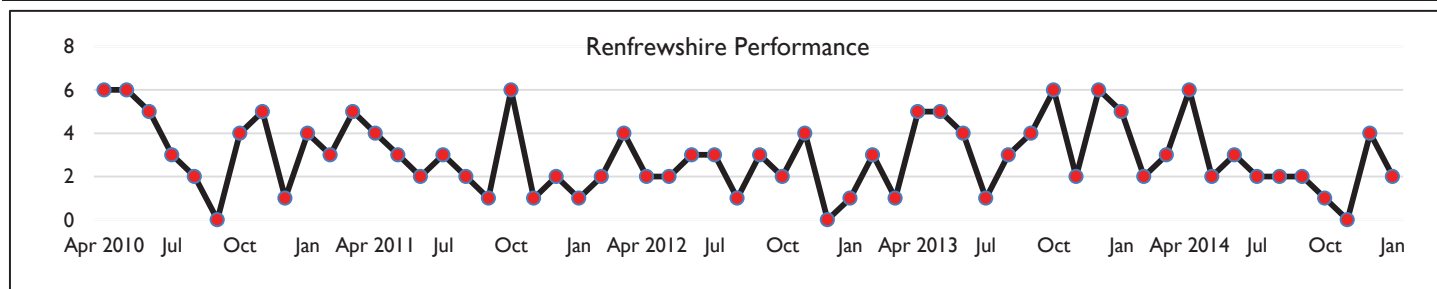


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	11	11	4	10	6	
W2 - Glasgow City	25	47	26	29	33	
W3 - South Lanarkshire	10	6	5	2	3	
W4 - North Lanarkshire	6	5	5	5	11	
W5 - Ayrshire East / North / South	4	2	8	3	6	
W6 - Renfrewshire / & East / Inverclyde	11	4	6	11	10	
W7 - Dumfries & Galloway	6	2	7	0	3	
W6 % of SDA Total	15%	5%	10%	18%	14%	
Scotland	153	147	133	121	156	

**2biii - All accidental vehicle fires**

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	1	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	1	0	2	0	
Paisley South	0	0	0	1	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	1	0	
Renfrew South & Gallowhill	1	0	1	1	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	3	0	1	0	
Inverclyde	1	3	5	0	0	
Renfrewshire	4	1	1	5	2	
Renfrewshire % of LSO Total	67%	14%	17%	83%	100%	

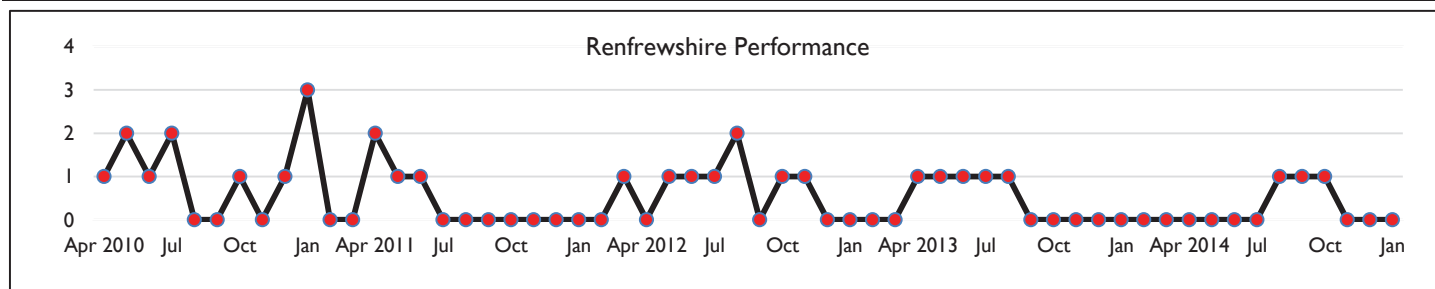


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	6	7	4	3	4	
W2 - Glasgow City	20	8	9	7	9	
W3 - South Lanarkshire	11	6	5	4	3	
W4 - North Lanarkshire	12	4	7	8	6	
W5 - Ayrshire East / North / South	9	8	4	9	5	
W6 - Renfrewshire / & East / Inverclyde	6	7	6	6	2	
W7 - Dumfries & Galloway	4	2	4	3	3	
W6 % of SDA Total	9%	17%	15%	15%	6%	
Scotland	143	84	88	86	67	

2biv - All accidental 'other' primary fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	0	0	0	0	
Paisley North West	2	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	1	0	0	0	0	
Renfrewshire	3	0	0	0	0	
Renfrewshire % of LSO Total	75%	0%	0%	0%	0%	

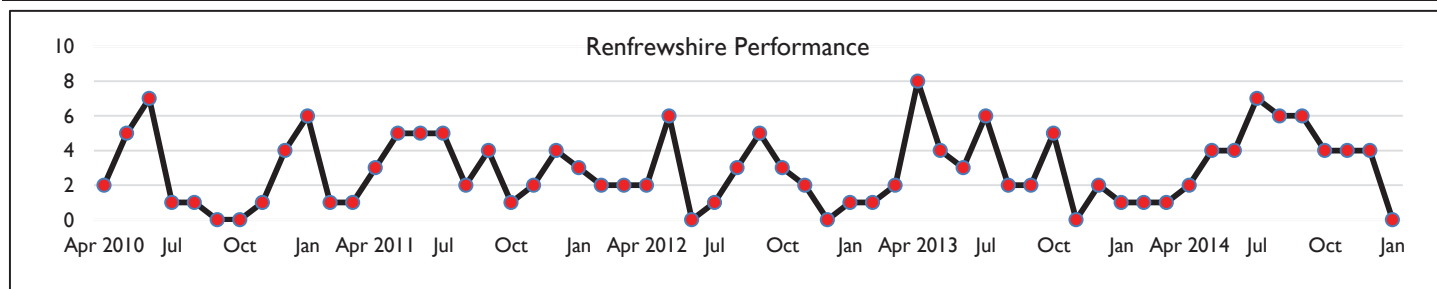


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	0	1	4	0	0	
W2 - Glasgow City	0	2	2	0	1	
W3 - South Lanarkshire	1	2	0	1	1	
W4 - North Lanarkshire	0	0	0	0	0	
W5 - Ayrshire East / North / South	2	2	0	1	1	
W6 - Renfrewshire / & East / Inverclyde	4	0	0	0	0	
W7 - Dumfries & Galloway	1	0	0	0	3	
W6 % of SDA Total	50%	0%	0%	0%	0%	
Scotland	16	26	14	10	21	

## 2c - All accidental secondary fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	1	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	1	0	0	0	
Paisley North West	0	1	0	1	0	
Paisley South	1	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	2	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	1	2	0	
Inverclyde	1	1	0	0	1	
Renfrewshire	6	3	1	1	0	
Renfrewshire % of LSO Total	86%	75%	50%	33%	0%	



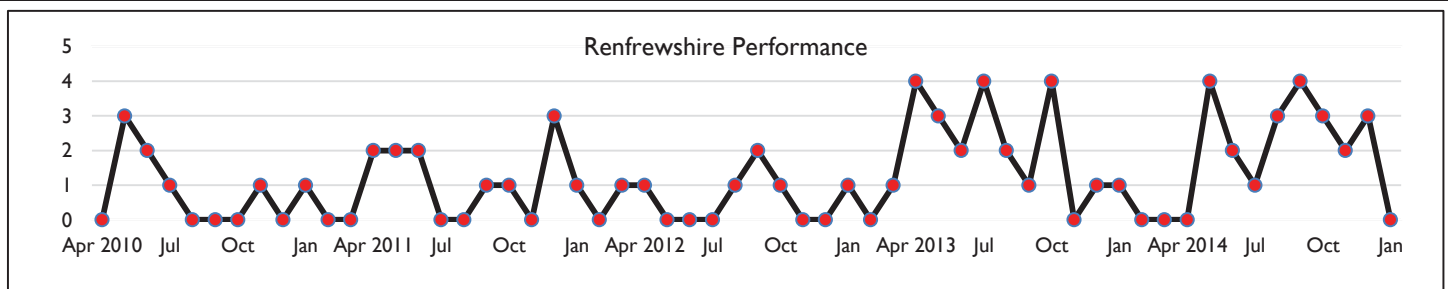
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	5	2	2	1	
W2 - Glasgow City	11	16	11	6	4	
W3 - South Lanarkshire	8	4	3	1	1	
W4 - North Lanarkshire	8	3	1	3	3	
W5 - Ayrshire East / North / South	7	7	8	3	2	
W6 - Renfrewshire / & East / Inverclyde	7	4	2	3	1	
W7 - Dumfries & Galloway	1	2	1	5	5	
W6 % of SDA Total	15%	10%	7%	13%	6%	
Scotland	97	97	82	88	81	



2ci - All accidental secondary refuse fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	0	0	0	0	
Paisley North West	0	1	0	1	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	1	0	
Inverclyde	0	1	0	0	0	
Renfrewshire	1	1	1	1	0	
Renfrewshire % of LSO Total	100%	50%	100%	50%	0%	

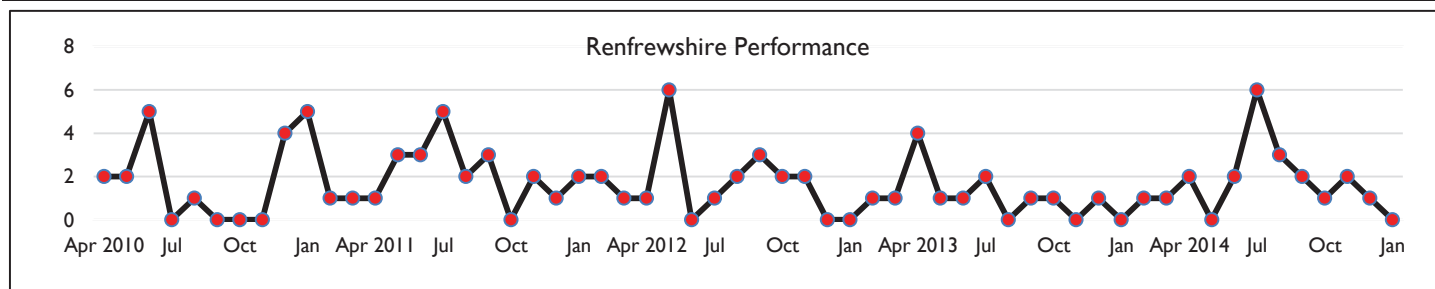


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	1	1	0	0	
W2 - Glasgow City	7	10	9	1	2	
W3 - South Lanarkshire	3	2	1	1	0	
W4 - North Lanarkshire	6	0	0	0	1	
W5 - Ayrshire East / North / South	5	3	2	1	0	
W6 - Renfrewshire / & East / Inverclyde	1	2	1	2	0	
W7 - Dumfries & Galloway	1	0	0	4	2	
W6 % of SDA Total	4%	11%	7%	22%	0%	
Scotland	51	48	42	48	44	

2cii - All accidental secondary 'other' fires

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	1	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	1	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	1	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	2	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	1	1	0	
Inverclyde	1	0	0	0	1	
Renfrewshire	5	2	0	0	0	
Renfrewshire % of LSO Total	83%	100%	0%	0%	0%	

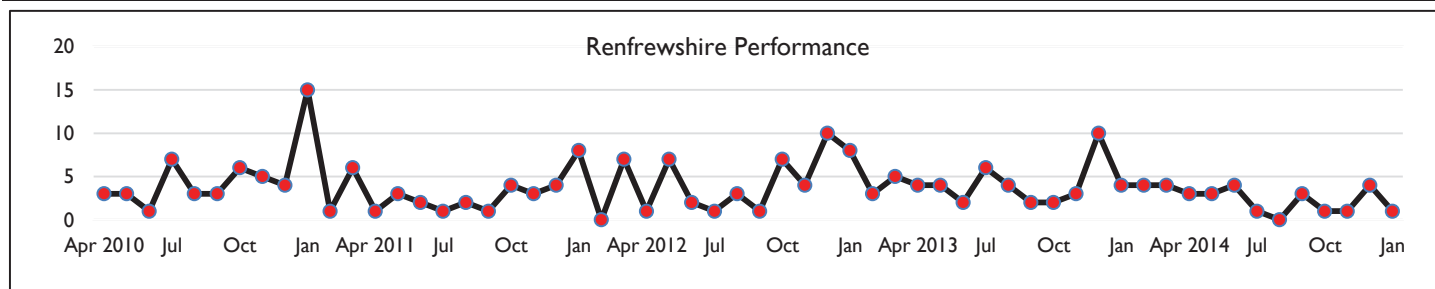


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	4	1	2	1	
W2 - Glasgow City	4	6	2	5	2	
W3 - South Lanarkshire	5	2	2	0	1	
W4 - North Lanarkshire	2	3	1	3	2	
W5 - Ayrshire East / North / South	2	4	6	2	2	
W6 - Renfrewshire / & East / Inverclyde	6	2	1	1	1	
W7 - Dumfries & Galloway	0	2	1	1	3	
W6 % of SDA Total	27%	9%	7%	7%	8%	
Scotland	46	49	40	40	37	

### 3a - All fire casualties (fatal & non-fatal (incl. precautionary checkups))

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	2	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	0	2	3	0	0	
Paisley North West	10	0	0	1	0	
Paisley South	0	1	0	0	0	
Paisley South West	0	1	0	1	1	
Renfrew North	0	4	0	1	0	
Renfrew South & Gallowhill	2	0	4	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	4	1	0	2	
Inverclyde	9	0	2	4	0	
Renfrewshire	15	8	8	4	1	
Renfrewshire % of LSO Total	50%	67%	73%	50%	33%	

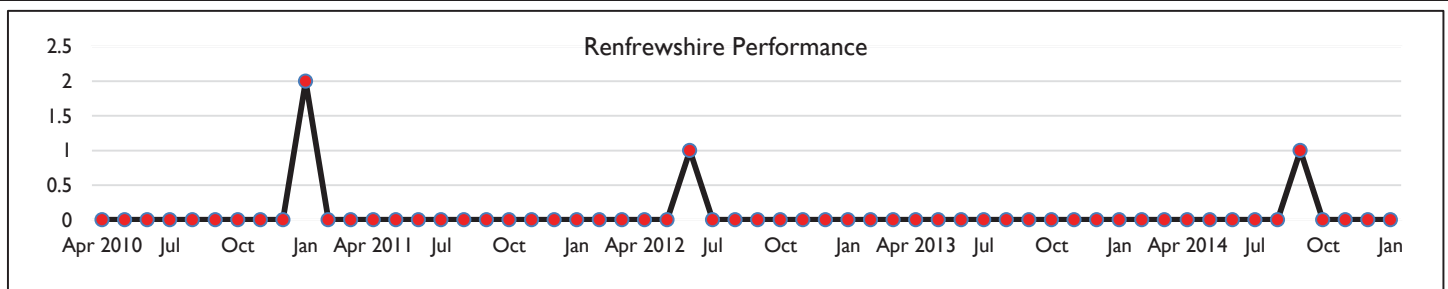


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	7	2	11	5	3	
W2 - Glasgow City	18	19	19	7	7	
W3 - South Lanarkshire	9	1	2	5	5	
W4 - North Lanarkshire	8	3	8	2	10	
W5 - Ayrshire East / North / South	9	9	10	11	6	
W6 - Renfrewshire / & East / Inverclyde	30	12	11	8	3	
W7 - Dumfries & Galloway	0	2	4	0	1	
W6 % of SDA Total	37%	25%	17%	21%	9%	
Scotland	189	112	130	89	92	

**3ai - All fatal fire casualties**

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	1	0	0	1	0	
Renfrewshire	2	0	0	0	0	
Renfrewshire % of LSO Total	67%	0%	0%	0%	0%	

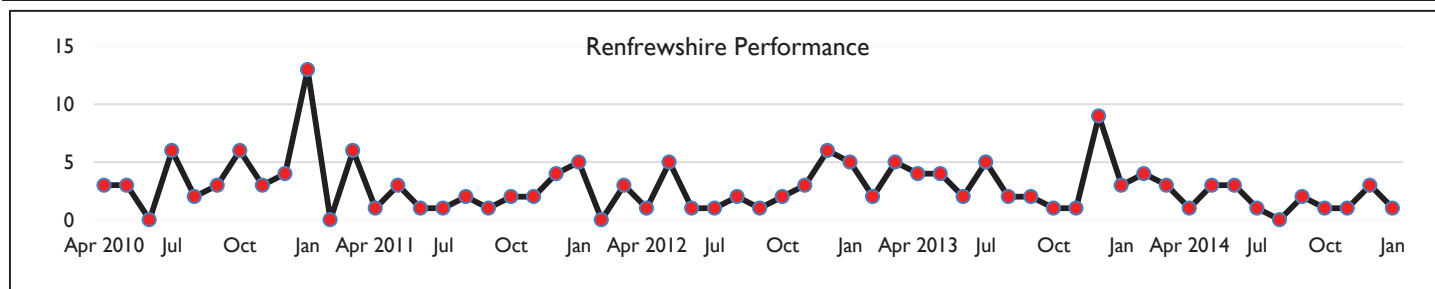


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	0	0	0	1	
W2 - Glasgow City	3	1	0	0	0	
W3 - South Lanarkshire	0	0	0	0	0	
W4 - North Lanarkshire	1	0	0	0	1	
W5 - Ayrshire East / North / South	0	0	0	0	0	
W6 - Renfrewshire / & East / Inverclyde	3	0	0	1	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	33%	0%	0%	100%	0%	
Scotland	14	4	2	1	5	

## 3a ii - Non-fatal fire casualties (excl. precautionary checkups)

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	0	1	1	0	0	
Paisley North West	9	0	0	1	0	
Paisley South	0	1	0	0	0	
Paisley South West	0	0	0	1	1	
Renfrew North	0	3	0	0	0	
Renfrew South & Gallowhill	2	0	3	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	3	1	0	1	
Inverclyde	6	0	2	3	0	
Renfrewshire	13	5	5	3	1	
Renfrewshire % of LSO Total	52%	63%	63%	50%	50%	

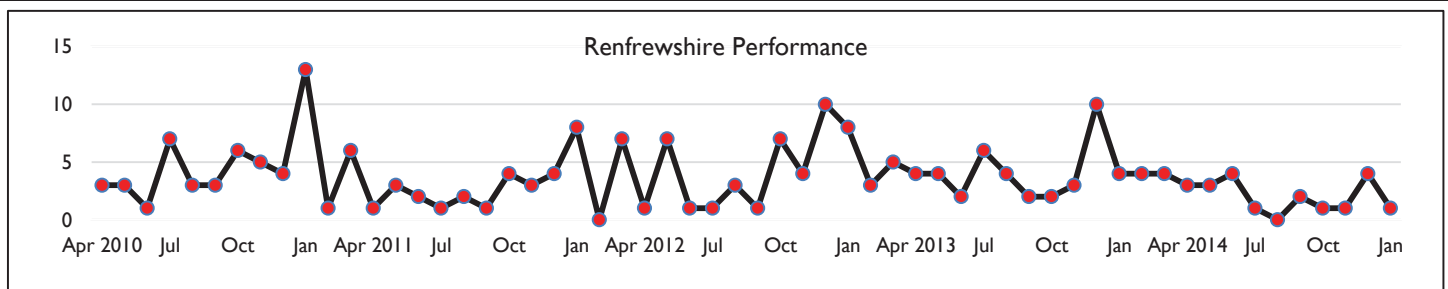


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	0	9	4	2	
W2 - Glasgow City	11	12	7	6	7	
W3 - South Lanarkshire	7	1	0	5	4	
W4 - North Lanarkshire	5	0	3	1	4	
W5 - Ayrshire East / North / South	6	8	6	9	4	
W6 - Renfrewshire / & East / Inverclyde	25	8	8	6	2	
W7 - Dumfries & Galloway	0	2	3	0	1	
W6 % of SDA Total	44%	26%	22%	19%	8%	
Scotland	146	77	89	74	69	

### 3a111 - Non-fatal fire casualties (incl. precautionary checkups)

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	0	2	3	0	0	
Paisley North West	9	0	0	1	0	
Paisley South	0	1	0	0	0	
Paisley South West	0	1	0	1	1	
Renfrew North	0	4	0	1	0	
Renfrew South & Gallowhill	2	0	4	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	4	1	0	2	
Inverclyde	8	0	2	3	0	
Renfrewshire	13	8	8	4	1	
Renfrewshire % of LSO Total	48%	67%	73%	57%	33%	

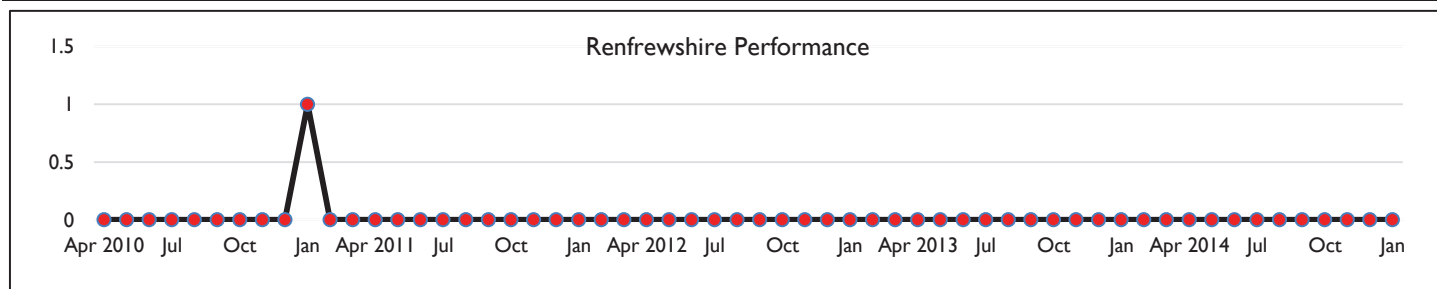


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	2	11	5	2	
W2 - Glasgow City	15	18	19	7	7	
W3 - South Lanarkshire	9	1	2	5	5	
W4 - North Lanarkshire	7	3	8	2	9	
W5 - Ayrshire East / North / South	9	9	10	11	6	
W6 - Renfrewshire / & East / Inverclyde	27	12	11	7	3	
W7 - Dumfries & Galloway	0	2	4	0	1	
W6 % of SDA Total	38%	26%	17%	19%	9%	
Scotland	175	108	128	88	87	

**3bi - All fatal accidental dwell. fire casualties**

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	1	0	0	1	0	
Renfrewshire	1	0	0	0	0	
Renfrewshire % of LSO Total	50%	0%	0%	0%	0%	

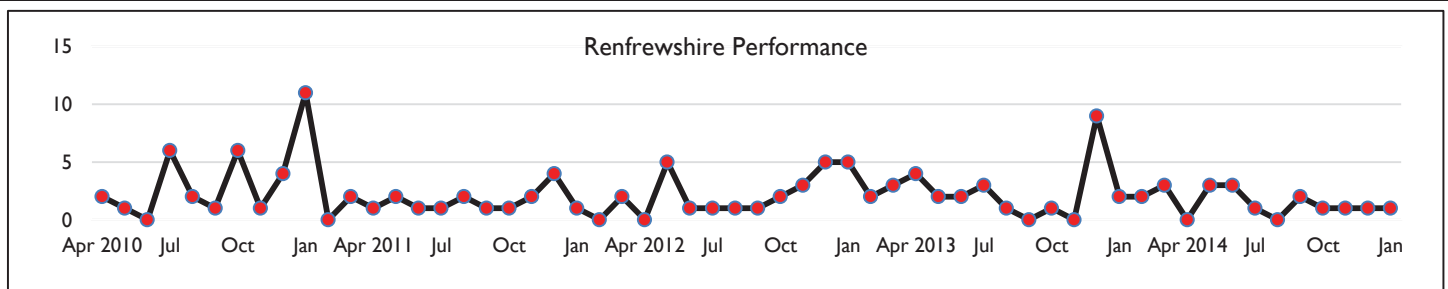


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	0	0	0	0	
W2 - Glasgow City	3	1	0	0	0	
W3 - South Lanarkshire	0	0	0	0	0	
W4 - North Lanarkshire	1	0	0	0	1	
W5 - Ayrshire East / North / South	0	0	0	0	0	
W6 - Renfrewshire / & East / Inverclyde	2	0	0	1	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	25%	0%	0%	100%	0%	
Scotland	12	4	2	1	3	

## 3bii - Non-fatal accidental dwell. fire casualties (excl. precautionary checkups)

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	0	1	1	0	0	
Paisley North West	9	0	0	1	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	1	1	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	3	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	3	0	0	1	
Inverclyde	1	0	2	3	0	
Renfrewshire	11	1	5	2	1	
Renfrewshire % of LSO Total	85%	25%	71%	40%	50%	



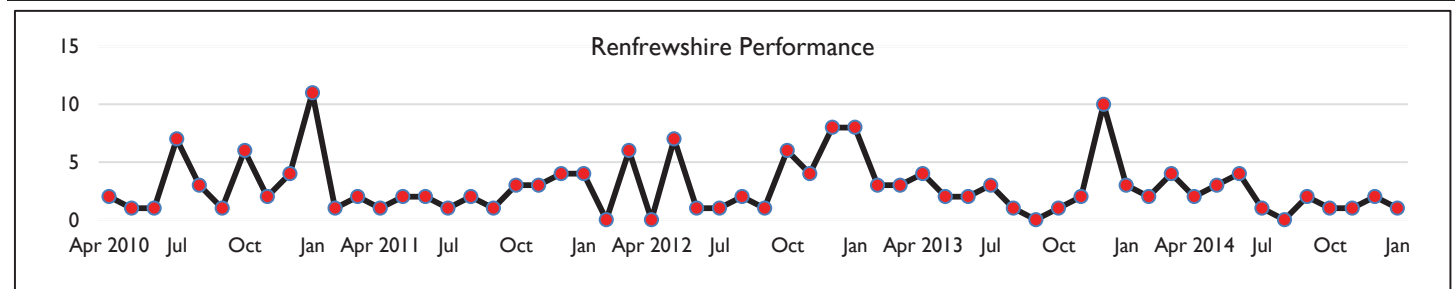
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	0	7	1	2	
W2 - Glasgow City	8	9	5	5	7	
W3 - South Lanarkshire	5	1	0	5	3	
W4 - North Lanarkshire	3	0	3	1	2	
W5 - Ayrshire East / North / South	4	7	6	4	4	
W6 - Renfrewshire / & East / Inverclyde	13	4	7	5	2	
W7 - Dumfries & Galloway	0	2	2	0	1	
W6 % of SDA Total	36%	17%	23%	24%	10%	
Scotland	114	58	77	57	52	



### 3biii - Non-fatal accidental dwell. fire casualties (incl. precautionary checkups)

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	0	2	3	0	0	
Paisley North West	9	0	0	1	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	1	0	1	1	
Renfrew North	0	1	0	1	0	
Renfrew South & Gallowhill	0	0	4	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	4	0	0	2	
Inverclyde	3	0	2	3	0	
Renfrewshire	11	4	8	3	1	
Renfrewshire % of LSO Total	73%	50%	80%	50%	33%	

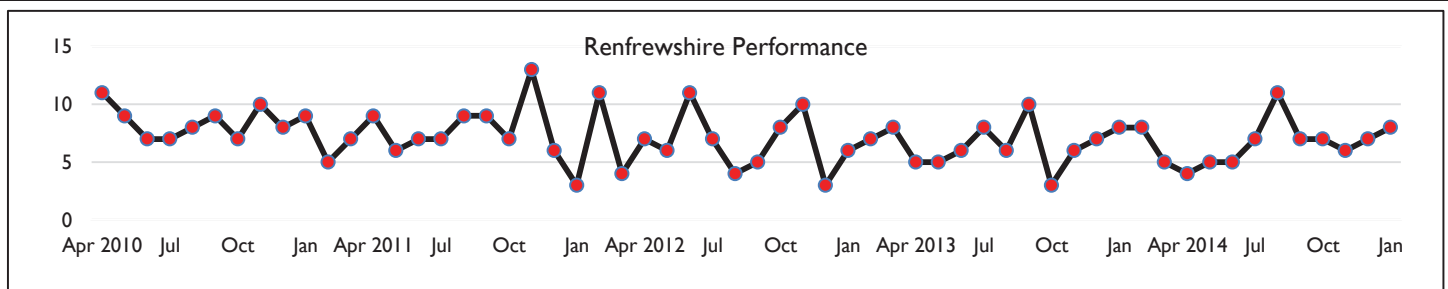


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	2	7	2	2	
W2 - Glasgow City	10	14	16	6	7	
W3 - South Lanarkshire	7	1	1	5	3	
W4 - North Lanarkshire	4	3	8	2	3	
W5 - Ayrshire East / North / South	7	8	9	6	5	
W6 - Renfrewshire / & East / Inverclyde	15	8	10	6	3	
W7 - Dumfries & Galloway	0	2	3	0	1	
W6 % of SDA Total	31%	21%	19%	22%	13%	
Scotland	136	87	110	71	64	

## 4a - Non domestic fires

January ward ave. for Renfrewshire - 1	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	0	2	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	1	1	0	0	0	
Johnstone South, Elderslie & Howwood	1	0	0	1	0	
Paisley East & Ralston	1	0	0	1	2	
Paisley North West	3	0	2	2	3	
Paisley South	0	2	2	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	1	0	1	1	1	
Renfrew South & Gallowhill	1	0	1	1	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	2	4	4	2	
Inverclyde	5	2	1	4	1	
Renfrewshire	9	3	6	8	8	
Renfrewshire % of LSO Total	53%	43%	55%	50%	73%	

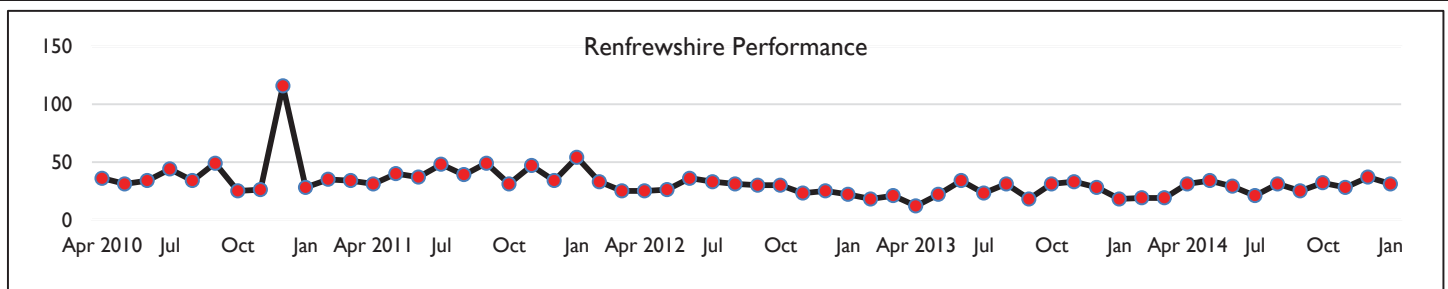


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	12	12	6	11	10	
W2 - Glasgow City	30	56	35	40	36	
W3 - South Lanarkshire	15	8	9	3	6	
W4 - North Lanarkshire	7	14	9	6	14	
W5 - Ayrshire East / North / South	13	5	12	5	9	
W6 - Renfrewshire / & East / Inverclyde	17	7	11	16	11	
W7 - Dumfries & Galloway	8	2	7	2	3	
W6 % of SDA Total	17%	7%	12%	19%	12%	
Scotland	221	205	178	164	194	

### 5 - Special Service - All

January ward ave. for Renfrewshire - 3	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	3	0	0	2	
Erskine & Inchinnan	3	3	2	1	2	
Houston, Crosslee & Linwood	0	2	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	1	7	3	0	1	
Johnstone South, Elderslie & Howwood	1	6	1	1	3	
Paisley East & Ralston	4	6	2	2	5	
Paisley North West	8	7	4	4	6	
Paisley South	3	5	4	6	3	
Paisley South West	4	3	2	0	0	
Renfrew North	1	6	2	0	4	
Renfrew South & Gallowhill	1	6	2	4	4	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	7	20	9	5	11	
Inverclyde	13	26	6	11	19	
Renfrewshire	28	54	22	18	31	
Renfrewshire % of LSO Total	58%	54%	59%	53%	51%	

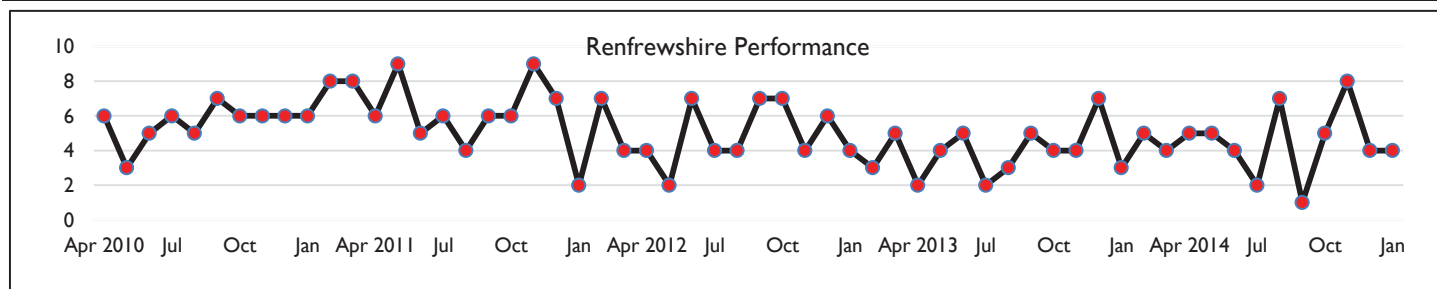


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	36	92	35	38	35	
W2 - Glasgow City	134	270	114	106	92	
W3 - South Lanarkshire	32	83	34	40	46	
W4 - North Lanarkshire	56	77	29	31	39	
W5 - Ayrshire East / North / South	54	83	56	37	47	
W6 - Renfrewshire / & East / Inverclyde	48	100	37	34	61	
W7 - Dumfries & Galloway	20	16	25	22	28	
W6 % of SDA Total	13%	14%	11%	11%	18%	
Scotland	815	1221	677	685	902	

## 5a - Special Service - RTCs

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	1	0	1	1	0	
Houston, Crosslee & Linwood	0	0	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	0	1	0	0	0	
Johnstone South, Elderslie & Howwood	1	0	0	0	1	
Paisley East & Ralston	0	0	0	0	1	
Paisley North West	1	0	1	1	0	
Paisley South	2	0	0	1	1	
Paisley South West	0	0	1	0	0	
Renfrew North	1	1	0	0	0	
Renfrew South & Gallowhill	0	0	1	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	3	1	1	2	
Inverclyde	3	2	0	1	3	
Renfrewshire	6	2	4	3	4	
Renfrewshire % of LSO Total	55%	29%	80%	60%	44%	

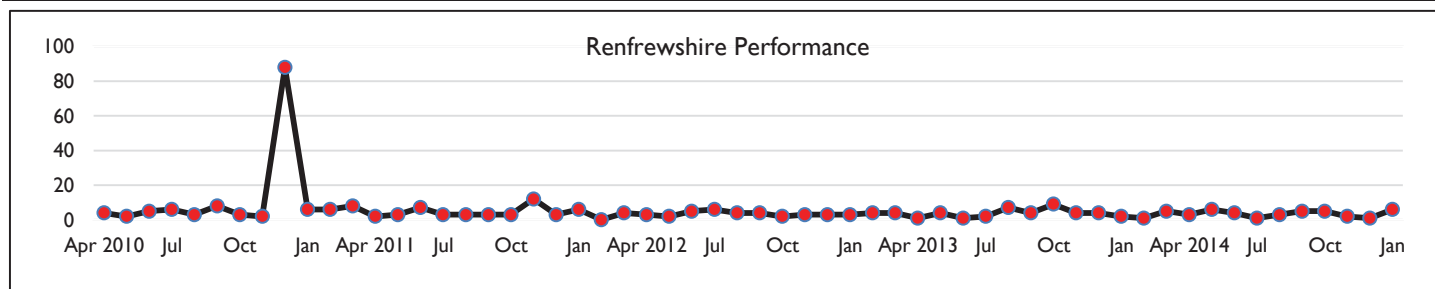


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	11	11	5	10	2	
W2 - Glasgow City	16	23	18	13	7	
W3 - South Lanarkshire	8	4	5	17	15	
W4 - North Lanarkshire	17	11	9	8	3	
W5 - Ayrshire East / North / South	14	13	19	12	12	
W6 - Renfrewshire / & East / Inverclyde	11	7	5	5	9	
W7 - Dumfries & Galloway	11	2	8	7	8	
W6 % of SDA Total	13%	10%	7%	7%	16%	
Scotland	220	206	182	179	155	

## 5b - Special Service - Flooding

January ward ave. for Renfrewshire - 1	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	1	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	1	0	1	1	
Paisley North West	2	0	0	1	1	
Paisley South	1	1	2	0	1	
Paisley South West	1	2	0	0	0	
Renfrew North	0	0	0	0	2	
Renfrew South & Gallowhill	0	1	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	2	1	1	
Inverclyde	6	3	3	2	5	
Renfrewshire	6	6	3	2	6	
Renfrewshire % of LSO Total	46%	67%	38%	40%	50%	

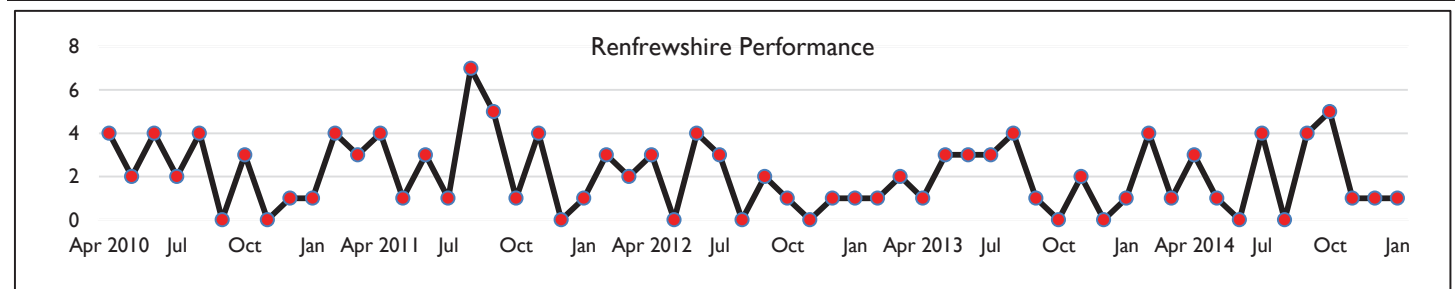


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	7	13	8	7	5	
W2 - Glasgow City	31	27	20	32	15	
W3 - South Lanarkshire	7	3	3	4	6	
W4 - North Lanarkshire	10	4	5	3	8	
W5 - Ayrshire East / North / South	7	8	5	6	5	
W6 - Renfrewshire / & East / Inverclyde	13	9	8	5	12	
W7 - Dumfries & Galloway	2	2	5	6	2	
W6 % of SDA Total	17%	14%	15%	8%	23%	
Scotland	160	104	88	111	113	

## 5c - Special Service - Extrication

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	1	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	1	0	1	1	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	1	1	1	
Inverclyde	0	1	0	0	0	
Renfrewshire	1	1	1	1	1	
Renfrewshire % of LSO Total	50%	50%	50%	50%	50%	

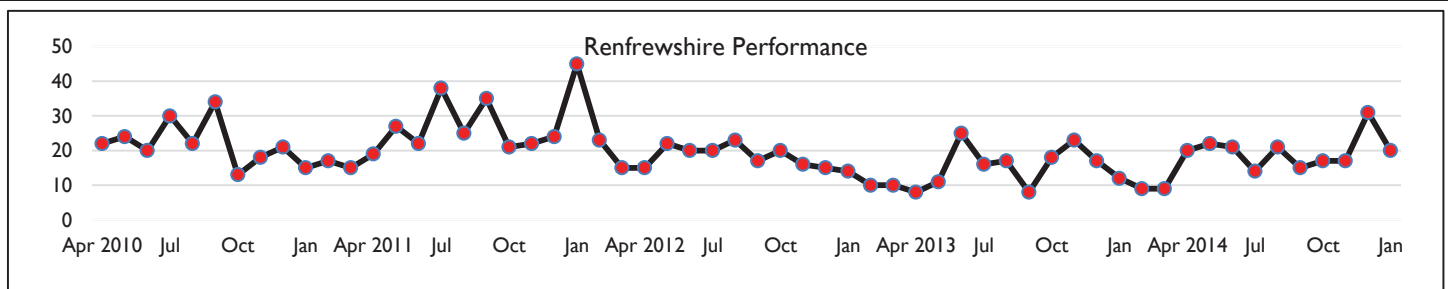


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	4	1	1	2	
W2 - Glasgow City	10	9	8	7	5	
W3 - South Lanarkshire	0	7	1	2	0	
W4 - North Lanarkshire	6	3	2	3	3	
W5 - Ayrshire East / North / South	5	10	1	0	1	
W6 - Renfrewshire / & East / Inverclyde	2	2	2	2	2	
W7 - Dumfries & Galloway	0	2	0	1	0	
W6 % of SDA Total	8%	5%	13%	13%	15%	
Scotland	54	61	39	41	36	

### 5d - Special Service - Others

January ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	3	0	0	1	
Erskine & Inchinnan	1	3	1	0	2	
Houston, Crosslee & Linwood	0	2	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	5	1	0	1	
Johnstone South, Elderslie & Howwood	0	6	1	1	2	
Paisley East & Ralston	3	5	2	1	3	
Paisley North West	5	6	3	1	4	
Paisley South	0	4	2	5	1	
Paisley South West	3	1	1	0	0	
Renfrew North	0	5	2	0	2	
Renfrew South & Gallowhill	1	5	1	4	4	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	17	5	2	7	
Inverclyde	4	20	3	8	11	
Renfrewshire	15	45	14	12	20	
Renfrewshire % of LSO Total	68%	55%	64%	55%	53%	

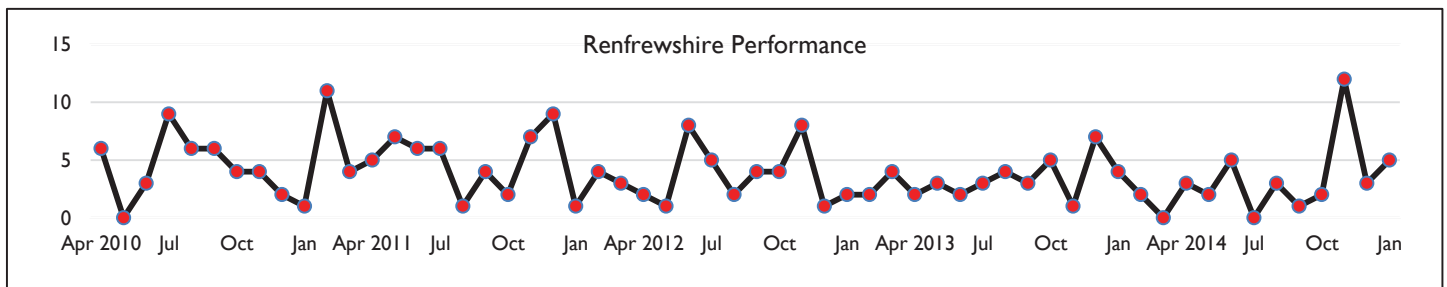


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	16	64	21	20	26	
W2 - Glasgow City	77	211	68	54	65	
W3 - South Lanarkshire	17	69	25	17	25	
W4 - North Lanarkshire	23	59	13	17	25	
W5 - Ayrshire East / North / South	28	52	31	19	29	
W6 - Renfrewshire / & East / Inverclyde	22	82	22	22	38	
W7 - Dumfries & Galloway	7	10	12	8	18	
W6 % of SDA Total	12%	15%	11%	14%	17%	
Scotland	381	850	368	354	598	

## 6a - Non-fatal casualties per RTC

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	1	2	0	
Houston, Crosslee & Linwood	0	0	0	0	2	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	1	0	0	0	0	
Paisley East & Ralston	0	0	0	0	3	
Paisley North West	0	0	1	2	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	1	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	5	0	1	1	
Inverclyde	3	0	0	1	2	
Renfrewshire	1	1	2	4	5	
Renfrewshire % of LSO Total	20%	17%	100%	67%	63%	



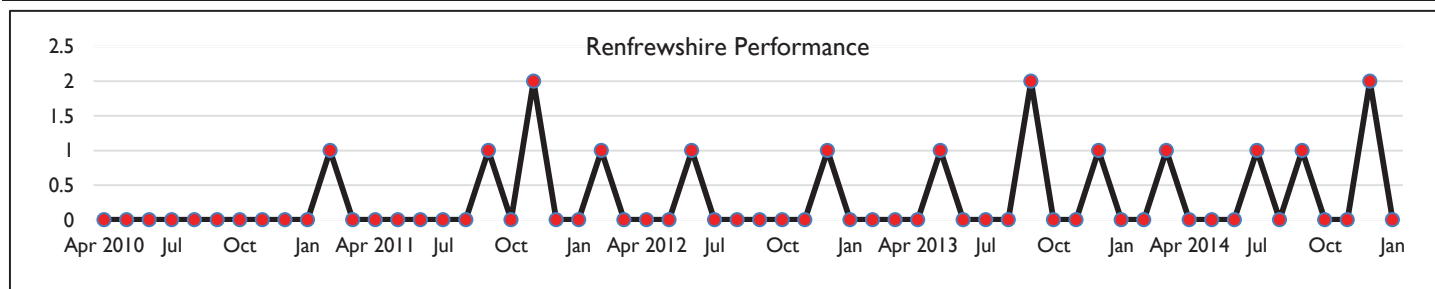
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	5	3	14	2	
W2 - Glasgow City	14	19	9	11	10	
W3 - South Lanarkshire	6	6	2	12	5	
W4 - North Lanarkshire	12	8	10	10	5	
W5 - Ayrshire East / North / South	8	5	11	14	16	
W6 - Renfrewshire / & East / Inverclyde	5	6	2	6	8	
W7 - Dumfries & Galloway	10	2	8	3	6	
W6 % of SDA Total	9%	12%	4%	9%	15%	
Scotland	156	150	141	150	115	



## 6b - Fatal casualties per RTC

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	1	
Inverclyde	0	0	0	0	0	
Renfrewshire	0	0	0	0	0	
Renfrewshire % of LSO Total	0%	0%	0%	0%	0%	

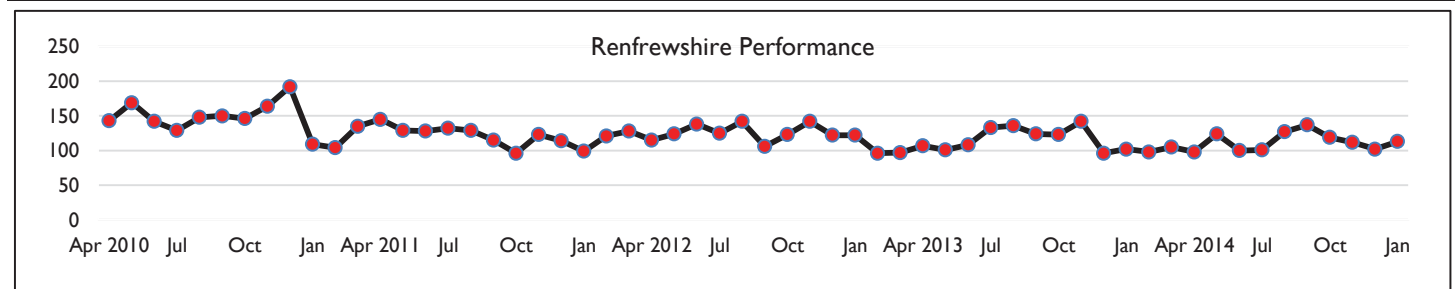


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	1	0	1	0	
W2 - Glasgow City	1	0	0	0	0	
W3 - South Lanarkshire	0	0	0	3	0	
W4 - North Lanarkshire	0	0	0	0	0	
W5 - Ayrshire East / North / South	2	0	2	0	3	
W6 - Renfrewshire / & East / Inverclyde	0	0	0	0	1	
W7 - Dumfries & Galloway	1	0	2	1	0	
W6 % of SDA Total	0%	0%	0%	0%	25%	
Scotland	10	5	9	15	8	

### 10a - False Alarms - All

January ward ave. for Renfrewshire - 10	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	5	7	3	3	3	
Erskine & Inchinnan	7	1	12	11	11	
Houston, Crosslee & Linwood	2	3	3	5	6	
Johnstone North, Kilbarchan & Lochwinnoch	7	11	5	5	7	
Johnstone South, Elderslie & Howwood	6	4	5	6	12	
Paisley East & Ralston	10	12	9	14	18	
Paisley North West	29	27	39	16	20	
Paisley South	17	14	13	9	7	
Paisley South West	6	3	2	2	6	
Renfrew North	12	9	18	17	10	
Renfrew South & Gallowhill	8	8	13	14	13	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	30	31	36	33	39	
Inverclyde	63	80	49	54	50	
Renfrewshire	109	99	122	102	113	
Renfrewshire % of LSO Total	54%	47%	59%	54%	56%	

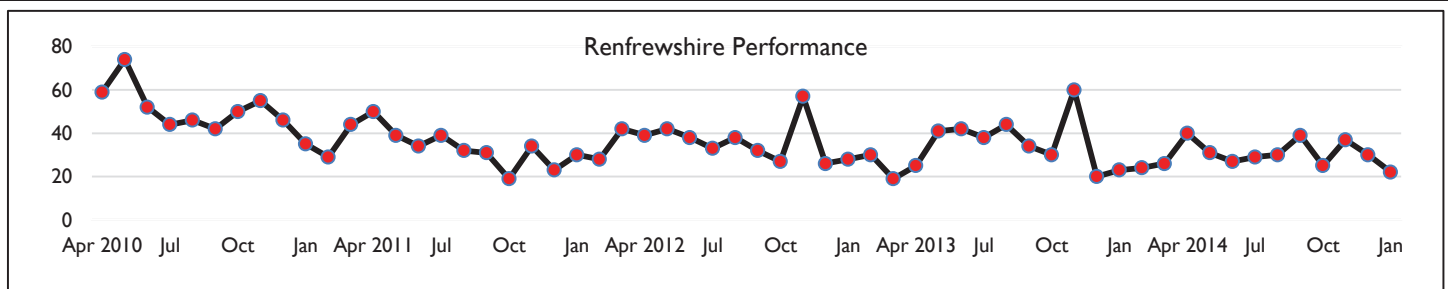


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	135	250	175	149	150	
W2 - Glasgow City	723	703	635	656	660	
W3 - South Lanarkshire	177	214	207	196	197	
W4 - North Lanarkshire	218	200	198	169	211	
W5 - Ayrshire East / North / South	281	257	248	235	222	
W6 - Renfrewshire / & East / Inverclyde	202	210	207	189	202	
W7 - Dumfries & Galloway	47	57	39	50	66	
W6 % of SDA Total	11%	11%	12%	11%	12%	
Scotland	3682	3873	3725	3551	3791	

### 10b - False Alarm - Good Intent

January ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	2	1	1	1	
Erskine & Inchinnan	0	0	1	2	2	
Houston, Crosslee & Linwood	0	1	0	1	2	
Johnstone North, Kilbarchan & Lochwinnoch	3	6	1	3	2	
Johnstone South, Elderslie & Howwood	2	1	2	2	2	
Paisley East & Ralston	5	4	1	3	2	
<b>Paisley North West</b>	9	9	8	3	5	
Paisley South	6	1	5	1	0	
Paisley South West	3	2	1	2	2	
Renfrew North	3	3	7	3	2	
Renfrew South & Gallowhill	3	1	1	2	2	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	12	13	13	7	1	
Inverclyde	14	15	8	13	6	
Renfrewshire	35	30	28	23	22	
Renfrewshire % of LSO Total	57%	52%	57%	53%	76%	

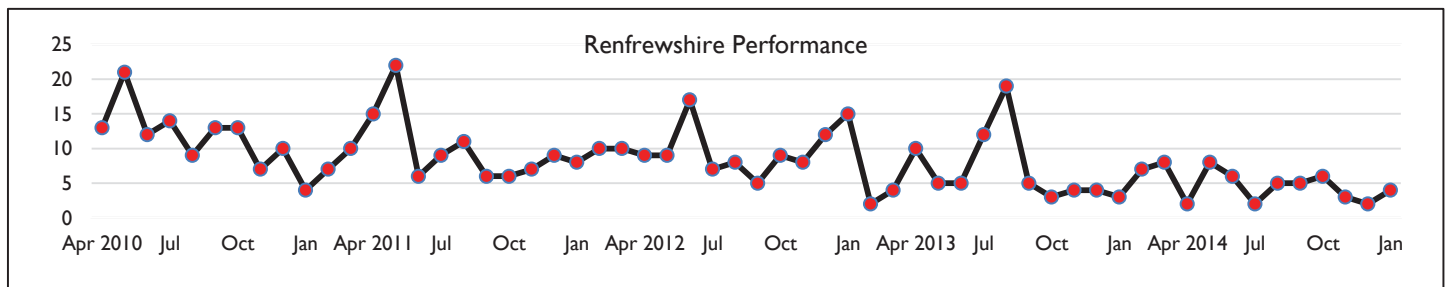


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	42	74	78	37	33	
W2 - Glasgow City	134	150	118	129	104	
W3 - South Lanarkshire	41	52	41	41	51	
W4 - North Lanarkshire	71	51	41	34	42	
W5 - Ayrshire East / North / South	75	56	55	34	42	
W6 - Renfrewshire / & East / Inverclyde	61	58	49	43	29	
W7 - Dumfries & Galloway	13	7	12	11	13	
W6 % of SDA Total	14%	13%	12%	13%	9%	
Scotland	847	876	773	690	631	

### 10c - False Alarm - Malicious

January ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	1	0	0	
Houston, Crosslee & Linwood	1	1	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	1	1	0	0	0	
Paisley East & Ralston	0	1	6	2	0	
Paisley North West	1	1	6	1	1	
Paisley South	0	4	0	0	0	
Paisley South West	0	0	0	0	1	
Renfrew North	0	0	2	0	2	
Renfrew South & Gallowhill	1	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	1	3	1	5	
Inverclyde	4	2	4	0	3	
Renfrewshire	4	8	15	3	4	
Renfrewshire % of LSO Total	40%	73%	68%	75%	33%	

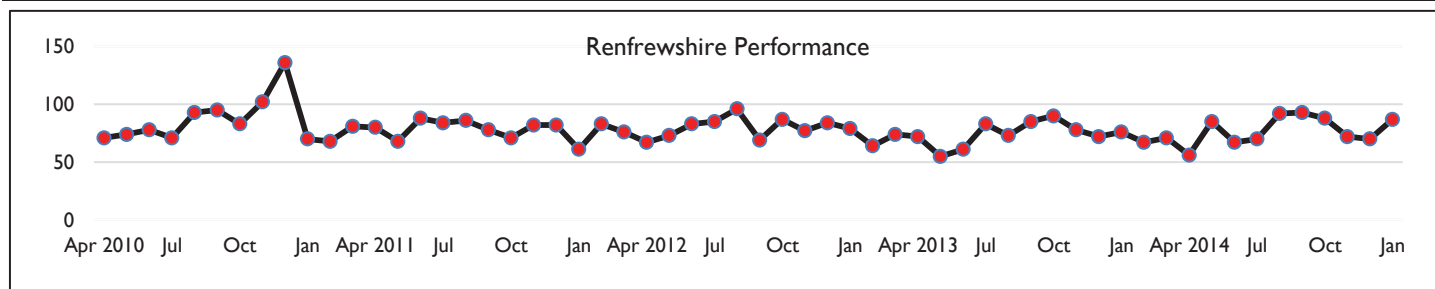


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	12	2	2	5	
W2 - Glasgow City	63	53	53	49	29	
W3 - South Lanarkshire	7	8	12	4	7	
W4 - North Lanarkshire	18	19	14	7	4	
W5 - Ayrshire East / North / South	11	16	11	11	7	
W6 - Renfrewshire / & East / Inverclyde	10	11	22	4	12	
W7 - Dumfries & Galloway	1	3	0	2	2	
W6 % of SDA Total	9%	9%	19%	5%	18%	
Scotland	182	199	182	157	149	

### 10d - False Alarm - Equipment failure

January ward ave. for Renfrewshire - 8	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	4	5	2	2	2	
Erskine & Inchinnan	7	1	10	9	9	
Houston, Crosslee & Linwood	1	1	3	4	4	
Johnstone North, Kilbarchan & Lochwinnoch	4	5	4	2	5	
Johnstone South, Elderslie & Howwood	3	2	3	4	10	
Paisley East & Ralston	5	7	2	9	16	
Paisley North West	19	17	25	12	14	
Paisley South	11	9	8	8	7	
Paisley South West	3	1	1	0	3	
Renfrew North	9	6	9	14	6	
Renfrew South & Gallowhill	4	7	12	12	11	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	16	17	20	25	33	
Inverclyde	45	63	37	41	41	
Renfrewshire	70	61	79	76	87	
Renfrewshire % of LSO Total	53%	43%	58%	54%	54%	



LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	88	164	95	110	112	
W2 - Glasgow City	526	500	464	478	527	
W3 - South Lanarkshire	129	154	154	151	139	
W4 - North Lanarkshire	129	130	143	128	165	
W5 - Ayrshire East / North / South	195	185	182	190	173	
W6 - Renfrewshire / & East / Inverclyde	131	141	136	142	161	
W7 - Dumfries & Galloway	33	47	27	37	51	
W6 % of SDA Total	11%	11%	11%	11%	12%	
Scotland	2653	2798	2770	2704	3011	



**SCOTTISH**  
**FIRE AND RESCUE SERVICE**  
 Working together for a safer Scotland

## Renfrewshire

Wards	
	<b>11</b>
Population*	
	<b>174,310</b>
Dwellings*	
	<b>83,166</b>
Hectares	
	<b>26,969</b>

\* Source: GROS - General Register Office for Scotland  
 (Mid yr est 2012)

## February Ward performance report

## 2014-2015

### DISCLAIMER

The figures included in this report are provisional and subject to change as a result of quality assurance and review. The statistics quoted are internal management information published in the interests of transparency and openness.

The Scottish government publishes Official Statistics each year which allow for comparisons to be made over longer periods of time.

Please ensure any external partners in receipt of these reports are aware of this.

Current month vs target\* OR previous 3 yr rolling ave\*\* (for period)

ID	Key Performance Indicators	Page	Target	Perf.%(+/-)	% Targets
1a	All deliberate fires	3	AVE.	-31%	
1b	All deliberate primary fires	4	AVE.	20%	
1bi	All deliberate dwelling fires	5	AVE.	0%	
1bii	All deliberate other building fires	6	AVE.	-14%	
1biii	All deliberate vehicle fires	7	AVE.	114%	
1biv	All deliberate 'other' primary fires	8	AVE.	-100%	
1c	All deliberate secondary fires	9	AVE.	-50%	
1ci	All deliberate secondary refuse fires	10	AVE.	-67%	
1cii	All deliberate secondary 'other' fires	11	AVE.	-10%	
2a	All accidental fires	12	AVE.	-6%	
2b	All accidental primary fires	13	AVE.	-8%	
2bi	All accidental dwelling fires	14	DWELLING	-20%	-10%
2bii	All accidental other building fires	15	AVE.	-37%	
2biii	All accidental vehicle fires	16	AVE.	114%	
2biv	All accidental 'other' primary fires	17	AVE.		
2c	All accidental secondary fires	18	AVE.	50%	
2ci	All accidental secondary refuse fires	19	AVE.		
2cii	All accidental secondary 'other' fires	20	AVE.	-25%	
3a	All fire casualties (fatal & non-fatal (incl. precautionary checkups))	21	AVE.	29%	
3ai	All fatal fire casualties	22	CASUALTY		-5%
3aii	Non-fatal fire casualties (excl. precautionary checkups)	23	CASUALTY	50%	-5%
3aiii	Non-fatal fire casualties (incl. precautionary checkups)	24	AVE.	29%	
3bi	All fatal accidental dwell. fire casualties	25	CASUALTY		-5%
3bii	Non-fatal accidental dwell. fire casualties (excl. precautionary checkups)	26	CASUALTY	50%	-5%
3biii	Non-fatal accidental dwell. fire casualties (incl. precautionary checkups)	27	AVE.	20%	
4a	Non domestic fires	28	NON DOM	-25%	prev yr
5	Special Service - All	29	AVE.	-10%	
5a	Special Service - RTCs	30	AVE.	-40%	
5b	Special Service - Flooding	31	AVE.	80%	
5c	Special Service - Extrication	32	AVE.	13%	
5d	Special Service - Others	33	AVE.	-14%	
6a	Non-fatal casualties per RTC	34	AVE.	125%	
6b	Fatal casualties per RTC	35	AVE.	-100%	
10a	False Alarms - All	36	AVE.	-15%	
10b	False Alarm - Good Intent	37	AVE.	13%	
10c	False Alarm - Malicious	38	AVE.	-53%	
10d	False Alarm - Equipment failure	39	AVE.	-23%	

**TARGETS - Set by Scottish Government displayed within Annex B of the Fire and Rescue Framework for Scotland 2013.**

Fire Casualties - Displayed above as "CASUALTY".

Reduce the rate of fire fatalities and casualties (excl. precautionary checkups) by 5% based on the previous 3 year rolling average.

Accidental Dwelling Fires - Displayed above as "DWELLING".

Reduce the rate of accidental dwelling fires by 10% based on the previous 3 year average.

Non Domestic - Displayed above as "NON DOM".

Reduce the rate of non-domestic fires from the previous year

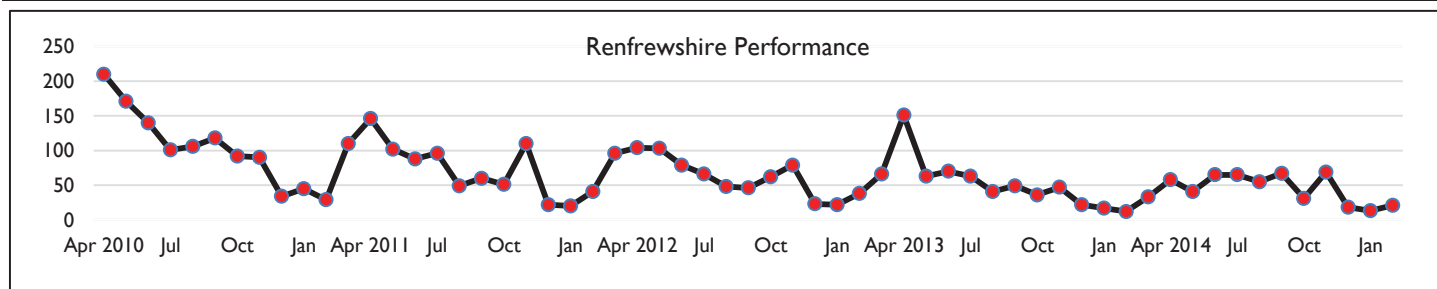
Previous 3 year average - Displayed above as "AVE."

Measures performance of analysis period against previous 3 year average (for same period)

Ia - All deliberate fires

February ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	3	2	0	0	
Erskine & Inchinnan	0	3	0	0	1	
Houston, Crosslee & Linwood	1	3	3	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	2	5	6	0	1	
Johnstone South, Elderslie & Howwood	2	8	5	3	3	
Paisley East & Ralston	0	1	4	1	4	
Paisley North West	11	10	9	4	5	
Paisley South	3	3	1	1	4	
Paisley South West	0	1	5	1	1	
Renfrew North	5	2	2	0	0	
Renfrew South & Gallowhill	4	2	1	2	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	19	5	7	5	9	
Inverclyde	40	35	22	6	16	
Renfrewshire	29	41	38	12	21	
Renfrewshire % of LSO Total	33%	51%	57%	52%	46%	



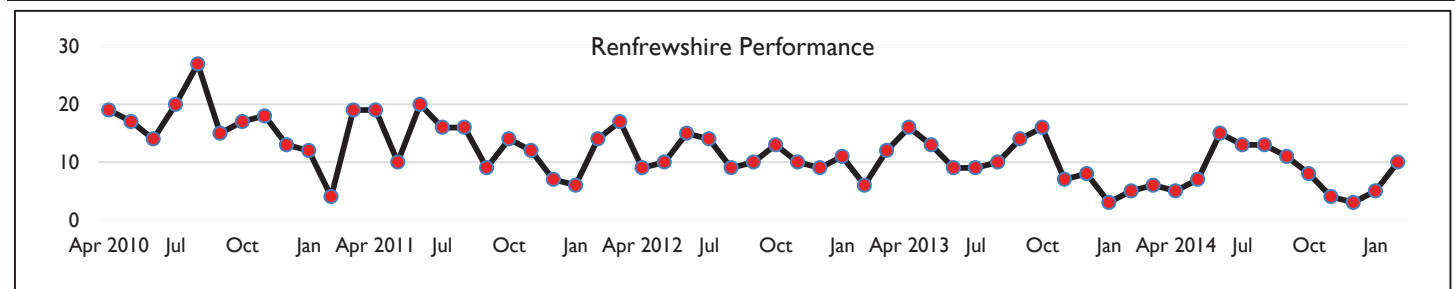
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	57	57	50	23	34	
W2 - Glasgow City	142	199	187	95	134	
W3 - South Lanarkshire	97	83	71	48	58	
W4 - North Lanarkshire	132	112	112	55	66	
W5 - Ayrshire East / North / South	81	111	98	49	65	
W6 - Renfrewshire / & East / Inverclyde	88	81	67	23	46	
W7 - Dumfries & Galloway	17	1	7	3	6	
W6 % of SDA Total	14%	13%	11%	8%	11%	
Scotland	928	1040	927	511	739	



Ib - All deliberate primary fires

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	1	0	0	0	
Erskine & Inchinnan	0	0	0	0	1	
Houston, Crosslee & Linwood	0	2	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	1	1	1	0	0	
Johnstone South, Elderslie & Howwood	0	2	1	1	0	
Paisley East & Ralston	0	1	1	1	3	
Paisley North West	2	4	1	1	3	
Paisley South	1	2	1	1	2	
Paisley South West	0	0	0	1	0	
Renfrew North	0	1	1	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	1	2	1	2	
Inverclyde	14	6	6	2	0	
Renfrewshire	4	14	6	5	10	
Renfrewshire % of LSO Total	17%	67%	43%	63%	83%	

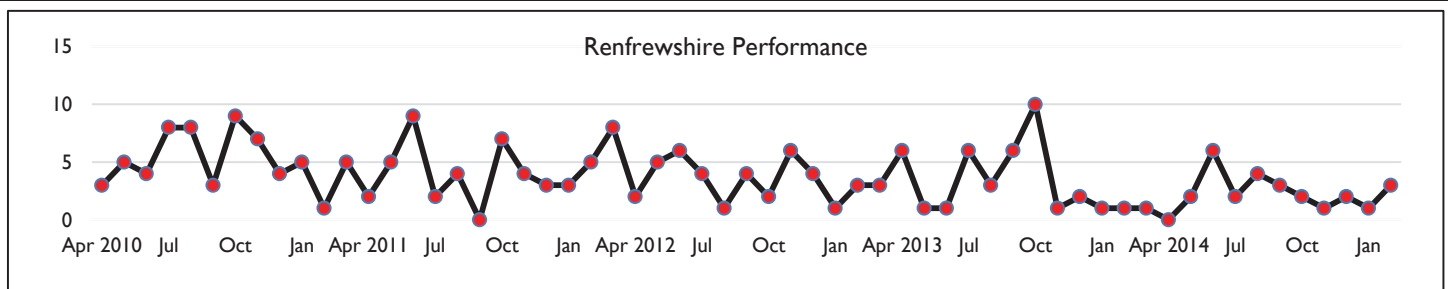


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	14	22	9	3	4	
W2 - Glasgow City	42	53	44	24	21	
W3 - South Lanarkshire	12	15	15	14	18	
W4 - North Lanarkshire	25	11	19	15	5	
W5 - Ayrshire East / North / South	12	18	8	10	12	
W6 - Renfrewshire / & East / Inverclyde	24	21	14	8	12	
W7 - Dumfries & Galloway	7	1	0	2	2	
W6 % of SDA Total	18%	15%	13%	11%	16%	
Scotland	219	242	171	138	154	

I bi - All deliberate dwelling fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	1	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	1	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	1	1	0	0	
Paisley East & Ralston	0	1	0	0	0	
Paisley North West	1	1	1	0	2	
Paisley South	0	0	1	0	1	
Paisley South West	0	0	0	1	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	1	0	0	0	
Inverclyde	6	2	1	0	0	
Renfrewshire	1	5	3	1	3	
Renfrewshire % of LSO Total	11%	63%	75%	100%	100%	

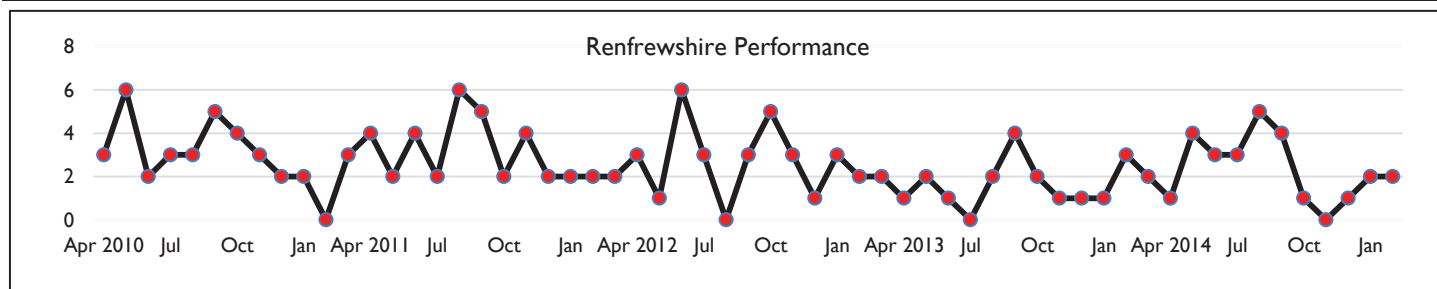


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	4	5	3	1	1	
W2 - Glasgow City	17	27	12	8	5	
W3 - South Lanarkshire	2	6	4	3	4	
W4 - North Lanarkshire	7	4	8	2	0	
W5 - Ayrshire East / North / South	2	2	3	3	3	
W6 - Renfrewshire / & East / Inverclyde	9	8	4	1	3	
W7 - Dumfries & Galloway	3	1	0	0	0	
W6 % of SDA Total	20%	15%	12%	6%	19%	
Scotland	78	85	49	37	48	

Ibii - All deliberate other building fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
<b>Erskine &amp; Inchinnan</b>	0	0	0	0	1	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	1	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	1	0	
Paisley East & Ralston	0	0	1	1	0	
<b>Paisley North West</b>	0	1	0	0	1	
Paisley South	0	0	0	1	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	0	2	1	0	
Inverclyde	1	0	0	1	0	
Renfrewshire	0	2	2	3	2	
Renfrewshire % of LSO Total	0%	100%	50%	60%	100%	

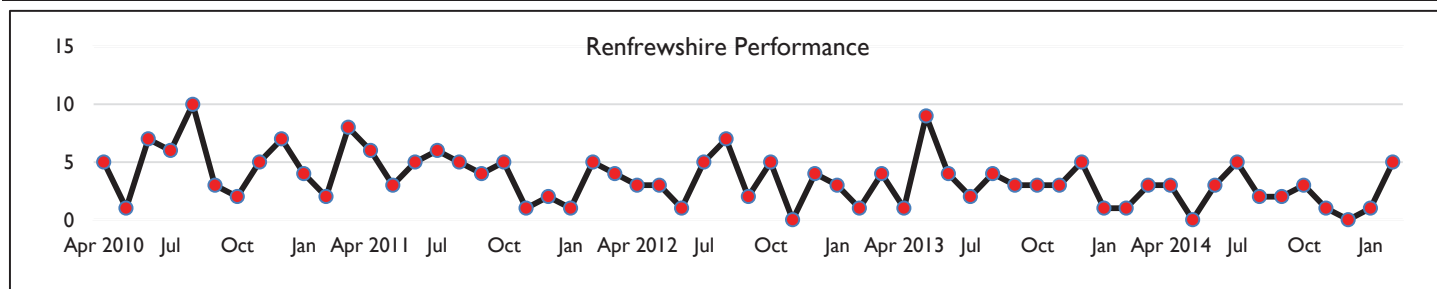


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	3	0	0	3	
W2 - Glasgow City	5	10	8	2	4	
W3 - South Lanarkshire	3	2	5	7	5	
W4 - North Lanarkshire	3	2	3	4	1	
W5 - Ayrshire East / North / South	4	5	2	5	3	
W6 - Renfrewshire / & East / Inverclyde	3	2	4	5	2	
W7 - Dumfries & Galloway	1	0	0	2	1	
W6 % of SDA Total	14%	8%	18%	20%	11%	
Scotland	43	46	35	40	37	

I biii - All deliberate vehicle fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	1	0	0	1	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	0	0	
Johnstone South, Elderslie & Howwood	0	1	0	0	0	
Paisley East & Ralston	0	0	0	0	3	
Paisley North West	0	1	0	1	0	
Paisley South	1	2	0	0	1	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	0	2	
Inverclyde	3	4	4	1	0	
Renfrewshire	2	5	1	1	5	
Renfrewshire % of LSO Total	33%	56%	20%	50%	71%	

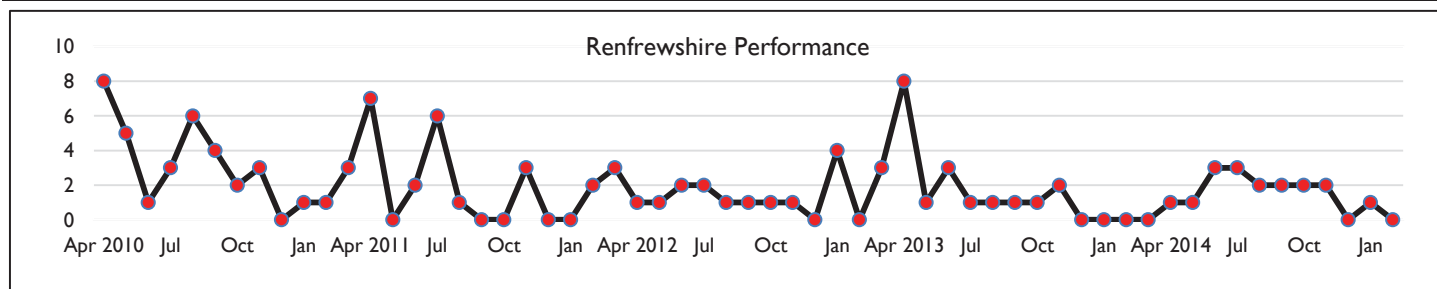


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	6	11	4	2	0	
W2 - Glasgow City	12	12	21	13	8	
W3 - South Lanarkshire	4	5	5	2	5	
W4 - North Lanarkshire	12	2	5	8	3	
W5 - Ayrshire East / North / South	5	6	2	1	5	
W6 - Renfrewshire / & East / Inverclyde	6	9	5	2	7	
W7 - Dumfries & Galloway	3	0	0	0	1	
W6 % of SDA Total	13%	20%	12%	7%	24%	
Scotland	67	73	60	47	45	

### I biv - All deliberate 'other' primary fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	1	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	1	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	0	0	
Inverclyde	4	0	1	0	0	
Renfrewshire	1	2	0	0	0	
Renfrewshire % of LSO Total	17%	100%	0%	0%	0%	

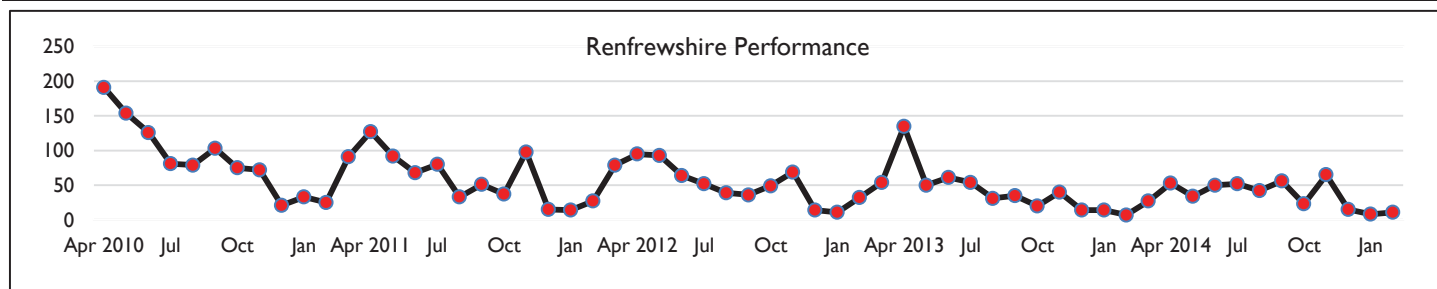


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	3	2	0	0	
W2 - Glasgow City	8	4	3	1	4	
W3 - South Lanarkshire	3	2	1	2	4	
W4 - North Lanarkshire	3	3	3	1	1	
W5 - Ayrshire East / North / South	1	5	1	1	1	
W6 - Renfrewshire / & East / Inverclyde	6	2	1	0	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	27%	11%	9%	0%	0%	
Scotland	31	38	27	14	24	

Ic - All deliberate secondary fires

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	2	2	0	0	
Erskine & Inchinnan	0	3	0	0	0	
Houston, Crosslee & Linwood	1	1	3	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	4	5	0	1	
Johnstone South, Elderslie & Howwood	2	6	4	2	3	
Paisley East & Ralston	0	0	3	0	1	
Paisley North West	9	6	8	3	2	
Paisley South	2	1	0	0	2	
Paisley South West	0	1	5	0	1	
Renfrew North	5	1	1	0	0	
Renfrew South & Gallowhill	4	2	1	2	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	13	4	5	4	7	
Inverclyde	26	28	16	4	16	
Renfrewshire	25	27	32	7	11	
Renfrewshire % of LSO Total	39%	46%	60%	47%	32%	

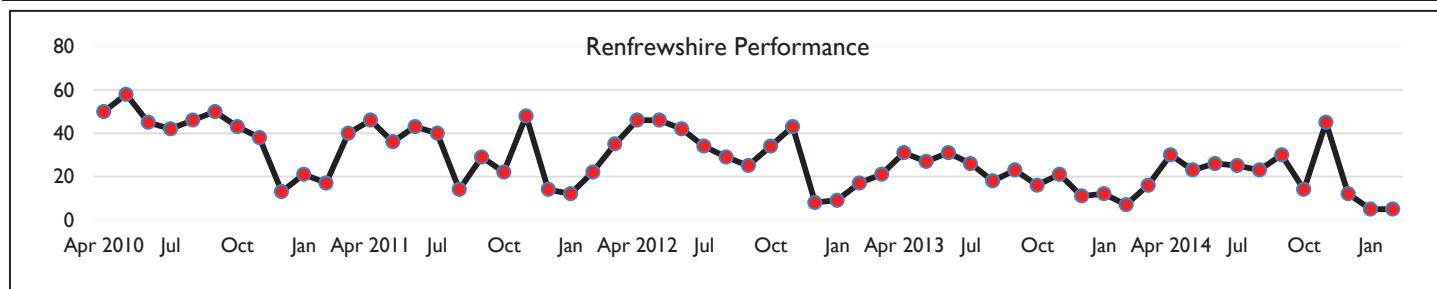


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	43	35	41	20	30	
W2 - Glasgow City	100	146	143	71	113	
W3 - South Lanarkshire	85	68	56	34	40	
W4 - North Lanarkshire	107	101	93	40	61	
W5 - Ayrshire East / North / South	69	93	90	39	53	
W6 - Renfrewshire / & East / Inverclyde	64	59	53	15	34	
W7 - Dumfries & Galloway	10	0	7	1	4	
W6 % of SDA Total	13%	12%	11%	7%	10%	
Scotland	709	797	756	373	585	

Ici - All deliberate secondary refuse fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	2	1	0	0	
Erskine & Inchinnan	0	2	0	0	0	
Houston, Crosslee & Linwood	1	1	3	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	4	4	0	0	
Johnstone South, Elderslie & Howwood	2	4	2	2	3	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	6	5	4	3	2	
Paisley South	1	0	0	0	0	
Paisley South West	0	1	2	0	0	
Renfrew North	3	1	0	0	0	
Renfrew South & Gallowhill	3	2	1	2	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	10	4	2	1	2	
Inverclyde	13	18	10	3	7	
Renfrewshire	17	22	17	7	5	
Renfrewshire % of LSO Total	43%	50%	59%	64%	36%	

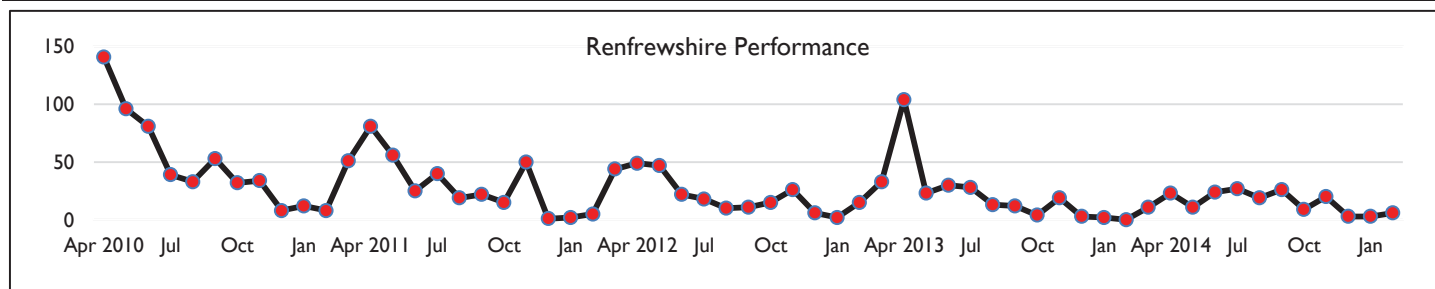


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	28	24	27	17	19	
W2 - Glasgow City	65	107	97	52	82	
W3 - South Lanarkshire	63	55	40	24	28	
W4 - North Lanarkshire	78	89	48	34	46	
W5 - Ayrshire East / North / South	48	71	38	24	31	
W6 - Renfrewshire / & East / Inverclyde	40	44	29	11	14	
W7 - Dumfries & Galloway	8	0	5	1	3	
W6 % of SDA Total	12%	11%	10%	7%	6%	
Scotland	477	557	442	252	343	

I cii - All deliberate secondary 'other' fires

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	1	0	0	
Erskine & Inchinnan	0	1	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	0	1	
Johnstone South, Elderslie & Howwood	0	2	2	0	0	
Paisley East & Ralston	0	0	3	0	1	
Paisley North West	3	1	4	0	0	
<b>Paisley South</b>	1	1	0	0	<b>2</b>	
Paisley South West	0	0	3	0	1	
Renfrew North	2	0	1	0	0	
Renfrew South & Gallowhill	1	0	0	0	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	0	3	3	5	
Inverclyde	13	10	6	1	9	
Renfrewshire	8	5	15	0	6	
Renfrewshire % of LSO Total	33%	33%	63%	0%	30%	



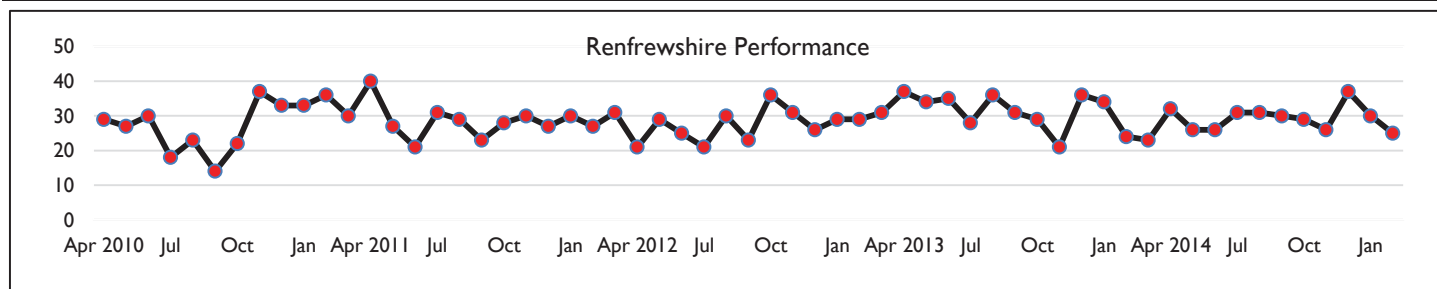
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	15	11	14	3	11	
W2 - Glasgow City	35	39	46	19	31	
W3 - South Lanarkshire	22	13	16	10	12	
W4 - North Lanarkshire	29	12	45	6	15	
W5 - Ayrshire East / North / South	21	22	52	15	22	
W6 - Renfrewshire / & East / Inverclyde	24	15	24	4	20	
W7 - Dumfries & Galloway	2	0	2	0	1	
W6 % of SDA Total	16%	13%	12%	7%	18%	
Scotland	232	240	314	121	242	



## 2a - All accidental fires

February ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	3	2	0	1	
Erskine & Inchinnan	0	4	2	1	1	
Houston, Crosslee & Linwood	1	2	2	2	2	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	2	0	
Johnstone South, Elderslie & Howwood	3	3	5	1	3	
Paisley East & Ralston	5	4	4	5	1	
Paisley North West	11	6	7	4	9	
Paisley South	2	3	1	2	2	
Paisley South West	2	0	1	3	1	
Renfrew North	3	1	2	0	2	
Renfrew South & Gallowhill	6	1	2	4	3	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	7	7	7	7	6	
Inverclyde	17	9	9	10	8	
Renfrewshire	36	27	29	24	25	
Renfrewshire % of LSO Total	60%	63%	64%	59%	64%	

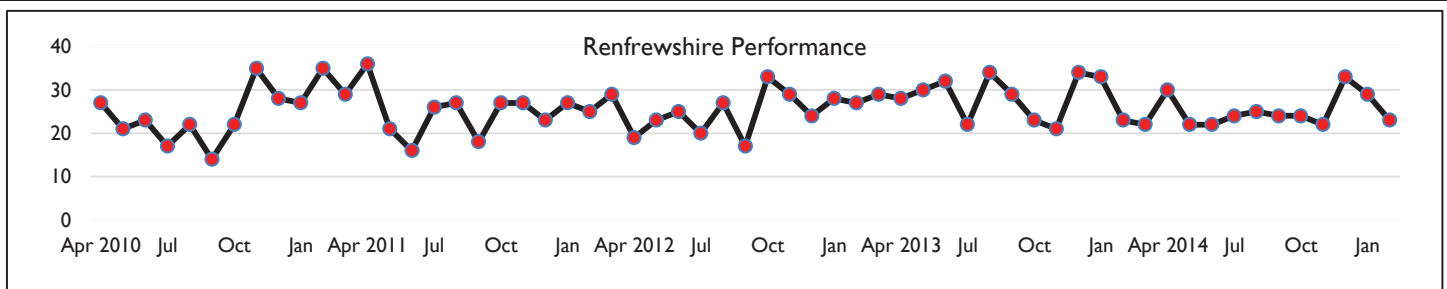


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	55	57	60	39	40	
W2 - Glasgow City	136	119	129	90	104	
W3 - South Lanarkshire	38	39	45	31	36	
W4 - North Lanarkshire	37	45	31	36	36	
W5 - Ayrshire East / North / South	63	49	62	43	46	
W6 - Renfrewshire / & East / Inverclyde	60	43	45	41	39	
W7 - Dumfries & Galloway	34	35	30	20	19	
W6 % of SDA Total	14%	11%	11%	14%	12%	
Scotland	1010	1008	973	726	845	

### 2b - All accidental primary fires

February ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	2	3	2	0	1	
Erskine & Inchinnan	0	4	1	1	1	
Houston, Crosslee & Linwood	1	2	2	1	2	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	2	0	
Johnstone South, Elderslie & Howwood	3	3	4	1	3	
Paisley East & Ralston	4	4	4	5	1	
Paisley North West	11	6	7	4	8	
Paisley South	2	2	1	2	2	
Paisley South West	2	0	1	3	1	
Renfrew North	3	0	2	0	2	
Renfrew South & Gallowhill	6	1	2	4	2	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	6	5	6	6	6	
Inverclyde	16	6	8	9	8	
Renfrewshire	35	25	27	23	23	
Renfrewshire % of LSO Total	61%	69%	66%	61%	62%	

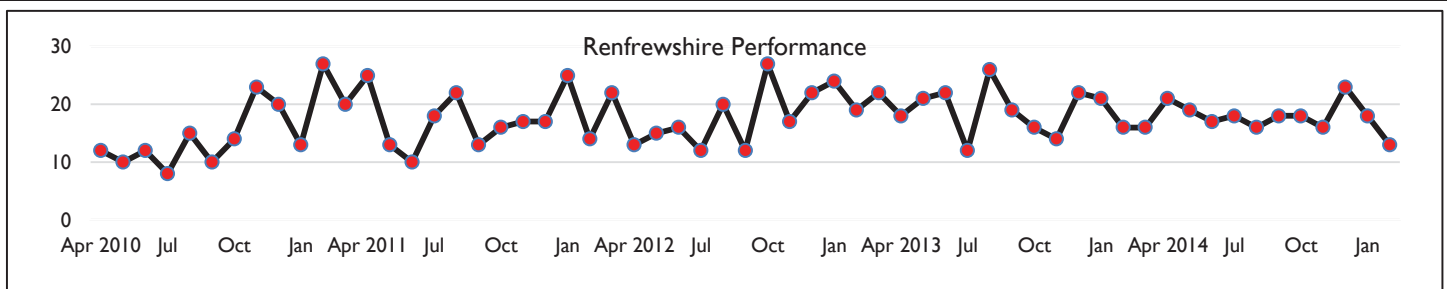


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	35	40	43	27	29	
W2 - Glasgow City	123	107	112	82	97	
W3 - South Lanarkshire	32	32	38	29	31	
W4 - North Lanarkshire	33	40	30	30	31	
W5 - Ayrshire East / North / South	51	39	47	32	39	
W6 - Renfrewshire / & East / Inverclyde	57	36	41	38	37	
W7 - Dumfries & Galloway	13	14	12	11	14	
W6 % of SDA Total	17%	12%	13%	15%	13%	
Scotland	717	702	663	535	618	

2bi - All accidental dwelling fires

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	0	2	0	0	
Erskine & Inchinnan	0	3	0	0	1	
Houston, Crosslee & Linwood	0	1	1	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	2	0	
Johnstone South, Elderslie & Howwood	2	2	3	1	1	
Paisley East & Ralston	3	1	3	4	1	
Paisley North West	8	4	4	2	5	
Paisley South	2	2	1	2	2	
Paisley South West	2	0	1	1	1	
Renfrew North	3	0	2	0	1	
Renfrew South & Gallowhill	5	1	1	3	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	1	6	4	3	
Inverclyde	15	4	7	4	6	
Renfrewshire	27	14	19	16	13	
Renfrewshire % of LSO Total	60%	74%	59%	67%	59%	

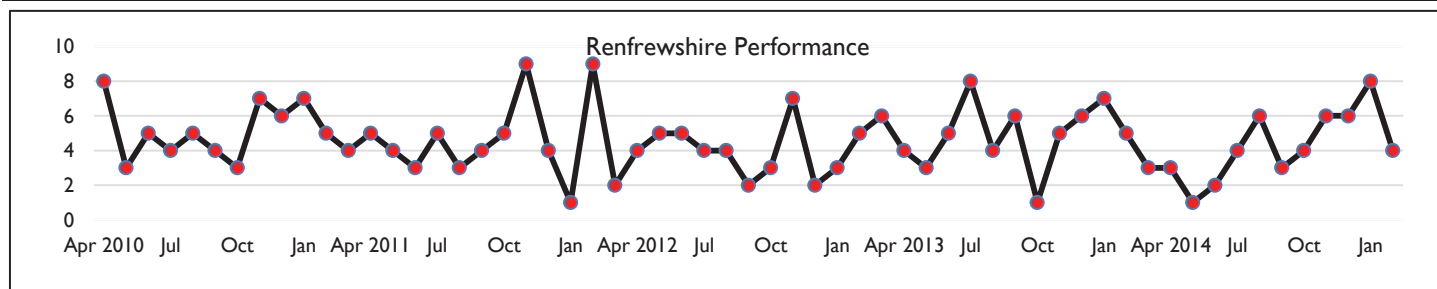


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	28	20	27	16	17	
W2 - Glasgow City	76	61	74	47	71	
W3 - South Lanarkshire	24	21	24	15	17	
W4 - North Lanarkshire	17	26	22	19	23	
W5 - Ayrshire East / North / South	38	19	25	24	17	
W6 - Renfrewshire / & East / Inverclyde	45	19	32	24	22	
W7 - Dumfries & Galloway	6	8	8	6	8	
W6 % of SDA Total	19%	11%	15%	16%	13%	
Scotland	463	417	415	317	370	

**2bii - All accidental other building fires**

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	2	0	0	0	
Erskine & Inchinnan	0	1	1	1	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	1	1	1	0	0	
Paisley East & Ralston	1	3	1	1	0	
<b>Paisley North West</b>	2	2	2	2	3	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	1	0	
<b>Renfrew North</b>	0	0	0	0	1	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	1	0	2	3	
Inverclyde	1	2	0	1	1	
Renfrewshire	5	9	5	5	4	
Renfrewshire % of LSO Total	71%	75%	100%	63%	50%	

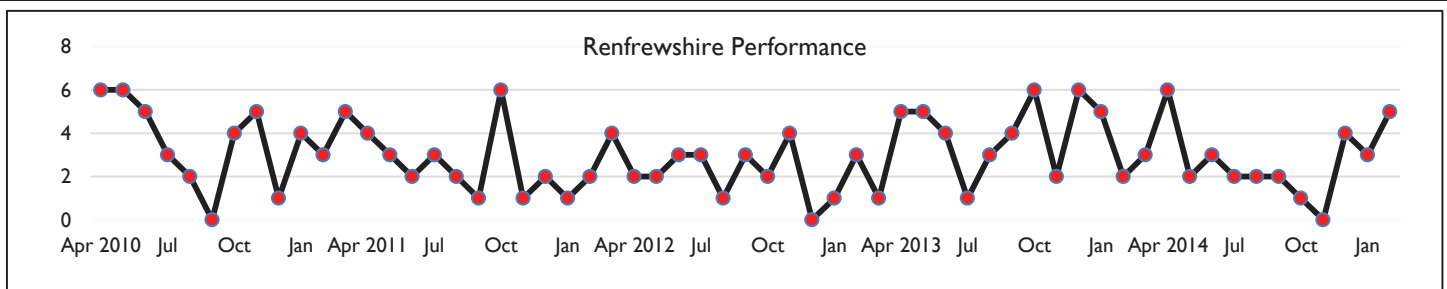


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	10	5	6	6	
W2 - Glasgow City	34	36	26	28	16	
W3 - South Lanarkshire	3	4	4	6	7	
W4 - North Lanarkshire	9	6	3	6	1	
W5 - Ayrshire East / North / South	4	13	11	6	8	
W6 - Renfrewshire / & East / Inverclyde	7	12	5	8	8	
W7 - Dumfries & Galloway	5	2	4	5	2	
W6 % of SDA Total	11%	14%	9%	12%	17%	
Scotland	141	170	141	140	138	

2biii - All accidental vehicle fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	1	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	1	1	0	2	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	2	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	0	1	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	1	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	1	0	1	1	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	3	0	0	0	
Inverclyde	0	0	1	4	0	
Renfrewshire	3	2	3	2	5	
Renfrewshire % of LSO Total	60%	40%	75%	33%	100%	

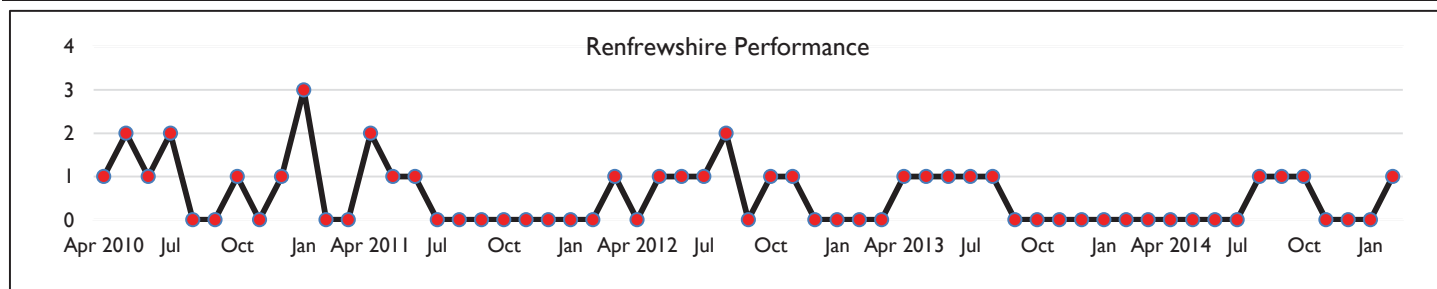


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	10	11	4	4	
W2 - Glasgow City	10	9	11	7	9	
W3 - South Lanarkshire	5	6	9	8	7	
W4 - North Lanarkshire	6	7	4	4	6	
W5 - Ayrshire East / North / South	7	6	10	1	13	
W6 - Renfrewshire / & East / Inverclyde	5	5	4	6	5	
W7 - Dumfries & Galloway	1	4	0	0	4	
W6 % of SDA Total	13%	11%	8%	20%	10%	
Scotland	96	94	91	68	96	

## 2biv - All accidental 'other' primary fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	0	0	0	0	1	
Renfrewshire	0	0	0	0	1	
Renfrewshire % of LSO Total	0%	0%	0%	0%	50%	

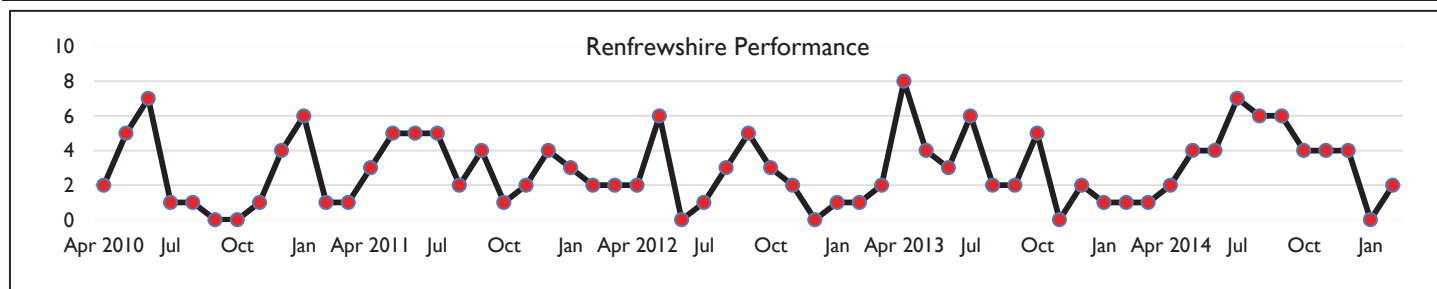


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	0	0	0	1	2	
W2 - Glasgow City	3	1	1	0	1	
W3 - South Lanarkshire	0	1	1	0	0	
W4 - North Lanarkshire	1	1	1	1	1	
W5 - Ayrshire East / North / South	2	1	1	1	1	
W6 - Renfrewshire / & East / Inverclyde	0	0	0	0	2	
W7 - Dumfries & Galloway	1	0	0	0	0	
W6 % of SDA Total	0%	0%	0%	0%	29%	
Scotland	17	21	16	10	14	

**2c - All accidental secondary fires**

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	1	0	0	0	0	
<b>Paisley North West</b>	0	0	0	0	1	
Paisley South	0	1	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	1	0	0	0	
<b>Renfrew South &amp; Gallowhill</b>	0	0	0	0	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	1	0	
Inverclyde	1	2	1	1	0	
Renfrewshire	1	2	1	1	2	
Renfrewshire % of LSO Total	50%	50%	50%	33%	100%	

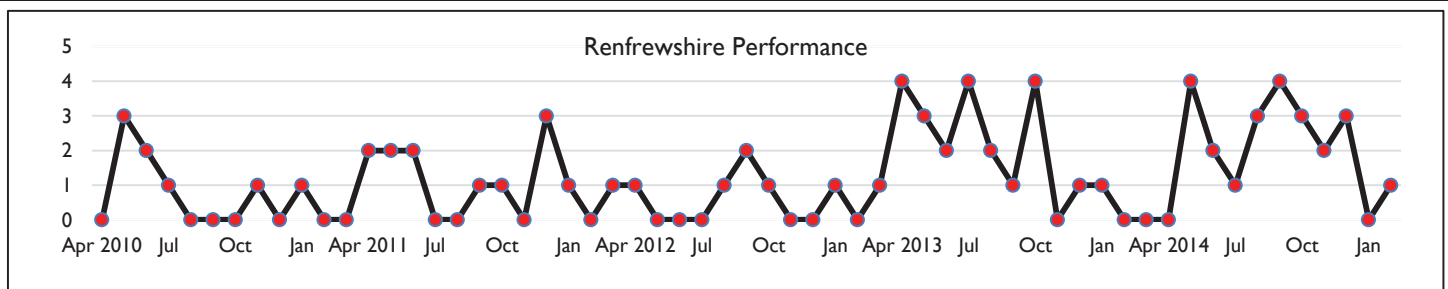


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	4	2	4	2	5	
W2 - Glasgow City	12	12	15	7	7	
W3 - South Lanarkshire	4	1	2	1	3	
W4 - North Lanarkshire	3	4	1	3	3	
W5 - Ayrshire East / North / South	5	3	10	5	2	
W6 - Renfrewshire / & East / Inverclyde	2	4	2	3	2	
W7 - Dumfries & Galloway	4	4	3	1	1	
W6 % of SDA Total	6%	13%	5%	14%	9%	
Scotland	89	117	137	65	107	

2ci - All accidental secondary refuse fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	0	0	1	0	0	
Renfrewshire	0	0	0	0	1	
Renfrewshire % of LSO Total	0%	0%	0%	0%	100%	



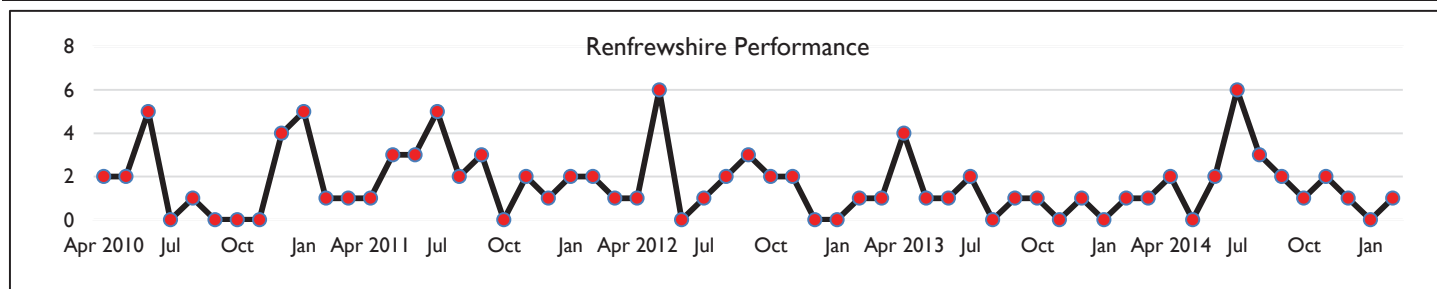
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	0	0	0	2	
W2 - Glasgow City	6	4	10	4	4	
W3 - South Lanarkshire	1	0	1	0	2	
W4 - North Lanarkshire	0	2	0	0	1	
W5 - Ayrshire East / North / South	1	1	2	2	1	
W6 - Renfrewshire / & East / Inverclyde	0	0	1	0	1	
W7 - Dumfries & Galloway	4	3	2	1	1	
W6 % of SDA Total	0%	0%	6%	0%	8%	
Scotland	45	49	66	37	59	



2cii - All accidental secondary 'other' fires

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	1	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	1	0	0	
Paisley East & Ralston	1	0	0	0	0	
<b>Paisley North West</b>	0	0	0	0	1	
Paisley South	0	1	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	1	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	1	0	
Inverclyde	1	2	0	1	0	
Renfrewshire	1	2	1	1	1	
Renfrewshire % of LSO Total	50%	50%	100%	33%	100%	

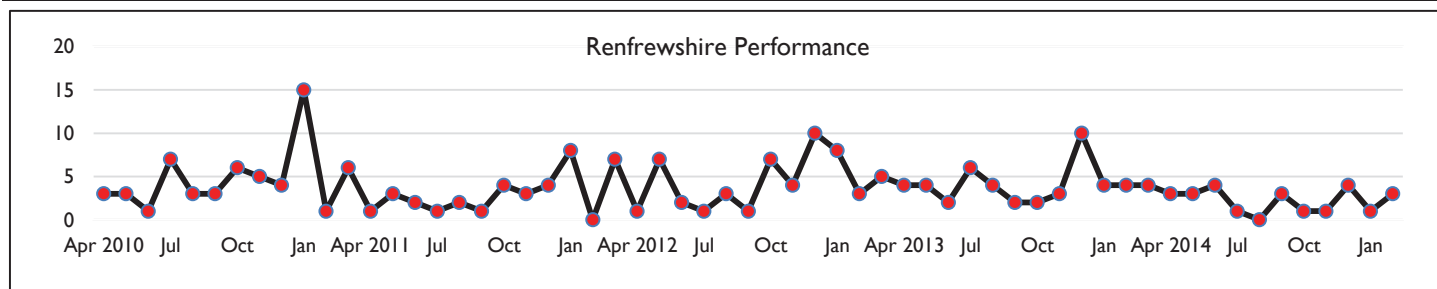


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	3	2	4	2	3	
W2 - Glasgow City	6	8	5	3	3	
W3 - South Lanarkshire	3	1	1	1	1	
W4 - North Lanarkshire	3	2	1	3	2	
W5 - Ayrshire East / North / South	4	2	8	3	1	
W6 - Renfrewshire / & East / Inverclyde	2	4	1	3	1	
W7 - Dumfries & Galloway	0	1	1	0	0	
W6 % of SDA Total	10%	20%	5%	20%	9%	
Scotland	44	68	71	28	48	

### 3a - All fire casualties (fatal & non-fatal (incl. precautionary checkups))

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	1	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	1	0	
Paisley North West	0	0	0	0	2	
Paisley South	0	0	0	0	0	
Paisley South West	1	0	0	2	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	1	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	2	0	0	0	
Inverclyde	2	1	0	1	0	
Renfrewshire	1	0	3	4	3	
Renfrewshire % of LSO Total	25%	0%	100%	80%	100%	

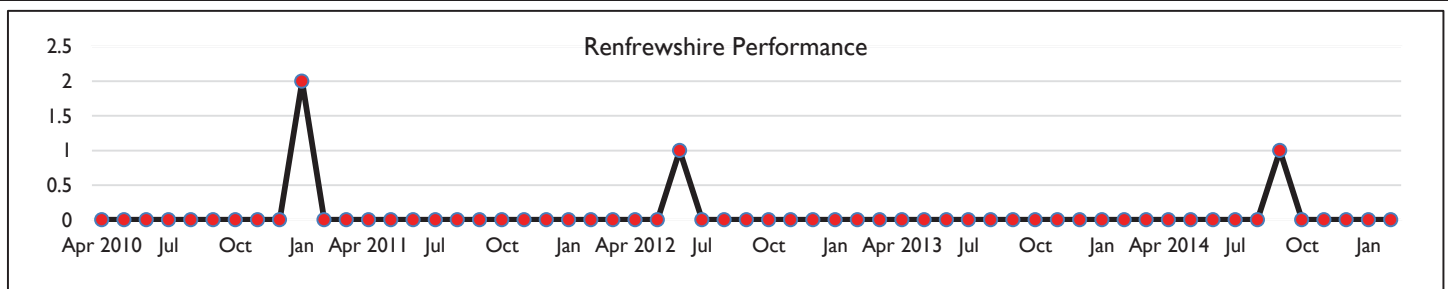


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	8	3	9	1	3	
W2 - Glasgow City	15	16	18	26	7	
W3 - South Lanarkshire	0	6	5	6	2	
W4 - North Lanarkshire	6	3	5	5	6	
W5 - Ayrshire East / North / South	10	6	10	2	2	
W6 - Renfrewshire / & East / Inverclyde	4	3	3	5	3	
W7 - Dumfries & Galloway	1	1	0	0	2	
W6 % of SDA Total	9%	8%	6%	11%	12%	
Scotland	112	119	112	85	71	

**3ai - All fatal fire casualties**

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	0	0	0	0	0	
Renfrewshire	0	0	0	0	0	
Renfrewshire % of LSO Total	0%	0%	0%	0%	0%	

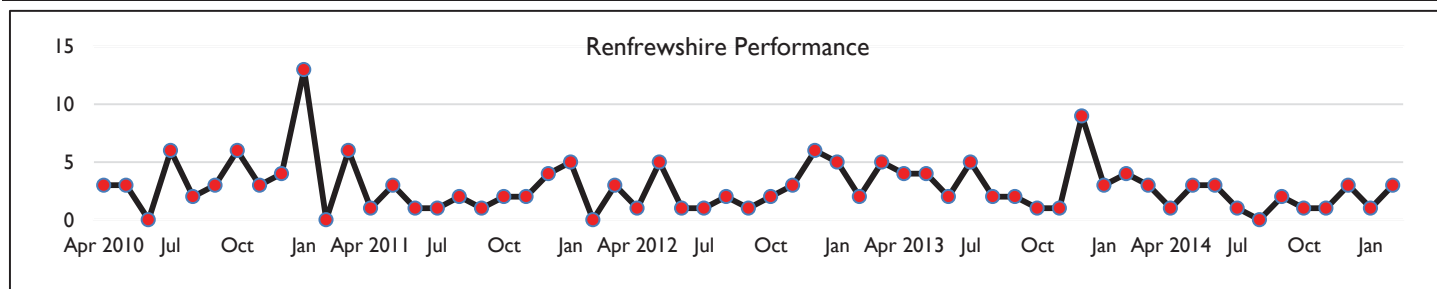


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	0	1	0	0	
W2 - Glasgow City	1	2	2	0	0	
W3 - South Lanarkshire	0	0	0	0	0	
W4 - North Lanarkshire	0	0	1	0	1	
W5 - Ayrshire East / North / South	0	0	0	0	0	
W6 - Renfrewshire / & East / Inverclyde	0	0	0	0	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	0%	0%	0%	0%	0%	
Scotland	7	3	6	0	5	

## 3a ii - Non-fatal fire casualties (excl. precautionary checkups)

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	1	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	1	0	
Paisley North West	0	0	0	0	2	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	2	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	2	0	0	0	
Inverclyde	2	1	0	1	0	
Renfrewshire	0	0	2	4	3	
Renfrewshire % of LSO Total	0%	0%	100%	80%	100%	

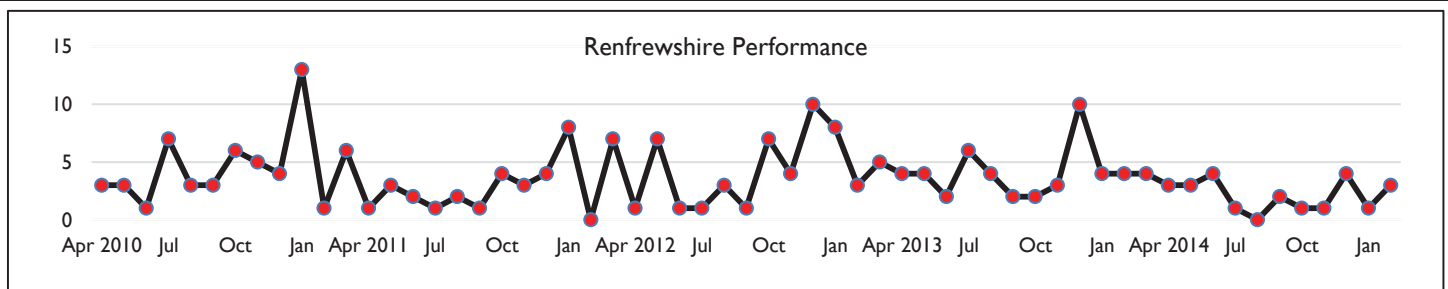


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	2	8	1	3	
W2 - Glasgow City	10	12	14	24	4	
W3 - South Lanarkshire	0	5	4	5	1	
W4 - North Lanarkshire	4	3	2	2	2	
W5 - Ayrshire East / North / South	8	3	9	2	2	
W6 - Renfrewshire / & East / Inverclyde	3	3	2	5	3	
W7 - Dumfries & Galloway	1	1	0	0	2	
W6 % of SDA Total	10%	10%	5%	13%	18%	
Scotland	85	97	87	74	50	

### 3aiii - Non-fatal fire casualties (incl. precautionary checkups)

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	1	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	1	0	
Paisley North West	0	0	0	0	2	
Paisley South	0	0	0	0	0	
Paisley South West	1	0	0	2	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	1	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	2	0	0	0	
Inverclyde	2	1	0	1	0	
Renfrewshire	1	0	3	4	3	
Renfrewshire % of LSO Total	25%	0%	100%	80%	100%	

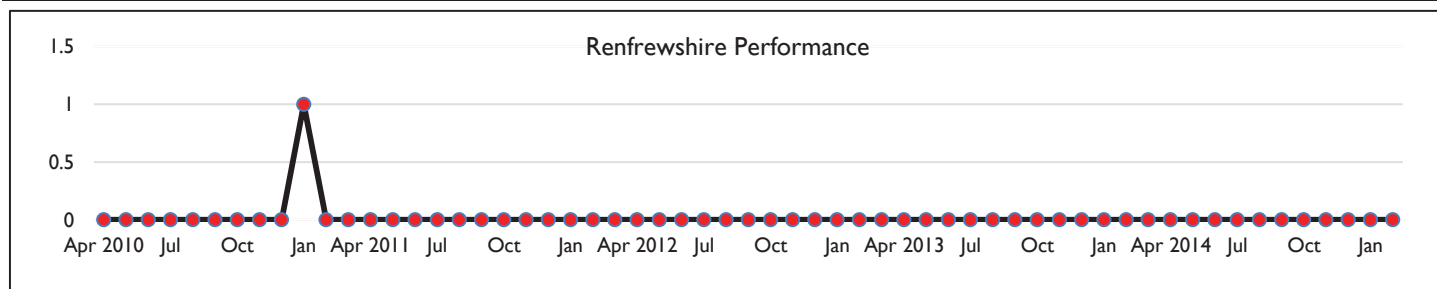


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	7	3	8	1	3	
W2 - Glasgow City	14	14	16	26	7	
W3 - South Lanarkshire	0	6	5	6	2	
W4 - North Lanarkshire	6	3	4	5	5	
W5 - Ayrshire East / North / South	10	6	10	2	2	
W6 - Renfrewshire / & East / Inverclyde	4	3	3	5	3	
W7 - Dumfries & Galloway	1	1	0	0	2	
W6 % of SDA Total	10%	8%	7%	11%	13%	
Scotland	105	116	106	85	66	

**3bi - All fatal accidental dwell. fire casualties**

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	0	0	0	
Inverclyde	0	0	0	0	0	
Renfrewshire	0	0	0	0	0	
Renfrewshire % of LSO Total	0%	0%	0%	0%	0%	

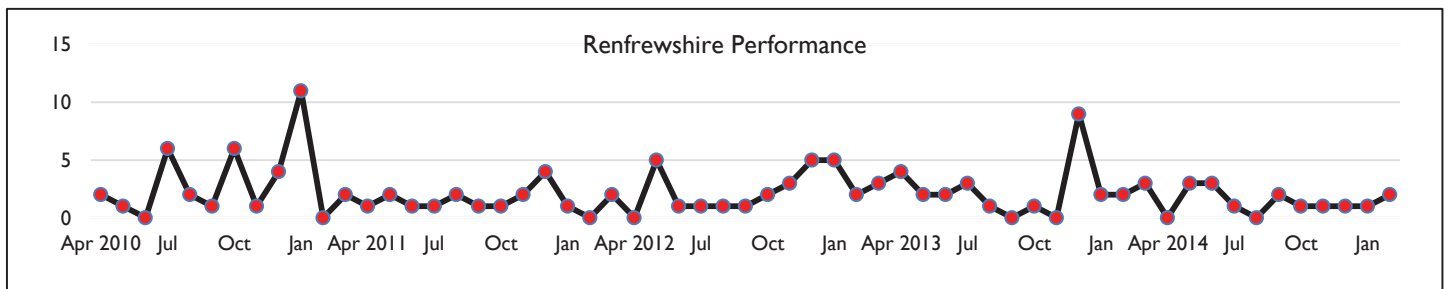


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	0	0	1	0	0	
W2 - Glasgow City	1	2	1	0	0	
W3 - South Lanarkshire	0	0	0	0	0	
W4 - North Lanarkshire	0	0	1	0	1	
W5 - Ayrshire East / North / South	0	0	0	0	0	
W6 - Renfrewshire / & East / Inverclyde	0	0	0	0	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	0%	0%	0%	0%	0%	
Scotland	5	3	4	0	3	

### 3bii - Non-fatal accidental dwell. fire casualties (excl. precautionary checkups)

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	1	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	1	0	
<b>Paisley North West</b>	0	0	0	0	2	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	0	0	
Inverclyde	2	1	0	1	0	
Renfrewshire	0	0	2	2	2	
Renfrewshire % of LSO Total	0%	0%	100%	67%	100%	

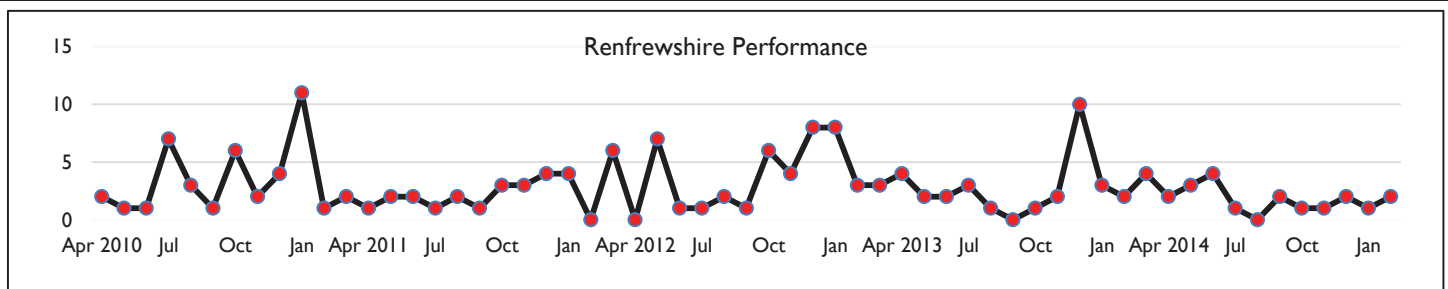


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	1	8	1	1	
W2 - Glasgow City	8	8	13	17	3	
W3 - South Lanarkshire	0	3	4	1	1	
W4 - North Lanarkshire	1	3	2	2	2	
W5 - Ayrshire East / North / South	7	3	8	2	2	
W6 - Renfrewshire / & East / Inverclyde	3	1	2	3	2	
W7 - Dumfries & Galloway	1	1	0	0	2	
W6 % of SDA Total	12%	5%	5%	12%	15%	
Scotland	64	67	75	56	38	

**3biii - Non-fatal accidental dwell. fire casualties (incl. precautionary checkups)**

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	1	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	0	0	1	0	
<b>Paisley North West</b>	0	0	0	0	2	
Paisley South	0	0	0	0	0	
Paisley South West	1	0	0	0	0	
Renfrew North	0	0	1	0	0	
Renfrew South & Gallowhill	0	0	1	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	0	0	0	
Inverclyde	2	1	0	1	0	
Renfrewshire	1	0	3	2	2	
Renfrewshire % of LSO Total	25%	0%	100%	67%	100%	



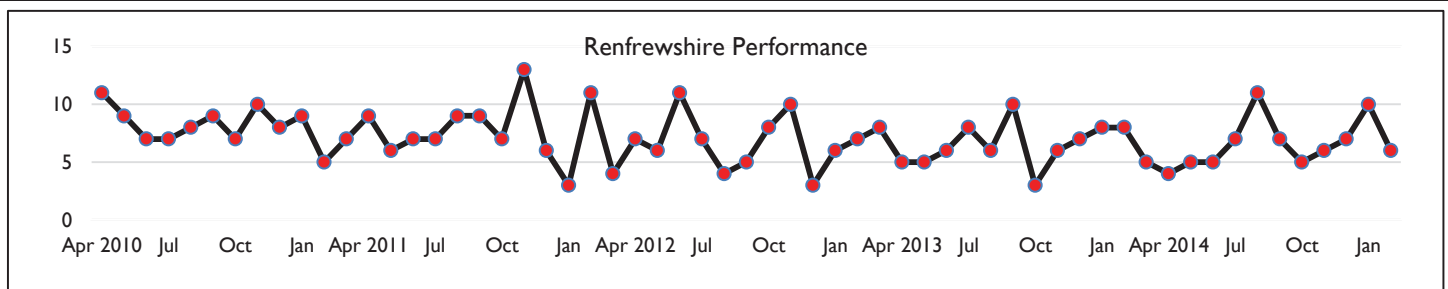
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	7	1	8	1	1	
W2 - Glasgow City	12	10	15	19	6	
W3 - South Lanarkshire	0	4	5	2	2	
W4 - North Lanarkshire	3	3	4	5	5	
W5 - Ayrshire East / North / South	9	6	9	2	2	
W6 - Renfrewshire / & East / Inverclyde	4	1	3	3	2	
W7 - Dumfries & Galloway	1	1	0	0	2	
W6 % of SDA Total	11%	4%	7%	9%	10%	
Scotland	82	82	92	67	53	



## 4a - Non domestic fires

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	2	0	0	0	
Erskine & Inchinnan	0	1	1	1	1	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	1	0	0	0	
Johnstone South, Elderslie & Howwood	1	1	1	1	0	
Paisley East & Ralston	1	3	2	2	0	
<b>Paisley North West</b>	2	3	2	2	<b>4</b>	
Paisley South	0	0	0	1	0	
Paisley South West	0	0	0	1	0	
Renfrew North	0	0	1	0	1	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	3	1	2	3	3	
Inverclyde	2	2	0	2	1	
Renfrewshire	5	11	7	8	6	
Renfrewshire % of LSO Total	50%	79%	78%	62%	60%	

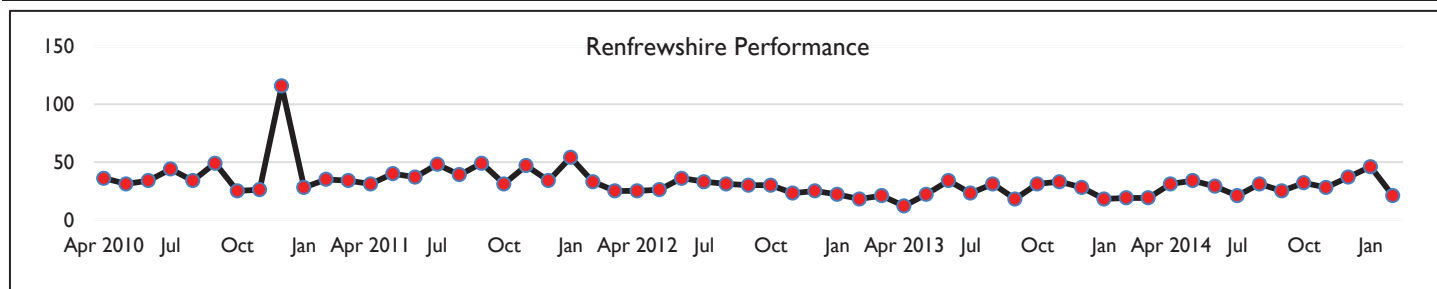


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	5	13	5	6	9	
W2 - Glasgow City	39	46	34	30	20	
W3 - South Lanarkshire	6	6	9	13	12	
W4 - North Lanarkshire	12	8	6	10	2	
W5 - Ayrshire East / North / South	8	18	13	11	11	
W6 - Renfrewshire / & East / Inverclyde	10	14	9	13	10	
W7 - Dumfries & Galloway	6	2	4	7	3	
W6 % of SDA Total	12%	13%	11%	14%	15%	
Scotland	184	216	176	180	175	

### 5 - Special Service - All

February ward ave. for Renfrewshire - 2	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	1	1	0	5	
Erskine & Inchinnan	1	0	0	0	1	
Houston, Crosslee & Linwood	2	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	4	2	7	0	3	
Johnstone South, Elderslie & Howwood	2	0	0	2	1	
Paisley East & Ralston	3	5	1	3	2	
Paisley North West	8	11	6	5	4	
Paisley South	4	2	0	4	2	
Paisley South West	2	4	1	0	0	
Renfrew North	4	2	0	1	1	
Renfrew South & Gallowhill	4	6	2	4	2	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	7	5	9	11	4	
Inverclyde	19	16	9	8	15	
Renfrewshire	35	33	18	19	21	
Renfrewshire % of LSO Total	57%	61%	50%	50%	53%	

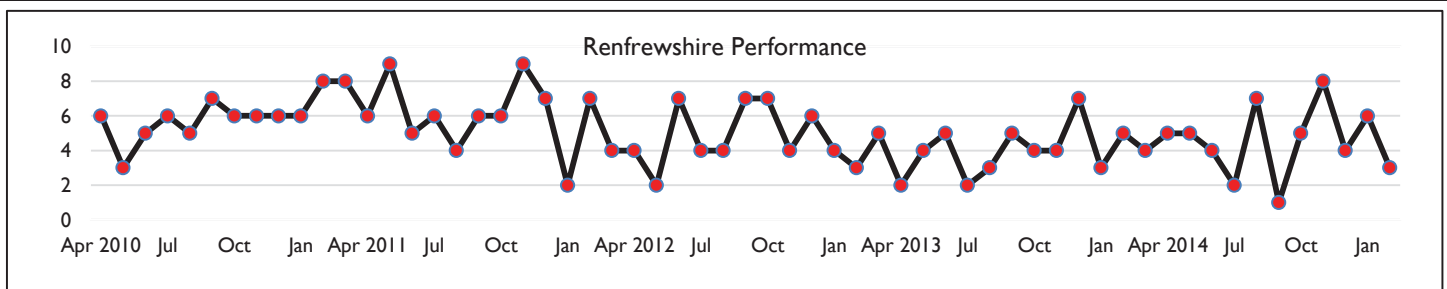


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	58	31	35	26	18	
W2 - Glasgow City	141	112	89	87	99	
W3 - South Lanarkshire	56	27	34	41	28	
W4 - North Lanarkshire	56	49	34	29	29	
W5 - Ayrshire East / North / South	36	29	53	40	31	
W6 - Renfrewshire / & East / Inverclyde	61	54	36	38	40	
W7 - Dumfries & Galloway	15	8	19	16	22	
W6 % of SDA Total	14%	17%	12%	14%	15%	
Scotland	818	595	608	657	713	

## 5a - Special Service - RTCs

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	1	1	0	2	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	1	0	1	
Johnstone South, Elderslie & Howwood	1	0	0	1	0	
Paisley East & Ralston	0	1	0	0	0	
Paisley North West	1	2	1	1	0	
Paisley South	1	2	0	2	0	
Paisley South West	0	1	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	2	0	0	1	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	2	5	6	2	
Inverclyde	3	0	3	0	4	
Renfrewshire	8	7	3	5	3	
Renfrewshire % of LSO Total	62%	78%	27%	45%	33%	

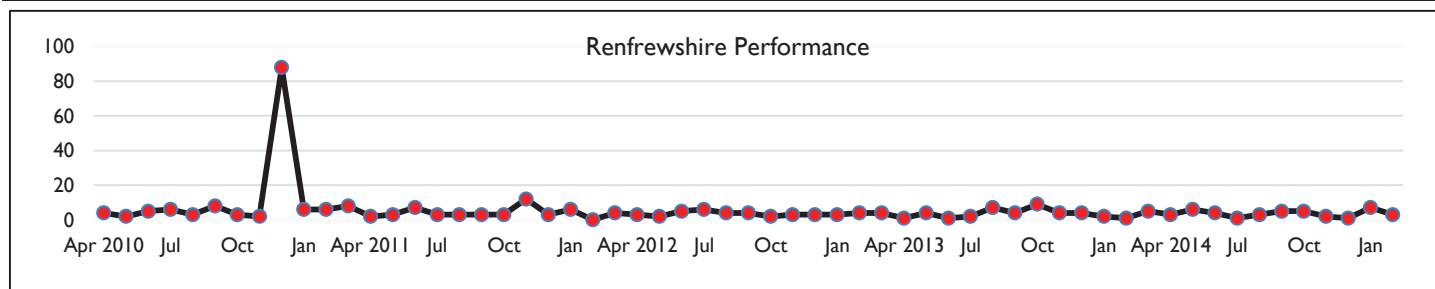


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	9	3	9	5	5	
W2 - Glasgow City	18	12	10	12	6	
W3 - South Lanarkshire	17	7	9	15	7	
W4 - North Lanarkshire	9	7	11	4	3	
W5 - Ayrshire East / North / South	7	8	13	14	6	
W6 - Renfrewshire / & East / Inverclyde	13	9	11	11	9	
W7 - Dumfries & Galloway	5	2	9	6	10	
W6 % of SDA Total	17%	19%	15%	16%	20%	
Scotland	174	142	165	169	161	

## 5b - Special Service - Flooding

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	3	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	1	
Paisley East & Ralston	1	0	0	1	0	
Paisley North West	2	0	0	0	1	
Paisley South	1	0	0	0	1	
Paisley South West	0	0	1	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	1	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	0	1	1	0	
Inverclyde	4	3	0	1	2	
Renfrewshire	6	0	4	1	3	
Renfrewshire % of LSO Total	50%	0%	80%	33%	60%	

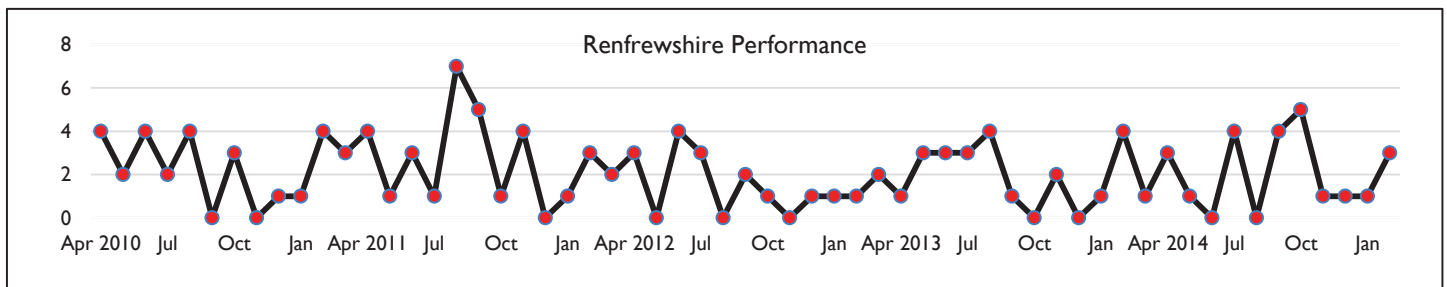


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	9	5	7	2	1	
W2 - Glasgow City	24	9	18	20	19	
W3 - South Lanarkshire	13	2	4	5	4	
W4 - North Lanarkshire	22	9	1	5	2	
W5 - Ayrshire East / North / South	6	2	6	3	6	
W6 - Renfrewshire / & East / Inverclyde	12	3	5	3	5	
W7 - Dumfries & Galloway	0	0	4	5	2	
W6 % of SDA Total	14%	10%	11%	7%	13%	
Scotland	187	38	62	71	61	

## 5c - Special Service - Extrication

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	1	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	1	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	1	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	1	1	0	1	0	
Paisley North West	1	1	1	1	1	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	1	0	0	0	0	
Renfrew South & Gallowhill	0	1	0	2	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	0	2	1	0	
Inverclyde	1	4	1	0	0	
Renfrewshire	4	3	1	4	3	
Renfrewshire % of LSO Total	67%	43%	25%	80%	100%	

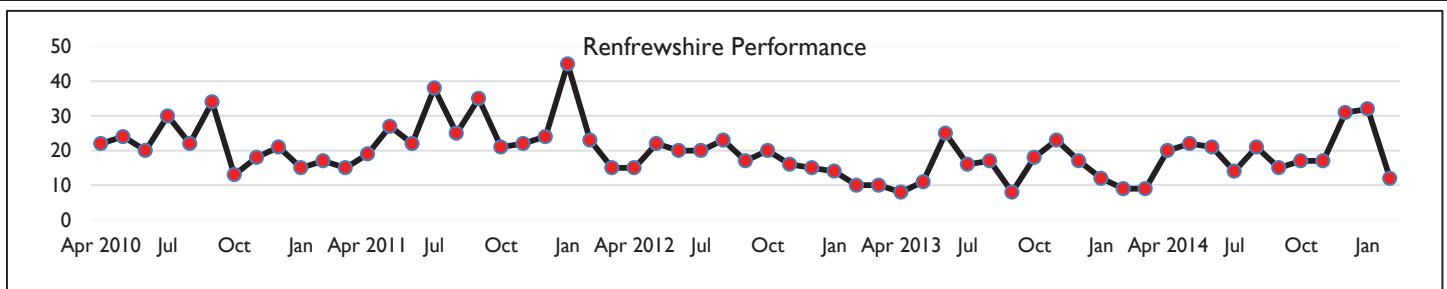


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	2	1	0	1	3	
W2 - Glasgow City	11	9	7	7	2	
W3 - South Lanarkshire	5	3	3	3	1	
W4 - North Lanarkshire	4	5	2	2	4	
W5 - Ayrshire East / North / South	1	1	9	2	0	
W6 - Renfrewshire / & East / Inverclyde	6	7	4	5	3	
W7 - Dumfries & Galloway	1	2	3	0	2	
W6 % of SDA Total	20%	25%	14%	25%	20%	
Scotland	57	55	53	42	34	

### 5d - Special Service - Others

February ward ave. for Renfrewshire - I	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	2	
Erskine & Inchinnan	1	0	0	0	1	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	2	2	3	0	1	
Johnstone South, Elderslie & Howwood	1	0	0	1	0	
Paisley East & Ralston	1	3	1	1	2	
Paisley North West	4	8	4	3	2	
Paisley South	2	0	0	2	1	
Paisley South West	2	3	0	0	0	
Renfrew North	3	2	0	1	1	
Renfrew South & Gallowhill	1	5	2	1	2	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	2	3	1	3	2	
Inverclyde	11	9	5	7	9	
Renfrewshire	17	23	10	9	12	
Renfrewshire % of LSO Total	57%	66%	63%	47%	52%	

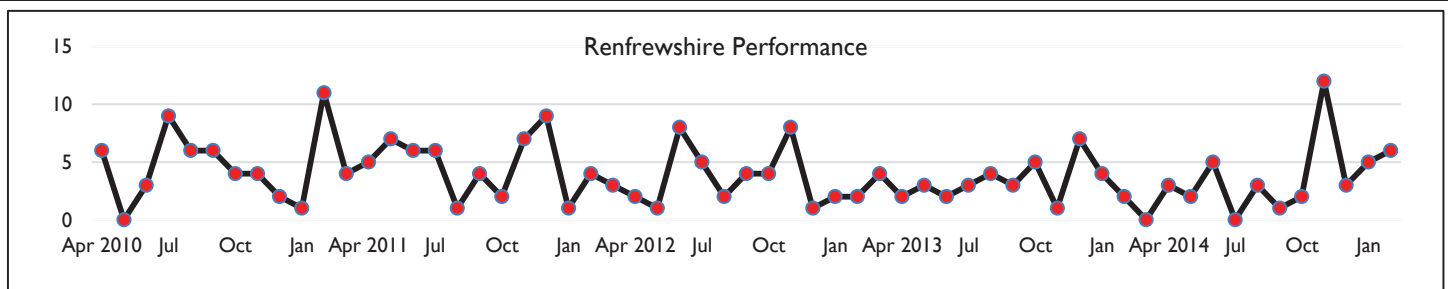


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	38	22	19	18	9	
W2 - Glasgow City	88	82	54	48	72	
W3 - South Lanarkshire	21	15	18	18	16	
W4 - North Lanarkshire	21	28	20	18	20	
W5 - Ayrshire East / North / South	22	18	25	21	19	
W6 - Renfrewshire / & East / Inverclyde	30	35	16	19	23	
W7 - Dumfries & Galloway	9	4	3	5	8	
W6 % of SDA Total	13%	17%	10%	13%	14%	
Scotland	400	360	328	375	457	

## 6a - Non-fatal casualties per RTC

February ward ave. for Renfrewshire - 1	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	4	0	1	0	4	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	0	2	
Johnstone South, Elderslie & Howwood	1	0	0	1	0	
Paisley East & Ralston	0	0	0	0	0	
Paisley North West	1	3	1	1	0	
Paisley South	1	1	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	4	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	2	7	4	0	
Inverclyde	4	0	4	0	4	
Renfrewshire	11	4	2	2	6	
Renfrewshire % of LSO Total	69%	67%	15%	33%	60%	

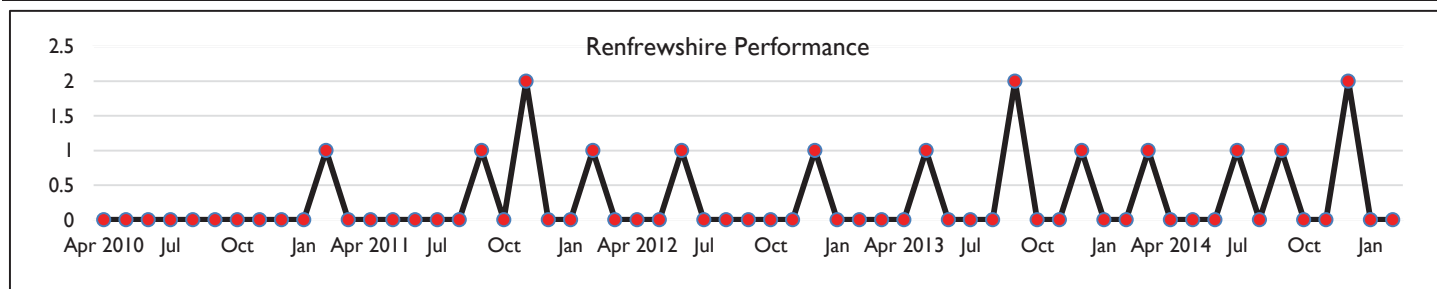


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	1	3	7	3	2	
W2 - Glasgow City	8	8	11	8	7	
W3 - South Lanarkshire	10	7	6	19	7	
W4 - North Lanarkshire	5	5	21	3	2	
W5 - Ayrshire East / North / South	5	11	5	9	5	
W6 - Renfrewshire / & East / Inverclyde	16	6	13	6	10	
W7 - Dumfries & Galloway	6	1	6	4	1	
W6 % of SDA Total	31%	15%	19%	12%	29%	
Scotland	130	132	131	120	124	

## 6b - Fatal casualties per RTC

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	0	0	
Erskine & Inchinnan	0	0	0	0	0	
Houston, Crosslee & Linwood	0	0	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	1	0	0	0	0	
Johnstone South, Elderslie & Howwood	0	0	0	0	0	
Paisley East & Ralston	0	1	0	0	0	
Paisley North West	0	0	0	0	0	
Paisley South	0	0	0	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	0	0	0	0	0	
Renfrew South & Gallowhill	0	0	0	0	0	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	0	0	1	0	0	
Inverclyde	0	0	0	0	0	
Renfrewshire	1	1	0	0	0	
Renfrewshire % of LSO Total	100%	100%	0%	0%	0%	



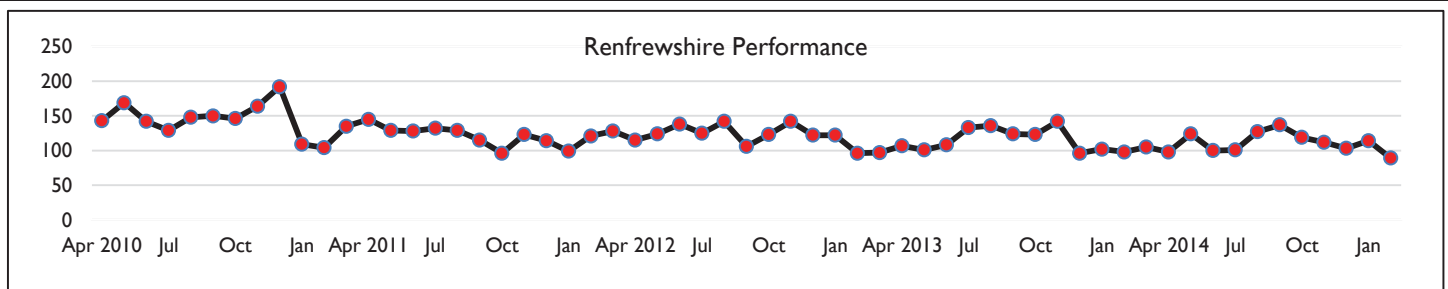
LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	0	0	2	0	0	
W2 - Glasgow City	3	0	0	0	0	
W3 - South Lanarkshire	1	0	0	2	0	
W4 - North Lanarkshire	0	0	2	0	0	
W5 - Ayrshire East / North / South	0	1	1	0	0	
W6 - Renfrewshire / & East / Inverclyde	1	1	1	0	0	
W7 - Dumfries & Galloway	0	0	0	0	0	
W6 % of SDA Total	20%	50%	17%	0%	0%	
Scotland	10	10	9	5	5	



### 10a - False Alarms - All

February ward ave. for Renfrewshire - 8	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	4	3	2	5	3	
Erskine & Inchinnan	8	6	9	8	4	
Houston, Crosslee & Linwood	6	8	1	12	4	
Johnstone North, Kilbarchan & Lochwinnoch	7	6	2	5	9	
Johnstone South, Elderslie & Howwood	9	9	4	6	10	
Paisley East & Ralston	13	11	6	7	12	
Paisley North West	26	29	22	34	17	
Paisley South	9	17	9	3	5	
Paisley South West	5	6	4	0	1	
Renfrew North	8	14	19	12	11	
Renfrew South & Gallowhill	9	12	18	6	13	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	35	26	32	32	31	
Inverclyde	54	55	54	46	44	
Renfrewshire	104	121	96	98	89	
Renfrewshire % of LSO Total	54%	60%	53%	56%	54%	

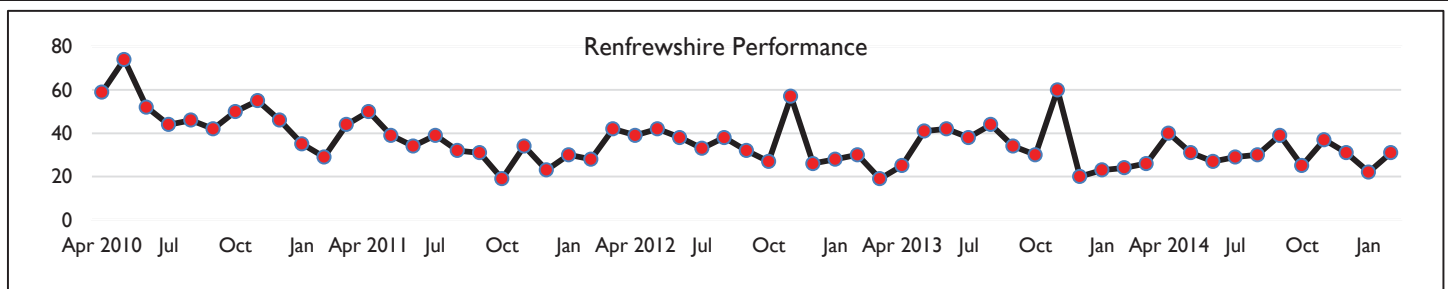


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	154	158	171	156	125	
W2 - Glasgow City	726	650	654	598	574	
W3 - South Lanarkshire	207	224	177	166	191	
W4 - North Lanarkshire	207	200	171	152	173	
W5 - Ayrshire East / North / South	268	241	264	231	194	
W6 - Renfrewshire / & East / Inverclyde	193	202	182	176	164	
W7 - Dumfries & Galloway	27	54	39	26	68	
W6 % of SDA Total	11%	12%	11%	12%	11%	
Scotland	3595	3687	3568	3301	3336	

**10b - False Alarm - Good Intent**

February ward ave. for Renfrewshire - 3	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	1	1	0	0	1	
Erskine & Inchinnan	3	2	1	2	1	
Houston, Crosslee & Linwood	2	3	1	2	1	
Johnstone North, Kilbarchan & Lochwinnoch	3	1	0	2	5	
Johnstone South, Elderslie & Howwood	3	5	3	1	5	
Paisley East & Ralston	5	1	2	0	1	
Paisley North West	4	5	7	11	2	
Paisley South	1	3	1	1	3	
Paisley South West	3	2	4	0	0	
Renfrew North	1	3	7	3	5	
Renfrew South & Gallowhill	3	2	4	2	7	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	13	7	11	9	3	
Inverclyde	15	11	12	4	5	
Renfrewshire	29	28	30	24	31	
Renfrewshire % of LSO Total	51%	61%	57%	65%	79%	

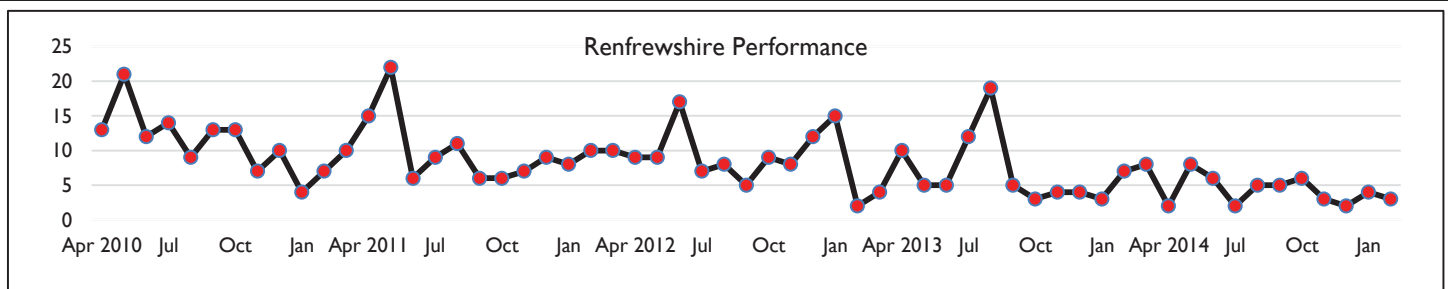


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	59	65	70	39	33	
W2 - Glasgow City	163	139	136	82	120	
W3 - South Lanarkshire	40	57	50	32	52	
W4 - North Lanarkshire	58	40	51	31	35	
W5 - Ayrshire East / North / South	66	51	62	46	49	
W6 - Renfrewshire / & East / Inverclyde	57	46	53	37	39	
W7 - Dumfries & Galloway	9	9	10	4	17	
W6 % of SDA Total	13%	11%	12%	14%	11%	
Scotland	862	805	810	596	663	

### 10c - False Alarm - Malicious

February ward ave. for Renfrewshire - 0	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	0	0	0	1	0	
Erskine & Inchinnan	0	0	0	1	1	
Houston, Crosslee & Linwood	0	2	0	0	0	
Johnstone North, Kilbarchan & Lochwinnoch	0	0	0	1	0	
Johnstone South, Elderslie & Howwood	3	2	0	0	1	
Paisley East & Ralston	0	2	0	1	0	
Paisley North West	2	2	0	3	0	
Paisley South	0	1	1	0	0	
Paisley South West	0	0	0	0	0	
Renfrew North	1	0	0	0	0	
Renfrew South & Gallowhill	1	1	1	0	1	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	1	2	0	0	1	
Inverclyde	3	3	2	3	2	
Renfrewshire	7	10	2	7	3	
Renfrewshire % of LSO Total	64%	67%	50%	70%	50%	

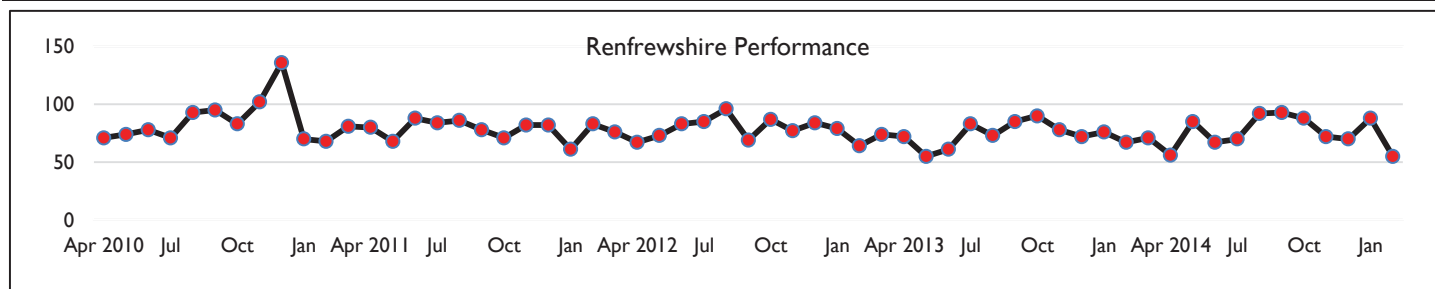


LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	6	5	7	7	0	
W2 - Glasgow City	64	57	42	41	39	
W3 - South Lanarkshire	9	14	13	9	15	
W4 - North Lanarkshire	20	14	11	6	5	
W5 - Ayrshire East / North / South	13	24	24	7	8	
W6 - Renfrewshire / & East / Inverclyde	11	15	4	10	6	
W7 - Dumfries & Galloway	0	4	0	1	5	
W6 % of SDA Total	9%	11%	4%	12%	8%	
Scotland	194	215	176	175	169	

### 10d - False Alarm - Equipment failure

February ward ave. for Renfrewshire - 5	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
Bishopton, Bridge of Weir & Langbank	3	2	2	4	2	
Erskine & Inchinnan	5	4	8	5	2	
Houston, Crosslee & Linwood	4	3	0	10	3	
Johnstone North, Kilbarchan & Lochwinnoch	4	5	2	2	4	
Johnstone South, Elderslie & Howwood	3	2	1	5	4	
Paisley East & Ralston	8	8	4	6	11	
Paisley North West	20	22	15	20	15	
Paisley South	8	13	7	2	2	
Paisley South West	2	4	0	0	1	
Renfrew North	6	11	12	9	6	
Renfrew South & Gallowhill	5	9	13	4	5	

Council area totals within LSO	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
East Renfrewshire	21	17	21	23	27	
Inverclyde	36	41	40	39	37	
Renfrewshire	68	83	64	67	55	
Renfrewshire % of LSO Total	54%	59%	51%	52%	46%	



LSO area totals within SDA	2010/11	2011/12	2012/13	2013/14	2014/15	Sparkline
W1 - Argyll & Bute / East / & West Dunbartonshire	89	88	94	110	92	
W2 - Glasgow City	499	454	476	475	415	
W3 - South Lanarkshire	158	153	114	125	124	
W4 - North Lanarkshire	129	146	109	115	133	
W5 - Ayrshire East / North / South	189	166	178	178	137	
W6 - Renfrewshire / & East / Inverclyde	125	141	125	129	119	
W7 - Dumfries & Galloway	18	41	29	21	46	
W6 % of SDA Total	10%	12%	11%	11%	11%	
Scotland	2539	2667	2582	2530	2504	

Not Protectively Marked



**To: Housing & Community Safety Policy Board  
Renfrewshire Council**

**On: 12<sup>th</sup> May 2015**

**Report by: Chief Superintendent Jim Downie, Police Scotland, 'K' Division**

**Heading: Police and Fire Reform: Local Scrutiny and Engagement  
Renfrewshire Local Policing Area  
Performance Results 1<sup>st</sup> April 2014 – 28<sup>th</sup> February 2015**

## **1. Summary**

- 1.1 The Police and Fire Reform (Scotland) Act 2012 sets out that the main purpose of policing is to improve the safety and well-being of persons, localities and communities in Scotland. It ensures an enhanced focus on local delivery of policing with a designated local commander for each local authority area accountable for local service provision.
- 1.2 Each local commander is required to prepare a local policing plan that meets the needs of the local area and is approved by the local authority. In response to this the local authority has a statutory power to monitor the delivery of police services and to provide feedback to the local commander.

## **2. Recommendations**

- 2.1 The data within this report, which relates to the period 1<sup>st</sup> April 2014 to 28<sup>th</sup> February 2015, is extracted from Police Scotland internal systems and is correct as of 20<sup>th</sup> March 2015. The data is a year to date comparison with the previous year. It includes both recorded and detected crime data and covers all priority areas as set out in the local police plan. Members are asked to scrutinise policing performance for the period outlined and provide feedback where appropriate.

Not Protectively Marked

1

*Produced by Police Scotland Analysis & Performance Unit on 20 March 2015.*

*All statistics are provisional and should be treated as management information. All data are sourced from Police Scotland internal systems and are correct as at 2nd March 2015.*

### 3. Background

- 3.1 The local commander is required to provide reports at an agreed timescale for scrutiny by elected members. Formal scrutiny of the Renfrewshire Police Plan falls under the governance of the Renfrewshire Police and Fire Scrutiny Sub Committee under the auspices of the Housing and Community Safety Committee (HACS) which meets five times per year. The information is contained at Appendix 1.

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### Implications of the Report

1. **Financial - none**
2. **HR & Organisational Development - none**
3. **Community Planning – none**
4. **Legal - none**
5. **Property/Assets - none**
6. **Information Technology -**
7. **Equality & Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety - none**
9. **Procurement - none**
10. **Risk - none**
11. **Privacy Impact - none**

**Author**      **Chief Superintendent Jim Downie, Police Scotland, 'K' Div**

**LOCAL AUTHORITY SCRUTINY BOARD - Renfrewshire**  
**February 2015**

Violence, Disorder & Antisocial Behaviour					
		Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
1	Total No Group1: Crimes of Violence	231	272	41 fewer	-15.1%
Violence and disorder continues to be a priority for the division. We continue to work within the known hotspot areas in order to drive down violence; this has resulted in a further reduction with 41 fewer victims.					
2	Murder	2	1	1 more	100.0%
1 more murder has been committed within Renfrewshire this year; the two offences committed were by persons known to the victim, both were within dwelling houses and have been detected.					
3	Attempted Murder	11	15	4 fewer	-26.7%
There have been 4 fewer victims of attempted murder within Renfrewshire					
4	Culpable Homicide (common law)	0	0	None	-
5	Culpable Homicide (other)	0	1	1 fewer	- 100.0%
6	Serious Assault detection rate	82.3%	73.0%		9.3%
The detection rate for serious assault crimes has increased by 9.3%. Officers make full use of all available evidence including forensic capture, CCTV and good interview planning. This wholistic approach to all investigations has assisted to increase detection rates.					
7	Serious Assault	96	115	19 fewer	-16.5%
There have been 19 fewer victims of serious assault with a reduction of 16.5%. A number of serious assaults are linked to alcohol fuelled public space violence. The division continues to focus on working with the night-time economy businesses to educate staff, strengthen partnership working and prevent violence.					
8	Robbery detection rate	77.8%	74.4%		3.4%
The detection rate for robbery has increased by 3.4%.					
9	Robbery	72	86	14 fewer	-16.3%
The number of robberies has reduced significantly by 16.3% resulting in 14 fewer victims. We continue to focus activity on known hotspots and conduct proactive interventions with known offenders.					
10	Common assault detection rate	78.1%	73.3%		4.8%
The common assault detection rate has increased by 4.8%. Violence has been identified by the communities of Renfrewshire as a priority and each report is investigated thoroughly to ensure perpetrators are detected and the opportunity for escalation of their offending behaviour is reduced.					
11	Common assault	1,574	1,686	112 fewer	-6.6%
There have been 112 fewer victims of common assault. By working closely with Licensed premises to reduce alcohol fuelled violence and working in partnership with the Community Wardens service we have increased awareness and visibility in known problematic areas resulting in a significant reduction. We continue to prioritise reports of common assault to ensure all avenues are thoroughly investigated and ensure that intervention measures are put in place to prevent known offenders from re-offending.					
12	Stop and searches conducted	no data	no data		no data
Consultation is ongoing in relation to stop search					
13	Number of positive stop and searches conducted.	no data	no data		no data

14	Number of complaints regarding disorder	8,404	9,948	1544 fewer	-15.5%
There have been 1544 fewer complaints of disorder within Renfrewshire, by working together with our partners and consulting members of the public we have identified the problematic areas and deployed officers on pro-active patrols within these areas to reduce disorder.					

### LOCAL AUTHORITY SCRUTINY BOARD - Renfrewshire February 2015

Violence, Disorder & Antisocial Behaviour (continued)					
		Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
15	Number of Domestic Abuse Incidents Reported to the Police	2,042	2,126		-4.0%
The number of domestic abuse incidents reported to the police has reduced by 4%, we continue to work closely with victims of domestic abuse in order to prevent further offences being committed.					
16	Total Crimes and offences in domestic abuse incidents	1,465	1,430		2.4%
The number of crimes and offences in domestic incidents has increased by 2.4%, domestic abuse remains a high priority for police Scotland and high profile campaigns are carried out to ensure victims to report incidents.					
17	Percentage of Domestic Incidents that result in a crime being recorded	50.5%	51.2%		-0.7%
The number of domestic incidents that result in a crime being recorded has reduced slightly.					
18	Total crimes and offences in domestic abuse incidents detection rate	81.6%	80.8%		0.8%
The detection rate for domestic incidents remains high at 81.6%.					
19	Total Detections for Domestic Bail Offences	179	193		-7.3%
The detection rate for bail offences has decreased by 7.3%, we continue to carry out robust intervention visits with known offenders and also the victims of domestic offences to ensure they are aware of the conditions set and that these conditions are being adhered to in order to prevent further offences being committed against victims.					
20	Ensure 95% of domestic abuse initial bail checks are conducted within a prescribed timeframe (24hrs)	96.1%	-		-
96.1% of domestic bail check are conducted with 24 hours.					
21	Hate Crime and offences detection rate	85.4%	82.7%		2.7%
The detection rate for hate crimes and offences has increased by 2.7%, this remains a priority for Police Scotland and we continue to work with partner agencies in order to prevent and detect these offences					

Additional Identified Local Priorities					
		Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
22	Number of detections for drugs supply, drugs productions, drugs cultivation	207	171		21.1%
This is a local priority which has been identified through public consultation; the number of detections for drug offences has increased by 21.1%. . In the year ahead we will continue to gather intelligence and pursue					



those who persistently supply drugs to our local communities					
23	Theft by housebreaking (including attempts) detection rate	17.3%	17.7%		-0.4%
The detection rate for theft by housebreaking has reduced by 0.4%, we currently have several live enquiries awaiting forensic analysis which may increase this further.					
24	Theft by housebreaking (including attempts)	537	792	255 fewer	-32.2%
The number of theft by housebreakings has reduced by 32.2% with 255 fewer victims, we presently have a dedicated Housebreaking Team working with Renfrewshire in order to prevent and detect offences. Our officers are tasked to patrol vulnerable sites and area as well as offering advice to homeowners and businesses to safeguard their properties.					
25	Theft by shoplifting detection rate	77.4%	77.7%		-0.3%
The detection rate for theft by shoplifting offences remains high at 77.4%.					
26	Theft by shoplifting	777	696	81 more	11.6%
There have been 81 more theft by shoplifting offences committed within Renfrewshire, the dedicated town centre officers continue to work in partnership with local businesses building an increased confidence in reporting and a good knowledge of regular offenders.					
27	Vandalism & Malicious Mischief detection rate	17.7%	13.9%		3.8%
There has been a 3.8% increase in the detection rate for vandalism and malicious mischief; this is often a difficult crime to detect due to the random nature. Officers continue to carry out high visibility patrols in order to prevent these types of crimes occurring.					
28	Vandalism & Malicious Mischief	1,302	1,442	140 fewer	-9.7%
There have been 140 fewer victims of crimes of vandalism and malicious mischief; officers continue to carry out high visibility patrols in order to prevent these types of offences occurring.					
29	Number of detections for Consuming Alcohol in a designated place (where appropriate byelaws exist)	1620	1570		3.2%
Alcohol fuelled violence and anti-social behaviour remains a concern for the residents of Renfrewshire. By focussing on hotspot areas at key times and detecting these offences reduces the risk of violence escalating.					

### LOCAL AUTHORITY SCRUTINY BOARD - Renfrewshire February 2015

Public Protection					
		Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
30	Number of Group 2 - Crimes of Indecency	234	242	8 fewer	-3.3%
The Public Protection Unit work with victims and vulnerable persons in order to prevent and detect offences which can be attributed to 8 fewer victims.					
31	Group 2 crimes detection rate	73.5%	71.1%		2.4%
The detection rate has increased by 2.4%.					
32	Rape detection rate	73.8%	76.0%		-2.2%
The detection rate for rape has dropped slightly by 2.2%. Enquiries into this type of crime can be protracted and there are currently a number of ongoing enquiries that once complete will increase this figure.					

### Road Traffic Casualty Statistics

	Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
People Killed	5	7	2 fewer	-28.6%
People Seriously injured	29	33	4 fewer	-12.1%
People Slightly Injured	242	254	12 fewer	-4.7%
Children (aged<16) Killed	0	0	None	-
Children (aged<16) Seriously Injured	4	4	same number	0.0%
There have been fewer people killed and injured on the roads within Renfrewshire this year, keeping people safe on the roads is a priority for Police Scotland and officers focus on enforcing driver behaviour and educating drivers. The Divisional Road Policing dept have recently attended several 'Choices for life' events through out Renfrewshire in order to educate young drivers on the dangers of the road.				

Road Safety & Road Crime					
		Apr 2014 - Feb 2015	Apr 2013 - Feb 2014	Victims	% Change
33	Dangerous driving	49	86		-43.0%
34	Speeding	1,851	2,138		-13.4%
35	Disqualified driving	15	33		-54.5%
36	Driving Licence	174	458		-62.0%
37	Insurance	398	707		-43.7%
38	Seat Belts	324	2,007		-83.9%
39	Mobile Phone	462	1,849		-75.0%
There has been a significant reduction in all of the above road traffic offences, our Divisional Road Policing Dept educate and raise awareness amongst drivers of these offences and the consequences along with the improvement of technology as standard within vehicles this can be attributed to the reductions.					

**LOCAL AUTHORITY SCRUTINY BOARD - Renfrewshire**  
**February 2015**

Public Confidence			
		Apr 2014 - Feb 2015	
		Number of Complaints about the Police	Number of Complaints per 10,000 Police Incidents
40	Complaints received about the Police	no data	no data

Not Protectively Marked

		On Duty Allegations	Off Duty Allegations	Quality of Service Allegations	Total Number of Allegations
41	Total Allegations Recorded	183	0	28	211

Not Protectively Marked

7

*Produced by Police Scotland Analysis & Performance Unit on 20 March 2015.  
All statistics are provisional and should be treated as management information. All data are sourced from Police Scotland internal systems and are correct as at 2nd March 2015.*



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**To:** Housing and Community Safety Policy Board

**On:** 12<sup>th</sup> of May 2015

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**Report by:** Director of Finance & Resources

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**Disposal of ground adjacent to 15 Elliot Avenue, Paisley, PA2 0UE**

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**1. Summary**

The purpose of this report is to declare the area of land adjacent to 15 Elliot Avenue, Paisley, PA2 0UE, highlighted in Appendix 1, surplus to requirements.

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**2. Recommendations**

It is recommended that the Board:

- 2.1 Declare a land adjacent to 15 Elliot Avenue, Paisley, PA2 0UE, surplus to requirements.
- 2.2 Authorise the sale to the proprietors of 15 Elliot Avenue, Mr. and Mrs. Stewart, on such terms and conditions as may be negotiated by the Head of the Property Services under delegated powers.
- 2.3 Authorise the Head of Legal and Democratic Services to conclude the sale incorporating into the bargain any such terms and conditions as maybe deemed necessary to protect the Council's interest.
- 2.4 Note that the Head of Planning & Economic Development will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

- 2.5 Note the Director of Finance & Resources will seek Scottish Ministers consent in terms of section 12(7) of the Housing (Scotland) Act 1987 in respect of the proposed disposal of HRA land & property.
- 

### **3. Background**

- 3.1. The area of ground, which is held on the Housing Revenue Account, comprises an area of land with no individual development value. The request to purchase this land came from adjoining owners, Mr. and Mrs. Stewart, who wish to create off street parking and a slightly larger garden. The area of ground concerned is such that the purchase price/value will be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property will be utilised. The Head of Housing Services has been consulted with the regards to the disposal of this land and has raised no objections.
- 3.2. There are no adjacent owners to the property as the land is currently open space.
- 3.3. The purchasers will be required to seek planning consent for the change of use from open space to domestic garden ground.
- 3.4. The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 

### **Implications of the Report**

1. **Financial**  
The HRA will receive the receipt
2. **HR & Organisational Development**  
None
3. **Community Planning**  
None
4. **Legal**  
Minor conveyance work
5. **Property/Assets**  
As per report
6. **Information Technology**  
None
7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety**

None

9. **Procurement**

None

10. **Risk**

None

11. **Privacy Impact**

None

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**List of Background Papers**

- ♦ The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years.
- ♦ The contact officer within the Service is Joe Lynch, Head of Property Services, Tel No. 0141 618 6159.

**Author**

Yuliya Johnstone, 0141 618 7789

yuliya.johnstone@renfrewshire.gov.uk

Ref: SC/Disposal of land adjacent to 15 Elliot Avenue, Paisley

Date: 11<sup>th</sup> of March 2015



Notes:

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Area extends to 55 sqm or thereby.

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**To:** Housing and Community Safety Policy Board

**On:** 12<sup>th</sup> May 2015

---

**Report by:** Director of Finance and Resources

---

**Heading:** Land Adjacent to 2 Byres Road, Elderslie

---

**1. Summary**

- 1.1 The purpose of this report is to seek the consent of the Board to declare the area of land adjacent to 2 Byres Road, Elderslie surplus to requirements as outlined on the attached plan E2204.
  - 1.2 Note that it is proposed to dispose of the ground to the adjacent proprietors, Mr & Mrs Stewart.
- 

**2. Recommendations**

- 2.1 Declare the land adjacent to 2 Byres Road, Elderslie surplus to requirements which equates to 99 square metres or thereby as indicated on the attached plan E2204.
- 2.2 Authorise the sale of this land to the proprietors of 2 Byres Road on such terms and conditions as may be negotiated by the Head of Property Services under delegated powers.
- 2.3 Authorise the Head of Legal and Democratic Services to conclude the sale of this land which shall include any such terms and conditions that may be deemed necessary to protect the Council's interest.
- 2.4 Authorise the Head of Planning and Economic Development to place an advert in the local press in terms of the Town and Council Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
- 2.5 Note that the Director of Finance & Resources will seek Scottish Ministers consent in terms of Section 12(7) of the Housing (Scotland) Act 1987 for the disposal of land from the Housing Revenue Account.

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### 3. **Background**

- 3.1. The area of ground is located adjacent to 2 Byres Road in Elderslie and is currently held within the Housing Revenue Account as shown on the attached plan E2204. The land is currently used as open space and there is a community bench and telecoms box situated on the land.
- 3.2. A request to purchase this area of ground has been received from the adjacent proprietors, Mr and Mrs Stewart, who are seeking to create a private driveway to their property. There are no other adjacent owners to this property which is currently being used as open space.
- 3.3. The Head of Housing Services has been consulted with regards to this request to purchase and raised no objection to this land being disposed, subject to the relocation of the community bench.
- 3.4. To this regard, the Community Council have been consulted and they have advised that they would wish to see the bench moved to a more suitable location within Stoddard Square, which shall be agreed in due course.
- 3.5. The purchaser is aware that there is an existing utility box situated on this ground which shall remain on the land. The Head of Legal & Democratic Services will advise the Utility provider of the change of owner on conclusion of the sale
- 3.6. The following heads of terms have been provisionally agreed which will form the basis of the sale:
  - 1) The ground which is subject to our negotiations extends to 99 sqm or thereby as indicated on the attached plan E2204.
  - 2) The purchase price attached to the subject ground is £5,000.
  - 3) In addition to the purchase price, the purchaser will be required to meet the Councils standard disposal costs
    - i. Legal Costs of £350, although actual sum will be confirmed by the Head of Legal & Democratic Services on conclusion of the sale.
    - ii. Cost to prepare a necessary title plan of £280.
    - iii. Request to purchase processing fee of £250.
    - iv. Costs associated with placing an open space advert of up to £500.
  - 4) The purchaser will be responsible for all future maintenance of the subjects.
  - 5) The purchaser will be responsible for obtaining any planning consents required for the future use of the land, it should also be noted that a change of use from open space to garden ground will be required in this case.
  - 6) The purchaser will also meet the costs to relocate the community bench and to obtain any statutory consents required in this regard.

- 7) All other terms and conditions of sale will be agreed with the Head of Legal and Democratic Services.

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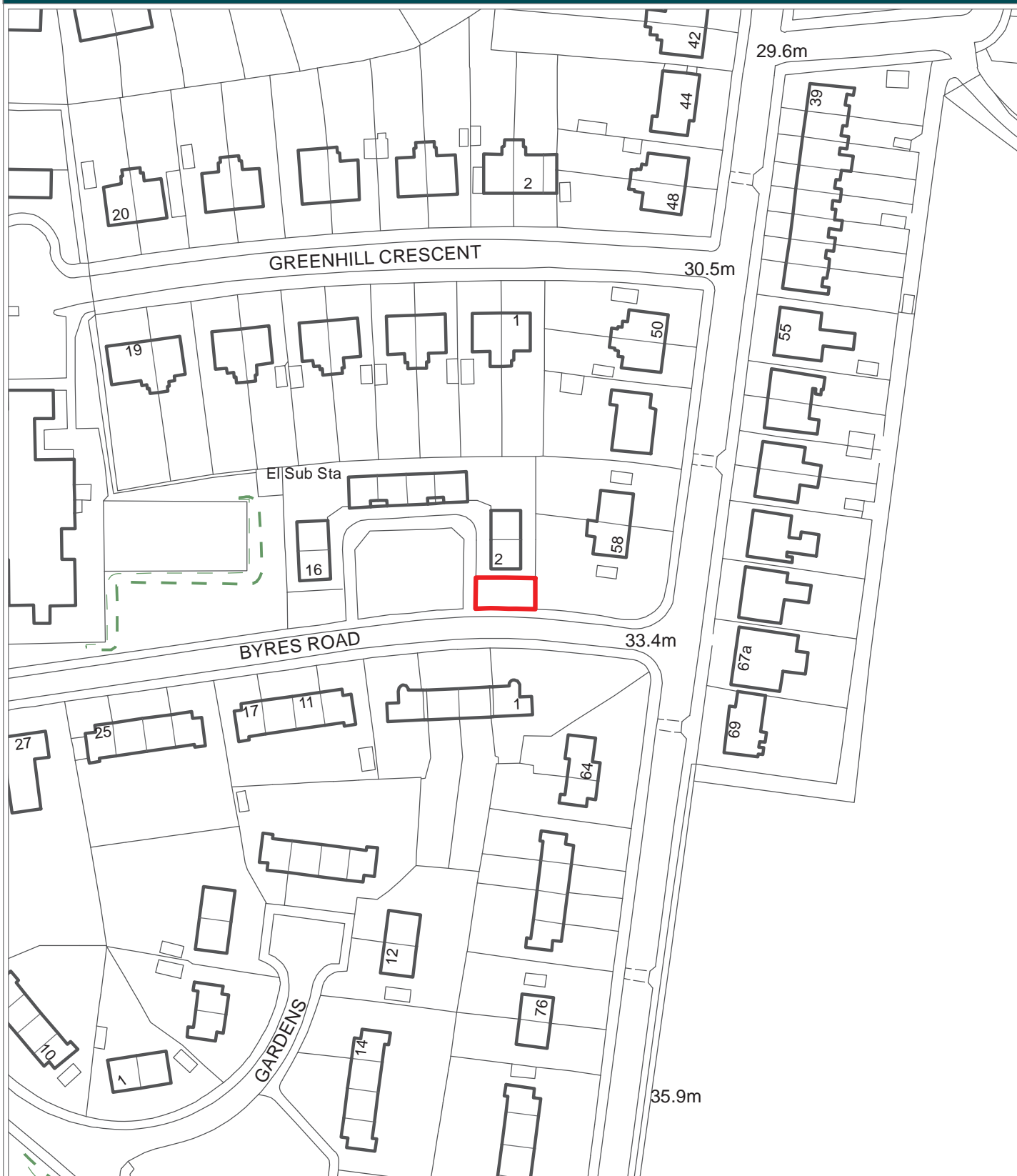
### Implications of the Report

1. **Financial** – Capital Receipt of £5,000 plus the Council's reasonably incurred legal fees to be met by the purchaser.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of this transaction by the Head of Legal and Democratic Services.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
7. **Equality & Human Rights** -
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

---

**Author:** Louise Le Good  
Assistant Asset & Estates Surveyor  
0141 618 6111  
Louise.legood@renfrewshire.gov.uk

**Date:** 05/05/2015



Area extends to 99 sqm or thereby.

---

**To: Housing & Community Safety Policy Board**

**On: 12<sup>th</sup> May 2015**

---

**Report by: Director of Finance & Resources**

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**Heading: Land at Abbey Road, Elderslie**

---

**1. Summary**

- 1.1 This report seeks consent to declare the land at Abbey Road, Elderslie, shown outlined on the attached plan, surplus to the Council's requirements in order to enable a disposal to the adjoining owner, Dawn Homes Ltd.
- 

**2. Recommendations**

It is recommended that the Board:-

- 2.1 Declare the land at Abbey Road, Elderslie shown outlined on the attached plan surplus to the Council's requirements in order to enable a disposal to the adjoining owner Dawn Homes Ltd.
- 2.2 Note that disposal will be subject to appropriate terms and conditions of sale being approved by the Planning & Property Policy Board.
- 2.3 Note that disposal of the land will be subject to the Director of Finance & Resources obtaining appropriate Scottish Ministers consent in terms of Section 12(7) of the Housing (Scotland) Act 1987 for the disposal of land held on the Housing Revenue Account.
-

### 3. Background

- 3.1. The Council owned site at Abbey Road, Elderslie shown outlined on the attached plan extends to approximately 2.1 acres, and adjoins approximately 14.01 acres of land within the ownership of Dawn Homes Ltd. The full 16.11 acres at this location has historically been greenbelt land, however the recently adopted Renfrewshire Local Development Plan has identified this site as having the potential to accommodate a new build private housing development of around 140 units. Dawn Homes would be in a position to develop their own site in isolation without the Council's land, but they approached the Council with a request to purchase the Council's interest in order to achieve a better planned development in both design terms and marketability, by building along the frontage of Abbey Road.
- 3.2. The Head of Planning & Economic Development and the Head of Amenity Services have both had site of the proposed layout in terms of pre-application consultations and are of the view that it would be more appropriate for the site to be developed as a whole. A detailed planning application will follow in early course, should the Council approve the proposed sale.
- 3.3. Disposal negotiations have taken place with Dawn Homes Ltd. and a significant capital receipt is expected. The main terms and conditions of disposal provisionally agreed will be reported separately to the Planning & Property Policy Board, should the Board declare this site surplus to the requirements of the Council.

---

### Implications of the Report

1. **Financial** – A significant capital receipt will be received for the Housing Revenue Account.
2. **HR & Organisational Development** – None.
3. **Community Planning** –  
Wealthier & Fairer – Disposal will allow the purchaser to build a better planned new build housing development.
4. **Legal** – Disposal of land to be concluded.
5. **Property/Assets** – As per this report.
6. **Information Technology** – none.

7. **Equality & Human Rights -**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – none.

9. **Procurement** – none.

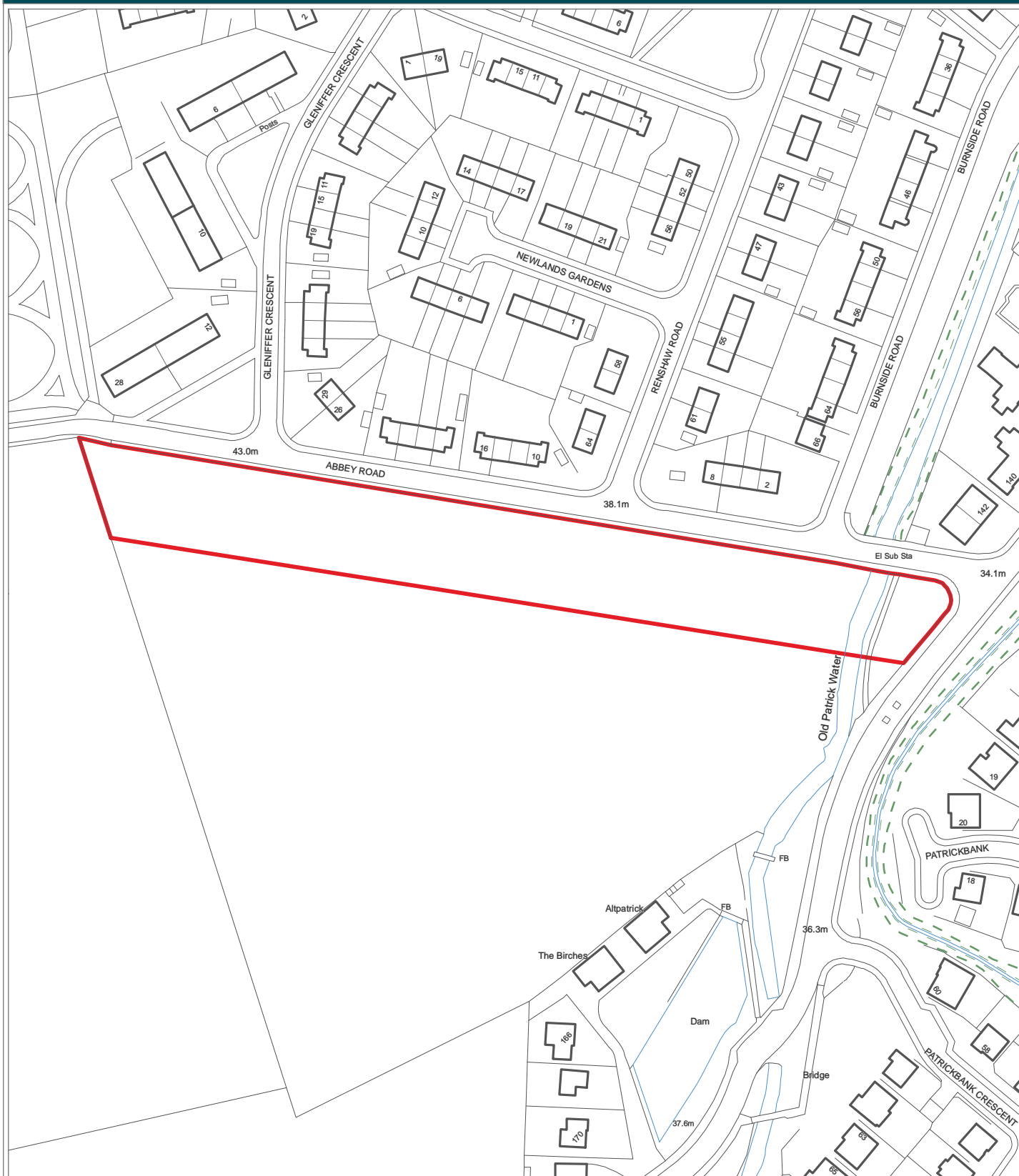
10. **Risk** – none.

11. **Privacy Impact** – none.

---

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Notes:  
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**To: Housing & Community Safety Policy Board**

**On: 12<sup>th</sup> May 2015**

---

**Report by: Director of Finance & Resources**

---

**Heading: St. Fergus' Primary School - Relocation**

---

**1. Summary**

- 1.1 This report seeks authority from the Board for the transfer of the site at Bankfoot Road, Paisley from the Housing Revenue Account to the General Services Account to facilitate the building of the proposed new St. Fergus' Primary School.
- 

**2. Recommendations**

It is recommended that the Board:-

- 2.1 Authorise the transfer of the site at Bankfoot Road, Paisley, as indicated on the attached plan (E2297) to the General Services Account in exchange for the cleared site of the existing St. Fergus' PS (E2296).
- 2.2 Note that the Director of Finance and Resources will seek Scottish Ministers consent in terms of Section 12(7) and Section 203 of the Housing (Scotland) Act 1987 for the transfer of a site (E2297) out of, and the transfer of the site (E2296) into the Housing Revenue Account.
-

### **3. Background**

- 3.1. The Education Policy Board, at its meeting on the 21 August 2014, agreed to undertake a consultation on the relocation of St. Fergus' PS to a new school and to consider the catchment area in respect of St. Fergus' PS and St. Mary's PS. This consultation was undertaken in accordance with the legislative requirements of the Schools (Consultation) (Scotland) Act 2010 and the Children & Young People (Scotland) Act 2014.
- 3.2. The consultation was undertaken from the 6 October 2014 until the 25 November 2014 and its outcome considered by the Education Policy Board at its meeting on the 5 March 2015.
- 3.3. The Education Policy Board resolved to progress with the relocation of St. Fergus' PS to a new build school, as this being in the best educational interests of the children.
- 3.4. The Education Policy Board also resolved that the best locality for this new school would be the Council owned site at the juncture of Blackstoun Road and Bankfoot Road (E2297) as indicated.
- 3.5. This site is currently held on the Housing Revenue Account and is a surplus site being held for future redevelopment purposes, subject to uplift in development activity within the area.
- 3.6. To assist the Education and Children Policy Board and to meet the Council's corporate aims to relocate St. Fergus' PS, the HACS Board is requested to agree to the transfer of the site to General Services in terms of Section 12(7) and Section 203 of the Housing (Scotland) Act 1987.
- 3.7. Board should note that the Housing Revenue Account will receive the cleared site of the existing St. Fergus' PS (E2296), in exchange for its site. General Services will be responsible for demolishing (including grubbing up foundations, seeding etc. in preparation for development) the existing St. Fergus' PS including the Janitor's house.

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### **Implications of the Report**

1. **Financial – None .**
2. **HR & Organisational Development – None.**
3. **Community Planning –**

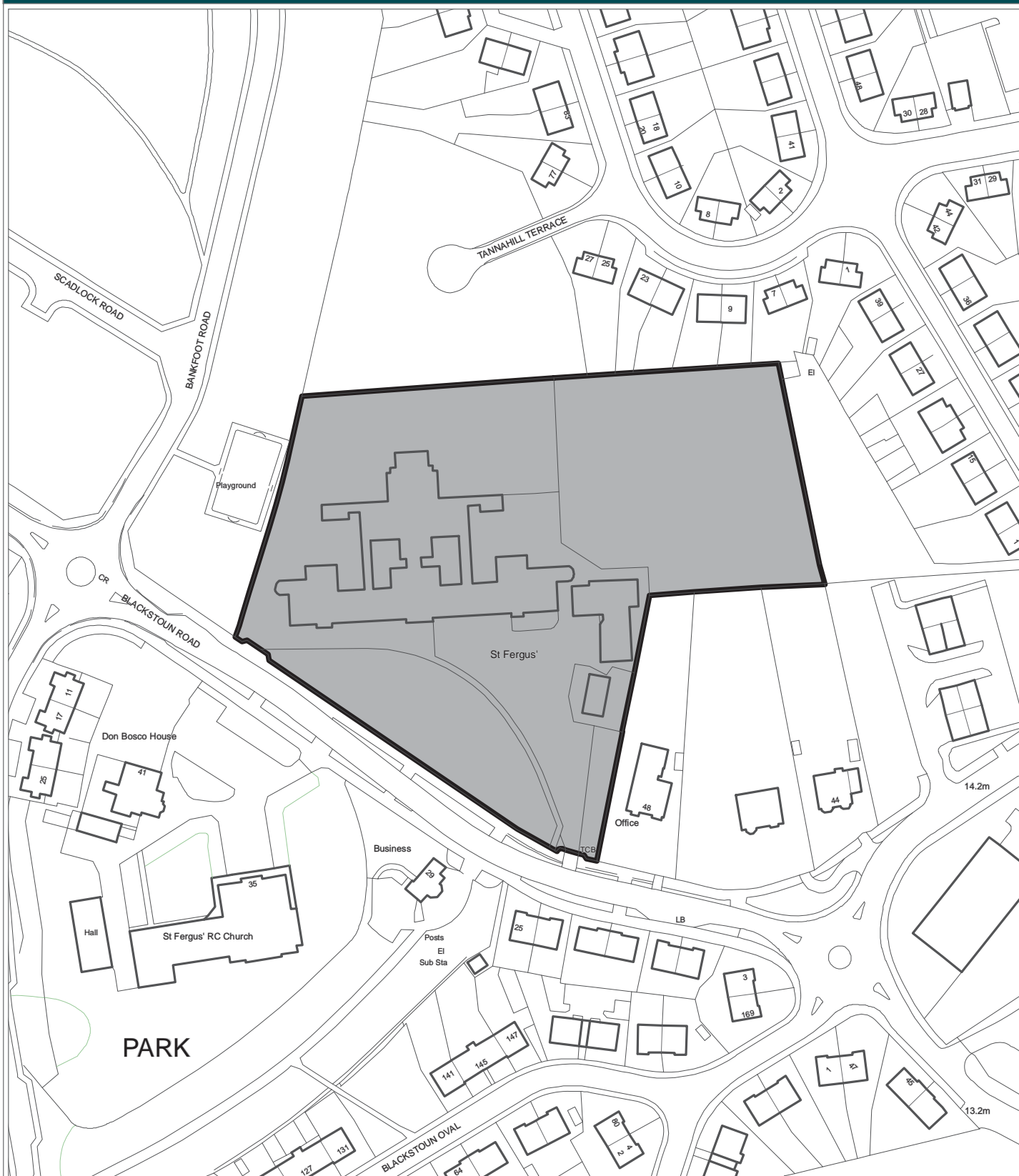
Wealthier & Fairer – This will assist the Council in moving forward with the proposed new St. Fergus' Primary.

4. **Legal** – Liaise with the CARING Group at the appropriate time to consider alternative accommodation options.
5. **Property/Assets** – As per this report an excambion involving General Services and the Housing Revenue Account transferring sites at no cost to each other.
6. **Information Technology** – none.
7. **Equality & Human Rights** -
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

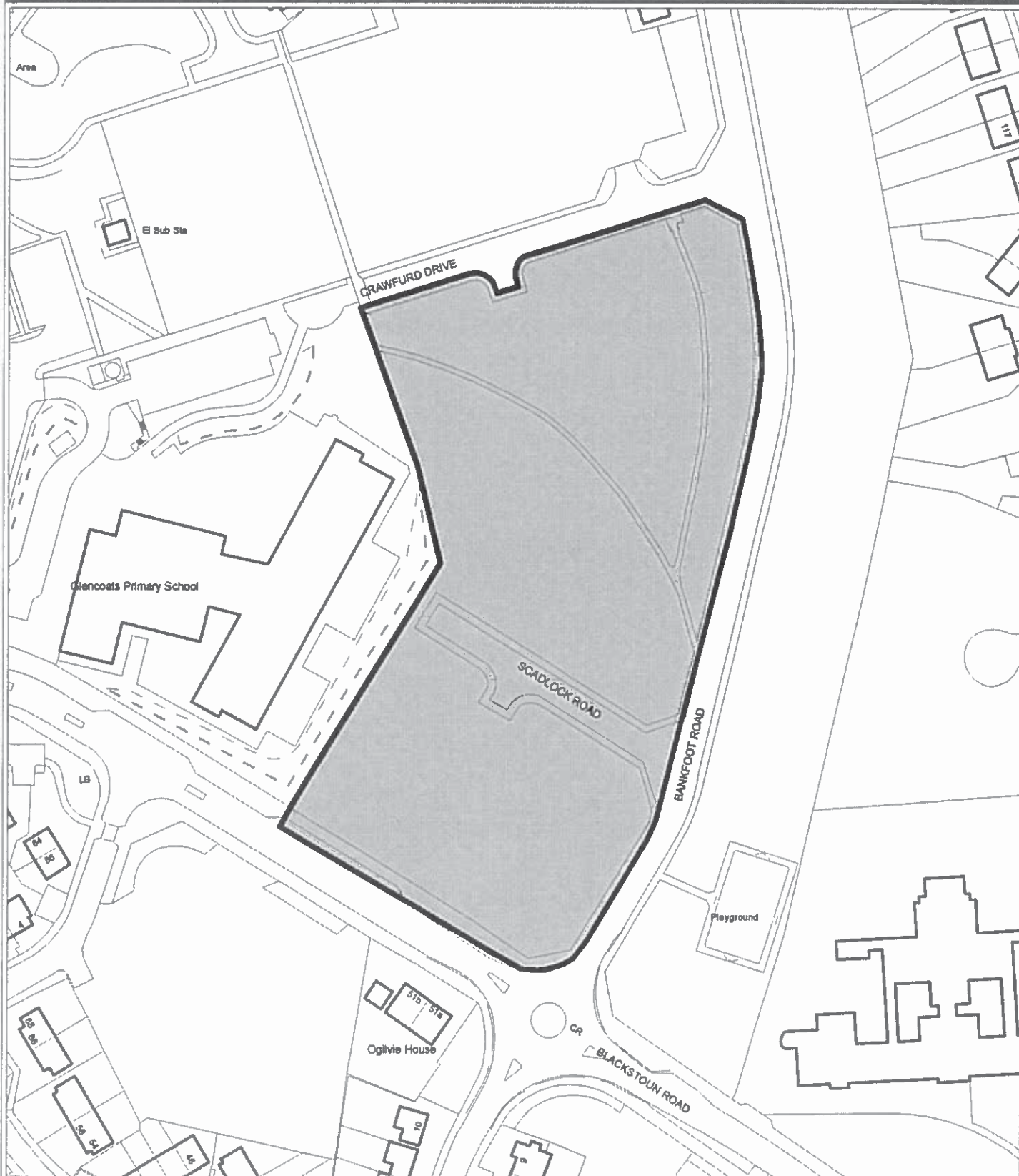
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 Site extends to 19,790 sqm or thereby.



 Site extends to 17,596 sqm or thereby.

---

**To:** Housing and Community Safety Policy Board

**On:** 12<sup>th</sup> May 2015

---

**Report by:** Director of Finance and Resources

---

**Heading:** Land Adjacent to 47 Glebe Street, Renfrew

---

**1. Summary**

- 1.1 The purpose of this report is to seek the consent of the Board to declare the area of land adjacent to 47 Glebe Street, Renfrew surplus to requirements as outlined on the attached plan E2295. This will allow a request to purchase this area of ground from the proprietors of 47 Glebe Street to be progressed.
- 

**2. Recommendations**

- 2.1 Declare the land adjacent to 47 Glebe Street, Renfrew surplus to requirements which equates to 115 square metres or thereby.
- 2.2 Authorise the sale of this land to the proprietors of 47 Glebe Street, Renfrew on such terms and conditions as may be negotiated by the Head of Property Services under delegated powers.
- 2.3 Authorise the Head of Legal and Democratic Services to conclude the sale of this land which shall include any such terms and conditions that may be deemed necessary to protect the Council's interest.
- 2.4 Authorise the Head of Planning and Economic Development to place an advert in the local press in terms of the Town and Council Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
- 2.5 Note the Director of Finance & Resources will seek Scottish Ministers consent for the disposal of land out of the Housing Revenue Account in terms of Section 12(7) of the Housing (Scotland) Act 1987.



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### 3. Background

- 3.1. The area of ground is located adjacent to 47 Glebe Street and is currently held within the Housing Revenue Account. The land is currently used as open space and equates to 115 square metres or thereby as shown on the attached plan E2295.
- 3.2. The request to purchase this area of ground has been received by the adjacent proprietors Mr and Mrs McDaid, who are seeking to create additional garden ground.
- 3.3. The Neighbourhood Services Coordinator for this area has been consulted with regards to this request to purchase and advised that there is no objection to this land being sold.
- 3.4. The following heads of terms have been provisionally agreed which will form the basis of the sale:
  - 1) The ground which is subject to negotiation extends to 115 sqm or thereby as indicated on the attached plan E2295.
  - 2) The purchase price attached to the subject ground is £4,600.
  - 3) In addition to the purchase price, the purchaser will be required to meet the Council's standard costs as previously advised.
  - 4) The purchaser will be responsible for all future maintenance of the subjects.
  - 5) The purchaser will be responsible for obtaining any planning consents required for the future use of the land, it should also be noted that a change of use from open space to garden ground will be required in this case.
  - 6) The purchase of this ground shall be subject to receiving the appropriate Board Approval.
  - 7) All other terms and conditions of sale will be agreed with the Head of Legal and Democratic Services.

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### Implications of the Report

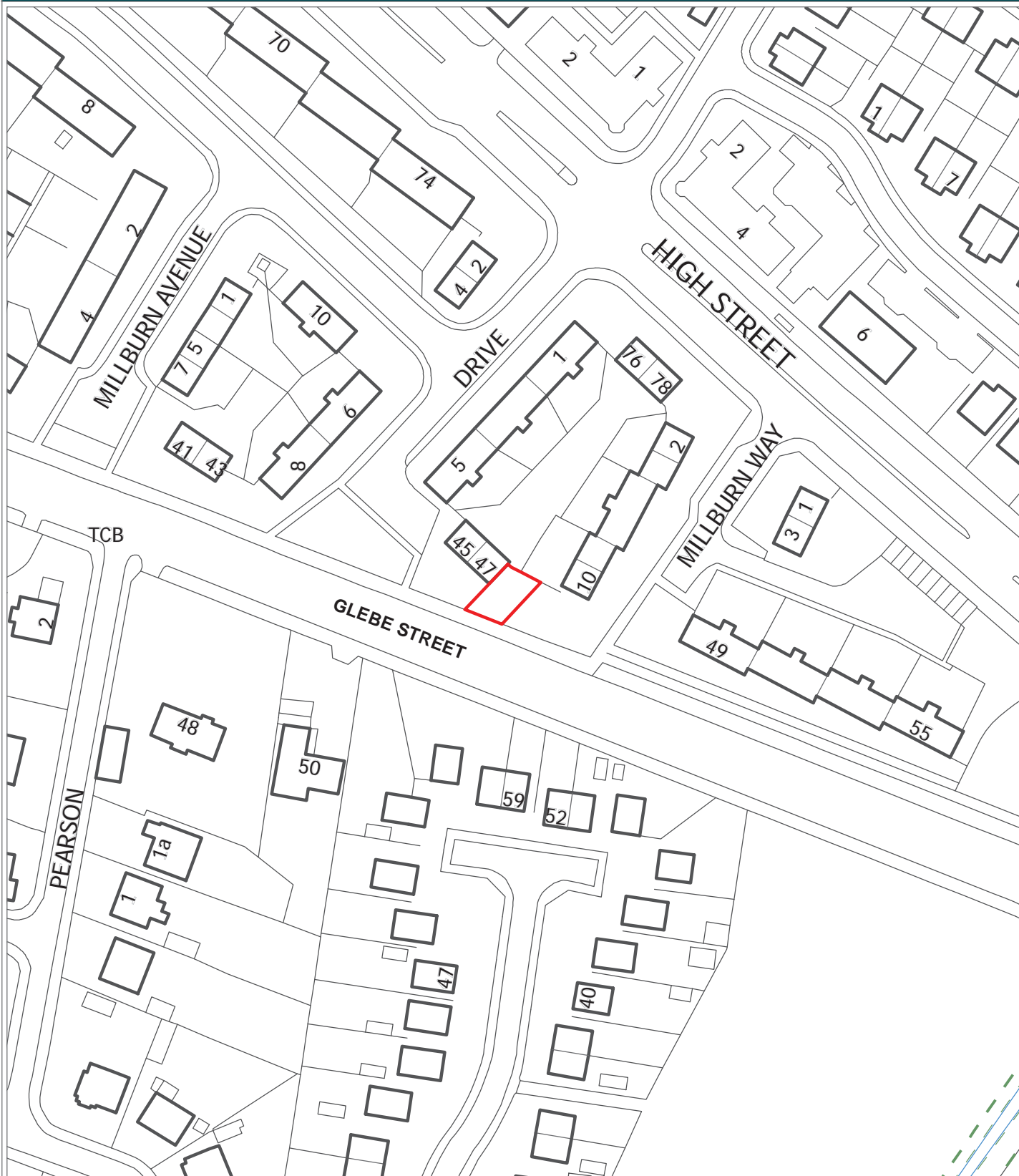
1. **Financial** – Capital Receipt of £4,600 plus the Council's reasonably incurred legal fees to be met by the purchaser.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of this transaction by the Head of Legal and Democratic Services.
5. **Property/Assets** – As per report.



6. **Information Technology** – Not Applicable
  7. **Equality & Human Rights** -
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – Not Applicable.
  9. **Procurement** –Not Applicable.
  10. **Risk** – Not Applicable.
  11. **Privacy Impact** – Not Applicable.
- 

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**Date:** 05/05/2015



 Area outlined red extends to 115 sqm or thereby.



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**To:           HOUSING & COMMUNITY SAFETY POLICY BOARD**

**On:           12 May 2015**

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**Report by:   DIRECTOR OF COMMUNITY RESOURCES**

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**Heading:    COMMUNITY SAFETY PARTNERSHIP, OPERATIONAL UPDATE**

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## **1. Summary**

1.1   This report provides an update for the Housing and Community Safety Policy Board on recent activities carried out by the Renfrewshire Community Safety Partnership, including information on:

- environmental enforcement and improvement activities;
  - protecting vulnerable residents;
  - building safer communities;
  - diversionary activities;
  - the development of the HMICS Scrutiny Plan; and
  - the development of the integrated control room and CCTV.
- 

## **2. Recommendations**

That the Housing & Community Safety Policy Board note the content of this progress update report.

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## **3.     Environmental Enforcement and Improvements**

### **Emissions Testing**

3.1   In March, Renfrewshire Wardens undertook a 2 day Vehicle Emissions patrol in Paisley town centre in partnership with Police Scotland. Police Officers were responsible for pulling over the vehicles from traffic. The wardens checked whether vehicle emissions

were within the legal requirements. Of the 229 vehicles tested, only 8 failed and were issued with £60 fixed-penalty notices. The Council's licensing section also inspected 34 taxis / private-hire vehicles, with 3 notices issued for various defects, all related to vehicles licensed outwith Renfrewshire. All drivers tested were given a Greener Renfrewshire Vehicle 'Don't Be An Idler' information leaflet and an explanatory letter. The police reported 1 driver for an overweight load, issuing also a £100 fine and 3 points for a tyre below minimum tread.

### **Fly-tipping Initiatives**

- 3.2 Significant progress has been made on 2 sites within Renfrewshire to combat fly tipping. The first, a secluded site off Auchenlodment Road, Johnstone has been a frequent fly-tipping area for several years. Enforcement patrols and CCTV cameras have had short term impact but ineffective in sustaining longer term improvements. Identifying perpetrators has been challenging and over time the scale of fly tipping has increased significantly. In March, a multi agency initiative led by the Wardens Service was set up to resolve the problem. Working with the landowner, the Forestry Commission, and the Community Service team, the site was cleared of over 5 tonnes of material, including asbestos roofing, bathroom suites, kitchen cupboards & worktops, over 160 tyres and assorted garden & building waste. A fence and sign to secure the site has also been erected in order to deter future fly tipping. The other site, West Ferry Car Park in Langbank, was also a fly-tipping area. Again a multi agency project was set up. The Community Service Unit cleared the site convincing the landowner, Transport Scotland, to fill in all the potholes. Currently Langbank Community Council is in discussions with the landowner on the future use of the land.

### **Clean Up Scotland**

- 3.3 Keep Scotland Beautiful run a "mass-engagement" campaign called Clean Up Scotland. Its aim is to make Scotland the cleanest country in Europe. Renfrewshire Council is committed to supporting this campaign. 'Do Your Bit' events are run on a regular basis encouraging the public to look after their own communities, with activities including litter picking and community clean ups. In the near future, Community Resources will be contacting all schools, nurseries, other council services, community councils, office complexes, town centre businesses, housing associations and community groups inviting them to coordinate a community clean up. The service will support any participating groups by supplying litterpicking equipment and arranging uplift of the rubbish collected.

### **Noise Action Week**

- 3.4 Noise Action Week 2015 is 18-23 May. Here local authorities, housing providers and mediation services work to raise awareness of noise. Noise Action Week is co-ordinated by Environmental Protection UK who work year round supporting the work of professionals in noise management. It is supported by the Chartered Institute of Environmental Health and Environmental Protection Scotland. The Community Safety Partnership will support the initiative by delivering a 'roadshow' focused on domestic and commercial noise. This roadshow will travel to a different LAC area each day during the Noise Action Week. Noise Enforcement Officers will be available to give advice to the public on noise issues.

## **4. Protecting the Vulnerable**

### **I Am Me/Keep Safe**

- 4.1 During March, I Am Me launched a new training pack and DVD film which are available as a free resource to schools and groups. At the official launch at the Showcase Cinema, Paisley, the film was premiered with over 300 guests attending including the Provost, Lord Advocate and Deputy Chief Constable as the main speakers. The I Am Me project / Keep Safe has won several awards including, most recently the Wider Partnership Award and the People's Choice Award from the Scottish Community Safety Network. It is now being rolled out across Scotland.
- 4.2 I Am Me is a community project which works in partnership with Renfrewshire Council, Police Scotland and PACE Theatre Company, to raise awareness of disability hate crime. Linked to this project Police Scotland has also been developing a 'Keep Safe' initiative which works with local business owners to create safe areas for people who may feel vulnerable when in the community. Central to the project is a bespoke drama produced by PACE. Since 2013, this hard hitting performance has been delivered to around 7000 people, including High Schools, disability groups, staff groups, the police training college and the Scottish Parliament. A softer version, designed for primary school children has been delivered to around 4000 children.

### **Safe Kids**

- 4.3 The 'Safe Kids' programme was delivered throughout the month of March at St Mirren Park. All P6 pupils in Renfrewshire (almost 2000 young people) attended workshops where they received important personal safety lessons and crime prevention advice. Issues covered included personal safety in the home, antisocial behaviour, internet safety, environmental crime, fire safety, drugs and alcohol awareness and the use of CCTV. This annual community safety educational event has now been run successfully for over 10 years. Overall, as a result of programmes of this type, incidents of youth related antisocial behaviour continue to decline year on year, with more than a 75% reduction over the past 6 years. This reduction and interactive approach has significantly helped us achieve our community plan outcomes under the key themes of 'A Safer and Stronger Renfrewshire' and 'Children and Young People'.

## **5. Building Safer Communities**

### **Choices for Life**

- 5.1 A 'Choices for Life' Open Day was held at the Tannahill Centre, Ferguslie Park on 24 March 2015. Around 150 children from schools in the Paisley area were entertained by various theatre and community groups and got the opportunity to take part in active workshops and diversionary opportunities. Young people can often find themselves under intense peer pressure to take drugs, drink alcohol or become involved in antisocial behaviour. This event provided young people with information and knowledge about such issues so that they can make informed decisions with the end result helping them make positive lifestyle choices. Led by Police Scotland, and the Community Safety Partnership a number of other partners contributed to ensure the event was successful, including Street Stuff, Ferguslie Park Housing Association,

Ferguslie League of Action Group, Kibble Works, Ferguslie Community Group, Shape Up Educational Charity and the Princes Trust. A further, similar event is being planned to take place in Johnstone.

### **Stalled Spaces**

- 5.2 The Stalled Spaces project has now been launched with information about how it will be run agreed at the last meeting of the Greener Renfrewshire Thematic Board. The scheme is being promoted on social media and in the press and Engage Renfrewshire is already working with a number of community groups to support them as they develop applications for suitable projects. In order to provide additional information about the project, a number of events are being arranged by Engage Renfrewshire to be held in May 2015 and these will include support and input from Architecture and Design Scotland who are administering the scheme at a national level. The first applications will be considered at the Greener Renfrewshire Thematic Board in June 2015 if groups are ready to present their proposals at this time. Applications are open to community groups for grants of between £250 and £5,000, but it is anticipated that the majority of awards will be for less than £2,000. The aim is to fund around 7-10 projects across several communities using vacant and derelict spaces in town centres on a temporary basis to support community growth and improvement. Projects can be funded for any temporary use of the space for growing, artistic expression or other creative uses (i.e. garden, growing grounds, Play Park, arts project, events, etc).

## **6. Diversionary Activities**

### **Street Stuff**

- 6.1 Street Stuff launched a new dance class at St Peter's Primary School in Glenburn to improve girls' attendance at the award-winning activity programme. Some girls had been attending the indoor football but said they were also interested in dancing. Street Stuff listened to the girls' ideas and introduced a pilot dance class. The new dance sessions are attracting more than 40 extra young people a night, this is in addition to the regular high turnout for indoor football. The dance classes are now so popular that, on some evenings, there are more girls than boys participating at Street Stuff in St Peter's Primary School.
- 6.2 Street Stuff is bringing back the Youth Bus due to popular demand. The bus, kitted out with gaming equipment similar to 'the box', will provide more flexibility in terms of reaching wider areas of Renfrewshire as well as supporting the council's 'Do Your Bit' campaign. The new bus will be on the street in time for the summer programme of activities.
- 6.3 Street Stuff contributed as part of the Integrated Inspection of Services for Children and Young People in Renfrewshire. The visit was led by the Care Inspectorate with support from Her Majesty's Inspectorate of Constabulary for Scotland. The inspectors visited Street Stuff in February, where they saw the programme in action, engaging/interacting with young people. The inspectors attended the official launch of the Midnight Leagues at St Mirren Park, visited the Gallowhill box and St Peter's Primary School for indoor football and dance sessions.



### **Brighter Renfrewshire Alcohol Awareness Week (BRAW)**

- 6.4 Renfrewshire Alcohol and Drug Partnership and Renfrewshire Community Planning Partnership will host an alcohol awareness week, known as BRAW (Brighter Renfrewshire Alcohol Awareness Week). BRAW aims to promote and highlight sensible drinking messages to support and encourage people to make positive choices about alcohol use. Renfrewshire's first BRAW Week will take place on 15 – 19 June 2015. Constituted community groups, services and schools in Renfrewshire will be invited to apply for funding (maximum £500) to host an event or activity within their organisation during BRAW week. To support this event we are currently exploring employing the safe bus at Barshaw Park Gala Day. The safe bus was previously utilised at New Street over the 2014 Festive period.
- 6.5 Street Stuff will also be supporting BRAW in June 2015 by delivering key safety messages to young people at their venues and participating in the Showcase Street event being organised for 19 June in Paisley Town Centre.

## **7. Integrated Control Room & CCTV System**

- 7.1 Since the last update report in January 2015, the construction works of the new integrated control room at the former District Court building in Mill Street, Paisley have commenced, with a formal photo call and press launch taking place during March. In addition to the replacement of all of the existing public space cameras on the network, which has now been completed, a further 10 cameras are due for installation across Renfrewshire and discussions are at an advanced stage with the contractor to progress the delivery of this part of the CCTV project in line with the agreed timetable. Improved mobile camera functionality will be provided through the replacement of the mobile CCTV vans used within the wardens. Upgraded software and functionality is already available to the control room operators through the improved system, which is producing images of a much higher quality than was previously possible. The CCTV system will continue to operate from Mill Street Police station until completion of the new integrated control room.

## **8. HMICS Scrutiny Plan 2015-16**

- 8.1 Her Majesty's Inspectorate of Constabulary for Scotland (HMICS) has a statutory role to report on the state, effectiveness and efficiency of both Police Scotland and the Scottish Police Authority. HMICS is in the process of developing their Scrutiny Plan which identifies their planned inspections for 2015/16. So far there are no specific inspections planned in the Renfrewshire area, however a number of national HMICS inspections are highlighted in the recent report from the Local Area Network of joint inspection bodies outlining their planned inspections. Depending on the detail of where these national inspections will focus there is a possibility that some inspection work will be carried out within the local police divisions.

## 9. Background

- 9.1 Renfrewshire Community Safety Partnership is made up of services provided by Investigators, Youth Team, Noise Enforcement, Mediation, Wardens and CCTV. The Partnership is operationally managed within Community Resources and works in close partnership with other Council services, Police Scotland and Scottish Fire and Rescue Service to form the Community Safety Hub within Renfrewshire House.
- 9.2 Street Stuff is the Safer Renfrewshire Partnership's primary diversionary project with partners including Renfrewshire Council, St Mirren Football Club, Engage Renfrewshire, Police Scotland, and Scottish Fire & Rescue Service. Street Stuff delivers diversionary activities for young people in antisocial behaviour hotspots throughout Renfrewshire. This includes street football, and five 'Boxes' (mobile containers with games consoles; music and other activities aimed at young people). In addition, there is access to stadium facilities at St Mirren including professional gym equipment, table tennis and an indoor dome pitch. Activities are programmed and targeted to take place in key areas where evidence shows that diversionary activities will help to reduce youth antisocial behaviour. In 2014-15, over 25,000 young people have participated in Street Stuff events.

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### **Implications of this Report**

1. **Financial** - none.
2. **HR and Organisational Development** – none.
3. **Community Planning**

**Safer and Stronger Renfrewshire** – The Community Safety Partnership contributes towards Renfrewshire being a safe and secure place for those living, working or visiting the area, using intelligence led joint tasking arrangements. It addresses antisocial behaviour & crime and supports youth diversionary and education programmes.

**A Greener Renfrewshire** – Through tackling environmental crime, community safety activities supports a cleaner and more attractive Renfrewshire.

**Renfrewshire forum for Empowering Communities** – Engaging with communities and encouraging voluntary work to improve the local area.

4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.



7. **Equality & Human Rights** – The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

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**List of Background Papers** - none

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**To: Housing and Community Safety Policy Board**

**On: 12 May 2015**

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**Report by: Director of Development and Housing**

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**Heading: The Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) for 2015/2016 - Update**

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**1. Summary**

- 1.1 On 10 March 2015 the Board approved a report noting the initial allocation for the Renfrewshire Council area under the Scottish Government's Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS). This report updates members on the final allocation, and the projects which will be supported.
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**2. Recommendations**

- 2.1. Note that funding of £3,920,725 has been awarded for qualifying projects within the Renfrewshire Council area for 2015/2016 under the HEEPS:ABS programme.
- 2.2. Note that the HEEPS:ABS programme reflects consultation with the Federation of Local Housing Associations in Renfrewshire (FLAIR), and incorporates projects which have been assessed as being realistically delivered over the course of financial year 2015/2016, in accordance with Scottish Government guidance.
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### **3. Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS)**

- 3.1. HEEPS:ABS was introduced by the Scottish Government in 2013/2014 and is expected to run for 10 years. On 10 March 2015 the Board was advised that the Scottish Government had issued guidance and process documentation for the delivery of the 2015/2016 programme. The key objectives of HEEPS:ABS are to reduce fuel poverty, reduce carbon emissions, lever funding from the Energy Company Obligation (ECO) and demonstrate an appropriate fit with a strategic approach to improving energy efficiency. The programme is targeted at private sector home owners particularly in common tenure blocks where social landlords also have an interest. The potential benefit of HEEPS:ABS therefore complements and supports both the continuing maintenance of the stock at levels required by the Scottish Housing Quality Standard (SHQS) as well as the new Energy Efficiency Standard for Social Housing (EESSH).
- 3.2. Local Authorities act as coordinating agents for all HEEPS:ABS programmes in their area. In the previous two years of the programme a total allocation of £4.367M was secured for Renfrewshire from national resource allocations of £60M for each year. This enabled a range of insulation projects to be carried out to support Council, Linstone and Williamsburgh Housing Association programmes, along with support for a smaller energy efficiency project in the Lochwinnoch area as part of a local energy action plan there.
- 3.3. The Scottish Government announced the allocation and bidding process for the 2015/2016 programme on 12 December 2014. Based on a distribution formula agreed with COSLA, each local authority was provided with a core allocation from a national fund of £48M with the balance of £12M to be allocated through a bidding process where Councils are in a position to deliver larger scale and/or more ambitious projects. Accordingly £60M in total is available nationally for 2015/2016 which mirrors the 2013/2014 and 2014/2015 figures.
- 3.4. The core allocation for Renfrewshire for 2015/2016 was £1,213,145. Local Authorities were required to submit schemes for consideration for both the core element and the bid element by 20 February 2015. Following consultation with Housing Association partners a total bid of £4,620,725 was submitted and reported to this Board on 10 March 2015. The submission reflected the prescribed criteria for prioritisation of projects namely:
- ECO rates, leverage and evidence of a secured commitment in place
  - Use of HEEPS:ABS to enable mixed tenure programmes to proceed

- Scale and deliverability within 2015/2016
  - Continuity from schemes approved in previous years
  - Timescale to achieve contractual commitment including procurement timescales
  - Potential for extending delivering over more than one financial year
- 3.5. The Council was advised on 31 March 2015 of the final outcome of the allocation process. In total an award of £3,920,725 has been made to support owners in projects in the Renfrewshire Council area. This will enable energy efficiency measures to be delivered in 1,413 homes. A summary of the allocation is included within appendix 1.
- 3.6. As outlined above approved projects should demonstrate ECO and partner financial support reflecting the extent of measures to be provided and the amount of carbon which can be sold to the participating utility companies for these measures. The external wall insulation and heating measures within the 2015/2016 HEEPS:ABS programme is expected to lever in a further £1,930,350 of ECO support. In addition the HEEPS:ABS award will generate a further £726,500 of partner support funding including the Council contribution towards the George Street district heating replacement project already approved within the Council's HRA and Private Sector (PSHG) grants programmes for 2015/2016.

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## Implications of the Report

1. **Financial**  
Scottish Government allocation of £3,920,725 for 2015/2016 to support owner participation in council and partner projects within the Renfrewshire area.
2. **HR & Organisational Development**  
None.
3. **Community Planning –**  
**Community Care, Health & Well-being** - improving and maintaining housing conditions to the benefit of tenants and private owners. Addressing fuel poverty.  
**Greener** – addressing carbon reduction by insulating homes  
**Jobs and the Economy** - construction firms employ local staff  
**Safer and Stronger** - ensuring the long term sustainability of the housing stock in both social rented and private sectors
4. **Legal**  
None.

5. **Property/Assets**

Improvements in the energy performance of private dwellings, and within Renfrewshire Council and Housing Association stock.

6. **Information Technology**

None.

7. **Equality & Human Rights**

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety**

None.

9. **Procurement**

None. Projects will be delivered within existing frameworks or through managed contracts.

10. **Risk**

Projects require owners' consent and may therefore be delayed, rephased or cancelled if necessary agreements cannot be secured. Consequently substitute addresses may be required in order to meet the carbon reduction obligations of the ECO partners.

11. **Privacy Impact**

None.

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**List of Background Papers**

- (a) Report to Council on 12 February 2015 entitled 'Housing Revenue Account Budget and Rent Levels 2015/2016 and Housing Capital Investment Plan 2015/2016 to 2017/2018.
- (b) Report to the Housing and Community Safety Policy Board on 10 March 2015 entitled 'Housing Energy Efficiency and Carbon Reduction programme 2015/2016'.

The foregoing background papers will be retained within Development and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Brian Spence, Housing Investment Manager, 0141 618 6083, [brian.spence@renfrewshire.gov.uk](mailto:brian.spence@renfrewshire.gov.uk)

# Appendix 1

Coordinating Partner	Project	Target Number of Owners in Project Area	Target Number of Tenants in Project Area	Core/ Bid Element Priority	Amount of Award from Scottish Gov. 31 March 2015
Renfrewshire Council	George Street District Heating Replacement	180	137	1	£265,391
	Gallowhill Common Blocks Solid Wall Insulation Phase 1	120	146	2	£765,000
	Gallowhill Common Blocks Solid Wall Insulation Phase 2	72	110	3	£459,000
	Gallowhill Common Blocks Solid Wall Insulation Phase 3	72	90	4	£459,000
	Gallowhill Common Blocks Solid Wall Insulation Phase 4	68	106	5	£433,500
	Gallowhill Common Blocks Solid Wall Insulation Phase 5 (including Whitehaugh addresses)	67	135	6	£427,125
Linstone Housing Association	Individual House Solid Wall Insulation - Project A	110	0	7	£523,600
	Individual House Solid Wall Insulation - Project B	(125)	(0)	8	-
Administration and Enabling Allowances					£588,109
Award Total –31 March 2015		689	724		£3,920,725





**To: Housing and Community Safety Policy Board**

**On: 12<sup>th</sup> May 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Local Housing Strategy 2016 -2021 preparation and HNDA 2**

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**1. Summary**

- 1.1 This paper outlines the proposed approach to developing a new Local Housing Strategy for the period 2016-2021, with a timetable for submission of the new LHS to the Scottish Government in 2016.
  - 1.2 The report also reports the final housing need estimates from the Housing Need and Demand Assessment 2 (HNDA2) undertaken by the Glasgow and the Clyde Valley Housing Market Partnership. It outlines additional work that will build on the results of HNDA2 to provide a better understanding of the need for new affordable housing and which inform future affordable housing investment programmes.
  - 1.3 Housing need estimates are the starting point for developing Housing Supply Targets, (HSTs) and this report outlines the work ongoing to develop HSTs for both affordable and private housing that will be included in the Strategic Development Plan, Local Development Plan and Local Housing Strategy.
- 

**2. Recommendations**

It is recommended that the Policy Board

- 2.1 Notes the timetable for developing the new Local Housing Strategy
  - 2.2 Notes the housing need estimate for Renfrewshire as published in the Housing Need and Demand Assessment for the Glasgow and Clyde Valley Strategic Housing Market Partnership area
  - 2.3 Agrees that further work will be undertaken to develop Housing Supply Targets for inclusion in the new Local Housing Strategy, Strategic Development Plan and the Local Development Plan.
- 

### 3. **Background**

- 3.1. The local authority is required under the Housing (Scotland) Act 2001 to prepare a local housing strategy (LHS) which sets out the joint and strategic approach of the local authority and its partners to delivering high quality housing and housing related services across all tenures, to meet identified needs in the area.
- 3.2. A new LHS is required every five years. Housing and Community Safety Board approved the existing LHS 2011-2016 in 2011. A new LHS is therefore required for the period 2016-2021.
- 3.3 The Scottish Government issued revised local housing strategy guidance in June 2014. Local authorities are encouraged to demonstrate continuity with the old LHS when setting out its new one and to highlight progress made. The LHS should be an outcomes focussed document and cover the following areas:
  - Regeneration and Town Centres
  - Empty Homes
  - Preventing and Addressing Homelessness
  - Specialist Provision and Independent Living and the role of housing in relation to health and social care integration
  - Gypsy/Travellers and Travelling Showpeople
  - Private Rented Sector
  - Fuel Poverty and Climate Change
  - House Conditions

- 3.4 The LHS is a partnership document and will be prepared in conjunction with a wide range of partners, including all registered social landlords operating in the area. The draft strategy will be subject to a period of formal public consultation.

- 3.5 The proposed timetable is as follows:

Activity	When
Background work and information collection for each identified theme	Jan 2015 onwards
Preparation of draft LHS	July – August 2015
Draft LHS to Housing And Community Safety (HACS) Policy Board for approval for consultation	November 2015
Public Consultation on draft	November 15– April 2016
Amend draft following consultation and present final to HACS Board for approval	May/June 2016
Submit LHS to Scottish Government	June 2016

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#### 4. Housing Need and Demand and Housing Supply Targets

- 4.1. The report to Housing and Community Safety Board on 26<sup>th</sup> August 2014, “Local Housing Strategy Update 2014”, noted that work had been ongoing by the Glasgow and the Clyde Valley Strategic Housing Market Partnership to produce an refreshed HNDA (HNDA2), taking into account revised Scottish Government Guidance and a new HNDA Tool developed by the Centre for Housing Market Analysis.
- 4.2. HNDA 2 has now been completed and has been submitted to the Scottish Government’s Centre for Housing Market Analysis for assessment.
- 4.3. The estimates for housing need within Renfrewshire as reported in the HNDA2 are:

Period	Social Rent and Below Market Rent	Private*	Total
2012-2029	2,513	5,781	8,294
Equivalent Per annum	148	340	488

\*Private figures are estimated approximated to the local authority area.

- 4.3 The HNDA housing estimates are just the starting point in developing the housing supply targets which will be included in the LHS and land identified to meet these targets identified in the LDP. The previous HNDA was completed in 2011, and informed our current housing supply targets of 150 units of affordable housing per annum and a land supply target of 745 units of private sector housing per annum. The private sector supply was based on a trend of sustained growth, a generous land supply over and above the level of completions.
- 4.4 While the results of HNDA2 are similar to our current supply targets for affordable housing, the results for private sector housing are lower than our current housing land supply targets for private sector housing.
- 4.5 HNDA2 and the previous HNDA used different methodologies, making it difficult to compare and account for such changes in the private house estimates. However one main factor is that HNDA2 uses household growth data from the Scottish Government's National Records of Scotland (NRS) which projects lower overall household growth than the previous HNDA. Lower projected household growth is based on information on the 2011 Census which reflects the reduction in household formation rates between 2008 and 2012, attributable to the economic downturn.
- 4.6 While our current target for private sector housing is 745 units per year, in reality completions have been much lower, primarily due to the recent recession and are only just starting to improve. For comparison, private sector completions were 320 in 2013/14.
- 4.7 Housing supply targets are required for the new LHS, the Strategic Development Plan due to published in January 2016 and the new Local Development Plan.
- 4.8 Work is currently ongoing both within the Council and the Glasgow and the Clyde Valley Housing Market Partnership that will help develop our housing supply targets for both private sector and affordable housing.
- 4.9 In relation to private sector supply targets, a range of issues will be considered including the local and wider economic, social and environmental factors, issues of capacity, resources and deliverability, and the likely pace and scale of delivery based on completion rates and recent development levels. Given Renfrewshire's commitment to economic growth and to retain and attract people, it is likely that housing supply targets will be higher than the identified housing need estimate as reported in HNDA2. This would

ensure that they are in line with the aspirations of the Community Plan to increase Renfrewshire's resident population as well as reflecting the outcomes of the City Deal investment.

- 4.10 In relation to housing supply targets for affordable housing, the report to HACS Board on 26<sup>th</sup> August 2014 noted that further work would be undertaken locally to gain a better understanding of housing needs and demands and in particular the need for new affordable housing.
- 4.11 An external consultant has been appointed to carry out further research work building on the HNDA2 findings to provide a robust estimate of the need/demand for new affordable housing over the next 10 years. The consultants are due to report their findings in September this year. This will take into account the need and demand for new affordable housing from existing households and will take particular account of issues relating to the private rented sector.
- 4.12 Work is also in progress within Housing Services to review stock sustainability issues for existing housing and assess the potential need for further regeneration and renewal, taking account of future investment requirements as well as demand and turnover patterns.
- 4.13 These pieces of work will feed into the LHS development and will assist the Council as the strategic housing authority in setting housing supply targets for affordable housing and in developing appropriate investment programmes. and inform consideration of whether an affordable housing policy is appropriate.
- 4.14 In line with Scottish Planning Policy, a generous margin will be applied to final housing supply target to give the housing land requirement for the LDP.

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### **Implications of the Report**

- 1. **Financial – None.**
- 2. **HR & Organisational Development – None.**
- 3. **Community Planning –**  
**Community Care, Health & Well-being** – The Local Housing Strategy focuses on actions to provide for a wide range of housing and housing support

needs. It contains measures to improve and safeguard the health and well being of Renfrewshire residents through measures to decrease fuel poverty and to provide higher standards of housing.

**Greener** – The Local Housing Strategy Action Plan will deliver actions that will help reduce the carbon footprint of Renfrewshire and increase the use of renewable energy sources. A principal focus of the LHS is the development of sustainable approaches to community regeneration and addressing issues of stock condition and energy efficiency.

**Safer and Stronger** – The Local Housing Strategy includes actions to deliver community regeneration.

4. **Legal** – None.
5. **Property/Assets**-None.
6. **Information Technology** – None.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.

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#### **List of Background Papers - None**

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**Author:** Jane Davis, Housing Strategy Officer, 0141 618 6148, jane.davis@renfrewshire.gov.uk

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**To: Housing & Community Safety Policy Board**

**On: 12 May 2015**

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**Report by: Director of Development & Housing Services**

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**Heading: St James Sheltered Housing**

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**1. Summary**

- 1.1 The Council's St James Sheltered housing provision is not a traditional sheltered housing facility where a group of properties would generally be located together in a complex. Instead the St James sheltered properties are based on the ground floor and first floor of various tenement blocks in Brown Street, Henderson St and Underwood Lane in the West End of Paisley.
- 1.2 In recent years, these properties have become increasingly unpopular and demand is low as a result of:
- their location alongside other mainstream tenement flats occupied by tenants from mixed age groups,
  - the dispersed nature of the properties means they do not have the benefits of the shared facilities at traditional sheltered housing complexes,
  - unlike all other Council owned sheltered housing, there are no lifts to the flats located on the first floor.
- 1.3 It is therefore proposed that any sheltered properties becoming void in the future at St James are decommissioned as sheltered, and let as mainstream properties. All existing tenants will however continue to receive the benefits of being a sheltered tenant which include: daily 'calls'/visits from their Sheltered Housing Officer, 24/7 access to either their Sheltered Housing Officer (office hours) or the Community Alarm service and Responder Team (outwith office hours), and the opportunity to participate in activities being organised for sheltered tenants, particularly at the nearby Gallacher Court.
- 1.4 Existing tenants will essentially experience no change in the service they receive, and they have been consulted on this proposal and been assured

that they would be able to continue to access the benefits of the sheltered housing service for as long as they reside in their home.

---

## **2. Recommendations**

- 2.1 The 28 sheltered properties at St James be decommissioned as 'sheltered' as they become vacant, due to their low demand, unpopular location and the dispersed nature of the properties.
  - 2.2 All existing tenancies continue to be designated as 'sheltered' for as long as the current tenant resides there, and the current tenants continue to have full access to the sheltered housing service. Current tenants will be provided with housing options advice should they wish to consider a move to appropriate alternative accommodation.
  - 2.3 All sheltered properties at St James which become vacant in the future are re-let as mainstream tenancies.
- 

## **3. Background**

- 3.1. The 28 properties designated as 'St James sheltered housing' are based on the ground floor and first floor of various tenement blocks in Brown St., Henderson Street, and Underwood Lane in the West End of Paisley.
- 3.2. In recent years, these properties have become increasingly unpopular due to
  - their location alongside other mainstream tenement flats,
  - the dispersed nature of the properties means they do not have the benefits of the shared facilities at traditional sheltered housing complexes,
  - unlike all other Council owned sheltered housing, there are no lifts to the flats located on the first floor.
- 3.3. The demand for any void sheltered properties at St James is now extremely low, and it is difficult to find applicants for this non traditional rational style of sheltered housing. The Council's other sheltered complex in the same area, Gallagher Court, remains popular.
- 3.4. The Council has more recently developed a range of options to better meet the housing needs of older people, including new grouped amenity housing in the Blackhall area, designating high rise properties at Calside for older people only, and the refurbished block of high rise flats with lounge facilities for older people at Glencairn Court, as well as a proposed development of grouped amenity housing in the Seedhill area. These housing options are all in line with a move towards focussing on providing homes that are fit for purpose and better meet the needs of older people.



- 3.5. A recent study of our sheltered housing by external consultants also concluded that the St James model was not sustainable or popular while recommending that investment should continue in the nearby Gallagher Court.
- 3.6. All current tenants of St James sheltered properties have been visited and consulted on this proposal, and been assured that they would experience no change in the service they receive and continue to access the benefits of the sheltered housing service for as long as they reside in their home. They have all also been offered advice on housing options should they wish to consider moving.
- 

## Implications of the Report

1. **Financial** - none.
2. **HR & Organisational Development** – *none*
3. **Community Planning – Community Care, Health & Well-being** – This proposal helps to ensure housing for older people is fit for purpose.
4. **Legal** - none
5. **Property/Assets** - none
6. **Information Technology** – none
7. **Equality & Human Rights** - none  
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - none.
9. **Procurement** – none.
10. **Risk** - none.
11. **Privacy Impact** - none.

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## List of Background Papers

- (a) Background Paper 1  
The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Tom Irvine, Homeless & Community Services Manager, ext 6146, [Tom.irvine@renfrewshire.gcsx.gov.uk](mailto:Tom.irvine@renfrewshire.gcsx.gov.uk).



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**To: Housing and Community Safety Policy Board**

**On: 12 May 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Development and Housing Services Risk Register 2015/16**

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**1. Summary**

- 1.1 In keeping with 'Risk Matters', the Council's combined risk management policy and strategy, the Development and Housing Services Risk Register is refreshed on an annual basis and is approved by the Housing and Community Safety Policy Board.
- 1.2 This paper presents the Development and Housing Services risk register from April 2015 (Appendix 1) to the Board for approval. Relevant risks have been identified and the significance of each has been assessed in terms of the current nature of the risk. The risks presented require close monitoring and scrutiny during 2015/16, however it is recognised that many are longer term and may feature in future years.
- 

**2. Recommendations**

- 2.1 It is recommended that the Board approves the Development and Housing Services risk register for 2015/16.
- 

**3. Background**

- 3.1. The business and social environment that the service operates within and provides services to continues to be a challenging and dynamic one; presenting opportunities as well as creating particular challenges. The proposed Development and Housing Services risk register going forward from April 2015 must continually evolve in order to keep pace with, and accurately reflect the ongoing financial challenges in Scotland generally and specifically, the service's key priorities and challenges.
- 3.2. The council actively promotes good and sensible risk management practice. In doing so the council aims to deliver high quality services for all service users, achieve high standards of performance, make the most of opportunity,

and provide a safe environment for those it employs, contracts or partners with in providing a wide range of services.

- 3.3. Good risk management is about seeking to prevent harm or loss, seeking to ensure the right things happen and that 'risk-aware' not 'risk-averse' decisions are made in all aspects of council business.
- 3.4. Consequently, the process to identify key service risks seeks to identify the significant challenges and uncertainties that may impact on the service's ability to deliver its key priorities and the risks are aligned to the themes of the council's business plan.
- 3.5. The resulting service risk register is used to record, monitor and review the management of these risks.
- 3.6. A number of methods have been employed and information sources reviewed to facilitate a broad and thorough approach to identifying the service's risks and these methods are outlined in the attached report.
- 3.7. In presenting the service risk register to the Board, the service's Senior Management Team would wish to draw the Board's attention to a number of specific matters:
  - 3.7.1. The service risk register continues to bring sharp focus to the significant risks facing the service and this should be balanced with recognition of the benefits that also continue to be delivered.
  - 3.7.2. The risks have been evaluated using the council's risk matrix (final appendix) and involves multiplying the likelihood of occurrence of a risk by its potential impact. This produces an evaluation of risk as either 'low', 'moderate', 'high' or 'very high.' High/ very high risks are viewed as significant. The profile of service risk going forward from April 2015 is shown in the table below:

<b>Evaluation: Score:</b>	<b>Low (1-3)</b>	<b>Moderate (4-9)</b>	<b>High (10-16)</b>	<b>Very High (17-25)</b>	<b>Total</b>
<b>No. of Risks:</b>	<b>0</b>	<b>4</b>	<b>11</b>	<b>1*</b>	<b>16</b>

\*One very high risk, (ordinarily outwith the council's tolerance for adverse risk), relates to financial sustainability.

- 3.7.3. In appraising the proposed service risk register, the Service's Senior Management Team have identified those risks that they perceive to be the 'top five' for the service and these relate to:
  1. Financial sustainability
  2. Pressures on Short Stay Income through Welfare Reform changes
  3. The City Deal Programme
  4. Unemployment and Economy
  5. Regeneration Initiatives

- 3.8. In preparing this paper for the Board, the service's Senior Management Team consider that the proposed service risk register suitably reflects the service's risk management focus for the forthcoming year.
  - 3.9. In relation to individual risks recorded, the Senior Management Team believe that appropriate control measures are in place to prevent and/ or mitigate adverse effects and that further planned action is appropriate to the level of risk. Where no new actions are defined for any particular risk, this is indicative of a level of confidence in the current control measures in place and a consequent decision to tolerate the risk at this time. Robust monitoring arrangements are in place to track the progress of planned actions.
- 

## **Implications of the Report**

1. **Financial**

Recurring costs associated with the measures in place for each risk are considered proportionate to the level of risk, and new planned actions are also considered to be cost effective.

The financial requirements to support the service risk management plan should be met within the service budget allocations. Any unplanned and unbudgeted cost pressures that arise in relation to any of the risks identified will be subject to review in consultation with the Chief Executive and the Director of Finance and Corporate Services

2. **HR & Organisational Development**

Any risks relating to HR and Organisational Development issues are reflected within Appendix 1.

3. **Community Planning**

Any risks relating to the Community Planning themes are reflected within Appendix 1.

4. **Legal**

Any risks that may have legal implications are reflected within Appendix 1.

5. **Property/Assets –**

Any property-related risks are reflected within Appendix 1.

6. **Information Technology**

Any risks relating to ICT are reflected within Appendix 1.

7. **Equality & Human Rights**

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety**  
Any risks relating to health, safety and wellbeing are reflected within Appendix 1.
9. **Procurement**  
Any risks relating to procurement are reflected within Appendix 1.
10. **Risk**  
For member assurance, all areas of the service have been consulted to ensure that the relevant risks have been identified.
- The risk scores are believed to be as realistic as possible taking account of the type of risks recorded and the effectiveness of the measures in place to manage them.
- The risk profile shows there are significant risks being managed by the service however for assurance, the senior management team believe that this risk can be managed and contained (in relation to the council's risk capacity and tolerance).
- Although the risks require close monitoring and scrutiny throughout the year, many are longer term risks that are likely to be a feature of the risk management plan over a number of years.
11. **Privacy Impact**  
Any risks relating to privacy matters are reflected within Appendix 1.
- 

### **List of Background Papers**

- (a) Background Paper 1 : Development and Housing Services Risk Register 2014/15.
- (b) Background Paper 2 : Corporate Risk Register 2014/15

The foregoing background papers will be retained within Development and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is John McIntyre, Finance Manager, 0141 618 6162, john.mcintyre@renfrewshire.gov.uk.

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# **Risk Management Plan**

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**April 2015**

**Development and Housing Services**

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## 1. Summary update on previous year's Risk Register

- 1.1 When the 2014/15 risk register was approved by Board on 13 May 2014, 19 risks were recorded and the evaluation of the risks at that time outlined the service's risk profile as:

Evaluation:	Low	Moderate	High	Very High	Total
No. of Risks:	0	6	12	1	19

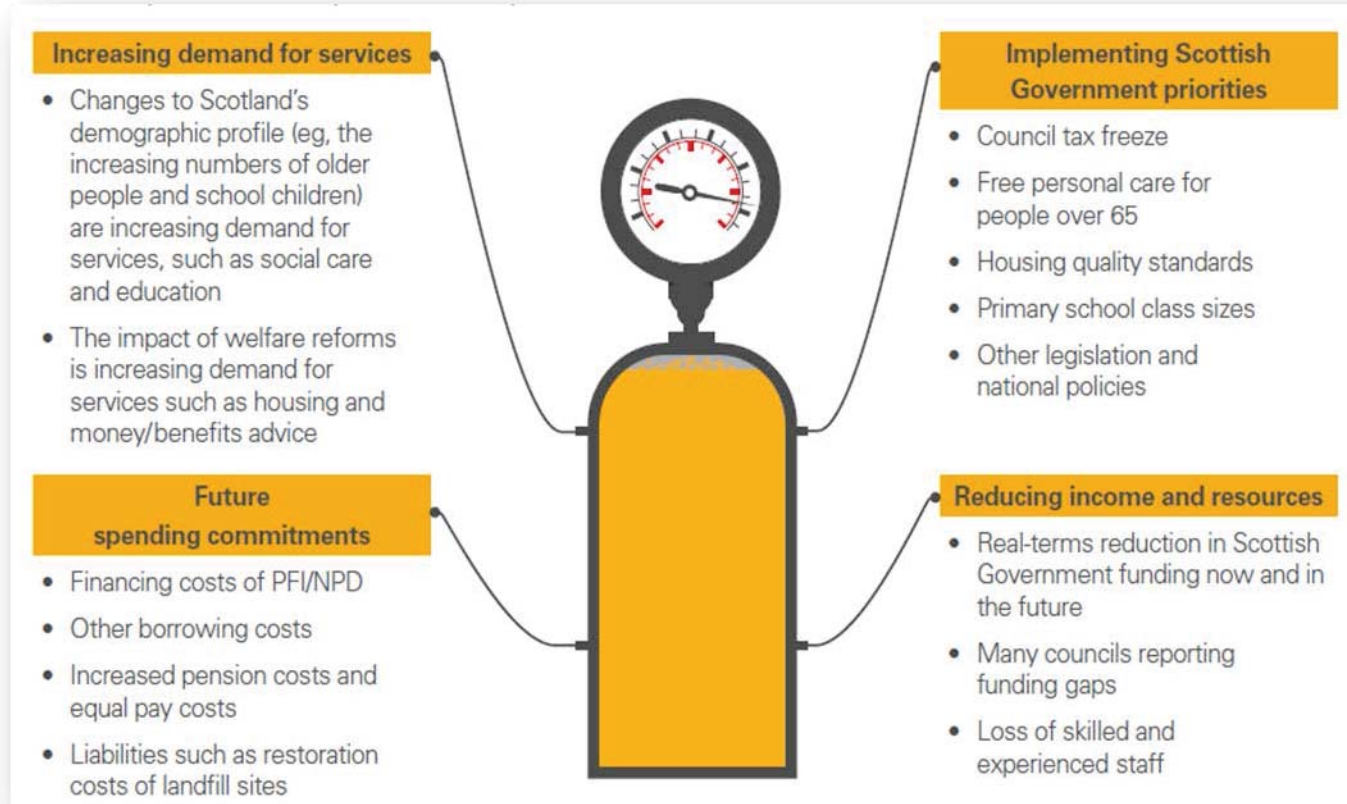
- 1.2 In relation to the service's capacity and tolerance for risk this indicated that the service had 18 risks (moderate and high) that could be tolerated, albeit the 12 high risks were recognised as being significant.
- 1.3 Notably however, the service had one very high risk, which ordinarily would not be an acceptable position. Nevertheless, it was acknowledged that this risk reflected external pressures that the service had to respond to, namely in relation to the financial sustainability of the council.
- 1.4 The Board received a mid year review of all service risks on 11 November 2014. This report noted that the risk scoring was unchanged from the start of the year.
- 1.5 During the third quarter review, one change was made to the service risk register with the addition of a new risk relating to the emerging City Deal Programme. The Glasgow and Clyde Valley City Region has been awarded £1.13bn to be drawn down over the next 20 years to fund major infrastructure projects.
- 1.6 Nearing the year-end, the risks actively being managed by the service were therefore evaluated as:

Evaluation:	Low	Moderate	High	Very High	Total
No. of Risks:	0	7	11	2	20

- 1.7 A number of required actions were identified and carried out as planned throughout the year. These actions were believed to be proportionate and cost effective in relation to the level of each risk. At the mid year report in November 2014, the Board was updated on the progress being made in relation to this activity.
- 1.8 At the year-end, 89% of actions solely related to the service risks and due to be undertaken in-year were completed. Overdue and longer term actions are pulled through to the revised service risk register to monitor and ensure completeness.
- 1.9 The majority of the risks from the 2014/15 service risk register remain core issues for the service to address and they therefore continue to be reflected within the revised risk register in order to be effectively managed in order to support the council's objectives.
- 1.10 It should be noted that the cost of controlling the risks and undertaking further action have been met within budget and the service has therefore continued to achieve cost effective risk management over the course of the year despite ongoing cost pressures.

## 2. The current business environment and key impact areas for the Council

2.1 In “An overview of local government in Scotland 2015,” Audit Scotland explains that “for the last five years councils have had to cope with managing austerity, reducing resources, increasing demand for services, and ever increasing public expectations.” The diagram below, taken from their recent report, shows the variety of sources of these pressures.



2.2 In the Assurance and Improvement Plan for Renfrewshire, Audit Scotland explains “Local councils are operating within a context of significant change as a result of the challenging financial environment and the public service reform agenda.”

2.3 In The (Local) State We're In 2014, PWC explains that “as councils make an honest appraisal of what the future holds, many are redefining their purpose and role and finding new ways of working. A strong theme that emerges in our survey is a shift in the role of the council away from delivering services and towards facilitating outcomes in collaboration with private and public partners, and citizens themselves.”

2.4 In her recent report to the Leadership Board, the council's Chief Executive set out revised chief officer management arrangements for the council which would bring a renewed focus to the delivery of the council's key priorities in the context of continued financial constraints and enable the delivery of the new corporate support arrangements, and provide the right mix of skills and capacity at a senior management level in the council.

2.5 In response to all of the above the risk register is robustly reviewed and revised as necessary to ensure that it suitably reflects the current business environment, capturing the key challenges for the service whether aligned to the service priorities or inherent in the current day to day business environment of the council, or indeed other matters of importance that may be imminent or as yet on the horizon.

2.6 As in previous years, a number of methods have been employed and information sources reviewed to stimulate a thorough approach to identifying the corporate risks. These are outlined in Table 2.6.1 below.

**Table 2.6.1: Methodology for identifying service risks**

✓ <b>Consultation</b>	(1) The Corporate Risk Management Group met to consider generic themes that apply across the majority of the council's services and that may impact on the service's key objectives (2) Appraisal of service priorities to identify key challenges for delivery that may result in significant impact to central resources
✓ <b>Benchmarking</b>	(3) Discussion with other service CRMG representatives (4) Regular liaison with the Council's Risk Manager
✓ <b>Review of key reports specific to the council</b>	(5) Audit Scotland: Renfrewshire Council Assurance and Improvement Plan 2014-17 (6) Better Council Programme – management Structures: Report to Leadership Board, Feb 2015 (7) A Better Future, A Better Council – year 1 monitoring report: Report to Leadership Board, Feb 2015 (8) Local Government Finance Settlement 2015/16: Report to Council, Dec 2014 (9) Revenue Budget and Council Tax 2015/16: Report to Council, Feb 2015 (10) Housing Revenue Account Budget and Rent Levels 2015/16 and Housing Capital Investment Plan 2015/16 to 2017/18: Report to Council, Feb 2015 (11) Glasgow and Clyde Valley City Deal: Report to Council, Aug 2014
✓ <b>Review of key external reports</b>	(12) Audit Scotland: An overview of local government in Scotland 2015 (13) PWC: The (local) state we're in 2014 (annual survey on local government's financial challenges)
✓ <b>Review of new/emerging legislation and extension of provisions</b>	(14) Discussion with service SMTs to ensure that any emerging legislation is identified and accounted for.

2.7 While the majority of the risks that feature in the revised service risk register have been rolled forward from 2014/15, the focus and scoring of some has been revised to ensure they accurately take account of any changes in context. Paragraphs 2.7.1 to 2.7.5 highlight various changes that have taken place.

#### 2.7.1 Risks coming onto the service risk register

##### The City Deal Programme

The Glasgow and Clyde Valley City Deal will deliver an investment of £1.13bn across the Glasgow City Region, including £274m on three infrastructure projects in the Renfrewshire area, together with additional investment into employment support through the Labour Market Project. The specific Renfrewshire Infrastructure projects are:

- 1) Airport Access (to be jointly delivered with Glasgow City Council)
- 2) Clyde Waterfront and Renfrew Riverside
- 3) Glasgow Airport Investment Area
- 4) Labour Market projects

The design, construction, operation and maintenance of the major projects being funded through City Deal must be effectively managed to ensure they are delivered on time and on budget and in compliance with the requirements of the City Deal Assurance Framework. All funding conditions and business case assumptions must be accurate to allow the funding to be received. Failure to manage the contracts and meet the requirements of the Assurance Framework could result in project delays, additional costs, loss of grant funding and significant reputational harm.

#### Regeneration Initiatives

The Council has plans for regeneration throughout Renfrewshire which if not delivered effectively could result in reputational harm as well as the missed opportunities of improving the quality of life in Renfrewshire, particularly in the Town Centres. This includes investing in Renfrewshire's Heritage assets and the promotion of Renfrewshire and of Paisley as a destination town.

It should also be noted that the service contributes to the control of any new corporate risks identified for the coming year.

### 2.7.2 Risks with increasing scores/ evaluation:

#### Pressures on Short Stay Income through Welfare Reform changes (homelessness)

The risk score relating to this risk has been increased from 12 to 16 to reflect the roll out of Universal Credit on 22 June 2015 which is earlier than originally intimated by the DWP. Although much of the operational detail has not been confirmed by the DWP yet, there will be a significant financial and operational impact on the service as Universal Credit is rolled out to cover larger sections of the homeless clients over the next few years.

#### Energy Efficiency Standard for Social Housing (EESH)

The score for this risk has been increased from 9 to 12 to reflect the increased likelihood of this risk materialising and the additional external reporting requirements on EESH compliance that will come into force whether or not external funding can be identified.

#### Unemployment and Economy

This risk was previously entitled 'Impact of Economic Slowdown on Unemployment & Business Development' but has been updated to focus on unemployment and to integrate the business devt element of this risk into the new regeneration risk noted above.

### 2.7.3 Risks moving off the service risk register (or merging with others)

#### Duty to assess Housing Support Requirements

Since this duty was introduced on 1 June 2013, Homeless Services have successfully assessed the requirements of 100% of homeless client families and have setup the necessary working arrangements to allow this to be treated as business as usual allowing the risk to drop off the service risk register.

#### SHQS Delivery – financial constraints and pressures

With the main SHQS Programme concluding in 2014/15, allowing for abeyances and some slippage, the risk associated with funding is no longer relevant as the programme has been successfully delivered and funded as planned.

#### Property Factors Act (Scotland) 2011

The Property Factors (Scotland) Act came into place on 1 October 2012 and contained provisions that the Council had to comply with as a Property Factor. Controls and processes have been implemented to administer this requirement and to ensure that the Council complies with the requirements of the Act. This risk has therefore been removed from the service risk register.

#### SHQS Delivery – Programme Management

As noted above, the major elements of the SHQS Programme were successfully completed in 2014/15 as planned for so this risk can now drop off the service risk register.

#### 2.7.4 Risks with reducing score/ evaluation:

In addition to the 4 risk scores that have been reduced to reflect the completion of projects or a business as usual approach and have been removed from the register, 2 other risk scores have been reduced for risks that remain on the service risk register for 2015/16 as noted below.

#### Welfare Reform impact on the HRA

This risk has been renamed to focus on the impact on the HRA as the impact of universal credit and welfare reform on other areas, e.g. homelessness, are captured in other specific risks. Although Universal Credit is rolling out from the 22 June 2015, the initial impact will be minimal as only a small proportion of tenants will qualify so the risk score has been reduced from 16 to 12 for 2015/16 only. It is very likely that this score will increase in future years as the roll out progresses and more tenants are paid their benefits directly which will have significant debt recovery issues for the HRA.

#### Corporate Events Management

The risk score for this risk has been reduced from 15 to 12 to reflect the significant experience and controls that are in place regarding the organisation of an expanding calendar of high profile events across Renfrewshire.

#### 2.7.5 Risks transferring to Other Services

The Property and Infrastructure risk and the Energy and Carbon management risk have transferred to Finance and Resources and so will be reflected on the Corporate Risk Register to reflect changes to Council and departmental structures taking effect from 1 April 2015.

- 2.8 The risk register continues to bring to sharp focus the significant risks facing the service and this should be balanced with recognition of the benefits that also continue to be delivered. As with previous years, the service risk register continues to be aligned with the themes of the council's business plan:

 <b>Better Future</b>	 Increased, sustainable investment in our economy	 Reduction in the causes and impact of poverty
	 Improved health, well-being and life chances for Children and Families	 A safer and stronger Renfrewshire
	 Improved support to vulnerable adults	
 <b>Better</b>	 A sustainable council	 Improved information through

<b>Council</b>		better technology
	▶ Effective change management	▶ Smarter use of assets
	▶ Putting customers first	▶ Communication and engagement
	▶ Investment in our people	
✔ <b>A High Performing Council</b>	▶ Governance and assurance	▶ Managing our performance

2.9 The risk register captures the key challenges for the service whether aligned to the priorities described above or inherent in the current internal day to day business environment or other matters of importance that may be on the horizon.

2.10 As has previously been the case, many of the service risks continue to be inter-related and inter-dependent. Given the interdependencies between the service's opportunities, risks and benefits, the oversight that the Corporate Risk Management Group applies on an ongoing basis in terms of close monitoring and review of the risks and progress of associated actions, is essential for understanding the complexity of the current risk environment of the council, particularly during a continued period of challenge and change.

2.11 On the basis of the review of the business context for the council, the Senior Management Team has therefore agreed the key risks to be recorded within the service risk register going forward from April 2015.



### 3. The Service risk profile and Top Risks going forward from April 2015

3.1 The detailed service risk register from April 2015 is provided in the attached appendix.  
The risk register is set out with risks aligned to the themes of the council's business plan.

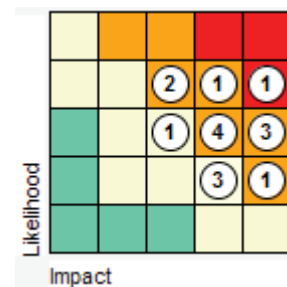
3.2 By way of summarising the information contained within the detailed service risk register, the remainder of this section provides:

- Table 3.2.1: the service risk profile in terms of low, moderate, high and very high risks
- Table 3.2.2: all service risk areas ranked in descending order of significance;
- Table 3.2.3: the service's TOP 5 risks with a brief narrative overview.
- Table 3.2.4: an overview of how risks relate to the themes of the new council's business plan.

**Table 3.2.1: Service Risk Profile**

Evaluation:	Low	Moderate	High	Very High	Total
No. of Risks:	0	4	11	1	16

\*Refer to Table 3.2.3 for details relating to the high and very high risks



**Table 3.2.2: Service risk areas in order of significance**

Risk areas	Likelihood	Impact	Score
DHRR15.02.08 Financial Sustainability	04	05	20
DHRR15.02.09 Pressures on Short Stay Income through Welfare Reform changes (homelessness)	04	04	16
DHRR15.01.01 The City Deal Programme	03	05	15
DHRR15.01.02 Unemployment and Economy	03	05	15
DHRR15.01.05 Regeneration Initiatives	03	05	15
DHRR15.01.03 Corporate Events Management	03	04	12
DHRR15.01.04 Planning and Development Activity	03	04	12
DHRR15.02.12 Supporting and managing our people (health, safety and wellbeing)	03	04	12
DHRR15.03.14 SHQS Delivery - Non-compliance of owners/ non-co-operation of tenants	03	04	12
DHRR15.02.07 Energy Efficiency Standard for Social Housing (EESH)	04	03	12
DHRR15.02.10 Welfare Reform impact on the HRA	04	03	12
DHRR15.02.13 Information management and ICT systems	02	05	10
DHRR15.03.16 Procurement Timescales	03	03	9
DHRR15.01.06 Incident Response and Management	02	04	8
DHRR15.02.11 Business Continuity	02	04	8
DHRR15.03.15 Procurement Compliance	02	04	8



**Table 3.2.3: TOP 5 Service Risks**

Title	Score	Risk	Overview
Financial Sustainability	20	If significant cost pressures and reducing available resources are not successfully planned for and managed effectively over the medium to longer term, there is a serious risk of unplanned/ reactive budget realignments that could jeopardise the financial stability of the council with significant impact on availability and quality of front-line services and capital resource.	The Council previously reported that significant savings of £20-£30m were required over the medium term through to 2017/18. As reported to Council on 12 February 2015, the medium term position remains consistent in nature with that previously reported but with areas of increasing uncertainty and risk, principally around future grant levels and pay pressures, along with significant and growing demand pressures on key service areas principally in relation to Social Work. There remains an anticipated underlying requirement for budget savings over the medium term to 2017/18, however there is an increasing risk that this is more likely to be at the top end of previous projections in the region of £30 million. Audit Scotland's Annual Report on the 2013/14 Audit concluded that the council has a stable short term financial position with actions being taken to address future financial pressures which the Council believes are sustainable. Continuous close monitoring of actions to deliver savings is crucial in ensuring the Council remains in a financially sustainable position.
Pressures on Short Stay Income through Welfare Reform changes (homelessness)	16	Many of the proposed Welfare Reform changes will have a direct impact on the income recovered while using short stay accommodation to fulfil the Council's statutory homelessness obligations. With Universal Credit starting to rollout on 22 June 2015, any failure to mitigate the impact and review service provision methods could result in significant additional costs to the Council.	Many of the proposed Welfare Reform changes will have a direct impact on the income recovered while using short stay accommodation to fulfil the Council's statutory homelessness obligations. With Universal Credit starting to rollout on 22 June 2015, any failure to mitigate the impact and review service provision methods could result in significant additional costs to the Council. <u>Context:</u> (1) Loss of income as a result of household LHA rates being used for Benefit entitlement as opposed to using property size rates. (2) Potential for loss or reduction of the weekly admin element of the short stay rent. (3) Continuing uncertainty over what criteria will be used to determine who will be paid benefit direct. (4) The rollout of Universal Credit from 22 June 2015 to single applicants who qualify for JSA impacts on:- a) The weekly admin element that can be recovered will reduce from £60 to £45 and uncertainty exists over how the £45 can be claimed. b) Universal Credit cases are charged using current LHA rates while other still use the Jan 2011 rates per DWP rules. c) The payment of rent direct to tenants introduces debt recovery issues as some homeless clients have more chaotic lifestyles or additional support needs. d) Uncertainty over the impact that monthly assessment periods will have on a very mobile client group. This potential 'loss' of income as a result of Universal Credit needs to be planned for.

Title	Score	Risk	Overview
The City Deal Programme	15	The design, construction, operation and maintenance of the major projects being funded through City Deal must be effectively managed to ensure they are delivered on time and on budget and in compliance with the requirements of the City Deal Assurance Framework. All funding conditions and business case assumptions must be accurate to allow the funding to be received. Failure to manage the contracts and meet the requirements of the Assurance Framework could result in project delays, additional costs, loss of grant funding and reputational damage.	The Glasgow and Clyde Valley City Deal will deliver an investment of £1.13bn across the Glasgow City Region, including £274m on three infrastructure projects in the Renfrewshire area, together with additional investment into employment support through the Labour Market Project. The projects in Renfrewshire include investment in the Clyde Waterfront and Renfrew Riverside, Airport Access, the Glasgow Airport Investment Area and Labour Market Projects. A dedicated project team is being established to progress these projects in conjunction with our partners. The design, construction, operation and maintenance of the major projects being funded through City Deal must be effectively managed to ensure they are delivered on time and on budget and in compliance with the requirements of the City Deal Assurance Framework. All funding conditions and business case assumptions must be accurate to allow the funding to be received.
Unemployment and Economy	15	The Economic climate is having a significant impact on businesses and employment opportunities both locally and nationally. If the council and its key partners do not effectively manage these challenges there is a risk of increased poverty, homelessness, worklessness, youth unemployment and businesses failing.	While significant challenges still impact on the ambition of the Council to grow the local economy and to create work for its residents, it is noted that unemployment has dramatically reduced in Renfrewshire over the last 2 years. As such over the next three years the Council's Economic Development and Employability Programmes will see a greater focus on particular groups who are furthest from the labour market and the services offered will be more intensive and with greater barrier removal support. This will be delivered through a mix of in-house delivery, partnership funding and contracted activity and in order to recognise the changing demographics of the unemployed population the range of youth services will now be available to people up to the age of 29 while an enhanced programme of Adult Employability Services will also be developed partly in relation to the emerging programmes which are being delivered through the City Deal. In order to track the impact and success of interventions and ensure that ongoing activity is monitored, a new and improved Management Information System is also being rolled out across the Glasgow and Clyde Valley area providing a common approach to measuring the success of employability activities and ensuring that new services can be developed to the benefit of both Renfrewshire's and the City region's residents.
Regeneration Initiatives	15	The Council has plans for regeneration throughout Renfrewshire which if not delivered effectively could result in reputational harm as well as the missed opportunities of improving the quality of life in Renfrewshire, particularly in the Town Centres. This includes investing in Renfrewshire's Heritage assets and the promotion of Renfrewshire and of Paisley as a destination town.	<u>Context:</u> (1) Heritage Strategy (2) Town Centre Regeneration (3) Russell Institute (4) City of Culture Bid 2021

- 3.3 The risk treatment activity planned for 2015 and beyond is shown within the service risk register in the appendix that follows. This activity (proportionate to the level of each risk) will further contribute to either the prevention of the risk occurring, where possible, or mitigating their potential effects. Where there are no actions linked to a risk this indicates that the risk is being managed as 'business as usual' taking account of the control measures currently in place.
- 3.4 The service risk register continues to underpin the key priorities of the council's Annual Strategic Audit Plan. Any improvement actions arising from 2014/15 internal audit work will continue to be integrated into the risk register as audit reports are finalised.
- 3.5 A midyear progress report on the service risk register will be reported in due course to the Housing and Community Safety Policy Board. Information on specific significant risks will be reported by the Corporate Risk Management Group to the Corporate Management Team as required on an exceptional basis.



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**To: Housing and Community Safety Policy Board**

**On: 12 May 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Service Improvement Plan 2015/16 – 2017/18**

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**1. Summary**

- 1.1 The Service Improvement Plan is a comprehensive statement of what Development and Housing Services intends to achieve over the next three years, based on the resources likely to be available. It takes account of the themes, actions, outcomes and targets set out in the Renfrewshire Community Plan, Single outcome Agreement and Council Plan.
- 1.2 Changes to the management structure of Development and Housing Services were approved at the Leadership board in February 2015 and the Service Improvement Plan reflects the new structure and priorities for the service. The future focus of Development and Housing Services is now being directed to deliver the Council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function to the highest possible standards.
- 1.3 The Service Improvement Plan covers a rolling three year period, and is reviewed and updated annually. The attached Service Improvement Plan covers the period 2015/16 to 2017/18.
- 1.3 This Service Improvement Plan contains:
- A strategic statement which sets out the key activities and key achievements during 2014/15 and an assessment of the challenges and priorities for the service over the next three years;
  - The high level strategic key outcomes the service will deliver
  - Financial Analysis
  - Strategic Improvement Action Plan
  - Service performance scorecard

- 1.4 This service plan is responding to the challenging financial environment and public sector reform which needs to be driven locally as well as responding to the national agenda. Despite these challenges, the Service has continued to make the best possible use of its resources and consequently, there are significant achievements to report over this period.
  - 1.5 As the board will be aware an outturn report detailing progress made with the Service Improvement Plan 2014/15 to 2016/17 is also being presented to the policy board this cycle.
- 

## **2. Recommendations**

It is recommended that the Housing and Community Safety Policy Board:

- 2.1 Approves the attached Service Improvement Plan.
  - 2.2 Agrees that progress with the plan should be reported to the board in November 2015.
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## **3. Background**

- 3.1. One of the main purposes of the Service Improvement Plan is to enable elected members to take stock of what is happening in the service, and to consider and develop policy options which reflect changing circumstances both in terms of customer needs and resource availability in the context of the Council's priorities and the need to deliver Best Value.
  - 3.2. The Service Improvement Plan is part of the process of cascading the Council's priorities throughout the organisation. It also provides the means to integrate the various other operational plans and action plans. Service Improvement Plans link council and community planning priorities to Individual Development Plans, so that every employee knows how they help contribute to the council achieving its objectives.
  - 3.3. The Service Improvement Plan provides the Housing and Community Safety Policy Board with a basis for evaluating the performance of the service, in terms of developing and improving services. Progress on the implementation of the Service Improvement Plan will be monitored and reported to the Housing and Community Safety Policy Board on a six monthly basis. A review of progress will be brought to the board in November 2015.
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## Implications of the Report

1. **Financial** – the report includes a summary of the department's budget for 2015/16 in terms of area of service and type of expenditure and outlines budget changes and efficiencies.
  2. **HR & Organisational Development** – The Action Plan in section 7 of the report contains actions relating to staff involvement and development.
  3. **Community Planning** – The Service Improvement Plan takes account of the themes, actions, outcomes and targets set out in the Council Plan and Community Plan.
  4. **Legal** - None.
  5. **Property/Assets** – Measures are set out in this Service Improvement Plan which deal with the management of Development and Housing Services housing assets.
  6. **Information Technology** - None
  7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risk** – None
  11. **Privacy Impact** - None
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## List of Background Papers

- (a) None
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# **Development and Housing Services**

## **Service Improvement Plan 2015/16 – 2017/18**

**Housing Strategy and Development**

**Development and Housing Services**

**Contact:** Douglas Morrison

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# **I. Introduction**

- I.1 This Service Improvement Plan for Development and Housing Services covers the period from 2015/16 to 2017/18. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.
- I.2 The plan notes the principal factors that will influence service needs, development and delivery. It sets out the main priorities to be pursued and the key outcomes to be achieved over the next three years. The strategic actions and drivers which will help us to achieve the outcomes are outlined in our action plan in section 7.
- I.3 The factors that our service will be required to respond to are the challenging financial environment and public sector reform which will need to be driven locally as well as responding to the national agenda and legislative changes. Outlined below are the main factors facing the service over the life of the Service Improvement Plan and the likely impact that these issues will have on the service and our plans for addressing them.
- I.4 The financial outlook in which the Council is operating remains highly challenging and financial forecasts indicate that there is likely to be continuing pressure on public expenditure in the UK until at least 2018. Additional spending pressures are expected due to increasing demands on services from socio-economic factors, demographic changes and central government policy changes.
- I.5 The Renfrewshire Community Plan was formally approved by the Council in June 2013 and sets out an ambitious vision for the area, with each partner having a role in achieving outcomes for local people and communities. Complementing this, the updated Council Plan, 'A Better Future, A Better Council 2014-17' was approved by the Council in December 2013 and this sets out for our residents, employees and partners how the Council will deliver its part of the vision set out in the Community Plan.
- I.6 The approach taken in the Council Plan is simple; A Better Future in Renfrewshire will be delivered through A Better Council which continues to improve and evolve its services to ensure we remain a high performing Council. This approach is integrated within our service and strategic planning processes and this Service Improvement Plan is organised around these themes (as described in section 5).
- I.7 Our Service Improvement Plan outlines our ongoing commitment to existing priorities including the Invest in Renfrewshire programme, the implementation of the Local Development Plan and delivery of the Local Housing Strategy.
- I.8 As well as our ongoing commitments, we continue to implement and manage exciting new initiatives to help improve Renfrewshire. These include leading for the Council on the £1.13billion Clyde Valley City Deal investment programme and the implementation of our 10 year Paisley Town Centre Heritage Asset Strategy.

- I.9 We will deliver our services against the background of structural change to the way the Council organises the services it delivers. These changes include the integration of Health and Social Care Services and the transfer of Council culture and leisure services to Renfrewshire Leisure Trust in 2015.
- I.10 Renfrewshire's Tackling Poverty Commission recently published its findings and the Commission has formally asked the Renfrewshire Community Planning Partnership to take on progression of its report and recommendations. Development and Housing Services will ensure it is an active and full participant to help deliver the actions agreed.
- I.11 This Service Improvement Plan also outlines the changes to the management structure within Development and Housing Services. The future focus for Development and Housing Services is now being fully directed to deliver the Council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function to the highest possible standards.
- I.12 In a period of major changes, as detailed above, the Service Improvement Plan provides a focus outlining how we will deliver the strategic priorities over the next three years. The action plan (section 7) highlights our main actions and within this, signposts to the strategies and plans which contain the detail of the operational actions which will deliver the desired outcomes.

## 2. Key Activities of the Service

- 2.1 Development and Housing Services provides the economic development, planning, housing and the regeneration functions of the Council. This includes helping to deliver sustainable economic and physical regeneration in Renfrewshire, managing the Council's stock of approximately 12,500 houses and leading for the Council on the City Deal programme and the Paisley Heritage Asset Strategy.

Below are the key activities of the service during 2014 – 15.

- Agreement was reached to participate in the Glasgow and Clyde Valley City Deal on the basis of the offer negotiated by the Clyde Valley Councils with the UK and Scottish Governments. The City Deal brings together eight councils, including Renfrewshire, in the Glasgow and Clyde Valley City Region, to share £1.13billion of public sector investment over the next decade, of which £274m will be invested in Renfrewshire, which will be at the centre of three of the most important projects.
- The 10 year Paisley Town Centre Heritage Strategy was launched in June 2014, with the aim of achieving regeneration building on the outstanding cultural assets, heritage, and creative sector. As well as the capital projects which will be a catalyst for the physical and economic regeneration of the town centre, the strategy also includes positioning Paisley for candidacy for UK City of Culture in 2021.
- The Invest in Renfrewshire programme has continued to work with unemployed young people and a wide range of support and employment opportunities are available. The Council's internships alone have created an additional 162 employment opportunities over the last 2 years. Whilst during the same period 594 young people have started new jobs supported through the wage subsidy scheme.
- The Renfrewshire Local Development Plan was adopted on 28th August 2014 delivering a framework for investment and regeneration.
- The Hillington Park Simplified Planning Zone Scheme was adopted in October, 2014. This will encourage investment by removing unnecessary planning barriers to business development and by providing certainty and scope for expansion and growth.
- Between April 2014 and the end of March 2015 we received 947 planning related applications and 1,379 Building Warrants and delivered an efficient and effective Development Management and Building Standards service that seeks to encourage investment and sustainable economic growth.
- We contributed to the work of the Tackling Poverty Commission, and continued to support the workstreams of the corporate Welfare Reform

Programme to further explore options available to the Council as a landlord, our tenant base and internal/ external partners.

- Three new advocacy energy advisors are now in place and working through the actions in the revised Fuel Poverty Strategy. Their efforts are focused on reducing Fuel Poverty by maximising available grants and suggesting energy efficiency improvements for our residents.
- We have now completed the 5 year £138m programme to achieve SHQS compliance for our council housing stock by March 2015. Significant projects completed this year included the district heating replacement and over-cladding of 296 council homes, and 165 privately owned home using £6.8m in eco funding delivered to properties in Alice Street and Calside.
- We delivered our first ARC (Annual Return on the Charter) to the Scottish Housing Regulator in May 2014. We have established new performance reporting arrangements aligned to the Charter with a twice yearly update presented to the Housing and Community Safety Policy board. We completed our first tenant's report, which was produced with input from a group of tenants, and this report was posted to all tenants during October 2014.
- The first tenant panel scrutiny exercise which focused on the voids letting standard was completed. The second scrutiny exercise, looking at our customer's experience of the Customer Service Centre is taking place between February and April 2015.
- Our Property Services team managed the delivery of the capital investment programme, including the new Johnstone Town Hall which was formally handed over in March 2015. We also completed the new St. James Primary School with Phase 2 ongoing (car park and synthetic pitch). The official opening of which took place in October 2014.
- We have reduced the percentage of CO<sup>2</sup> emissions by the Council by 28% from the 2007/08 baseline. This is better than the ambitious target of 25% in the 2010 Carbon Management Plan. Our new Carbon Management Plan was approved by board in November 2014. This contains a detailed action plan which outlines what we plan to do over the next 6 years.

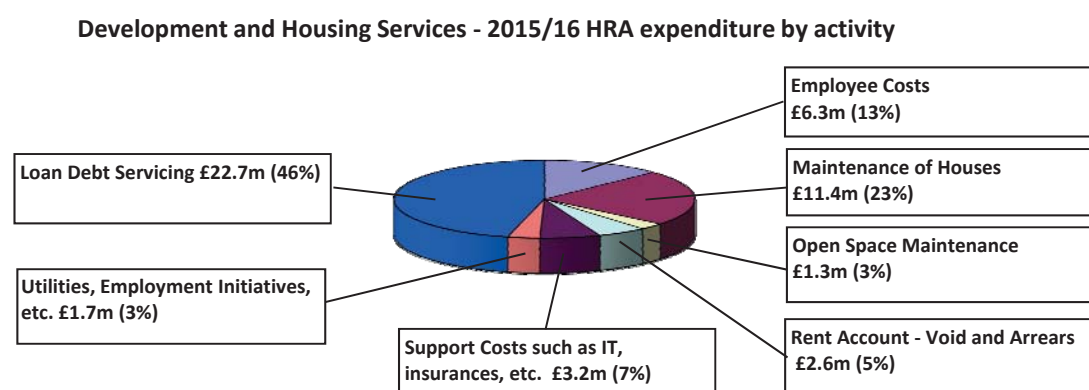
### 3. Financial Analysis

3.1 The diagrams detailed below illustrate the resources allocated to Development and Housing Services for 2015/16 to deliver the strategic priorities of the service. The analysis is provided in terms of area of service and type of expenditure. They are intended to give a broad indication of the relative scale of resources which will be devoted to each of the services principal activities during that period. Resources are allocated to service priorities from both the Housing Revenue Account and the General Fund Account:-

- Housing Revenue Account (HRA)
- General Fund Account
  - Other Housing Services (Homelessness)
  - Planning and Development Standards
  - Paisley Town Centre Heritage Asset Strategy
  - Economic Development (incl Invest in Renfrewshire IIR)
  - Town Centres and Events

#### 3.2 Housing Revenue Account (HRA)

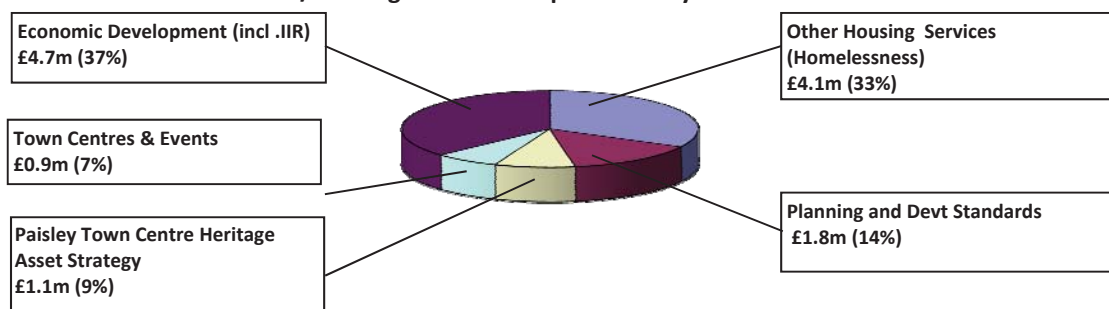
The HRA is the ring fenced account that contains all income and expenditure in relation to the provision of a social housing service to tenants. The gross expenditure is estimated at £49.2m for 2015/16.



#### 3.3 Other Housing, Planning and Economic Development Services

Expenditure on non-HRA Services totalling £12.6m have been agreed, allocated over the Council priorities noted below.

**Other Housing, Planning and Economic Development Services  
2015/16 Budgeted Gross Expenditure by area of service**



- 3.4 **Budget Changes** – On 12<sup>th</sup> February 2015, Council agreed the budgets for the Housing Revenue Account, with a 3.5% increase in rents agreed for Council tenants. The budgets for the other accounts of the authority and the Capital Investment Programme for the Council were also agreed at this meeting.
- 3.5 **Resource implications of the Service Plan** - The service development issues to be addressed within our action plan will all be met from the existing revenue resources of the department and from the resources currently allocated in the Development and Housing Services existing capital plan.



## 4. Three Year Strategic Assessment

4.1 The new management structure of Development and Housing Services is designed to provide capacity to create a stronger strategic focus on regeneration including housing regeneration, employability and economic development and to ensure the Council maximises the local economic regeneration potential of the City Deal and its bid for UK City of Culture.

4.2 Looking forward, the service will continue to operate in the context of the financial challenges facing the Council over the next three years. Specific areas of focus are outlined below.

### 4.3 **Regeneration**

- The service will continue to play a lead role in the Council's ambitions to stimulate the economy and reduce unemployment. This will include continuing to deliver the Invest in Renfrewshire programme, working to support local businesses to grow, and supporting unemployed people in to work.
- We will also lead the delivery of the action plans for all of Renfrewshire's town centres with particular focus on progressing the Paisley Heritage Asset Strategy and preparation for candidacy for the UK City of Culture 2021.
- Glasgow Airport continues to be a key economic driver for Renfrewshire and for the Glasgow City Region and we will continue to work with partners to support the development of the Glasgow Airport Investment Zone, and with local authorities in the Greater Glasgow area to develop a collaborative infrastructure fund which prioritises economic growth.
- In our strategic housing role we will continue to work with our partners to develop and plan for future housing provision to ensure that there is an appropriate supply of affordable housing to meet the needs of our communities.

### 4.4 **City Deal**

In Renfrewshire, three projects have been identified as being key elements of the Infrastructure investment across the City Region:

- Clyde Waterfront / Renfrew Riverside: This project seeks to secure the ongoing regeneration of Renfrewshire's waterfront and to support private sector investment to ensure that the economic benefits from this area are

realised. This involves investment in road infrastructure, including a new bridge crossing between Renfrew and Yoker, which will in turn provide enhanced employment opportunities and improve access to investment opportunities at Glasgow Airport and Inchinnan Business Park.

- **Glasgow Airport Investment Zone:** This proposal relates to an ongoing commitment that has been pursued by Renfrewshire Council, in partnership with Glasgow Airport, Scottish Enterprise and the City Council to maximise the investment and employment opportunities associated with the Airport. This involves investment in road infrastructure to the east of the current Airport boundary and promoting improved access to the M8 and adjoining roads network.
- **Glasgow Airport Access:** This project will be jointly delivered with Glasgow City Council and involves enhancement to the access between Glasgow Airport / Paisley Gilmour Street and onwards to Glasgow Central and the wider rail network. This project will deliver a long established investment priority and enhance the role of the Airport and surrounding area in the performance of the economy of the city region.
- The project planning and delivery team for the Renfrewshire projects within the City Deal has been established and a project implementation plan for those projects is being prepared.

In addition to the infrastructure projects, there are three labour market projects currently being progressed by the Councils and the City Deal Programme Management Office. Renfrewshire Council is working closely with the other member authorities to ensure that the Labour Market projects deliver maximum benefits and aligns with existing Renfrewshire employment support activities.

#### **4.5 Planning and Housing Services**

- The Local Development Plan provides the framework for future development in Renfrewshire and includes a number of important opportunities including the designation of Braehead as a town centre with a potential investment of up to £250m in its expansion.
- The Planning Service will play a key role in supporting the City Deal team in the development of land use planning to ensure economic outcomes are maximised for the infrastructure projects.
- The former ROF Bishopton site is also progressing, with plans for up to 2500 new homes over a 10-15 year period. Management of the Section 75 agreement linked to this development will continue to be a focus of the service.

- Managing the impact of Welfare Reform changes and in particular the change to direct housing payments as Universal Credit is implemented will be a key challenge going forward. This change will impact on circa 5,000 of our working age housing tenants, who previously had rent paid directly to the Council through housing benefit. This change presents a key risk for the Housing Revenue Account, and will continue to be closely monitored.
  - As we complete the Scottish Housing Quality Standard improvement programme, we will be developing forward plans for future investment in our housing stock. This will include delivery of capital investment and regeneration programmes, to ensure that our council housing stock is of an appropriate standard.
  - Continuing to work with our partners in the Homelessness Partnership and others to focus on prevention of homelessness.
- 4.6 Our Improvement action plan in section 7 contains the main strategic actions which will enable us to achieve the key outcomes we have set for the specific areas of activity outlined above.
- 4.7 As well as this, the action plan contains outcomes and strategic actions which will ensure Development and Housing Services continues to contribute to the ongoing 'Better Council' change programme and highlights how it will support and develop new ways of working.

## 5. Delivering our Key Outcomes

- 5.1 The Improvement Action Plan in section 7 outlines the high level strategic outcomes we aim to achieve and the main strategic actions and drivers which will enable us to achieve our desired outcomes. These are supported by a range of operational plans and actions across our different service areas which are signposted to in the action plan. The action plan also details how these strategic actions link in to our commitments in the Renfrewshire Community Plan.
- 5.2 Development and Housing Services has a total of 9 key outcomes under which all of our improvement actions are grouped. Each of these key outcomes is aligned to one of the Council Plan outcomes, as detailed below, however it should be recognised that we are involved in a range of activities to help deliver the other outcomes detailed within the Council plan.

### **A Better Future**

- Increased, sustainable investment in our economy
- Reduction in the causes and impact of poverty

**A Better Council**

- People and Organisational Development

**A High Performing Council**

- Governance and Assurance

**Increased, sustainable investment in our economy**

**Key Outcome 1** – We will work to support investment in the sustainable growth of Renfrewshire's communities

**Key Outcome 2** – We will work with partners to contribute to the economic and social regeneration of Renfrewshire

**Key Outcome 3** – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.

**Key Outcome 4** – We will deliver improvements to the condition of Renfrewshire's housing stock

**Key Outcome 5** – We will deliver the Clyde Valley City Deal investment programme

**Reduction in the causes and impact of poverty**

**Key Outcome 6** – We will give homeless people the support they need and we help people from becoming homeless

**Key Outcome 7** – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment

**People and Organisational Development**

**Key Outcome 8** – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery

**Governance and Assurance**

**Key Outcome 9** – We deliver Best Value and measure and report on our performance

## 6. Measuring our Performance – our Key Targets

- 6.1 A suite of performance indicators with key targets is included as section 8 of this plan. The indicators are grouped under the same key outcomes as in the action plan with links to the relevant strategic actions.
- 6.2 With the structural changes to Development and Housing Services being implemented over the coming months and the emergence of new strategic priorities, such as the City Deal, a more comprehensive and detailed list of performance indicators will be developed for inclusion in the Service Improvement Plan monitoring report which will be presented to board in November 2015.
- 6.2 The performance indicators scorecard include a number of indicators which form part of performance information reported and evaluated at other strategic forums including
- The Corporate Management Team, made up of the Chief Executive and Directors.
  - The Senior Management Team of Development and Housing Services, made up of the Director and the Heads of Service.
  - The Community Plan thematic boards.
  - The Local Government Benchmarking Framework
  - The Scottish Housing Regulator through our Annual Return on the Charter.
- 6.3 The Service Improvement Plan monitoring report in November 2015 will include a comprehensive scorecard of our performance indicators which will measure how well we are doing in terms of meeting our key outcomes.

## 7. Our Strategic Improvement Actions

<b>A Better Future – Increased, sustainable investment in our economy</b>				
<b>Key Outcome 1 – We will work to support investment in the sustainable growth of Renfrewshire's communities</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
1.1 Implement Local Development Plan (LDP)	Jobs and the Economy	2014 - 2019	<p>The Planning and Property Policy Board approved the Renfrewshire Local Development Plan in August 2014.</p> <p>The Renfrewshire LDP Action Programme sets out how the objectives, strategy and policies within the Renfrewshire Local Development Plan (LDP) can be successfully implemented and delivered. Main actions include</p> <ul style="list-style-type: none"> <li>• <b>AUTUMN 2015</b> - Prepare town centre strategies, management plans and action plans for the following centres: Johnstone, Erskine, Renfrew, Linwood and Braehead (See action 1.2 below)</li> <li>• <b>2014 - 2015</b> - Prepare development briefs for areas zoned as Transition Areas.</li> <li>• <b>2014 – 2016</b> - Investigate the potential for taking forward a range of initiatives to assist with the funding of development infrastructure requirements for housing identified as Housing Action Programme Sites.</li> </ul>	
1.2 Develop and adopt Town Centre Strategy and Action Plans	Jobs and the Economy	Nov. 2015	<p>Town Centres are important for a range of functions and are central to Renfrewshire's places and communities. They provide economic and social hubs for investment, development and various activities. To ensure they remain attractive, well functioning places there is a continual need to look at their performance along with opportunities to further enhance town centres.</p> <p>The Renfrewshire Local Development Plan (LDP) provides a framework to protect and enhance town centres. The LDP Action Programme sets out a commitment to prepare town centre strategies and action plans for each of Renfrewshire's Centres.</p>	

			<ul style="list-style-type: none"> <li>• <b>JANUARY to MARCH 2015</b> – Board approval for all draft strategies received (for Johnstone, Renfrew, Braehead, Linwood and Erskine)</li> <li>• <b>MARCH to JUNE 2015</b> - Consultation with local communities and key stakeholders on draft strategies (for all 5 areas)</li> <li>• <b>AUGUST 2015</b> - Report back to the Board the outcome of the publicity and consultation exercise for all five of our town centres;</li> <li>• <b>NOVEMBER 2015</b> - finalised town centre strategies and action plans for each town centre, supported by a detailed baseline report, will then be presented to Board.</li> </ul> <p>The baseline report will be prepared every two years to allow for regular review of the town centre strategies and their actions along with monitoring of their performance and delivery. Strategies and action plans for local and village centres will also be prepared and presented to the Board during 2016.</p>
1.3 Deliver Paisley THI/ CARS project	Jobs and the Economy	March 2016	<p>The Planning and Property Policy Board in January 2015 was provided with an update on the progress of the Paisley Townscape Heritage Initiative / Conservation Area Regeneration Scheme and it approved Third Party Grants for building repair and shop front improvements.</p> <p>By <b>March 2016</b> The THI Projects will have delivered:</p> <ul style="list-style-type: none"> <li>• Building Repairs – includes restoration of Paisley Arts Centre and various addresses in Causeyside Street</li> <li>• Shopfront Restoration – eight shopfronts completed and further one grant application approved and due on site spring 2015.</li> <li>• Bringing historic floorspace back into use – restoration of 4-6 Forbes Place into 8 one bed flats (work due to start again on site in April 2015)</li> <li>• Complementary Initiatives – includes delivery of the Activity &amp; Training Plan. Programme of activities continues to be being delivered in partnership with Arts &amp; Museums, UWS and West College Scotland.</li> </ul> <p>In January 2014 the Economy and Jobs Policy Board approved The Paisley Town Centre Heritage Asset Strategy. The strategy contains a number of ambitious plans within it, including</p> <ul style="list-style-type: none"> <li>• <b>DECEMBER 2015</b> – Develop outline business case for main museum refurbishment.</li> </ul>
1.4 Implement the Paisley Town Centre Heritage Asset Strategy	Jobs and the Economy	2021	

			<ul style="list-style-type: none"> <li>• <b>MARCH 2016</b> – Develop Paisley T.H. programme. This further scheme focussing on New Street and the western end of High Street will seek to build on the success of the current project.</li> <li>• <b>SEPTEMBER 2016</b> – Complete the refurbishment of the iconic Russell Institute.</li> <li>• <b>2015 ONWARD</b> - <ul style="list-style-type: none"> <li>○ to develop support and funding for the delivery of the strategy</li> <li>○ the development of business cases for capital works.</li> <li>○ to take forward a bid for UK City of Culture 2021</li> <li>○ to support cultural and tourism activity in Paisley and across Renfrewshire</li> <li>○ to commission and recruit such specialist advice as required</li> </ul> </li> </ul> <p>Progress on delivering the strategy is reported to the Economy and Jobs Policy Board on a regular basis.</p>
1.5 Deliver Green Networks investment	A Greener Renfrewshire	March 2016	<p>Green networks continue to be a key factor in regenerating our communities and are identified as a priority in the Regeneration Strategy for Scotland, the Development Plan and the Renfrewshire Community Plan 2013 - 2023.</p> <ul style="list-style-type: none"> <li>• <b>AUGUST 2015</b> – The programme of Local Green Network Projects to be delivered in 2015/16 will be presented to the Planning and Property Policy Board for approval.</li> </ul>



<b>A Better Future – Increased, sustainable investment in our economy</b>				
<b>Key Outcome 2 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
2.1 Deliver the Invest in Renfrewshire programme	Jobs and the Economy	March 2016	<p>The Invest in Renfrewshire Programmes and Services provide a clear and joined up approach to support the growth of the local economy and to tackle unemployment rates. Upcoming actions Include</p> <ul style="list-style-type: none"> <li>• <b>APRIL 2015</b> – Start of new EU Employability Programmes in Renfrewshire</li> <li>• <b>JUNE 2015</b> – Opening of Retail Incubator hub</li> <li>• <b>JUNE 2015</b> – 2<sup>nd</sup> Annual 'Celebrating Success' Awards ceremony</li> <li>• <b>JUNE 2015</b> - Annual Invest in Renfrewshire partnership conference both being held</li> <li>• <b>SEPTEMBER 2015</b> – Planned opening of retail academy/ incubator shop.</li> <li>• <b>DECEMBER 2015</b> – Carry out 3 year evaluation of Invest in Renfrewshire programme</li> <li>• <b>JANUARY 2016</b> – Launch of new LEADER programme</li> </ul> <p>The Invest in Renfrewshire economic development programmes are subject to regular and ongoing reports to the Economy &amp; Jobs Policy Board.</p>	
2.2 Town Centre and Events Programme	Jobs and the Economy	April 2016	<p>The Town Centre and Events Programme for 2014/15 were approved by the Economy and Jobs Policy Board in May 2014. It provides a broad overview of the activities to be undertaken in relation to Town Centres, Events and Tourism as delivered by Development and Housing Services during 2014/15.</p> <p>Main events organised include</p> <ul style="list-style-type: none"> <li>• <b>MAY 2015</b> – Street Velodrome</li> </ul>	

			<ul style="list-style-type: none"> <li><b>JULY 2015</b> – Sma' shot day</li> <li><b>OCTOBER 2015</b> – Spree</li> <li><b>OCTOBER 2015</b> – Halloween Festival</li> <li><b>NOVEMBER 2015</b> – Christmas Lights switch on (Paisley, Johnstone, Renfrew)</li> </ul>
2.3 Deliver Renfrewshire Tourism Framework and Action Plan	Jobs and the Economy	2017	<p>The Economy and Jobs Policy Board in November 2014 Approved the Renfrewshire Tourism Framework and authorises officers to progress activity in line with the identified Action Plan.</p> <p>The Action Plan looks to build on the current position of Renfrewshire's tourism product and the key opportunities for growth in the sector, developing a set of robust and deliverable actions over the period 2015-2017. Upcoming actions include;</p> <p><b><u>Theme 1 – Leadership and Collaboration</u></b></p> <ul style="list-style-type: none"> <li><b>Spring/Summer 2015</b> – Develop strategic partnerships with key organisations to assist in the delivery of key objectives.</li> </ul> <p><b><u>Theme 2 – Building the Capabilities and Capacity of Our Assets</u></b></p> <ul style="list-style-type: none"> <li><b>Spring 2015 –Autumn 2015</b> – Building our knowledge of baseline information and tourism intelligence - Asset Mapping/Market Research/ Visitor Profiling</li> <li><b>Autumn 2015 – Spring 2016</b> – Prepare a package of support for attractions to assist in sustainability planning and growth, marketing and customer care.</li> <li><b>Summer 2015</b> – Development of a funding strategy to assist in securing external funding for tourism assets and projects.</li> </ul> <p><b><u>Theme 3 – Providing Authentic Experiences</u></b></p> <ul style="list-style-type: none"> <li><b>Spring 2015</b> – Events and Festival Development</li> <li><b>Spring 2015 – Autumn 2017</b> – Tourism Product Development</li> <li><b>Springg2015 - Spring 2016</b> – Promotion of existing tourism product</li> </ul> <p><b><u>Theme 4 – Marketing and Promotion</u></b></p> <ul style="list-style-type: none"> <li><b>Spring 2015 – Spring 2016</b> – Development of a marketing and promotion strategy</li> <li><b>Spring/Summer 2015</b> - Develop opportunities to integrate and cross market assets of similar</li> </ul>

			<p>interest.</p> <ul style="list-style-type: none"> <li>• <b>Spring 2015 – Spring 2016</b> - Development of thematic and segmented 'proposition' for Renfrewshire targeted at key visitor groups.</li> </ul> <p>Moving forward, updates on the delivery of the framework will be reported to the Economy and Jobs Policy Board on a regular basis.</p>
2.4 LEADER Programme 2014/20	Jobs and the Economy	2020	<p>A draft Development Strategy 2014 – 20 for the LEADER programme was presented to the Economy and Jobs Policy Board in November 2014.</p> <p>The Development Strategy has three priority action areas containing actions designed to deliver this vision. Milestones include;</p> <ul style="list-style-type: none"> <li>• <b>SEPTEMBER 2015</b> – Anticipated award of LEADER grant</li> <li>• <b>JANUARY 2016</b> – Launch of LEADER programme</li> <li>• <b>MARCH 2016</b> – First LEADER grants awarded</li> </ul> <p>Regular updates will be provided to the Policy Board on the development of the new LEADER 2014-20 programme for Greater Renfrewshire and Inverclyde.</p>
2.5 European Structural Fund programme 2014/20	Jobs and the Economy	2020	<p>The Economy and Jobs Policy Board in November 2014 authorised the Director of Development and Housing Services to accept the full indicative offer of EU grant of £3.77M to Renfrewshire Council for the delivery of the CPP Employability and Skills agenda in Renfrewshire from January 2015 and to develop an employability proposal around this.</p> <ul style="list-style-type: none"> <li>• <b>AUTUMN 2015</b> – Details of the proposal finalised and reported to the Economy &amp; Jobs Board, which will also be provided with regular updates on activity thereafter.</li> </ul>

<b>A Better Future – Increased, sustainable investment in our economy</b>				
<b>Key Outcome 3 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures.</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
3.1 Deliver actions within Local Housing Strategy (LHS)	Community Care, Health and Wellbeing.  Jobs and the Economy	May 2016	<p>Renfrewshire's Local Housing Strategy 2011-2016 was approved in November 2011. It sets out 5 Strategic Outcomes relating to addressing housing and related support needs that partners and the Council agreed to work towards. These are;</p> <ul style="list-style-type: none"> <li>• <b>Strategic Outcome 1:</b> Residents live in good quality housing.</li> <li>• <b>Strategic Outcome 2:</b> Homes are energy efficient, fuel poverty is minimised and the environmental impact of housing is reduced.</li> <li>• <b>Strategic Outcome 3:</b> Regeneration programmes are progressed to create stable mixed communities that are attractive places to live.</li> <li>• <b>Strategic Outcome 4:</b> People are able to live independently in suitable housing with appropriate support.</li> <li>• <b>Strategic Outcome 5:</b> Homelessness is prevented where possible and services meet the needs of people who become homeless.</li> </ul> <p>The most recent LHS Strategy Update was presented to the HACS board in November 2014, and it outlines key progress and summarises the position on key actions (See actions 3.3 and 3.4 below). It also highlights any changes in policy and resources.</p>	
3.2 Develop new Local Housing Strategy (LHS)	Community Care, Health and Wellbeing  Jobs and the Economy	June 2016	<p>Our new LHS will be presented to board during 2016. The main milestones in the creation of this are;</p> <ul style="list-style-type: none"> <li>• <b>JANUARY 2015</b> – HNDA completed and sent to Centre for Housing Market Analysis for a 'Robust and Credible' assessment</li> <li>• <b>MARCH 2015 till NOVEMBER 2015</b> – Development and consultation work</li> <li>• <b>NOVEMBER 2015</b> – Draft LHS completed and presented to HACS Board</li> <li>• <b>DECEMBER 2015 till APRIL 2016</b> – Consultation on draft LHS</li> <li>• <b>MAY/ JUNE 2016</b> – Finalised LHS presented to HACS Board for approval</li> </ul>	

3.3 Deliver Strategic Housing Investment Plan (SHIP)	Jobs and the Economy	2019/20	<p>Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) each year and submit this to the Scottish Government. The SHIP should show how investment in affordable housing will be targeted to achieve the objectives set out in the Local Housing Strategy (LHS).</p> <p>The SHIP for the period 2015/16 to 2019/20 was developed following consultation with partners and stakeholders, and approved by the Housing and Community Safety Policy Board in January 2015.</p> <p>4 new projects are highlighted here as high priorities for delivery in 2015/16 to 2019/20</p> <ul style="list-style-type: none"> <li>• <b>Orchard Street/Causeyside Street</b> - comprehensive tenement improvement</li> <li>• <b>Bishopton</b> - affordable housing</li> <li>• <b>Paisley West End</b> - regeneration</li> <li>• <b>Johnstone Castle</b> – regeneration</li> </ul> <p>In addition, three projects have been brought forward to start in 2014/15 which will have a funding requirement into the next three-year period:</p> <ul style="list-style-type: none"> <li>• Braille Crescent (phase II)</li> <li>• Renfrew new supply (second site)</li> <li>• Low cost housing for older people in Paisley town centre</li> </ul> <p>The Housing and Community Safety Policy Board agreed that around 290 tenement flats in <b>Johnstone Castle</b> should be demolished and that detailed plans should be developed for newbuild Council housing in the area.</p> <p>Main actions for <b>Johnstone Castle</b> include</p> <ul style="list-style-type: none"> <li>• <b>ONGOING</b> - continue to progress the rehousing of existing tenants on a phased basis and the acquisition of privately owned properties</li> <li>• <b>2015-2017</b> - procure contracts for the design and construction of newbuild Council housing</li> <li>• <b>2017</b> - commence the first phase of newbuild</li> </ul> <p>Other regenerations actions include;</p> <ul style="list-style-type: none"> <li>• <b>October 2015</b> - Identify an RSL partner and private developer to develop regeneration plans for <b>Paisley West End</b></li> <li>• <b>November 2015</b> - Review existing stock and assess the need for further housing regeneration and renewal projects.</li> </ul>
3.4 Progress housing regeneration programmes	Jobs and the Economy	2017	

<b>A Better Future – Increased, sustainable investment in our economy</b>				
<b>Key Outcome 4 – We will deliver improvements to the condition of Renfrewshire's housing stock</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
4.1 Ensure the Council's housing stock meets SHQS.	A Greener Renfrewshire	April 2015	A report will be presented to Board as soon as practical after conclusion of the SHQS programme setting out compliance achieved. As noted (in improvement action 4.3 below) the revised Asset Management Strategy will address post 2015 actions.	
4.2 Deliver Private Sector Housing Investment Programme	Community Care, Health and Wellbeing.	March 2016	The Private Sector Housing Grant (PSHG) supports a range of services to private sector homeowners. This includes Disabled Adaptation grants, support costs for Care & Repair Renfrewshire, and grant support for homeowners involved in Council Investment Programmes, including common works carried out as part of the SHQS programme.	
4.3 Implement revised Housing Asset Management Strategy	A Greener Renfrewshire	December 2015	<p>A revised strategy will take account of the outcomes from the 2010-2015 SHQS programme and will set out proposals to deal with abeyances and exemptions which have arisen, and programmes to maintain delivery of the standard post 2015. The strategy will also address the delivery of new Energy initiatives and the impact of proposed regeneration strategies and potential stock re-provisioning on the asset base.</p> <ul style="list-style-type: none"> <li>• <b>DECEMBER 2015</b> – Revised Strategy presented to board for approval</li> </ul>	
4.4 Implement Housing Capital Investment Plan 2015/16 to 2017/18	A Greener Renfrewshire	2018	<p>The Housing Capital Investment Plan 2015/16 to 2017/18 was approved by the Council in February 2015.</p> <p>This includes Continuing with a range of programmes including kitchens and bathrooms, rewiring upgrades and heating replacements and Roofing projects.</p> <p>In addition for 2015/16 Council have secured additional investment under the Scottish Government HEEPS: ABS and the ECO carbon reduction programme to contribute to external wall insulation programmes across common blocks.</p>	

<b>A Better Future – Increased, sustainable investment in our economy</b>				
<b>Key Outcome 5 – We will deliver the Clyde Valley City Deal investment programme</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
5.1 Deliver Glasgow and Clyde Valley City Deal programme	Jobs and the Economy	2034	<p>Over the last year the Glasgow and Clyde Valley Councils developed a set of proposals which would deliver over £2 billion of additional economic activity and 29,000 new jobs over the next twenty years.</p> <p>In Renfrewshire, three projects have been identified as being key elements of the Infrastructure investment across the City Region: <b>Clyde Waterfront / Renfrew Riverside, Glasgow Airport Investment Zone and Glasgow Airport Rail Link.</b></p> <p>Main actions include;</p> <ul style="list-style-type: none"> <li>• <b>JUNE 2015</b> – Strategic Business Case for Glasgow Airport Investment Zone and Clyde Waterfront / Renfrew Riverside presented to Leadership board for approval.</li> <li>• <b>AUGUST 2015</b> – Strategic Business Case presented to City Deal Cabinet for approval.</li> <li>• <b>AUGUST 2015</b> - Employment Support Allowance Programme element of labour market project to commence.</li> <li>• <b>OCTOBER 2015</b> – Appointment of consultants and other professional services to help develop scope of programmes.</li> </ul> <p>Regular reports will be submitted to Council or the relevant Policy Board on progress with the City Deal Project.</p>	

<b>A Better Future – Reduction in the causes and impact of poverty</b>				
<b>Key Outcome 6 – We will give homeless people the support they need and we help people from becoming homeless</b>				
Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones	
6.1 Review existing homelessness strategy and incorporate high level outcomes within the new Local Housing Strategy 2015 -2021.	A Greener Renfrewshire	May 2016	A lower level operational working document will be developed during 2015/16. The Homelessness Partnership will develop and monitor the outcomes of the working document. High level strategic outcomes will be incorporated within the new LHS and progress will be reported within the LHS annual updates.	

<b>A Better Future – Reduction in the causes and impact of poverty</b>				
<b>Key Outcome 7 – We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment</b>				
Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones	
7.1 Contribute to Welfare Reform corporate group	Children and Young People	March 2016	<p>We continued to support the workstreams of the corporate Welfare Reform Programme to further explore options available to the Council as a landlord, our tenant base and internal/ external partners. Whilst taking opportunities that arise to access external funding in partnership for the benefit of Renfrewshire tenants and residents. Actions include</p> <ul style="list-style-type: none"> <li>• <b>APRIL 2015</b> – We are carrying out an exercise to project potential UC customer base – to help provide relevant support and assistance.</li> <li>• <b>APRIL to JUNE 2015</b> – Carrying out internal (staff) and external (RSL's) training on the process of Universal Credit from a customers and the Council's perspective.</li> <li>• <b>AUGUST 2015</b> – Present paper to board to update position and actions.</li> </ul>	



<b>A Better Council – People and organisational Development</b>				
<b>Key Outcome 8 – Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
8.1 Implement changes to Development & Housing Services structure	Council action with no direct linkage to Community Plan	March 2016	<p>The Leadership board on 18 February 2015 approved a report 'Better Council Programme – Management Structures' which outlined changes to chief officer management arrangements for the Council. For Development and Housing Services this will mean a Senior Management structure, below Director level of;</p> <ul style="list-style-type: none"> <li>• Head of Planning and Housing Services</li> <li>• Head of Regeneration</li> <li>• City Deal Project Director</li> </ul> <p>This structure will focus on delivering against the Council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function.</p> <p>A review of the revised structure will be carried out after the first year of operation to review its effectiveness and any further changes will be reported to the board, as necessary.</p>	
8.2 Implement changes contained in Housing (Scotland) Act 2014	Council action with no direct linkage to Community Plan	Subject to Scottish Gov. guidance	Ensure changes within the Housing (Scotland) Act 2014 are implemented within the appropriate timescales and decide on approach to be adopted in relation to new powers being made available.	
8.3 Implement Sheltered Housing Review recommendations	Community Care, Health and Wellbeing	June 2015	A review of the service was undertaken and new service delivery arrangements were designed in response to the findings and feedback from tenants and to incorporate the benefits from the Health and Wellbeing activities. It is anticipated that the new service arrangements can be in place by June 2015.	

8.4 Implement recommendations from external Reviews of Older Persons' Housing in Renfrewshire	Community Care, Health and Wellbeing	March 2016	<p>Renfrewshire Council commissioned external Consultants to carry out two separate reviews of all older persons sheltered housing developments in Renfrewshire including those owned by Registered Social Landlords (RSLs). The two Reviews were for :</p> <ul style="list-style-type: none"> <li>• very sheltered and extra care housing</li> <li>• sheltered housing</li> </ul> <p>In partnership with RSLs, Social Work and Health Services an action plan will be developed to take forward the recommendations from the Reviews.</p>
8.5 Implement 2013 - 2015 Corporate Workforce and Organisational Strategy Action Plan.	Council action with no direct linkage to Community Plan	March 2016	Implement action plan items within Development and Housing Services to ensure efficient and effective use of workforce resource to deliver services required.
8.6 Continue to implement and monitor the impact of policies and activities aimed at reducing staff absence levels.	Council action with no direct linkage to Community Plan	March 2016	Sickness absence levels are reduced.

A High Performing Council – Governance and Assurance				
Key Outcome 9 – We deliver Best Value and measure and report on our performance				
Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones	
9.1 Implement Risk Management Plan	Council action with no direct linkage to Community Plan	April 2016	<p>In keeping with 'Risk Matters', the Council's combined risk management policy and strategy, the Development and Housing Services Risk Register is refreshed on an annual basis and is approved by the Housing and Community Safety Policy (HACS) Board as part of the Risk Management Plan. The Plan identifies relevant risks and the significance of each is assessed in terms of the current nature of the risk.</p> <ul style="list-style-type: none"> <li>• <b>MAY 2015</b> – Updated Risk Management Plan presented to board for approval</li> <li>• <b>NOVEMBER 2015</b> – Present midyear progress report on the management of the service's risks to HACS board.</li> <li>• <b>MAY 2015 till APRIL 2016</b> – Close monitoring and scrutiny of the identified risks is carried out throughout the year.</li> </ul>	
9.2 Submit Annual Return on the Charter to Scottish Housing Regulator (SHR) and report back to stakeholders	Council action with no direct linkage to Community Plan	March 2016	<p>The Annual Return on the Charter (ARC) is the primary avenue through which our performance as a landlord is measured. It enables our tenants and other customers to evaluate our performance in areas of interest to them, and also to compare us against other social landlords. Key milestones in this process are;</p> <ul style="list-style-type: none"> <li>• <b>MAY 2015</b> – ARC submitted to Scottish Housing Regulator detailing our performance in 2014/15.</li> <li>• <b>AUGUST 2015</b> – Present report on our performance on the SSHC to Housing and Community Service Policy Board.</li> <li>• <b>OCTOBER 2015</b> - We will produce a tenants report (in collaboration with our tenants) in order for our customers to evaluate our performance as a landlord.</li> <li>• <b>MAY 2015 till MARCH 2016</b> – We will implement those improvement actions identified through analysis of our performance and our return to the SHR.</li> </ul>	
9.3 Produce Planning Performance Framework (PPF) for 2015	Council action with no direct linkage to Community Plan	August 2015	<p>The Planning Performance Framework is produced annually and the framework gives a balanced measurement of the overall quality of the planning service and will be used to drive a culture of continuous improvement. The main milestones in this process are</p> <ul style="list-style-type: none"> <li>• <b>JULY 2015</b> – Submit approved PPF to Scottish Government</li> <li>• <b>AUGUST 2015</b>– Present Renfrewshire Planning Performance Framework for 2015 to the Planning and Property Policy Board for noting</li> </ul>	

9.4 Deliver revenue efficiency savings in line with agreed targets	Council action with no direct linkage to Community Plan	March 2016	<ul style="list-style-type: none"> <li>• Housing Revenue Account - £305, 000.00</li> <li>• Other Housing - £156, 000.00</li> <li>• Planning and Economic Development - £181, 094.00</li> </ul> <p><b>Expected outcome:</b> Revenue efficiency savings targets are met for 2015/16</p>
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## 8. Performance Indicator Scorecard

### Priority Theme 01: A Better Future

#### Service Outcome Key Outcome 1 - We will work to support investment in the sustainable growth of Renfrewshire's communities

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target						
SOA13DH.01	Reduction on the number of urban vacant and derelict land sites.	Years	*	DATA ONLY		171	170	DATA ONLY	DATA ONLY	DATA ONLY

\* We are currently undertaking the vacant and derelict land audit for 2014/15; the figures will not be available until July 2015

**Priority Theme 01: A Better Future**

**Service Outcome Key Outcome 2 - We will work with partners to contribute to the economic and social regeneration of Renfrewshire**

PI Code	Performance Indicator	Reporting Frequency	2014/15		Value			Target			2017/18
			Value	Target	2011/12	2012/13	2013/14	2015/16	2016/17	2017/18	
*Code TBA:	Number of unemployed people being supported through Renfrewshire Employability Programme.	Years	1462	*	N/A	2001	2294	*	*	*	*
*Code TBA:	Number of people supported into work through Renfrewshire Employability Programme.	Years	629	*	N/A	376	929	*	*	*	*
*Code TBA:	Number of people supported, sustained in work at 6 Months through Renfrewshire Employability Programme	Years	475	*	N/A	48	310	*	*	*	*
*Code TBA:	Number of new companies signed up to the 'Invest in Renfrewshire'	Years	156	*	N/A	266	337	*	*	*	*
*Code TBA:	Number of new companies supported to create new and additional jobs	Years	111	*	N/A	85	305	*	*	*	*
*Code TBA:	Number of new people employed through wage subsidy support (includes graduates and traineeships)	Years	394	*	N/A	81	382	*	*	*	*
*Code TBA:	Number of new companies supported to grow their business (through development and training grants and business loans)	Years	82	*	N/A	48	141	*	*	*	*
*Code TBA:	Number of new business start ups in Renfrewshire with Business Gateway Support	Years	311	*	N/A	343	330	*	*	*	*

\* Targets will be set once the new European Programmes have been agreed.

### Priority Theme 01: A Better Future

#### Service Outcome Key Outcome 3 - We will work with partners to ensure people have access to suitable, affordable housing across all tenures

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13		2013/14	2015/16			2017/18
			Value	Target		Value	Value		Value	Target		
HPSIP01	Newbuild: Affordable housing units*	Years	56	150	283	175	196	150	150	150	150	
SOA10.10a	Newbuild: Private housing units*	Years	467	745	282	276	343	745	632	632	632	

\* Supply targets are set out in the Local Housing Strategy

### Priority Theme 01: A Better Future

#### Service Outcome Key Outcome 4 - We will deliver improvements to the condition of Renfrewshire's housing stock

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13		2013/14	2015/16	2016/17	2017/18
			Value	Target		Value	Value				
HPBS14b1	Number of PSHG awarded to disabled tenants to adapt private homes	Years	109	DATA ONLY	123	122	123	DATA ONLY	DATA ONLY	DATA ONLY	DATA ONLY
HPCHARTER08	Percentage of properties at or above the appropriate NHER (National Home Energy Rating) or SAP (Standard Assessment Procedure) ratings specified in element 35 of the SHQS, as at 31 March each year.	Years	*	100%	N/A	N/A	85%	**	**	**	**
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard	Years	*	100%	15.1%	32.3%	62.1%	**	**	**	**

\* SHQS Completion figures will be available June 2015, and after applying allowable exclusions and abeyances the Council is scheduled to be 100% compliant with the target to meet SHQS by 2015. \*\* Targets – Assessment methodology to be confirmed, on receipt of guidance from Scottish Government.

**Priority Theme 01: A Better Future**

**Service Outcome Key Outcome 6 - We will give homeless people the support they need and we help people from becoming homeless**

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target						
HPCMT05	Average time from client presenting themselves as homeless to completion of duty (number of weeks)	Years	18.4	21	20.4	19.8	20.5	19	19	19

**Priority Theme 01: A Better Future**

**Service Outcome Key Outcome 7 - We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment**

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target						
DHSSIP03	Amount of arrears accrued due to impact of Bedroom Tax	Years	£0*	DATA ONLY	N/A	N/A	£105,844	DATA ONLY	DATA ONLY	DATA ONLY
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.	Quarters	100.2%	96.5%	N/A	100.5%	99.5%	95%	91.5%	91.5%
HPCHARTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarters	6.3% **	10%	N/A	5.8%	5.6%	8%	10%	12%

\*Bedroom tax arrears funded through DHP (823k) or written off (109k) \*\*This figure is calculated using a different methodology than that used to calculate the figure in previous years. If the same methodology as previous years had been used, the figure for 2014/15 would have been 4.93%



## Priority Theme 02: A Better Council

**Service Outcome** Key Outcome 8 - Our service is structured and equipped to meet future challenges and we involve stakeholders in shaping service delivery

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target	Value			Target		
DHSSIP05	DHS employees having completed IDPs (Percentage)	Years	81.9%	95%	*	*	78.1%	95%	95%	95%
DHSSIP06	% of days lost due to sickness absence	Quarters	3.6%	4.9%	*	*	3.1%	4.9%	4.9%	4.9%

\* 2013/14 Was the first year of the new directorate of Development and Housing Services

## Priority Theme 03: A High Performing Council

**Service Outcome** Key Outcome 11 - We deliver Best Value and measure and report on our performance

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target	Value			Target		
HPCMT07	% Overall Repairs Completed Within Target	Quarters	92.8%	95%	88.8%	88.1%	93.8%	95%	95%	95%
DHS.SPSO.03a	Percentage of complaints closed at the frontline resolution stage within 5 working days	Months	98%	N/A	N/A	N/A	94.9%	N/A	N/A	N/A
DHS.SPSO.08a	Percentage of complaints resolved at investigation stage within 20 working days	Months	97%	N/A	N/A	N/A	94.9%	N/A	N/A	N/A
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)	Quarters	TBC	15	N/A	N/A	8.5	15	15	15

PI Code	Performance Indicator	Reporting Frequency	2014/15		2011/12	2012/13	2013/14	2015/16	2016/17	2017/18
			Value	Target	Value			Target		
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time	Years	TBC	90%	N/A	N/A	87.8%	91%	92%	92%
HPCHARTER35	Average length of time taken to re-let properties in the last year	Quarters	44	55	52	63	56	42	40	35
HPCHARTER34	% of rent loss due to voids	Quarters	2.03%	2.7%	3.7%	3.1%	2.57%	2.0%	1.9%	1.8%
PT.DS.PPF.CMT01	Average Time (weeks) for processing Planning Applications (Householder) (weeks)	Years	*	DATA ONLY	8.2	7.8	6.9	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT02	Average Time (weeks) for processing Planning Applications (Non Householder) (weeks)	Quarters	*	DATA ONLY	10.8	11.2	8.7	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT03	Average Time (weeks) for processing Planning Applications (Major) (weeks)	Quarters	*	DATA ONLY	27.9	36.6	12	DATA ONLY	DATA ONLY	DATA ONLY

\* Quarter 4 figures submitted to the Scottish Government – summary analysis normally available mid May

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**To: Housing and Community Safety Policy Board**

**On: 12 May 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Service Improvement Plan 2014/15 – 2016/17 Outturn Report**

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**1. Summary**

- 1.1 Development and Housing Services' improvement plan for 2014/15 – 2016/17 was approved by the Housing and Community Services Policy Board in March 2014. The plan sets out how we will develop services over the next three years and details the specific measures which will be taken to contribute to the implementation of the Community Plan, Single Outcome Agreement and Council Plan. It also sets out the actions which will be taken to deliver Best Value and ensure that continuous improvement occurs across all service areas. Our service scorecard of core performance indicators ensures that the impact of the actions carried out can be measured.
- 1.2 Implementation of the Service Improvement Plan is monitored and reported to the Housing and Community Safety Policy Board on a six monthly basis to allow the Board to review progress. We previously provided the Board with a progress report on the 2014/15 – 2016/17 Service Improvement Plan in November 2014.
- 1.3 This current report contains details of performance over the period 1 April 2014 to 31 March 2015. The main purpose of this report is to provide:
  - details of the key achievements of the service over this period;
  - a progress update on implementing the action plan linked to the service improvement plan for 2014/15 – 2016/17; and
  - an assessment of performance in relation to the service scorecard of core performance indicators.
- 1.4 This Service Improvement Plan is responding to the challenging financial environment and public sector reform which needs to be driven locally as well as responding to the national agenda. Despite these challenges, the Service

has continued to make the best possible use of its resources and consequently, there are significant achievements to report over this period.

- 1.5 As the Board will be aware a new Service Improvement Plan covering the period 2015/16 to 2017/18 is also being presented to the Policy Board this cycle.
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## **2. Recommendations**

It is recommended that the Housing and Community Safety Policy Board:

- 2.1 Notes the progress that has been made with the implementation of the Development and Housing Services 2014/15 – 2016/17 Service Improvement Plan actions and performance indicators for the activities relating to this Board's remit.
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## **3. Background**

- 3.1 One of the main purposes of the Service Improvement Plan is to enable elected members to take stock of what is happening in the service, and to consider and develop policy options which reflect changing circumstances both in terms of customer needs and resource availability in the context of the Council's priorities and the need to deliver Best Value.
- 3.2 The Service Improvement Plan is a comprehensive statement of what the service intends to achieve. It takes account of the themes, actions, outcomes and targets set out in the Council Plan, Single Outcome Agreement and Community Plan. The Single Outcome Agreement and Community Plan detail how the Council and its partners will work together to deliver the vision, outcomes and targets for Renfrewshire.
- 3.3 Service Improvement Planning also provides the Board with a mechanism for evaluating the performance of the service in terms of developing and improving services. The Action Plan lies at the core of the Service Improvement Plan. This lists the priorities being addressed, the key tasks to be implemented over the plan period, the implementation timetable and details performance indicators against which progress can be measured.
- 3.4 Section 4 provides details of our achievements between April 2014 and March 2015 of the Service Improvement Plan. Further detail is provided in Appendix 1 which provides a summary of progress achieved over the same period in tackling the key areas set out in the Service Improvement Plan Action Plan. It highlights areas where significant advances have been made and gives targets for completing actions that have been reviewed or delayed. The report provides the basis for assessing the effectiveness of our service delivery.

- 3.5 Appendix 2 contains the core performance indicators. These are the performance indicators which we use to measure how well we are performing in relation to our service priorities. The appendix shows the performance in relation to each core indicator for the financial year 2014/15.
- 3.6 This report is a key part of the Public Performance Reporting framework, and it ensures that progress on core performance indicators is reported to the relevant Policy Board for them to note and to approve targets for future years.
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#### 4. **Summary of main achievements**

- 4.1 The principal role and purpose of Development and Housing Services is to provide the economic development, regeneration, housing, planning, and property (up until March 2015) and asset management functions of the Council. This includes helping to deliver sustainable economic and physical regeneration of Renfrewshire, managing the Council's stock of approximately 12,500 houses and managing just fewer than 400 commercial, industrial and other properties.
- 4.2 The Key Achievements of Development and Housing Services from April 2014 to March 2015 are highlighted below in sections 4.5 to section 4.10.
- 4.3 Development and Housing Services have a total of 12 key outcomes and we have grouped our key outcomes against one of six of the Council plan outcomes as shown below, however it should be recognised that we are involved in a range of activities to help deliver the other outcomes detailed within the Council plan.

##### **A Better Future**

- Increased, sustainable investment in our economy
- Improved support to vulnerable adults
- Reduction in the causes and impact of poverty

##### **A Better Council**

- People and Organisational Development
- Managing Assets

##### **A High Performing Council**

- Governance and Assurance

##### Increased, sustainable investment in our economy

**Key Outcome 1** – By 2015 all Council tenants have a home which meets the Scottish Housing Quality Standard (SHQS).

**Key Outcome 2** – We work with partners to ensure people have access to suitable, affordable housing across all tenures.

**Key Outcome 3** – We will support investment in the sustainable growth of Renfrewshire's communities.

**Key Outcome 4** – We will work with partners to contribute to the economic and social regeneration of Renfrewshire.

**Key Outcome 5** – We will support and encourage the sustainable development of Renfrewshire’s natural and built environment.

Improved support to vulnerable adults

**Key Outcome 6** – We will work to improve the health and wellbeing of our residents

Reduction in the causes and impact of poverty

**Key Outcome 7** – We give homeless people the support they need and we help prevent people from becoming homeless

**Key Outcome 8** – We will work to address the impact of welfare reform on rent arrears and tenancy sustainment

People and Organisational Development

**Key Outcome 9** – Our workforce is structured and equipped to meet future challenges

Managing Assets

**Key Outcome 10** – Our communities have modern, fit for purpose facilities

**Key Outcome 11** – The Council’s Assets are managed effectively and efficiently

Governance and Assurance

**Key Outcome 12** – We deliver Best Value and involve stakeholders in shaping service delivery

- 4.4 Full detail on the service’s progress in terms of implementing the tasks outlined in the current Service Improvement Plan over this period, is included as Appendix 1 to this report.

**4.5 A Better Future - Increased, sustainable investment in our economy**

**Key Outcome 3** – We will support investment in the sustainable growth of Renfrewshire’s communities.

- In August 2014 the Council became a partner in the Glasgow and Clyde Valley City Deal project. City Deal will bring together eight councils, including Renfrewshire, in the Glasgow and Clyde Valley City Region, to share £1.13billion of public sector investment over the next decade. This presents a step change opportunity for the local economy. Renfrewshire will be at the centre of three of the most important projects.
  - Clyde Waterfront/ Renfrew Riverside – to support the regeneration programme along with a new bridge crossing between Renfrew and Yoker.
  - The proposed Glasgow Airport Investment Zone will build on commitments to capitalise on the airport’s economic and employment strengths including new investment in roads and access to the M8.
  - Glasgow Airport access link will create links between Glasgow Airport via Gilmour Street station and the wider rail network.



The project planning and delivery team for the Renfrewshire projects within the City Deal has been established, Strategic Business Cases are being prepared and a project implementation plan for those projects is being prepared.

- The Renfrewshire Local Development Plan was adopted in August 2014. This includes a framework for development which will enable;
  - The potential for £200 million of private sector investment in the expansion of Braehead
  - A strong framework that sets out Green Network priorities for the next 10 years
  - Significant investment opportunities to our economic areas such as Glasgow Airport International Investment Quarter and Hillington.
  - Innovative delivery mechanisms to build new homes on vacant and derelict land and regeneration areas
  - Private sector housing investment bringing over 800 new homes to Renfrewshire in the next 5 years
  - Certainty for communities and investors with an up to date Development Plan
- We have completed Supplementary Planning Guidance in relation to the LDP with the final guidance being presented to the Planning and Property Policy Board in May 2015.
- The Renfrewshire Local Development Plan Action programme was presented to the Planning and Property Policy Board in November 2014. This contains 51 actions which will help deliver the objectives of the LDP. We have completed 25 of these actions including all of those due to be completed by March 2015.
- We are promoting and assisting in the delivery of major development opportunities across Renfrewshire's Town Centres. Missives are in the process of being concluded for the conversion of the basement of the former Littlewoods store for use as a museum store in Paisley Town Centre. We continue to liaise with potential developers and Landlords considering development opportunities around the Town Centres.
- We have supported the new 'Paisley First' Business Improvement District (BID) which was agreed in November 2014. The new Paisley town centre BID will cover 676 businesses, making it the third-biggest of the 25 already running in Scotland.
- We are raising awareness of external funding opportunities. A new funding opportunities email is now provided quarterly to Council Services and a new Social Economy post was created and filled in autumn 2014. The new Social Economy grant fund was launched in late 2014 and a number of grants have now been issued. The team provide support to the Council Community Planning Partners and the third sector across Renfrewshire in external funding and contribute to a range of funding events.

- We are implementing our Core Path Plan and Access Strategy, with all actions on target as per our programme for the year.
- We continue to deliver Green Network Investment, with all actions on target as per our programme for the year.

**Key Outcome 1** – By 2015 all Council tenants have a home which meets the Scottish Housing Quality Standard (SHQS).

- During 2014/15 we delivered the £34.3 million worth of improvements to Council housing stock through our capital improvement programme (including the final year of the Scottish Housing Quality Standard delivery plan).
- As of the 31<sup>st</sup> March 2015, we had completed
  - A total of 9411 kitchen, bathroom and rewiring combinations.
  - A total of 6524 new heating combinations.
  - The over cladding to 9 of our multi-story blocks is now complete.
  - The first 7 phases of our external works to deck access, 4 in-a-block properties. The other two phases of this programme will be completed by July 2015.

Final SHQS completion figures will be available in June 2015, and after applying allowable exclusions and abeyances, the Council is scheduled to be 100% compliant with the target to meet SHQS by 2015.

**Key Outcome 2** – We work with partners to ensure people have access to suitable, affordable housing across all tenures.

- We continue to implement the actions within the Renfrewshire Local Housing Strategy with work ongoing with partners. The 2013/14 LHS Annual update was reported to Housing and Community Safety Policy board in November 2014 and work has started on the preparation of a new LHS covering the period 2016 to 2021.
- We are working with RSL partners to deliver affordable housing projects in the updated Strategic Local Programme – this includes;
  - 40 units were completed at Renfrew (Sanctuary Housing Association), a second phase is planned which will provide a further 15 new affordable homes on adjacent land.
  - Work is progressing well at Shortroods (phase 3) where Sanctuary is developing 86 new affordable homes and at the Arnotts site in Paisley Town Centre where Link H.A. is developing 31 new affordable homes. Work on both sites is due to be completed in summer 2015.

- Work has started onsite at Thrushcraigs, Paisley. This is a development of 70 new affordable homes by Link Group which will include 56 homes for social rent and 14 homes for shared equity low cost ownership.
- Following consultation with tenants and residents on regeneration proposals for Johnstone Castle, the Housing and Community Safety Policy Board agreed in August 2014 that 288 properties (including around 250 Council-owned tenement flats which are difficult to let and for which there is no long term sustainable demand), should be demolished and plans for new build housing within Johnstone Castle should be developed.
- The demolition programme of our surplus housing stock is in progress and on programme. The demolition of Arkleston Court, Gallowhill is now complete.
- The construction of the new shops at Hallhill Road has started, with the old shops and the flats above them scheduled to be demolished in September 2015 and the first block of flats at Johnstone Castle has been demolished.
- We have commissioned external consultants to work with the Council and Housing Association partners to prepare a draft Renfrewshire wide allocations policy. This is as an early stage of the Common Housing Register action.

**Key Outcome 4** – We will work with partners to contribute to the economic and social regeneration of Renfrewshire.

- The Paisley Heritage Asset Strategy has been approved and will provide a framework to progress and promote the economic development of Renfrewshire, through the use, regeneration and marketing of Paisley's world class cultural and heritage assets.
- Our Tourism Framework and Action Plan was approved by board in November 2014 and we have appointed a Tourism Officer. The framework and action plan will be delivered through to 2017 to maximise Renfrewshire's tourism potential through engagement with Visit Scotland and local private sector partners.
- We have delivered a number of initiatives to improve Paisley Town Centre such as enhanced maintenance regime, new visitor signage, more events, assisting businesses through property improvement grant scheme and marketing and promotion of the Town.
- We have developed the partnerships and delivery mechanisms with the Council's community planning partners, national agencies and external funders for the implementation of the Paisley Town Centre Heritage Strategy. Proactive delivery involving partner agencies is being taken forward on a

project by project basis. The Strategy was recently acknowledged in the national Planning Awards for best use of arts or culture in Placemaking.

- We delivered the Renfrewshire Employability Partnership Programme in partnership with East Renfrewshire Council. The programme was due to complete at the end of June 2014 but was extended to the end of March 2015. The Programme has exceeded its projected outcomes and, to date, 1,934 people have secured employment and a total of 5,757 people have been supported.
- We are continuing to build on the success of the Invest in Renfrewshire programme to help tackle the economic and social challenges impacting on individuals and businesses in Renfrewshire. 759 companies have signed up to the initiative to date with 260 companies having been offered grants to pursue development, training, exhibition and ICT projects, amounting to combined funding of over £1.25million.
- Furthermore, through the Invest in Renfrewshire programme, 162 internships have been approved; 110 with the council and 52 with companies and, so far, 594 young people have started new jobs supported through the Wage Subsidy Scheme.
- We have developed a new service level agreement (SLA) with the Renfrewshire Chamber of Commerce to further promote the Invest in Renfrewshire programmes of support to businesses. This new SLA will run between January 2015 and December 2017.
- We are assisting start up businesses and entrepreneurial activity through the creation of the Retail Incubator Hub focused on Paisley Town Centre. The Retail Incubator will open in Summer 2015 and the competition for places has been launched.
- The LEADER programme 2007 – 13 is complete. The proposals for the next LEADER programme 2014-20 are now submitted and plans for the new programme to commence in June 2015 are underway.
- We are taking a lead role in the economic development of the third sector organisations across Renfrewshire and are working to improve the capacity of local organisations to contribute to local economic development.
- We have delivered an increased programme of town centre activities. As well as annual events such as The Spree, Sma' Shot Day and the Christmas Lights Switch On, we have organised a number of 'one off' and new events this year such as The Queens Baton Relay as part of the Commonwealth Games, the start of the world famous Monte Carlo rally, Street Velodrome and Halloween Festival.

**Key Outcome 5** – We will support and encourage the sustainable development of Renfrewshire’s natural and built environment.

- We are delivering the Townscape Heritage Initiative in the Causeyside Street area of Paisley. This initiative is helping to stimulate regeneration and to maximise the value of the built heritage assets in this area. Moving forward, we have considered the final grant schemes which will be carried out during 2015/16.
- We are implementing the Biodiversity Action Plan and are on target as per the programme for the year. A report on the Council’s biodiversity duty and actions was presented to the November 2014 Planning and Property Policy Board.
- Royal Ordinance Factory Bishopton - Further major infrastructure in the form of the road linking the Northern and Southern access roads is due to start on site in Spring 2015 with completion expected early 2016. Detailed permissions now in place for 850 units with many already complete and occupied. Phase 3 remediation expected to commence early 2016 and take two years. Discussions are ongoing to enable delivery of the first tranche of social rented homes (100 units) within the proposed village core as part of the developer obligation.
- Braehead - proposals for a major expansion which comprises mixed uses including retailing, office, hotel, events arena, food and drink, and transport interchange facilities have now been granted planning permission. The permission, and the Local Development Plan, however, are subject to legal challenges and the outcome of these will be matters for the Court of Session
- We have introduced a Simplified Planning Zone (SPZ) scheme for Hillington Park, which was adopted on October 1st 2014. The SPZ has recently been shortlisted in the ‘Excellence in Decision Making in Planning’ category in the 2015 RTPI Awards for Planning Excellence. The winner of each category and the overall winner of the Silver Jubilee Cup will be announced at the Awards ceremony in London in July 2015.

#### 4.6 **A Better Future - Improved support to vulnerable adults**

**Key Outcome 6** – We will work to improve the health and wellbeing of our residents

- The new Fuel Poverty Strategy was approved by the Housing and Community Safety Policy board in May 2014. Three new advocacy energy advisors are now in place and working through the actions in the revised Fuel Poverty Strategy. Efforts are focused on reducing Fuel Poverty by maximising available grants and supporting and developing our approach to improving energy efficiency and carbon reduction. In March 2015, the Council committed

£170k to establish a Fuel Poverty Task Team offering crucial one-to-one support for local people.

- The Health and Wellbeing co-ordinator post which was funded via the Change Fund, has now been adopted as a permanent post within Community Services team to work with our older tenants in sheltered and amenity standard homes.
- We are maximising housing's contribution along with partners to help enable older people to live independently. In the last six months;
  - Works at Glencairn Court (including construction of social space and reconfiguration of entrance) is now complete.
  - Reviews of Sheltered Housing and very Sheltered Housing have been completed and the findings were presented to Housing and Community Safety Policy board in November 2014.
  - The Council has plans in place to build 24 grouped amenity flats at Seedhill Road however the site start has been delayed due to infrastructure issues.
- We are implementing the homeless and preventing homelessness related actions from CHP's Health and Homeless Standards Action Plan, with progress being monitored by the Renfrewshire Homeless Partnership.

#### **4.7 A Better Future - Reduction in the causes and impact of poverty**

**Key Outcome 7** – We give homeless people the support they need and we help prevent people from becoming homeless

- We are implementing the action plan resulting from the review of temporary accommodation provision, and since October 2014 Discretionary Housing Payment has been applied for those under occupying temporary accommodation.
- We are fully compliant with the duty to assess and provide housing support for all homeless applicants, and we are currently awaiting the publication of the review of the new duty by the Scottish Government.
- We have begun to track a random sample of young homeless applicants who have been rehoused in order to help assess the impact of homeless prevention measures on tenancy sustainment levels.
- We are monitoring the impact of 'Housing First – Renfrewshire' in partnership with Turning Point Scotland, through regular steering group meetings which are taking place and early results are positive and new funding has been secured from the Big Lottery Fund. Homeless Action Scotland is carrying out an independent evaluation of the first year of this initiative.



- Despite the challenges of Welfare Reform, rent arrears have been reduced by £107,000.

**Key Outcome 8** – We will work to address the impact of welfare reform on rent arrears and tenancy sustainment

- We contributed to the work of the Tackling Poverty Commission, and continued to support the workstreams of the corporate Welfare Reform Programme to further explore options available to the Council as a landlord, our tenant base and internal/ external partners. Whilst taking opportunities that arise to access external funding in partnership for the benefit of Renfrewshire tenants and residents.
- It is anticipated that Universal Credit will roll out in Renfrewshire from June 2015. Initially the customer group involved in this will be:
  - single persons aged between 18 - 60 years and 6 months; and
  - have made a new application for, and are entitled to Job Seeker's Allowance (Income Based).

#### 4.8 A Better Council - People and Organisational Development

**Key Outcome 9** – Our workforce is structured and equipped to meet future challenges

- We have well established Business Continuity arrangements within the department, with quarterly Senior Management Team (SMT) meetings taking place. The departmental business continuity plan has been changed, updated and it is reviewed on a regular basis before Senior Management Team meetings.
- We are helping to implement the Corporate Workforce and Organisational Strategy Action Plan 2013–15. Development and Housing Services continues to support the delivery of the objectives and actions contained in the Council Plan. The Economic Development Division supports the delivery of the Invest in Renfrewshire Programme and other service divisions have provided opportunities under the trainee, apprentice and intern schemes available. Employees are supported by Individual Development Plans and by flexible working practices.
- The review of the role of Sheltered Housing Officers has been completed. It was approved by board in November 2014 and is now implemented.
- Work is ongoing to implement the action plan resulting from the George Street Service Review, and a number of new measures have been put in place to ensure the service continues to meet service users need.
- Two Supporting Attendance workshops have been held by HR for Development and Housing Services managers to ensure they remain up to

date on the council's policies and the support available for employees. An electronic Absence Management System was implemented in March 2015 to assist managers in supporting attendance.

#### 4.9 A Better Council - Managing Assets

##### **Key Outcome 10** – Our communities have modern, fit for purpose facilities

- We delivered the Council's major investment programme as per the detailed programme for 2014/15. Between April 2014 and March 2015 this has included;
  - Completed the new Johnstone Town Hall. This has recently scooped the **Development of the Year (Public Buildings)** award in the Scottish Property Awards 2015.
  - Tweedie Hall in Linwood was completed.
  - Customer Contact Centre redesign in Renfrewshire House –completed
  - Completed the new St. James Primary School in Renfrew, pre five and community resource. Phase 2 (Car park and synthetic pitch) was completed in April 2015.
  - Knockhill Park ongoing (funded by Big Lottery Fund) – completed
  - Managing the delivery of the CCTV control room – work has now started on site.
  - Re-roofing programme in three primary schools. Ralston complete. Howwood complete, and Heriot is ongoing and will be completed on programme.
  - Design work is ongoing on the £4million 2014 SEMP project – Mossview/ St James joint campus (Paisley) and the new build St. Fergus primary school in Paisley.
  - Construction on the proposed new school in Linwood is progressing with a completion date of April 2016.
  - Russell Institute – Design work is complete and work has now commenced on the refurbishment.
  - Design work has started on the Council Wide Pitch Strategy and consultation on this is ongoing.

The investment is designed to drive forward the regeneration of our town centres, encourage healthy lifestyles, and increase participation in sport and leisure activities.



#### **Key Outcome 11 – The Council's Assets are managed effectively and efficiently**

- We have reduced the percentage of CO2 emissions by the Council by 28% from the 2007/08 baseline. This is better than the ambitious target of 25% (Carbon Management Plan April 2010). Our new Carbon Management Plan was approved by board in November 2014. This contains a detailed action plan which outlines what we plan to do over the next 6 years and £2m capital investment has been approved to help deliver this.
- We have implemented the Corporate Asset Management Information System (CAMIS). The repairs module is now installed and the repairs' helpdesk model implemented and moved to "business as usual". The Estates module is currently being implemented and the Planned Preventative Maintenance (PPM) module will now be implemented through the new Facilities Management structure.
- The draft Corporate Asset Strategy has been prepared and is with service departments for updating and comment. Once this has been completed the Strategy will be presented to the Planning and Property Policy board during 2015.
- The current figure for public areas in Council buildings which are suitable for and accessible to disabled people is 83.5%.
- The Housing Asset Management Strategy review has commenced. Its target date has been revised to reflect the review of investment priorities and emerging energy initiatives. The aim is to have the completed document presented to the Housing and Community Safety Policy Board in November 2015.

#### **4.10 A High Performing Council - Governance and Assurance**

##### **Key Outcome 12 – We deliver Best Value and involve stakeholders in shaping service delivery**

- We delivered our first ARC (Annual Return on the Charter) to the Scottish Housing Regulator in May 2014. We have established new performance reporting arrangements with a twice yearly update on our performance against the Charter Indicators to the Housing and Community Safety Policy board. In October 2014 we completed our first tenant's report, which was produced with input from a group of tenants, and this report was sent to all tenants as a special edition of the Peoples News.
- We worked with tenants who completed the first tenant panel scrutiny exercise which concentrated on the voids letting standard.
- In Building Services, additional training initiatives are now underway including trainee supervisory work placements. Trade skills workshops have been

completed for staff undertaking charity work in Africa. The proposal for 2015 charity Malawi trip to build a school is now agreed and planning underway.

- Following an extensive external audit in February 2015, Property Services retained its ISO 9001:2008 quality management system accreditation. This was achieved with zero non conformances.
  - Revenue savings targets agreed for Financial Year 2014/15 are on target to be achieved. Revenue monitoring reports are submitted to each policy board cycle detailing the current budget monitoring position as well as a forecast for the remainder of the financial year
  - Completed the programme for phase 2 of the PSIF programme across all service areas.
  - Development and Housing Services retained their full CSE accreditation as part of the corporate wide assessment which was carried out during April 2015.
- 

## **5. Progress against service scorecard**

- 5.1. A service scorecard of performance indicators (PI's) is given in Appendix 2. Some of the key indicators are above or below the targets set.

### **Below target**

- Affordable housing completions for the year were 56. However there is a large number (117) across sites in Renfrewshire which will be completed by summer 2015. The annual target of 150 is an average target per year over the lifetime of the current LHS (2011-16).
- Overall repairs completed within target is slightly below our annual target of 95% and at the year end was 92.8%.

### **Above target**

- The absence figures for 2014/15 are below our annual target of 4.9%. The cumulative figure for sickness absence for the year is 3.6%.
- The average time taken to relet was 44 days during 2014/15. This is a major improvement on the figure at the end of 2013/14 which was 56 days, and, improvement work is ongoing.
- We have reduced the percentage of CO<sup>2</sup> emissions by the Council by 28% from the 2007/08 baseline. This is better than the ambitious target of 25% which we had set ourselves in our Carbon Management Plan which was approved in April 2010.

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## Implications of the Report

1. **Financial** - None
  2. **HR & Organisational Development** - None
  3. **Community Planning** – The Service Improvement Plan takes account of the themes, actions, outcomes and targets set out in the Council Plan and Community Plan.
  4. **Legal** - None.
  5. **Property/Assets** – Measures are set out in this Service Improvement Plan which;
    - a. Deal with the management of Development and Housing Services housing assets; and
    - b. Reflect the leading role played by Development and Housing Services in delivering the Council's Property Asset Management Strategy.
  6. **Information Technology** – None
  7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risk** – None
  11. **Privacy Impact** - None
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## List of Background Papers








- (a) Background Paper 1  
Report by the Director of Development and Housing Services to the Housing and Community Safety Policy Board entitled, 'Service Improvement Plan 2014/15 to 2016/17', agenda item 9 on 11th March 2014
- (b) Background Paper 2  
Report by the Director of Development and Housing Services to the Housing and Community Safety Policy Board entitled, 'Service Improvement Plan Monitoring Report', agenda item 10 on 11th November 2014







The foregoing background papers will be retained within Development and Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Douglas Morrison, Service Review and Development Manager, 0141 618 6263, [douglas.morrison@renfrewshire.gov.uk](mailto:douglas.morrison@renfrewshire.gov.uk)











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**Author:** Douglas Morrison, 0141 618 6263








## Appendix 1: Service Improvement Plan – Action Plan 2014-17

Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14 Development & Housing Services Service Improvement Plan 2014-2017	<div><div>84%</div></div>	31-Mar-2017	
	DHSIP14.01 Theme 1: A Better Future- Increased, sustainable investment in our economy	<div><div>83%</div></div>	31-Mar-2015	
	DHSIP14.01.01 Key Outcome 1 - By 2015, all Council tenants have a home which meets the Scottish Housing Quality Standard (SHQS)	<div><div>97%</div></div>	31-Mar-2015	
	DHSIP14.01.01.01 Carry out internal improvements (kitchens, bathrooms, rewires)	<div><div>100%</div></div>	30-Apr-2015	Stock fully compliant at 31 March 2015 allowing for approved exemptions and abeyances
	DHSIP14.01.01.02 Fit more efficient central heating systems	<div><div>100%</div></div>	31-Mar-2015	Stock fully compliant at 31 March 2015 allowing for improved exemptions and abeyances
	DHSIP14.01.01.03 Carry out External Envelope programme. Workstream 2 – (9 multi-story flats)	<div><div>95%</div></div>	31-Mar-2015	Phase 1 (Williamsburgh Court) - complete May 2014. Phase 2 (Camphill and Spiersfield Courts) - complete March 2015. Phase 3 (Calside, Hamilton, Rowan and Union Courts (including Biomass Heating upgrade) - Over cladding substantially complete along with biomass boiler plant and individual heating installations. Final commissioning due by end of July 2015. Overcladding also complete at Gallowhill and Glencairn Courts
	DHSIP14.01.01.04 Carry out External Envelope programme. Workstream 3 – (deck access, 4-in-a-block) NB –Completion subject to owner participation	<div><div>95%</div></div>	31-Mar-2015	Phase 1 - Completed July 2013. Phase 2 - Completed August 2013. Phase 3 - Completed August 2013 Phase 4 - Completed January 2014. Phase 5 - Completed May 2014 Phase 6 - Completed March 2015 Phase 7 - Completed November 2015. Phase 8 - On site - 95% complete - Due for completion April 2015. Phase 9 - On site - 70% complete -Due for completion June 2015. Phase 10 - On site - 40% complete -Due for completion July 2015.










Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.01.02 Key Outcome 2 -We work with partners to ensure people have access to suitable, affordable housing across all tenures	<div><div>52%</div></div>	31-Mar-2018	
	DHSIP14.01.02.05 Implement the Local Housing Strategy with key partners.	<div><div>65%</div></div>	31-Mar-2016	We continue to implement the actions within the Renfrewshire Local Housing Strategy with work ongoing with partners. The 2013/14 LHS Annual update was reported to Housing and Community Safety Policy board in November 2014.
	DHSIP14.01.02.06 Work with development partners to deliver affordable housing projects in line with priorities set out in LHS & SHIP.	<div><div>10%</div></div>	31-Mar-2018	<ul style="list-style-type: none"> <li>40 units were completed at Renfrew (Sanctuary Housing Association), a second phase is planned which will provide a further 15 new affordable homes on adjacent land.</li> <li>Work is progressing well at the site in Paisley Town Centre (Link Housing Association), Shortroods (Sanctuary Housing Association) and Linstone have completed the refurbishment of 16 flats at Brown St.</li> <li>Work has started onsite at Thrushcraigs, Paisley. This is a development of 70 new affordable homes by Link Group which will include 56 homes for social rent and 14 homes for shared equity low cost ownership.</li> </ul>
	DHSIP14.01.02.07 Agree Common Housing Register (CHR) model for Renfrewshire with RSL partners	<div><div>5%</div></div>	31-Dec-2015	We have commissioned external consultants, to assist with the preparation of a draft Renfrewshire wide allocations policy (for the Council and its housing association partners). This is as an early stage of the Common Housing Register action.
	DHSIP14.01.02.08 Demolition of surplus housing stock	<div><div>90%</div></div>	31-Mar-2016	Craigdonald Place demolition completed. Arkleston Court Demolition - Complete - November 2014, subject to final landscaping in spring 2015. Hallhill Road Demolition - Replacement New Build shops on site allowing for planned demolition of existing shops and maisonettes in autumn 2015 (note - further planned demolitions at Johnstone Castle will be the subject of a new action once timescales are clearer).
	DHSIP14.01.02.09 Review Council Housing	<div><div>60%</div></div>	31-Aug-2014	Draft revised policy was prepared but this has been put on hold. Health










Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	Adaptation Policy.			and Social Care integration now includes adaptations and a revised policy will be considered within that context at a later date.
	DHSIP14.01.03 Key Outcome 3 –We will work support investment in the sustainable growth of Renfrewshire's communities	<div><div>80%</div></div>	31-Mar-2019	
	DHSIP14.01.03.10 Implement the Objectives of the Local Development Plan	<div><div>100%</div></div>	31-Mar-2015	Renfrewshire LDP Action programme was presented to the Planning and Property Policy Board in November 2014. This contains 51 actions which will help deliver the objectives of the LDP. We have completed 25 of these actions including all those due to be completed by March 2015.
	DHSIP14.01.03.11 Develop a programme of Supplementary Planning Guidance	<div><div>100%</div></div>	31-Mar-2015	We have completed Supplementary Planning Guidance in relation to the LDP and final Guidance will be presented to the May 2015 board.
	DHSIP14.01.03.12 Implement Core Path Plan and Access Strategy	<div><div>100%</div></div>	31-Mar-2015	On target as per programme for year
	DHSIP14.01.03.13. Deliver Green Network Investment	<div><div>100%</div></div>	31-Mar-2015	On target as per programme for year
	DHSIP14.01.03.14 Support Development at key business and employment locations identified in the Strategic Development Plan	<div><div>100%</div></div>	31-Mar-2015	Service has successfully secured investment capital through City Deal for the Glasgow Airport Investment Areas and in addition has consented to a SPZ scheme for Hillington. The LDP when adopted will seek to deliver investment in all of these locations.
	DHSIP14.01.03.15 Promote and assist in the delivery of major development opportunities across Renfrewshire's Town Centres	<div><div>95%</div></div>	31-Mar-2015	Missives in the process of being concluded for the conversion of the basement of the former Littlewoods store for use as a museum store. We continue to liaise with potential developers and Landlords considering development opportunities around the Town Centres.
	DHSIP14.01.03.16 Raise awareness of external funding opportunities through organising / delivering training and events.	<div><div>100%</div></div>	31-Mar-2015	A new Social Economy post started in Autumn 2014. The new Social Economy grant fund was launched in late 2014 and a number of grants have now been issued. The team provide support to the Council CPP partners and the third sector across Renfrewshire in external funding and contribute to a range of funding events.
	DHSIP14.01.03.18. Promote and assist in the delivery of housing action sites identified within the Renfrewshire Local Development Plan.	<div><div>20%</div></div>	31-Mar-2019	Implementation of the LDP will seek to bring forward brown field housing development opportunities. This is part of a medium/ long term strategy looking at surplus Council land and restrictive policies on Greenfield development.
	DHSIP14.01.04 Key Outcome 4 - We will work with partners to contribute to the economic and social regeneration of Renfrewshire	<div><div>99%</div></div>	31-Mar-2015	

















Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.01.04.17 Deliver the Renfrewshire Employability Partnership Programme as the Council's response to the shared services agenda.	<div><div>100%</div></div>	30-Jun-2014	The Programme has exceeded its projected outcomes and, to date, 1,934 people have secured employment and 5,757 people have been supported.
	DHSIP14.01.04.19 Through implementation of the Invest in Renfrewshire programme - develop an enhanced role in tackling the economic and social challenges impacting on individuals and businesses	<div><div>100%</div></div>	31-Mar-2015	<b>100% of actions to March 2015.</b> 771 companies have signed up to the initiative to date. 271 companies have been offered grants to pursue development, training, exhibition and ICT projects, amounting to combined funding of over £1,251,233. 162 internships have been approved; 110 with the council and 52 with companies. So far, 649 young people have started new jobs supported through the wage subsidy/ Employer Recruitment Incentive programmes.
	DHSIP14.01.04.20 Deliver Business Gateway services in Renfrewshire in partnership with Inverclyde and East Renfrewshire Councils	<div><div>90%</div></div>	30-Sep-2015	In the last 30 months, since the start of the new Business Gateway contract, 776 new companies have been established with Business Gateway support, 346 businesses have demonstrated growth aspirations and been given a dedicated business advisor and 243 start up workshops and 124 business growth workshops have been delivered.
	DHSIP14.01.04.21 . Maximise Renfrewshire's Tourism potential through engagement with Visit Scotland and local private sector partners	<div><div>100%</div></div>	31-Mar-2015	We have completed the actions to March 2015 with the Tourism Framework and action plan being approved by board and a Tourism officer appointed, for delivery through to 2017.
	DHSIP14.01.04.22 . Deliver the Leader programme within the context of the Scottish Rural Development Fund	<div><div>100%</div></div>	31-Mar-2015	The LEADER programme 2007 – 13 is complete with only some EU funding claims now remaining to be submitted. The proposals for the next LEADER programme 2014-20 are now submitted and plans for the new programme to commence in June 2015 are underway. Additional staff require to be recruited for the augmented programme covering East Ren, Inverclyde and Renfrewshire.
	DHSIP14.01.04.23 . Deliver the support to the local business community via the West of Scotland Loan and Business Venture Funds	<div><div>100%</div></div>	31-Mar-2015	100% Complete but continuing. The Business Venture Funds are now subsumed within the Invest in Renfrewshire Grant programme for business and will not be reported separately in future.
	DHSIP14.01.04.24 Work with the Chamber of Commerce to develop an integrated approach to matching employer's needs	<div><div>100%</div></div>	31-Mar-2015	Since January 2015 we have a SLA in place with the Chamber of Commerce to support a range of business needs in the area. The SLA covers the period from January 2015 till December 2017.
















Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.01.04.25 Secure improvements in the performance and viability of Paisley Town Centre through delivery of Town Centre Action Plan and related funding	<div><div>100%</div></div>	31-Mar-2015	We have delivered a number of initiatives to improve Paisley Town Centre such as enhanced maintenance regime, new visitor signage, more events, assisting businesses through property improvement grant scheme and marketing and promotion of the Town.
	DHSIP14.01.04.26 Manage and delivery a range of civic and corporate functions to enhance the profile of the Council and as a means of promoting successes across community planning partner	<div><div>100%</div></div>	31-Mar-2015	We have delivered a number of initiatives to support the Provost in her role as Civic Leader and support Departments in the delivery of corporate events and discussions are ongoing with Corporate Services to assist with further support for the Provost.
	DHSIP14.01.04.27 . Take a lead role in the economic development of the third sector organisations across Renfrewshire and work to improve the capacity of local organisations to contribute to local economic development.	<div><div>100%</div></div>	31-Mar-2015	<b>100% of March 2015 actions.</b> The new Social Economy officer post has now been filled and the Social economy grant programme has now been launched and the first applications have been approved.
	DHSIP14.01.04.28 Develop an enhanced role in promoting entrepreneurship, encouraging greater business start-up and developing a more enterprising Renfrewshire community.	<div><div>100%</div></div>	31-Mar-2015	Work on the new incubator hub has been completed and the staff have been recruited. The hub opened on 1 <sup>st</sup> April 2015 and the competition for places has been launched.
	DHSIP14.01.04.29 Develop the partnerships and delivery mechanisms for the implementation of the Paisley Town Centre Heritage Strategy.	<div><div>100%</div></div>	31-Mar-2015	Key partnerships have been facilitated with Council's community planning partners, national agencies and external funders. Proactive delivery involving partner agencies being taken forward on a project by project basis.
	DHSIP14.01.05 Key Outcome 5 - We will support and encourage the sustainable development of Renfrewshire's natural and built environment	<div><div>80%</div></div>	31-Mar-2021	
	DHSIP14.01.05.30 Deliver Townscape Heritage Initiative as a means of maximising the value of the built heritage asset in the Causeyside Street area to stimulate regeneration.	<div><div>90%</div></div>	31-Mar-2015*	Projects now about to enter its final year for the delivery of projects final grant schemes to be considered by the end of March 2015 for delivery in 2015/16. <b>* Change end date of project is June 2016</b>
	DHSIP14.01.05.31 Deliver increased programme of town centre activities as outlined in an approved strategy	<div><div>100%</div></div>	31-Mar-2015	We have delivered and improved existing events programme during 2014-15. A number of new events this year have taken place such as Queens Baton Relay, Street Velodrome and Halloween.
	DHSIP14.01.05.32 . Undertake Strategic Environmental Assessment in accordance	<div><div>100%</div></div>	31-Mar-2015	SEA for LDP completed. POST Adoption SEA statement was prepared in December 2014.








Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	with statutory requirements.			
	DHSIP14.01.05.33 . Implementation of the Biodiversity Action Plan	<div><div>100%</div></div>	31-Mar-2015	On target as per programme for year. A report on the Council's biodiversity duty and actions was presented to the November P&P Policy board.
	DHSIP14.01.05.34 Establish the role and remit of the Development Standards User Group.	<div><div>50%</div></div>	31-Dec-2014	We are in the process of collating and analysing the results of the customer survey. Thereafter we will put together a programme of actions to address the customer survey results (for example 1-2-1 with agents and an annual event for developers, investors and other stakeholders.).
	DHSIP14.01.05.35 Introduce a Simplified Planning Zone (SPZ) scheme for Hillington Park.	<div><div>100%</div></div>	31-Jun-2014	This is now complete with the adoption of the SPZ on 1 <sup>st</sup> October.
	DHSIP14.01.05.36 . Develop and deliver employability and training programmes to support sustainable improvements to Renfrewshire's natural and built environment.	<div><div>100%</div></div>	31-Mar-2015	Traditional Skills training programme, run in partnership with Renfrewshire Employability Partnership, and delivered by West College Scotland, completed March 2015.
	DHSIP14.01.05.37 Deliver the key projects identified in the Paisley Town Centre Heritage Strategy.	<div><div>5%</div></div>	2020/21	The 10 year strategy has been launched and initial feasibility works on first phase of capital projects has commenced.
	DHSIP14.01.06 Key Outcome 6 - We will work to improve the health and wellbeing of our residents (Improved support to vulnerable adults)	<div><div>80%</div></div>	31-Mar-2016	
	DHSIP14.01.06.38 Implement the actions from the revised Fuel Poverty Strategy action plan	<div><div>100%</div></div>	31-Mar-2015	<b>100% of the actions scheduled to be complete by March 2015.</b> The new Fuel Poverty Strategy was approved by the Housing and Community Safety Policy board in May 2014. Three new advocacy energy advisors are now in place and working through the actions in the revised Fuel Poverty Strategy. In March 2015, Council committed £170k to establish a fuel poverty task team offering crucial one-to-one support for local people.
	DHSIP14.01.06.39 Implement the homeless and preventing homelessness related actions from CHP's Health and Homeless standards action plan.	<div><div>80%</div></div>	31-Mar-2015	Progress on this action is being monitored by the Renfrewshire Homeless Partnership.
	DHSIP14.01.06.40 Evaluate operation and outcomes of Change Fund posts (Health & Wellbeing Co-ordinator, Housing Options Advice for Older People, and Care and Repair	<div><div>80%</div></div>	30-Jun -2015	The Older Persons Housing Options Advice position and the handyman service (based within Care and Repair) have been extended till March 2016.

Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	posts, Housing OT)			The Health and Wellbeing Co-ordinator post has now been adopted as a permanent post within Community Services.
	DHSIP14.01.06.41 Maximise housing's contribution along with partners to help enable older people to live independently.	<div><div>60%</div></div>	31-Mar-2015	Works at Glencairn Court (including construction of social space and reconfiguration of entrance) has now been completed.  Reviews of Sheltered Housing and very Sheltered Housing have been completed and the findings were presented to HACS Policy board in November 2014.  Construction start of new build Council properties at Seedhill Road has been delayed due to infrastructure issues.
	DHSIP14.01.07 Key Outcome 7 – We give homeless people the support they need and we help prevent people from becoming homeless (Reduction in the causes and impact of poverty)	<div><div>90%</div></div>	31-Mar-2016	
	DHSIP14.01.07.42 . Implement the action plan resulting from the review of temporary accommodation provision	<div><div>90%</div></div>	31-Dec-2014	Stock reconfiguration has progressed and since October 2014 Discretionary Housing Payment has been applied to those under occupying temporary accommodation.
	DHSIP14.01.07.43 . Review the impact of the introduction of the duty to assess and provide housing support for all homeless applicants	<div><div>100%</div></div>	30-Sep-2014	There has been full compliance with the new duty and awaiting the publication of the review of the new duty by the Scottish Government.
	DHSIP14.01.07.44 Evaluate/ Review findings from tenancy sustainability analysis and the impact of new measures to improve sustainability levels.	<div><div>70%</div></div>	31-Mar-2015	A random sample of young homeless applicants who have been rehoused is being tracked in order to inform us on the impact of the various homeless prevention measures. Improvements have been made in the sharing of information in Housing Services and other agencies in order to assist with the early identification of tenancies that are showing signs of failing.
	DHSIP14.01.07.45 . Monitor the impact of 'Housing First – Renfrewshire' in partnership with Turning Point Scotland.	<div><div>100%</div></div>	31-Mar-2015	Regular steering group meetings are taking place and early results are positive. Homeless Action Scotland are carrying out an independent evaluation of the first year of this initiative.

Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.01.08 Key Outcome 8 - We will work to address and manage the impact of welfare reform on rent arrears and tenancy sustainment (Reduction in the causes and impact of poverty)	<div><div>100%</div></div>	31-Mar-2015	
	DHSIP14.01.08.46 Undertake actions to manage the impact of welfare reform.	<div><div>100%</div></div>	31-Mar-2015	The Welfare Reform actions in the SIP are all business as usual and ongoing in nature, for progress based on reforms implemented to date. The roll out plans for UC in Scotland are still uncertain, however the UK Government target date remains as 2016 for new claims, therefore, we will continue to contribute to the Corporate Welfare Reform programme workstreams and communications as timescales and details become known.
	DHSIP14.02 Theme 2: A Better Council	<div><div>89%</div></div>	30-Jun-2016	
	DHSIP14.02.09 Key Outcome 9 - Our workforce is structured and equipped to meet future challenges (People and Organisational Development)	<div><div>93%</div></div>	31-Jul-2015	
	DHSIP14.02.09.47 Implement 2013 - 2015 Corporate Workforce and Organisational Strategy Action Plan.	<div><div>100%</div></div>	31-Mar-2015	<b>100% of the actions up to March 2015.</b> The service continues to support the delivery of the objectives and actions contained in the Council Plan. The Economic Development Division supports the delivery of the Invest in Renfrewshire Programme and other service divisions have provided opportunities under the trainee, apprentice and intern schemes available. Employees are supported by Individual Development Plans and by flexible working practices.
	DHSIP14.02.09.48 Ensure Business Continuity arrangements are robust and embedded within the service.	<div><div>100%</div></div>	31-Mar-2015	Business Continuity arrangements are well established within the department, with quarterly SMT meetings taking place. Departmental business continuity plan has been changed & updated to include the former P&T. Plan is reviewed on a regular basis just before SMT meetings.
	DHSIP14.02.09.49 Continue to implement and monitor the impact of policies and activities aimed at reducing staff absence levels.	<div><div>100%</div></div>	31-Mar-2015	Two Supporting Attendance workshops were held by HR for D&HS managers to ensure they remain up to date on the council's policies and the support available for employees. An electronic Absence Management System has now been implemented to assist managers in supporting attendance.
	DHSIP14.02.09.50 Implement actions resulting from the review of the role of Sheltered Housing Officers	<div><div>95%</div></div>	31-Mar-2015	Board report approved in November 2014 and will be fully implemented by the end of April 2015.

Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.02.09.51 Implement actions resulting from the George Street Service Review.	<div><div>70%</div></div>	31-Jul-2015	Work is ongoing, and a number of new measures have been put in place to ensure the service continues to meet service users' need.
	DHSIP14.02.10 Key Outcome 10 - Our Communities have modern, fit for purpose facilities (Managing Assets)	<div><div>100%</div></div>	30-Jun-2016	
	DHSIP14.02.10.52 . We will deliver the Council's major investment programme and Town Centre Regeneration projects	<div><div>100%</div></div>	30-Jun-2016	<p><b>100% of 2015 actions complete</b></p> <ul style="list-style-type: none"> <li>Completed the new Johnstone Town Hall. This has recently scooped the Development of the Year (Public Buildings) award in the Scottish Property Awards 2015.</li> <li>Tweedie Hall complete.</li> <li>Customer Contact Centre redesign in Renfrewshire House – completed</li> <li>Completed the new St. James Primary School, pre five and community resource. Phase 2 (Car park and synthetic pitch) was completed in April 2015.</li> <li>Knockhill Park ongoing (funded by Big Lottery Fund) – completed</li> <li>Managing the delivery of the CCTV control room – work has now started on site.</li> <li>Re-roofing programme in three primary schools. Ralston complete. Howwood complete, and Heriot is ongoing and will be completed on programme.</li> <li>Design work is ongoing on the £4million 2014 SEMP project – Mossview/ St James joint campus (Paisley) and the new build St. Fergus primary school in Paisley.</li> <li>Construction on the proposed new school in Linwood is progressing with a completion date of April 2016.</li> <li>Russell Institute – Design work is complete and work has now commenced on the refurbishment.</li> <li>Design work has started on the Council Wide Pitch Strategy and consultation on this is ongoing.</li> </ul>

Status Icon	Action Code & Title	Progress Bar	Due Date	Latest Note
	DHSIP14.02.11 Key Outcome 11 - The Council's assets are managed effectively and efficiently (Managing Assets)	<div><div>74%</div></div>	31-Mar-2020	
	DHSIP14.02.11.53 Deliver new Carbon Management Plan and implement the actions contained within.	<div><div>100%</div></div>	2019/20	<b>100% of 2015 actions complete.</b> The new Carbon Management Plan was approved by board in November 2014. This contains a detailed action plan covering the next six years. £2m Capital money has been approved and will address many of the issues contained within the CMP.
	DHSIP14.02.11.54 Complete the implementation of the Corporate Asset Management Information System (CAMIS)	<div><div>100%</div></div>	31-Mar-2015	We have now implemented CAMIS and are working through the various modules. Repairs module installed and repairs' helpdesk model implemented and moved to 'business as usual'. The Planned Preventative Maintenance module will now be integrated into the new Facilities Management structure with the Estates module currently being implemented.
	DHSIP14.02.11.55 Refresh the Corporate Property Asset Management Strategy	<div><div>70%</div></div>	31-Aug-2014	An early draft of the Corporate Property Asset Management Strategy has been produced. This will be updated and presented to board following approval of the Corporate Asset Strategy.
	DHSIP14.02.11.56 Public areas in Council buildings are suitable for, and accessible to disabled people	<div><div>84%</div></div>	31-Mar-2015	The 2014/15 measure of public accessibility stands at 83.5%,
	DHSIP14.02.11.57 Complete revised Housing Asset Management Strategy	<div><div>25%</div></div>	30-Nov-2014	Asset Management Strategy reviewed has commenced. Target date revised to reflect review of investment priorities and emerging energy initiatives. A revised target date for completion is NOVEMBER 2015
	DHSIP14.02.11.58 . Revise Corporate Asset Strategy	<div><div>70%</div></div>	31-Oct-2014	The draft Corporate Asset Strategy has been prepared and is with service departments for updating and comment. Once this has been completed the Strategy will be presented to the Planning and Property Policy board during 2015.
	DHSIP14.03 A High Performing Council	<div><div>81%</div></div>	31-Mar-2016	
	DHSIP14.03.12 Key Outcome 12 - We deliver Best Value and involve stakeholders in shaping service delivery	<div><div>81%</div></div>	31-Mar-2016	
	DHSIP14.03.12.59 Retain Customer Service Excellence accreditation for all services	<div><div>100%</div></div>	31-Mar-2015	Development and Housing Services retained their full CSE accreditation as part of the corporate wide assessment carried out during April 2015.






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	DHSIP14.03.12.60 Retain ISO 9001:2008 accreditation in Property Services	<div><div>100%</div></div>	31-Mar-2015	External Audit carried out February 2015. No non conformance were noted.
	DHSIP14.03.12.61 Retain Investors in People GOLD STANDARD accreditation for Resources and Building Services	<div><div>50%</div></div>	31-Mar-2016	All IDP's and annual training plan completed. Additional training initiatives are underway including trainee supervisory work placements. September 2015 charity trip to Malawi to build new school is now agreed and planning underway.
	DHSIP14.03.12.62 Deliver revenue efficiency savings in line with agreed targets	<div><div>100%</div></div>	31-Mar-2015	Revenue savings targets agreed for Financial Year 2014/15 have been achieved. Revenue monitoring reports are submitted to each policy board cycle detailing the current budget monitoring position as well as a forecast for the remainder of the financial year.
	DHSIP14.03.12.63 Develop arrangements for monitoring and reporting performance against the Charter and for involving tenants in the scrutiny of performance.	<div><div>100%</div></div>	31-Oct-2014	<ul style="list-style-type: none"> <li>We delivered our first ARC (Annual Return on the Charter) to the Scottish Housing Regulator in May 2014. We have established new performance reporting arrangements with a twice yearly update on our performance against the Charter Indicators to the Housing and Community Safety Policy board. In October 2014 we completed our first tenant's report, which was produced with input from a group of tenants, and this report was sent to all tenants as a special edition of the Peoples News.</li> <li>We completed the first tenant panel scrutiny exercise which concentrated on the voids letting standard.</li> </ul>
	DHSIP14.03.12.64 Implement actions from Customer Engagement Annual Report	<div><div>100%</div></div>	30-Sep-2014	<p>We carried out the Tenant Open days initiative during June 2014, and increased the number of editions of our tenants newsletter, 'The Peoples News'.</p> <p>The annual Customer Engagement report was presented to the HACS board in November 2014.</p>
	DHSIP14.03.12.65 . Carry out tenant satisfaction survey and report findings to HACS Policy Board	<div><div>0%</div></div>	30-Sep-2015	The next tenant satisfaction survey will be carried out during 2015.
	DHSIP14.03.12.66 Complete Phase 2 of PSIF programme.	<div><div>100%</div></div>	30-Jun-2014	All PSIF assessments within Development and Housing Services now complete.



## Appendix 2 – Service Improvement Plan - Performance Indicators 2014 -17

### Priority Theme 01: A Better Future



**Service Outcome** Service Outcome 01: By 2015, all Council tenants have a home which meets the Scottish Housing Quality Standard (SHQS)

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
				Value						Target
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard	Years		15.1%	32.3%	62.1%	*	100%	**	**
HPCMT13b	% of Council housing stock which is of tolerable standard	Years		100%	100%	100%	*	100%	**	**
HPCMT13c	% of Council housing stock which is free from serious disrepair	Years		44.6%	65.1%	91.6%	*	100%	**	**
HPCMT13d	% of Council housing stock which is energy efficient	Years		60.7%	72.9%	91%	*	100%	**	**
HPCMT13e	% of Council housing stock which has modern facilities and services	Years		51%	67.9%	76.4%	*	100%	**	**

\* SHQS Completion figures will be available June 2015, and after applying allowable exclusions and abeyances the Council is scheduled to be 100% compliant with the target to meet SHQS by 2015. \*\* Targets – Assessment methodology to be confirmed, on receipt of guidance from Scottish Government.

### Priority Theme 01: A Better Future


**Service Outcome** Service Outcome 02: We work with partners to ensure people have access to suitable, affordable housing across all tenures

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
				Value						Target
HPSIP01	Newbuild: Affordable housing units*	Years		283	175	196	56	150	150	150
SOA10.10a	Newbuild: Private housing units*	Years		282	276	343	467	745	745	632





\* Supply Targets are set out in the Local Housing Strategy



**Priority Theme 01: A Better Future**  
**Service Outcome** Service Outcome 03 – We will support investment in the sustainable growth of Renfrewshire's Communities

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
				Value			Target		
PT.DS.SMT.09	Increase the value of development investment activity (£millions)	Years		£189.11	£228.23	£189.19	£144.13	£180.00	


**Priority Theme 01: A Better Future**  
**Service Outcome** Service Outcome 04 – We will work with partners to contribute to the economic and social regeneration of Renfrewshire

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
				Value			Target		
PT.ED.SMT.09	(Company Training Support) Number of companies assisted	Years		58	50	176	65	100	
PT.ED.SMT.10	(Company Training Support) Number of Individuals Supported	Years		311	141	297	258	255	
PT.ED.11	(Training and Employment Programmes) Number supported to sustain employment	Years		493	477	770	642	400	
PT.DS.PPF.CMT.05	Commercial Floor Space delivered m2	Years		16,940	17,545	31,167	*	DATA ONLY	DATA ONLY

\* Figure for 2014/15 will be available in summer 2015. Survey currently being carried out





**Priority Theme 01: A Better Future**

**Service Outcome Service Outcome 05- We will support and encourage the sustainable development of Renfrewshire's natural and built environment**

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
SOA08.12a	The number of projects delivered to enhance Renfrewshire's Green Network	Years		11	12	16	10	8	8	

**Priority Theme 01: A Better Future**




**Service Outcome Service Outcome 06 – We will work to improve the health and wellbeing of our residents**

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
				Value					Target	
DHSSIP01	Amount of grant funding secured for energy efficiency	Years		£1,258,000	£3,954,000	£10,467,000	£7,542,584		DATA ONLY	DATA ONLY
DHSSIP02	Number of Households assisted for energy grant funding (including advice)	Years		2,201	6,918	3,114	TBC		DATA ONLY	DATA ONLY
HPBS14b1	Number of PSHG awarded to disabled tenants to adapt private homes	Years		123	122	123	109		DATA ONLY	DATA ONLY
HPSIP18	Percentage of Renfrewshire households that are in fuel poverty	Years		17%	17%	29%*	N/A		**	**







\* Data sourced from SHSC, there is a lag in reporting, the most recent figure of 29% relates to data outturn from 2011/13. The national average during this period was 36%

\*\* Target is a rolling target. Renfrewshire target is set at 5% below the national average.

**Priority Theme 01: A Better Future**  
**Service Outcome Service Outcome 7 – We give homeless people the support they need and we help prevent people from becoming homeless**



PI Code	Performance Indicator	Reporting Frequency	On Target	Value				Target			
				2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17	
HPCMT22	Homelessness: Proportion of those provided with permanent accommodation who maintain their tenancy for at least 12 months	Years		77%	73%	75%	81.4%	78%	79%	80%	
HPSIP17	% of "Time to Mend" clients who are homeless/threatened with homelessness who have reconciled with their family as a result of mediation.	Years		50%	59%	58%	55%	60%	60%	60%	
SOA10.10d	Homeless households in temporary accommodation as a percentage of all households	Years		0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	

**Priority Theme 01: A Better Future**  
**Service Outcome 8 – We will work to address the impact of welfare reform on rent arrears and tenancy sustainment**

PI Code	Performance Indicator	Reporting Frequency	On Target	Value				Target		
				2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
DHSSIP03	Amount of arrears accrued due to impact of Bedroom Tax	Years		N/A	N/A	£105,844	£0*	Data Only	Data Only	Data Only
DHSSIP04	Number of Tenancies abandoned	Years		184	195	196	196	Data Only	Data Only	Data Only
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.	Quarters		N/A	100.5%	99.5%	100.2%	96.5%	95%	91.5%
HPCHARTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarters		N/A	5.8%	5.6%	6.3%**	10%	12%	15%
HPSIP10	Number of evictions per year (excluding ASB)	Years		6	5	10	4	Data Only	Data Only	Data Only
HPSIP11	Percentage of tenancies not sustained for more than 12 months	Years		16%	17%	15%	13%	15%	15%	15%










\*Bedroom tax arrears funded through DHP (£823k) or written off (109k). \*\*This figure is calculated using a different methodology than that used to calculate the figure in previous years. If the same methodology as previous years had been used, the figure for 2014/15 would have been 4.93%.

**Priority Theme 02: A Better Council**  
**Service Outcome 09 – Our workforce is structured and equipped to meet future challenges**

PI Code	Performance Indicator	Reporting Frequency	On Target	Value				Target		
				2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
DHSSIP05	DHS employees having completed IDPs (Percentage)	Years		N/A	N/A	78.1%*	81.9%	95%	95%	95%
DHSSIP06	% of days lost due to sickness absence	Quarters		N/A	N/A	3.1%*	3.6%	4.9%	4.9%	4.9%













\*2013/14 was the first year of reporting of the new directorate of Development and Housing Services

**Priority Theme 02: A Better Council**  
**Service Outcome** Service Outcome 11 – The Council's Assets are managed effectively and efficiently

PI Code	Performance Indicator	Reporting Frequency	On Target	2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
				Value			Target			
HPCMT07	% Overall Repairs Completed Within Target	Quarters		88.8%	88.1%	93.8%	92.8%	95%	96%	97%
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)	Quarters		N/A	N/A	8.5	TBC	15	15	15
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time	Years		N/A	N/A	87.8%	TBC	90%	91%	92%
HPCHARTER35	Average length of time taken to re-let properties in the last year	Quarters		52	63	56	44	55	50	45
HPCMT04	% reduction in CO2 emissions for the Carbon Management Plan	Years		19.4%	19%	28%	TBC *	N/A	N/A	N/A
HPCMT06	% of rent loss due to voids	Quarters		3.7%	3.1%	2.57%	2.03%	2.7%	2.5%	2.4%
HPCMT12	% of council buildings in which all public areas are suitable for, and accessible to, disabled people	Years		80%	83%	82%	83.5%	84%	85%	85%
HPCMT14a	The proportion of operational accommodation in satisfactory condition.	Years		69%	87%	88.5%	88.8%	89%	90%	91%
HPCMT14b	The proportion of operational accommodation that is suitable for its current use.	Years		89.8%	91%	91%	91%	92%	93%	94%

\*2014/15 Figures not yet available. A new Carbon Management Plan was approved by board in November 2014. This new plan covers a six year period and has a target of a 36% reduction from the 2013 baseline.

**Priority Theme 03: A High Performing Council**  
**Service Outcome** Service Outcome 12 – We deliver Best Value and involve stakeholders in shaping service delivery

PI Code	Performance Indicator	Reporting Frequency	On Target	Value				Target		
				2011/12	2012/13	2013/14	2014/15	2014/15	2015/16	2016/17
DHS.SPSO.03a	Percentage of complaints closed at the frontline resolution stage within 5 working days	Months		N/A	N/A	94.9%	98%	N/A	N/A	N/A
DHS.SPSO.08a	Percentage of complaints resolved at investigation stage within 20 working days	Months		N/A	N/A	94.9%	97%	N/A	N/A	N/A
HPBS26d	% of staff employed in all "quality accredited" schemes	Years		100%	100%	100%	100%	100%	100%	100%
PT.DS.PPF.CMT.06	Application Approval Rate	Years		95%	96.4%	97.9%	98.3%	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT01	Average Time for processing Planning Applications (Householder) (weeks)	Years		8.2	7.8	6.9	*	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT02	Average Time for processing Planning Applications (Non Householder) (weeks)	Quarters		10.8	11.2	8.7	*	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT03	Average Time for processing Planning Applications (Major) (weeks)	Quarters		27.9	36.6	12	*	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.SMT.10	Percentage of First reports issued within 20 days of receiving a valid building warrant application	Months		77%	90%	88%	91%	90%	90%	
PT.DS.05	Average time taken to respond to a submission of completion certificate (days)	Months		1.2	1.6	1.5	2	2	2	
PT.DS.11	Average time taken to grant a building warrant (days)	Years				48	56.5	60		
PT.DS.04	Issue Building Warrant approvals within 6 days of receiving revised information	Months		87%	85%	88%	88%	85%	85%	
PT.DS.SMT.03	Percentage of Completion Certificates Issued within 3 Days	Months		98%	96%	98%	98%	95%	95%	95%

\* Quarter 4 figures submitted to the Scottish Government – summary analysis normally available mid May

**To: Housing and Community Safety Policy Board**

**On: 12<sup>th</sup> May 2015**

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**Report by: Director of Development and Housing Services**

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**Heading: Response to the Second Consultation on a New Tenancy for the Private Sector**

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## **1. Summary**

- 1.1 The Scottish Government issued a consultation paper, “Second Consultation on a New Tenancy for the Private Sector” on 30<sup>th</sup> March 2015. This document seeks views on proposed reforms to the private sector tenancy regime that are designed to create a new and simplified system that will benefit both private rented sector tenants and private landlords and follows on from an initial consultation held between October and December 2014. The Council’s response to the first consultation was reported to the Housing and Community Safety Policy Board on 20 January 2015.
  - 1.2 The closing date for responses to this second consultation was 10<sup>th</sup> May 2015. (The response is attached as Appendix 1 and the consultation paper at Appendix 2). The Scottish Government has been informed that formal approval will not be gained until the Housing and Community Safety Policy Board decision is known and any changes to the consultation resulting from the Board decision will be communicated to the Scottish Government.
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## **2. Recommendations**

It is recommended that the Policy Board

- 2.1 Approves the consultation response, (attached as Appendix 1) which was submitted to the Scottish Government before the closing date.
  - 2.2 Homologates the actions of the Director of Development and Housing Services in submitting the attached response in order to meet the consultation deadline.
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### 3. **Background**

- 3.1. The private rented sector (PRS) in Scotland has more than doubled in size over the last 15 years, accommodating an increasing number of families and individuals who are choosing the private rented sector as a tenure option. The 2011 Census found that around 10% of all homes in Renfrewshire are now in the private rented sector.
- 3.2. The profile of the sector is changing, with a diverse range of landlords, including a significant number of '*reluctant landlords*' who rent out their properties having been unable to sell in the depressed housing market. The tenant profile has also changed with an increasing number of families with children living in the private rented sector. These changes together with the rapid expansion of the sector have prompted the need for reform within the sector.
- 3.3. Against this backdrop, the Scottish Government set out its policy in relation to the sector in its 2013 private rented sector strategy, "A place to stay, a place to call home". This Strategy sets out the Scottish Government's vision for the sector which is:

*"A private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment"*

- 3.4. Following publication of this strategy, the government set up the Private Rented Sector Tenancy Review Group to examine how suitable and effective the current private rented sector system was and to consider whether changes in the law were needed.
- 3.5. The Review Group produced a report in May 2014. It had one main recommendation; that the current tenancy system for the PRS be replaced by a new private tenancy that covers all future PRS lets. It also made a series of suggestions for clarifying and simplifying the tenancy system.



- 3.6. The Scottish Government's proposal for a new tenancy system builds on the groups' work and its report findings. The reforms aim to improve security of tenure for tenants, while giving suitable safeguards for landlords, lenders and investors. It is hoped that a new and simplified system will result in better property management by providing clarity for tenants and landlords, helping both parties fully understand what the tenancy agreement means for them.
- 3.7. The first consultation on a New Tenancy for the Private Rented Sector was issued in October 2014. This second consultation takes account of feedback received from the first consultation and tries to address the key issues raised, seeking views on more developed proposals.
- 3.8. Where proposals remain unchanged from the original consultation, the Scottish Government is not seeking further comment on these issues. **The key proposals which remain unchanged are:**
- Removal of the 'no-fault' ground for bringing tenancies to an end. This is designed to improve security of tenure, with tenants asked to leave only where there is good reason. The grounds on which re-possession can be sought will be increased from 8 to 11 and landlords can do so through the new First-tier Tribunal rather than the courts.
  - Landlords should no longer have to issue pre-tenancy notices to enable recovery of possession. The new model tenancy agreement should alert tenants to any pre-existing circumstances under which they may be asked to leave.
  - Introduction of a model tenancy agreement which should include mandatory and discretionary clauses. This is to be set out in secondary legislation to allow consultation with stakeholders.
- 3.9. The second consultation includes **key proposals which have been amended or further developed and on which views are now sought.** These are:
- The creation of a statutory Scottish Private Rented Tenancy (SPRT) - a minimum tenancy agreement of 6 months, within which a tenant cannot give notice and a landlord cannot regain possession of a property except where a tenant is at fault or a lender is selling the property following a landlord breaking their loan conditions. Under these proposals, a degree of

flexibility will remain with an option to request a shorter tenancy agreement to meet personal circumstances possible.

- Landlords would no longer be able to end a tenancy simply because the fixed tenancy agreement length has come to an end. Instead landlords would give a single 'Notice to Leave' with two clear periods of notice for tenants of 4 weeks (for tenancies of six months or less) and 12 weeks (for tenancies longer than six months). A 'Notice to Leave' may only be issued based on 11 defined 'Grounds for Repossession', with the option for tenants to refer cases where they think a landlord has acted inappropriately to a new 'First Tier-Tribunal' rather than a sheriff, who can compensate tenants with a refund of up to 3 months rent.
- The consultation also seeks views on the use of rent reviews by landlords, suggesting that such reviews take place no more than once a year and that following a review, tenants should receive 12 weeks notice of any increase in rental charges with an option for tenants to raise any unreasonable rental increases with the First Tier-Tribunal for adjudication.
- Views were also sought in relation to the creation of area based rent limits and possible evidence bases should legislation be introduced by the Scottish Government that local authorities would be required to produce should they wish to apply for any 'rent pressure area' designation.

3.10. Overall, Renfrewshire Council's response welcomes the Scottish Government's proposals for a new private sector tenancy regime as a positive step to increase security of tenure for private sector tenants, to create clarity for both landlords and tenants in their roles and responsibilities and to simplify the procedure for setting up and ending tenancies. However, comments on specific points raised in the consultation include the following:

- Where tenants are given a Notice to Leave for rent arrears by landlords, landlords will be required to signpost them to available sources of money advice. However, there is a need to ensure that effective advice and information is available to private tenants so that vulnerable tenants and those experiencing financial hardship are not put at risk of homelessness due to the proposed accelerated process for rent arrears.
- The proposed grounds 1-5 for repossession are mandatory. There is provision to enable tenants to refer cases to the First-tier tribunal where they are not satisfied that the landlord is behaving appropriately and the Tribunal can award a former tenant up to three months rent if a landlord is found to have acted inappropriately. However, this is unlikely to be a

serious deterrent unless there are strong and effective arrangements in place to provide advice and support to tenants on such matters.

- While the proposed measures in relation to rents are welcome (restricting the frequency of rent increases, ensuring appropriate notice of rent increases is given to tenants, and allowing for unreasonable rent increases to be referred for adjudication) these fall short of comprehensive control over rent levels.

3.11. The Council's response includes reference to Renfrewshire's Tackling Poverty Commission report, which was published in March 2015 and highlights concerns about housing costs and affordability in the private rented sector, and to the agreement by Council that it should call for additional powers to ensure that that private tenants are charged a fair price.

3.12. The response notes that despite rapid growth in the private rented sector in recent years, there is no effective and comprehensive control over rents and standards in the sector and this wider issue should be addressed by the Scottish Government. Careful consideration should be given to options for rent regulation at a national level. There is a need for a national analysis of private rent levels and affordability and this should include consideration of the proportion of income spent on rent, the need for recourse to housing benefit (including working households claiming benefit) and patterns of housing benefit expenditure. There is evidence of affordability problems, even for working households who cannot fully support housing costs in the private rented sector and this suggests the need for some form of intervention on rent levels.

3.13. Consideration should be given to what the most appropriate form of intervention would be, perhaps drawing on international comparisons, and taking cognisance of the need to avoid unintended consequences such as disinvestment in quality by landlords or landlords moving out the sector. Private sector rents are linked to the operation of the wider housing market and this analysis needs to take account of the wider issues and pressures which affect the whole housing system.

3.14. Renfrewshire Council's consultation response also includes comments on the need to facilitate a stronger link between the condition of properties and the registration of landlords. When applying for registration, landlords are required to confirm that they comply with all legal requirements relating to the letting of houses. The Repairing Standard, contained in the Housing (Scotland) Act 2006, covers the legal and contractual obligations of private landlords to ensure that a property meets a minimum physical standard.

However, local authorities currently have no legal right to inspect properties under the Act to ensure compliance. While the obligation to ensure properties meet the Repairing Standard firmly remains with private landlords, it would be beneficial to amend the registration scheme to enable councils to visit and inspect selected properties as part of the registration process. All privately rented properties should meet minimum standards and this is particularly important where properties are attracting public subsidy through housing benefit. As well as new legal powers, additional resources would be required to enable local authorities to carry out this function.

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## **Implications of the Report**

1. **Financial – None.**
2. **HR & Organisational Development – None.**
3. **Community Planning –**  
**Community Care, Health & Well-being – None.**  
**Greener – None.**  
**Safer and Stronger – None.**
4. **Legal – None.**
5. **Property/Assets-None.**
6. **Information Technology – None.**
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety – None.**
9. **Procurement – None.**

10. **Risk** – None.
11. **Privacy Impact** – None.

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### List of Background Papers

- Consultation on a New Tenancy for the Private Sector, Housing and Community Safety Policy Board, 20<sup>th</sup> January 2015

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**Author:** Mark Campbell, Housing Strategy Officer, 0141 618 6268,  
mark.campbell@renfrewshire.gov.uk

**Ref:** Document1  
**Date:** 05/05/2015

## Second consultation on a new tenancy for the private rented sector

### RESPONDENT INFORMATION FORM

**Please note:** this form **must** be returned with your response to ensure that we handle your response appropriately



#### 1. Name/Organisation

##### Organisation Name

Renfrewshire Council

Title Mr ☒ Ms ☐ Mrs ☐ Miss ☐ Dr ☐ Please tick as appropriate

##### Surname

Campbell

##### Forename

Mark

#### 2. Postal Address

Development & Housing Services

Renfrewshire House

Cotton Street

Paisley

Postcode PA1 1JD

Phone 0141 618 6268

##### Email

mark.campbell@renfrewshire.gov.uk

#### 3. Permissions – I am responding as...

Individual

/

Group/Organisation

☐

Please tick as

☒

- (a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate

☐ Yes ☐ No

- (b) Where confidentiality is not requested, we will make your response available to the public on the following basis

Please tick ONE of the following boxes

- (c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

Please tick as appropriate

☒ Yes ☐ No

Yes, make my response, ☐  
name and address all  
available

**or**

Yes, make my response ☐  
available, but not my  
name and address

**or**

Yes, make my response ☐  
and name available, but  
not my address

- (d)** We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for the Scottish Government to contact you again about this consultation exercise?

**Please tick as appropriate**

☒ **Yes**

☐ **No**

## CONSULTATION ANSWER FORM

Question 1a: Do you agree that there should be an initial tenancy period during which a tenant and landlord would be unable to give notice unless one of the specified circumstances existed?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, in that this may bring stability and greater security to both landlords and tenants. However it would be important to retain the ability to allow shorter fixed term tenancies should both tenant and landlord agree in order to maintain flexibility in the sector and meet the needs of people who are attracted to this sector because of this flexibility.

Question 1b: Do you agree that after the initial period a tenant or landlord may serve notice at any time with the relevant notice periods?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, as long as the 'no-fault' ground is removed as proposed and landlords would only be able to seek repossession of the property on the 11 grounds outlined in the consultation paper.

Question 2: Do you agree that Notice to Quit and Notice of Proceedings should be combined into one Notice to Leave?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

This would make matters a lot simpler by only requiring one type of notice to be issued and should remove a level of uncertainty for tenants.

Question 3: Do you agree with the proposed notice periods a landlord should give a tenant?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Under the proposed new arrangements, a notice period of four weeks would apply to tenancies of six months or less and 12 weeks to tenancies of more than six months. This acknowledges that the longer a tenant has lived in the property the more likely they are to have developed links in the area and it is reasonable to expect a longer notice period. The simplified notice periods makes good practical sense and reducing the number of different types of periods will make the process easier for all parties.



Question 4a: Do you agree that a landlord may serve a Notice to Leave when a tenant has been in rent arrears for two consecutive months?

Yes ☐ No ☒ Don't know ☐

Please explain your answer.

As the consultation paper makes clear, the Scottish Government wants landlords '*to be confident that they can remove a tenant swiftly to protect their investment*' and this is the reason for the proposed accelerated process for rent arrears. Under the proposed new arrangements, if a tenant has '*failed to pay any amount*' of rent due for a period of two consecutive months then the landlord can send a Notice to Leave and if the tenant fails to pay the rent due by the end of the following month, repossession may be sought at the First-tier Tribunal.

While we welcome the proposed requirement for the Notice to Leave to highlight available sources of financial information and advice, it is not clear whether adequate support will always be available and accessible to tenants. We would want to ensure that vulnerable tenants and those experiencing financial hardship are not put at risk of homelessness due to this accelerated process for rent arrears.

In particular, we note that the proposed new ground for repossession refers to a failure to pay rent '*in full*' over two consecutive months. The proposal to make this a mandatory ground seems harsh given that it applies to **any amount** of rent which is not paid over two consecutive months.

Question 4b: Do you agree that when a tenant has reached three consecutive months of rent arrears, a landlord should be able to refer a case to the First-tier Tribunal?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

We agree that when a tenant has reached three consecutive months of rent arrears a landlord should be able to refer a case to the First-tier Tribunal. However, we do not agree that there should be a **mandatory** ground for repossession where the amount of rent arrears due equates to at least one full month's rent. Please see response below to question 6/ ground 6.

Question 5a: Do you agree that the list of repossession grounds now covers all reasonable circumstances where a landlord may wish to recover possession?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

The list of grounds is comprehensive and should cover most eventualities.

In response to the first consultation we commented that 'refurbishment' should not be grounds for mandatory repossession unless it was made clear that major works were involved which could not be undertaken with the tenant living in the property. We note that this is now included.

We note that breaching the clauses of a tenancy agreement will be mandatory or discretionary grounds for repossession depending on which of the clauses has been breached. We agree that there should be consultation on this as part of consultation on the model tenancy agreement. It is important that there is clarity on this issue and that sanctions are proportionate – eg there are some clauses, such as grass cutting and stair cleaning, which should not be mandatory grounds for repossession.

Question 5b: Do you agree that the First-tier Tribunal should have an element of discretion in grounds 6, 7 and 8?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, we agree that the First-tier Tribunal should be able to exercise discretion in considering individual cases where repossession is sought on grounds 6, 7 and 8 to allow the tribunal to take any mitigating factors into account when considering their decision. A level of discretion may promote human rights by allowing all factors to be taken into account.

The use of discretion is currently used in the Sheriff Court in relation to grounds 7 and 8, this should continue as these grounds may be less clear cut than the other proposed grounds for possession.

Question 6: From the details provided, do you agree that each of the following repossession grounds will work effectively?

Ground 1: The landlord is selling the home.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Given that the 'no fault' clause will be removed which means that tenants cannot be asked to leave the property without good reason, we agree that where a landlord wishes to sell a property, he/she should be able to recover possession.

However, as with all the proposed mandatory grounds for repossession, robust and effective arrangements must be in place to protect tenants' rights. We would want to ensure that this ground is not used as a basis to recover possession by landlords who do not go on to sell their property but

simply want to change the tenant.

The consultation paper does include provision for tenants who are not satisfied that the landlord actually wishes to sell the property to refer the case to the First-tier Tribunal. The Tribunal can award a former tenant up to three months rent if a landlord was found to have acted inappropriately, but this is unlikely to be a serious deterrent unless there are strong and effective arrangements in place to provide advice and support to tenants on such matters.

Ground 2: The mortgage lender is selling the home because the landlord has broken the loan's conditions.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

This seems reasonable as any such sales will tend be out with of the landlord's control.

Ground 3: The landlord or a family member of the landlord wants to move into the property as their principal home.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

The comments above in relation to ground 1 also apply to circumstances where the landlord or a family member wants to move into the property. While it is reasonable in principle to enable the landlord to recover possession of the property in such circumstances, robust safeguards need to be in place to ensure tenants are aware of their right to refer cases to the First-tier Tribunal. It may also be difficult to prove that any new tenant/resident is related to the landlord despite the requirement to provide identity and relationship information within the Notice to Leave.

Ground 4: Refurbishment.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, we want to encourage landlords to invest in and improve the stock of privately rented homes and so it is necessary to enable repossession where substantial works are required where these works cannot be reasonably carried out while the tenant is living in the property.

We particularly recognise that this is potentially the case older properties and pre-1919 tenements. Such works may be disruptive to tenants and take place over long periods of time, making it unreasonable to carry such works

out whilst properties are tenanted.

Consideration should be given to allowing tenants to have the opportunity to move back into the property on completion of works if the property remains in the private rented sector.

As with other mandatory grounds 1-3, we would want to make sure that tenants are aware of their rights to refer cases to the First-tier Tribunal if they are not satisfied that the landlord actually plans to refurbish the property.

Ground 5: Change of business use, e.g. from home to shop (from residential to non-residential).

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, this should be effective and allow landlords to change the use of a property from residential to not residential use subject to appropriate notice being given to tenants.

As with other mandatory grounds, we would want to make sure that tenants are aware of their rights to refer cases to the First-tier Tribunal if they are not satisfied that the landlord actually plans to change the use from residential to non-residential.

Ground 6: The tenant has failed to pay the full rent over three consecutive months.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

While we agree that landlords should be able to seek repossession where there are serious rent arrears, we do not think that there should be a mandatory aspect to this ground. The First-tier Tribunal should be able to use discretion in considering all individual cases referred for reasons relating to failure to pay rent.

We welcome the proposal that the Notice to Leave should signpost tenants to available sources of money advice. However, we need to ensure that effective advice and information is available to private tenants.

Please also see our response to questions 4a and 4b above.

Ground 7: The tenant has displayed antisocial behaviour.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

We agree that landlords should be able to gain repossession in cases of serious anti-social behaviour.

We note the reference to Ground 15 of Schedule 5 of the Housing (Scotland) Act. However, the circumstances set out there, which are broadly similar to those covered by ground 7 of the new consultation paper, are grounds on which the sheriff **may order** possession. Our view is that the First-tier Tribunal should be able to consider individual cases involving anti-social behaviour and that this should continue to be a discretionary ground for possession.

Ground 8: The tenant has otherwise breached the clauses of their tenancy agreement.

Yes ☐ No ☐ Don't know ☒

Please explain your answer.

This may be an effective ground but clarity would be required regarding the definition of a breach in the tenancy agreement and the development of a standard tenancy agreement, although it is proposed that this will be addressed in secondary legislation. The potential to refer to the First-tier Tribunal, which will have discretion in deciding whether a breach has taken place, should help to protect the interests of tenants.

Ground 9: Abandonment.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes this ground should work effectively.

Ground 10: The property was let to the tenant because they were employed by the landlord, and the tenant is no longer employed by the landlord.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes this ground should work effectively.

Ground 11: The property is normally needed to house a full-time religious worker of a religious denomination, and is required for this purpose.

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes this ground should work effectively.

Question 7a: Do you agree that rent reviews should take place no more than once a year?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, this would promote stability in the sector for tenants and would facilitate more effective financial planning for tenants with rental costs clear for at least a 12 month period.

Question 7b: Do you agree that a tenant should receive 12 weeks' notice in advance of a change in the rent?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, as a matter of good practice and to allow the tenant to either give notice and find an alternative home or make an application to the tribunal.

Question 7c: Do you agree that tenants should be able to refer what they regard as unreasonable rent increases for adjudication?

Yes ☒ No ☐ Don't know ☐

Please explain your answer.

Yes, this is necessary to ensure transparency and fairness in the system and should help to discourage landlords from imposing unreasonably high rent increases upon tenants as a means to remove a tenant from their property.

Question 7d: Do you think there is a role for the additional regulation of area-based rent limits?

Yes ☒ No ☐ Don't know ☐

Please explain your answer, setting out what you view as the advantages and disadvantages of such an approach.

Our reading of the proposals for possible further rent regulation (page 34 of the consultation document) seems to restrict this to 'hot-spot' areas where local authorities could apply to Ministers for a 'rent pressure area' designation where there is evidence to show that rents for sitting tenants in the area were increasing excessively.

Along with the measure outlined in questions 7a to 7c above (which would improve current arrangements by restricting the frequency of rent increases, ensuring that tenants receive appropriate notice of rent increases and ensuring that tenants can refer unreasonable rent increases for

adjudication), this additional role would assist in local areas where rents are particularly high.

However, these measures fall short of exerting comprehensive control over rent levels. The private rented sector has grown rapidly in recent years and is increasingly providing homes for a variety of types of households, often including families with children, who may not formerly have sought housing in this sector. In Renfrewshire, there are now slightly more registered private rented properties than there are housing association properties. However, there is currently no comprehensive control over standards and rents in this sector.

If the Scottish Government's policy is that the private rented sector should be encouraged to continue to grow to address supply issues within the housing system, then these issues should be addressed.

Many people living in private rented housing are on low incomes and receive housing benefit. Rent levels are therefore important both in terms of tenant affordability and public expenditure.

While we understand concerns that rent regulation could impact on supply in the private rented sector, the consultation paper itself notes that good examples were quoted in response to the first consultation of how rent regulation works in other countries and that Scotland could learn from these approaches.

These matters must be considered in the context of the whole housing system and the wider economy, as well as taking account of local variations and historic trends. In Renfrewshire, rent levels for 2 bedroom properties remained relatively stable over the three year period 2012-2014 with rent levels just below the Scottish average and cumulative rent increases from 2010 to 2014 below CPI. Nevertheless, rent affordability is an issue for lower income households with large numbers of working households having to rely on housing benefit to help meet costs of living in the sector.

With rents in the private sector higher than social rents, this impacts on public spending through increased housing benefit costs. In 2012, the Scottish Federation of Housing Associations estimated that the cost of housing benefit for tenants of private landlords increased by 153% in the previous 10 years compared to an increase for Council and Housing Association tenants of 21% of the same period<sup>1</sup>.

Question 7e: If we were to legislate for this proposal, what types of evidence should local authorities have to present to Ministers when applying to designate an area as a 'rent pressure area'?

Please explain your answer.

---

<sup>1</sup> SFHA Briefing, October 2012, 'Housing Benefit Spending: Busting the Myths'.



Further consideration would need to be given to the specific information required but this could potentially include local income to local PRS rent level ratios, consideration of PRS rents for property types/sizes against affordable housing rents, housing benefit claimant levels, and historic trend information.

Question 8: Do you have any comments on the partial Equality Impact Assessment?

No

Please explain your answer.

Question 9: Do you have any comments on the partial Business and Regulatory Impact Assessment?

No

Please explain your answer.

**Additional comment:**

Overall, Renfrewshire Council considered that the Scottish Government's proposals for a new private sector tenancy regime are a positive step to increase security of tenure for private sector tenants, to create clarity for both landlords and tenants in their roles and responsibilities and to simplify the procedure for setting up and ending tenancies. However, the Council believes that more could be done to address issues of property quality within the sector and to address affordability.

There is a need to facilitate a stronger link between the condition of properties and the registration of landlords. When applying for registration, landlords are required to confirm that they comply with all legal requirements relating to the letting of houses. The Repairing Standard, contained in the Housing (Scotland) Act 2006, covers the legal and contractual obligations of private landlords to ensure that a property meets a minimum physical standard. However, local authorities currently have no legal right to inspect properties under that Act to ensure compliance. While the obligation to ensure properties meet the Repairing Standard firmly remains with private landlords, it would be beneficial to introduce new powers of inspection for local authorities, which would enable them to visit and inspect selected properties in the private rented sector. This would enable relevant investigations to be carried out in relation to landlords who require to be registered. All privately rented properties should meet minimum standards and this is particularly important where properties are attracting public subsidy through



housing benefit. As well as new legal powers, additional resources would be required to enable local authorities to carry out this function.

Renfrewshire Council established a Tackling Poverty Commission in April 2014 which included a range of experts in education, housing, the voluntary sector, the economy and people who work with residents living in poverty. The Commission's report was published in March 2015. While private rents in Renfrewshire have been relatively stable in recent years and are just below the Scottish average, the Commission's report notes that private rents are estimated to be around 50% higher than Council rents in Renfrewshire (although private rents will mainly be for furnished properties and so the costs are not directly comparable). Housing costs are the biggest element of many households' expenditure. The more money people spend on rent, the less disposable income they have to buy other things they need such as food and fuel. Following publication of the Commission's report, Renfrewshire Council agreed to call for additional powers to ensure that private tenants are charged a fair price.

As noted above in response to question 7d, despite rapid growth in the private rented sector in recent years, there is no effective and comprehensive control over rents and standards in the sector and this wider issue should be addressed by the Scottish Government. Careful consideration should be given to options for rent regulation at a national level.

In response to the first consultation, Renfrewshire Council highlighted that, in the context of a private rented sector which continues to grow and house an increasingly wide range of households, there is a need for a national analysis of private rent levels and affordability. This should include consideration of the proportion of income spent on rent, the need for recourse to housing benefit (including the number of working households claiming benefit) and patterns of housing benefit expenditure. There is evidence of affordability problems, even for working households who cannot fully support housing costs in the private rented sector and this suggests the need for some form of intervention on rent levels. Consideration should be given to what the most appropriate form of intervention would be, perhaps drawing on international comparisons, and taking cognisance of the need to avoid unintended consequences such as disinvestment in quality by landlords or landlords moving out the sector. Private sector rents are linked to the operation of the wider housing market and this analysis needs to take account of the wider issues and pressures which affect the whole housing system.

# Second Consultation on a New Tenancy for the Private Sector

March 2015



## HOW WE WOULD LIKE YOU TO HELP

- This second consultation paper builds on the outline proposals in our first *Consultation on a New Tenancy for the Private Sector*, held in late 2014. It takes account of the feedback and analysis from the first consultation and addresses the key issues raised, presenting more-developed proposals.
- Please read the paper and give us your views on the proposed outline of the new tenancy. Please do this by completing the consultation answer form available separately in MS Word format on the same webpage.
- Your answers will help us shape a new, modernised and simplified tenancy system for the private sector in Scotland.

## HOW TO RESPOND

You can download the respondent's details form and consultation answer form in an easily editable MS Word format from the same page of the Scottish Government website as this consultation paper. Go to the 'associated downloadable documents' section.

Please send your completed respondent's details form and consultation answer form to:

[PRSTenancies@scotland.gsi.gov.uk](mailto:PRSTenancies@scotland.gsi.gov.uk)

Alternatively, you may post the respondent's details form and consultation answer form to:

Jen Gracie  
Private Rented Sector Team  
Scottish Government  
1H-South  
Victoria Quay  
Edinburgh  
EH6 6QQ

Please send us your response to this consultation paper **by 10 May 2015**.

## COMPLETING THE CONSULTATION ANSWER FORM

- The respondent's details form and consultation answer form are available in MS Word format. If possible, please send us an electronic reply to the above email address.
- When completing the electronic Word document, please ensure you have enabled editing. A bar should appear across the top allowing you to select this option.

- When selecting a box to be ticked, double-click it and select 'checked'.
- In the Permissions section, you can respond as an individual or a group/organisation. Whichever option you select, please note you should complete only ONE column (questions (a) and (b) for individuals or question (c) for organisations). But everyone who responds should complete question (d), whether replying as an individual or for an organisation.
- In addition to giving your details, you should complete the consultation answer form. It will help us if you use the Word consultation answer form provided. If, however, you prefer to respond in hard copy using a separate piece of paper, please clearly show which questions you are responding to as this will help our analysis.

## **HANDLING YOUR RESPONSE**

- We need to know how you want us to handle your response and whether you are happy for it to be made public. Completing the respondent's information form will ensure we treat your response appropriately. If you ask us not to publish your response, we will view it as confidential and treat it accordingly.
- Everyone who responds should be aware that the Freedom of Information (Scotland) Act 2002 applies to the Scottish Government. We would therefore have to consider any request made to us under the Act for information about responses.

## **NEXT STEPS IN THE PROCESS**

- If you have given us permission to make your response public, and after we have checked that it contains no potentially offensive material, we will make it available to the public in the Scottish Government Library and on the Scottish Government consultation web pages within 25 working days of the consultation closing. You can arrange to view responses by contacting the Scottish Government Library on 0131 244 4552. Responses can be copied and sent to you, but a charge may be made for this service.
- After the consultation closing date, we will analyse and consider all responses along with other available evidence to help us reach decisions. We aim to issue a report on this within 12 weeks of the closing date.

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## Second consultation on a new tenancy for the private rented sector



### RESPONDENT INFORMATION FORM

**Please note:** this form **must** be returned with your response to ensure that we handle your response appropriately

#### 1. Name/Organisation

Organisation Name

Title Mr ☐ Ms ☐ Mrs ☐ Miss ☐ Dr ☐ Please tick as appropriate

Surname

Forename

#### 2. Postal Address

<input type="text"/>		
<input type="text"/>		
<input type="text"/>		
<input type="text"/>		
Postcode	Phone	Email

#### 3. Permissions – I am responding as...

Individual	/	Group/Organisation
<input type="checkbox"/>		<input type="checkbox"/>
Please tick as appropriate		

- (a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

**Please tick as appropriate**

☐ Yes ☐ No

- (b) Where confidentiality is not requested, we will make your response available to the public on the following basis

**Please tick ONE of the following boxes**

- (c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

**Please tick as appropriate**

☐ Yes ☐ No

Yes, make my response,  
name and address all  
available ☐

**or**

Yes, make my response  
available, but not my  
name and address ☐

**or**

Yes, make my response  
and name available, but  
not my address ☐

**(d)** We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for the Scottish Government to contact you again about this consultation exercise?

**Please tick as appropriate**

☐ **Yes**

☐ **No**

## CONSULTATION ANSWER FORM

Question 1a: Do you agree that there should be an initial tenancy period during which a tenant and landlord would be unable to give notice unless one of the specified circumstances existed?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 1b: Do you agree that after the initial period a tenant or landlord may serve notice at any time with the relevant notice periods?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 2: Do you agree that Notice to Quit and Notice of Proceedings should be combined into one Notice to Leave?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 3: Do you agree with the proposed notice periods a landlord should give a tenant?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 4a: Do you agree that a landlord may serve a Notice to Leave when a tenant has been in rent arrears for two consecutive months?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments



Question 4b: Do you agree that when a tenant has reached three consecutive months of rent arrears, a landlord should be able to refer a case to the First-tier Tribunal?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 5a: Do you agree that the list of repossession grounds now covers all reasonable circumstances where a landlord may wish to recover possession?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 5b: Do you agree that the First-tier Tribunal should have an element of discretion in grounds 6, 7 and 8?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 6: From the details provided, do you agree that each of the following repossession grounds will work effectively?

Ground 1: The landlord is selling the home.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 2: The mortgage lender is selling the home because the landlord has broken the loan's conditions.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 3: The landlord or a family member of the landlord wants to move into the property as their principal home.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 4: Refurbishment.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 5: Change of business use, e.g. from home to shop (from residential to non-residential).

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 6: The tenant has failed to pay the full rent over three consecutive months.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 7: The tenant has displayed antisocial behaviour.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 8: The tenant has otherwise breached the clauses of their tenancy agreement.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 9: Abandonment.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 10: The property was let to the tenant because they were employed by the landlord, and the tenant is no longer employed by the landlord.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Ground 11: The property is normally needed to house a full-time religious worker of a religious denomination, and is required for this purpose.

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 7a: Do you agree that rent reviews should take place no more than once a year?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 7b: Do you agree that a tenant should receive 12 weeks' notice in advance of a change in the rent?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 7c: Do you agree that tenants should be able to refer what they regard as unreasonable rent increases for adjudication?

Yes ☐ No ☐ Don't know ☐

Please explain your answer.

Comments

Question 7d: Do you think there is a role for the additional regulation of area-based rent limits?

Yes ☐ No ☐ Don't know ☐

Please explain your answer, setting out what you view as the advantages and disadvantages of such an approach.

Comments

Question 7e: If we were to legislate for this proposal, what types of evidence should local authorities have to present to Ministers when applying to designate an area as a 'rent pressure area'?

Please explain your answer.

Comments

Question 8: Do you have any comments on the partial Equality Impact Assessment?

Please explain your answer.

Comments

Question 9: Do you have any comments on the partial Business and Regulatory Impact Assessment?

Please explain your answer.

Comments

## PURPOSE OF THIS CONSULTATION

In October 2014, we launched our [\*Consultation on a New Tenancy for the Private Sector\*](#). We received more than [2,500 responses](#). They came from a range of interested parties including tenants, tenant-representative organisations, landlords, landlord-representative organisations, letting agents, investors and local authorities. We had the responses analysed independently.

You can see the consultation analysis report on the [publications section](#) of the Scottish Government website.

We have used the findings from the analysis to help us develop the proposals in this second consultation paper, which explains in more detail how we expect the new tenancy system to work in practice.

We were particularly keen to understand as fully as possible what tenants thought of our initial proposals. Therefore, in addition to considering written responses to the consultation, we arranged a number of focus groups during December 2014 to gather the views of tenants in the Aberdeen, Edinburgh, Falkirk, Glasgow, Paisley, Scottish Borders and Stirlingshire areas.

We have included a partial Equality Impact Assessment (EQIA) and partial Business and Regulatory Impact Assessment (BRIA) in the document. The Scottish Government welcomes feedback on the equalities impact of the proposals presented, and their possible effect on different sectors of the population. We also welcome views about the possible impact of the proposals on businesses.

We will use responses to this paper to help us develop a Bill on private sector tenancies that we plan to introduce in the Scottish Parliament in the autumn.

## WHY DO WE NEED A NEW PRS TENANCY SYSTEM?

The private rented sector (PRS) is changing. It is growing in size and is becoming an increasingly important part of the Scottish housing system. It is now home to many tenants who want to settle in it in the longer term, as well as to those who continue to use it for its flexibility.

Responding to that change, we produced a strategy for the sector in May 2013. It set out our vision and aims for the sector. These were that it would be an attractive housing option, provide good-quality homes and high management standards, and attract investment in existing stock and new homes to rent.

The strategy was clear in its commitment to deliver improvement for tenants and landlords, and set out a series of actions to achieve this. These included the regulation of letting agents, so that landlords and tenants could be assured of a consistently high standard of service across the sector; a new route of redress for tenant-and-landlord disputes, by transferring cases from the civil courts to the new First-tier Tribunal; further additional powers to local authorities to support their enforcement of PRS regulations; measures to improve property condition and energy efficiency; and ways of enabling growth and investment in the sector.

The strategy also contained an action to examine the suitability and effectiveness of the current private rented sector tenancy system. The system is complicated. Many tenants and landlords do not understand it, so they are not clear about their rights and responsibilities under it. We propose introducing a clearer and simpler system that will help tenants and landlords understand what a tenancy agreement means for them. This new system will give tenants who meet their responsibilities greater security, and give landlords confidence that their investment is safe.

Under our proposals, landlords will be able to evict tenants only in certain clearly defined circumstances. This will improve tenants' security of tenure and help them assert their rights, for example on the condition of their homes, without fear of eviction. Landlords will benefit from better and simpler arrangements for recovering possession of their property and for dealing with rent arrears.

Rent levels vary across Scotland, reflecting supply and demand in local markets. In most areas the market provides rents that are affordable for tenants and decent returns to landlords and investors. We have no plans to intervene generally in this state of affairs. We do, however, want to ensure that unscrupulous landlords do not use excessive increases as a way of forcing tenants from their homes when they have no lawful grounds to evict them. Our proposals include arrangements that will stop such tactics.

While not proposing any further general regulation of rents, we are considering whether specific measures may be justified to protect tenants from excessive increases in hot-spot areas. We discuss an approach we could adopt if, in the light of responses to this consultation, we concluded that there could be a role for such measures.

We set out the detail of our proposals in the following section and provide an overview of them at ANNEX A.

## OUR PROPOSALS IN DETAIL

There was a consensus among the respondents to the first consultation that we should provide more detail on how we expected our proposals to work in practice. In this section we provide that detail. It begins with proposals we have not changed since the first consultation, and continues with proposals we have revised in the light of the responses.

**As the following proposals remain unchanged from the initial consultation, we are not seeking any further views on these.**

### KEY PROPOSALS THAT REMAIN UNCHANGED

#### Bringing tenancies to a natural end (otherwise known as the 'no-fault' ground)

*Initial proposal:* Our first consultation proposed that the new tenancy system should not permit a tenancy to end automatically on its expiry date (which is currently a feature of a Short Assured Tenancy).

*Consultation responses:* 81% of respondents agreed there should not be a 'no-fault' ground in the new tenancy system. Support for this approach generally came from advice, campaign-group, local-authority, tenant and trade-union respondents. It was also supported by everyone who identified themselves as being part of the 'Living Rent' campaign. Most industry bodies, landlord, letting-agent, and legal respondents took the opposite view and did not want it removed.

Among those who agreed with our proposal, some felt it was important to consider the extent to which the PRS now provides long-term housing for many households, including those with children. They suggested that longer-term tenancies would be better for families, allowing them to put down roots and contribute towards developing stable, balanced communities. There was also a widely held view that if a landlord can end a tenancy without giving a reason, some tenants will feel unable or reluctant to assert their rights.

Those who disagreed with our proposal thought removing the 'no-fault' ground would damage the health of the PRS market and undermine the potential for investment in it. They argued that investors needed confidence they could regain possession of their property, and that the 'no-fault' ground provided this. Losing the ground would make it more difficult for them to manage their business efficiently and at a reasonable cost. They felt it could lead some landlords to be more selective in the tenants they were willing to accept.

*Way forward:* Having considered all the consultation responses, we remain committed to removing the 'no-fault' ground. Improving security for tenants is a key aim for the proposed new tenancy system. In a professionally managed sector, tenants should only be asked to leave their homes for a good reason. We want tenants to feel secure in their homes and be able to assert their rights without feeling that this may lead to them being asked to leave for no other reason.

Improved security for tenants must be balanced with proper safeguards for landlords, investors and lenders, who need to be sure they can recover their property in all reasonable circumstances. To reassure them of this, we have increased from 8 to 11 the number of grounds on which they can seek re-possession. Briefly, they are as follows:

- The landlord is selling the home.
- The mortgage lender is selling the home.
- The landlord or a family member of the landlord wants to move into the property.
- Refurbishment.
- Change of business use.
- The tenant failed to pay the full rent for three consecutive months.
- Antisocial behaviour.
- The tenant has otherwise breached their tenancy agreement.
- Abandonment.
- The tenant is no longer employed by the landlord.
- The property is required to house a full-time religious worker.

We describe each of these more fully at page 24. Moreover, a landlord wishing to regain possession on one of the new grounds will be able to do so through the new First-tier Tribunal, which landlords tell us will be easier and more straightforward than using the courts, as happens at present.

### Pre-tenancy notices

*Initial proposal:* Our first consultation proposed that landlords should no longer have to issue pre-tenancy notices to enable them to recover possession of their property.

*Consultation responses:* 87% of respondents who answered this question – including most advice-service, campaign-body, industry-body, landlord, legal-body, letting-agent, local-authority, union, other and individual respondents – agreed that landlords should no longer have to issue pre-tenancy notices to recover possession of their property. Only among tenant-and-resident group respondents was there a majority against the proposal.

Those who agreed with the proposal said the notices were unnecessary; those who disagreed tended to argue that the current system worked well, or that it was important for tenants to be informed at the outset how re-possession could be obtained.

*Way forward:* We want the new tenancy system to be simple to use and clear to understand. We confirm our proposals that pre-tenancy notices should no longer be required. The model tenancy agreement we propose will alert tenants to any pre-existing circumstances under which they could be asked to leave the property, e.g. the house is normally needed to house a full-time religious worker.



## Model tenancy agreement

*Initial proposal:* Our first consultation proposed the introduction of a model tenancy agreement for all future PRS lets.

*Consultation responses:* 79% of respondents agreed with this proposal. Respondents highlighted the need for the model agreement to be flexible enough to work for a diverse range of circumstances and properties.

*Way forward:* We propose that the model tenancy agreement should contain mandatory and discretionary clauses, and a statutory guidance note that would summarise the meaning of the clauses in plain language. We propose that the model tenancy agreement should be set out in secondary legislation rather than in the forthcoming Bill. This would allow stakeholders to be consulted about the content of the model agreement during the legislation's development to help ensure it would be fit for purpose.

If a landlord failed to give a tenant a tenancy agreement that contained at least the specified mandatory clauses, the tenant would be able to refer the matter to the First-tier Tribunal. The tribunal would be able to draw up a tenancy agreement that complied with the model agreement's mandatory requirements.

## KEY PROPOSALS THAT HAVE BEEN AMENDED OR FURTHER DEVELOPED

**We would be grateful for your views on each of the revised proposals described below (see the ‘*Way forward*’ sections).**

### Length of tenancy and roll-over arrangements

*Initial proposal:* Our first consultation proposed that the new tenancy should last a minimum of six months unless a tenant requested a shorter tenancy and the landlord agreed to it. We also proposed that tenancies should not have a maximum period or be able to roll over on a monthly basis, or indeed on any other basis that offered a shorter duration than the original tenancy agreement (e.g., at least a six-month roll-over for a six-month agreement).

*Consultation findings:* 76% of respondents said tenancies should be for a minimum of six months, 69% said they should have no maximum period, and 74% said a tenant should be able to request a shorter tenancy.

79% of respondents disagreed with removing the monthly roll-over. Many of them said it would reduce the sector’s flexibility, or saw no need to remove it if the ‘no-fault’ ground was excluded. Particular concerns among respondents were that tenants could find themselves liable for the rent to cover the rest of the tenancy period and that abandonments (and associated problems for landlords) could increase.

*Way forward:* In the light of the responses, we propose introducing a statutory Scottish Private Rented Tenancy (SPRT) for all PRS lets.

Initial period: For the first six months of the tenancy a tenant would be unable to give notice and a landlord would be unable to regain possession of the property unless the specified circumstances arose of the tenant being at fault or the landlord’s mortgage lender intending to sell because the landlord had broken their loan conditions.

However, we want to provide flexibility in the new system. Therefore, if a tenant and landlord are content, a longer initial tenancy could be agreed, e.g. one year. Alternatively, where the tenant has requested it and the landlord agrees, a shorter initial tenancy could be agreed, e.g. three months. In all cases, during the initial tenancy period, a tenant would be unable to give notice and a landlord would be unable to regain possession of the property unless one of the above specified circumstances arose.

Continuation of tenancy: After the initial period had expired, the tenancy would continue indefinitely. Both the tenant and landlord would then be able to give notice to end the tenancy at any time, with the required notice periods that we discuss below.

**PLEASE PROVIDE YOUR RESPONSE TO THIS CONSULTATION USING THE SEPARATE CONSULTATION ANSWER FORM**

Question 1a: Do you agree there should be an initial tenancy period during which tenants and landlords would be unable to give notice unless one of the specified circumstances existed?

Question 1b: Do you agree that after the initial period, a tenant or landlord may serve notice at any time with the relevant notice periods?

The Notice to Leave – To replace both the Notice to Quit and Notice of Proceedings

*Way forward:* To achieve our aim of modernising and simplifying the tenancy system, we propose that the Notice to Quit and the Notice of Proceedings should be replaced by a single notice called the 'Notice to Leave'. This is a new proposal that did not appear in our first consultation. It would give tenants and landlords a less bureaucratic, less confusing and more streamlined approach to the notice process.

The new Notice to Leave would cover every eventuality currently covered by the Notice to Quit and Notice of Proceedings, such as a tenant wishing to leave the property or a landlord wanting to repossess their property and, if required, refer a case to the First-tier Tribunal. Instead of issuing two separate notices (Notice to Quit and Notice of Proceedings) only one notice would be required (Notice to Leave).

We propose that the content of the Notice to Leave, as with the model tenancy agreement, would be set out in secondary legislation rather than in the forthcoming Bill. This would allow stakeholders to be consulted during its development.

Question 2: Do you agree that Notice to Quit and Notice of Proceedings should be combined into one Notice to Leave?

Notice to Leave (formerly Notice to Quit) – from landlords to tenants

*Initial proposal:* Our first consultation proposed the following notice periods from landlords to tenants:

- Six months or less in the property = 28 days' notice (four weeks).
- More than six months, but less than two years in the property = 56 days' notice (eight weeks).
- Two years or more, but less than five years in the property = 84 days' notice (12 weeks).
- Five years or more in the property = 112 days' notice (16 weeks).

*Consultation responses:* 60% of respondents who answered agreed that the period of notice should reflect the length of time the tenant had spent in the property. However, respondents were evenly divided on the four notice periods, with a small majority (54%) disagreeing with their length. Some respondents, in particular landlords and letting agents, agreed with the principle of linking notice period to

length of occupancy, but argued that 16 weeks' notice for tenancies over five years was too long to wait if the landlord required the property under one of the new simplified repossession grounds, particularly if they were planning to sell. Others commented on the risk of tenants with long notice periods abandoning or failing to pay the rent during that period.

Another important consideration is that houses marketed for sale in Scotland must have a valid Home Report. This is a pack of three documents: a Single Survey, an Energy Report and a Property Questionnaire. The Home Report is made available on request to potential buyers. To ensure potential buyers get the most up-to-date information, the Home Report must be no more than 12 weeks old when the house is put on the market. If we retained the proposed maximum notice period, a landlord may obtain a Home Report that could be outdated by the time the tenant moves out.

*Way forward:* In the light of the above, we now consider that a 16-week notice period may be too long. We propose, therefore, to reduce the number of notice periods from four to two:

- Six months or less in the property = 28 days' notice (four weeks).
- More than six months = 84 days' notice (12 weeks).

Question 3: Do you agree with the proposed notice periods a landlord should give a tenant?

#### Notice to Leave (formerly Notice to Quit) – from tenants to landlords

*Initial proposal:* Our first consultation asked for views on introducing a sliding scale for a tenant giving notice to a landlord linked to how long the tenant had been living in the property. The notice periods outlined were:

- Six months or less in the property = 28 days' notice (four weeks).
- Longer than six months in the property = 56 days' notice (eight weeks).

*Consultation responses:* 57% of respondents supported this proposal, including most tenant focus-group participants. They tended to see the approach as reasonable, fair and striking a good balance between the interests of landlords and tenants.

Landlords and letting-agent respondents were evenly divided, with many saying that the notice periods for landlords and tenants should be the same. We now propose 12 weeks as the maximum Notice to Leave period a landlord will have to give a tenant.

However, we think 12 weeks is too long for a tenant giving notice to a landlord. This is because a tenant could be subject to unforeseen circumstances that affects their ability to stay in the property, e.g. the need to move for work or education, relationship breakdown etc. Further, a 12-week notice period could reduce the sector's flexibility, including a tenant's ability to take up other accommodation.

**Way forward:** We propose that the tenant's notice periods should remain as follows:

- Six months or less in the property = 28 days' notice (four weeks).
- Longer than six months in the property = 56 days' notice (eight weeks).

**As this proposal remains unchanged from the initial consultation, we are not seeking further views.**

#### Shorter Notice to Leave (formerly Notice to Quit) in certain circumstances

*Initial proposal:* Our first consultation proposed that, for some of the new repossession grounds, landlords should be able to regain repossession by giving tenants 28 days' notice, regardless of how long the tenant had lived in the property. Our proposal covered cases where the tenant had:

- failed to pay full rent over three months
- displayed antisocial behaviour
- otherwise breached their tenancy agreement.

*Consultation responses:* 67% of respondents who answered agreed that landlords should be able to recover possession with a 28-day notice period in the circumstances outlined above. Advice-service, campaign-body, industry-body and legal-body respondents were more evenly divided.

Some respondents supported the proposal in principle, but said its application should be subject to a test of reasonableness by the First-tier Tribunal.

Some respondents who disagreed with the proposal said 28 days was too short a time for a tenant to find other accommodation. Others said a shorter notice period should apply in some circumstances.

*Way forward:* We think 28 days' Notice to Leave is suitable when a tenant has displayed anti-social behaviour or otherwise breached their tenancy agreement. As this proposal remains unchanged from the initial consultation, we will not be seeking further views.

On rent arrears, we want landlords to be confident they can remove a tenant swiftly to protect their investment; but we recognise we could do more to direct tenants towards sources of financial information and advice.

Therefore, we now propose the following accelerated process for rent arrears cases. If a tenant has failed to pay any amount of rent lawfully due for a period of two consecutive months, then before taking any repossession action, the landlord must send the tenant a Notice to Leave saying they have fallen into rent arrears and if they fail to pay the rent lawfully due by the end of the following month, repossession may be sought at the First-tier Tribunal. The Notice to Leave will also highlight available sources of financial information and advice. If after three consecutive months the tenant is still in rent arrears, further notice will **not** be required. Instead a landlord may immediately refer the case to the First-tier Tribunal.

The amount of rent arrears would determine whether the mandatory or discretionary repossession ground would apply. See page 26 for more on repossession in cases of rent arrears.

Question 4a: Do you agree that a landlord may serve a Notice to Leave when a tenant has been in rent arrears for two consecutive months?

Question 4b: Do you agree that when a tenant has reached three consecutive months of rent arrears, a landlord should be able to refer a case to the First-tier Tribunal?

### Notice to Leave (formerly Notice of Proceedings)

*Initial proposal:* Our first consultation proposed introducing a four-week minimum notice period that a landlord must give a tenant before raising proceedings under any of the new repossession grounds.

*Way forward:* As discussed at page 18, the Notice of Proceedings will become obsolete. Instead a landlord will have to serve the tenant with a Notice to Leave that includes the relevant notice period outlined on page 18.

### Grounds for repossession

*Initial proposal:* As part of our overall aim of modernising and simplifying the tenancy system, our first consultation proposed reduced the current 17 grounds for repossession to 8 mandatory grounds, which were:

1. Landlord wants to sell.
2. Mortgage lender wants to sell because the landlord has broken the loan's conditions.
3. Landlord or family member wants to live in the property.
4. Refurbishment.
5. Change of use.
6. Tenant has failed to pay full rent over three months.
7. Tenant has displayed antisocial behaviour.
8. Tenant has otherwise broken their tenancy agreement.

*Consultation findings:* 78% of those who answered agreed that all the proposed repossession grounds should be mandatory. However, most advice and campaign groups disagreed.

Some respondents identified certain grounds, usually 6, 7 and 8, which they said should be discretionary rather than mandatory. Some respondents stressed that all the grounds should be mandatory and 'watertight', particularly if they were to be the only route through which a landlord could regain possession.

Many third-sector organisations strongly opposed mandatory grounds. They suggested that if the First-tier Tribunal was not allowed any discretion when considering individual cases, this could result in some tenants being disadvantaged.

*Way forward:* We think many of the grounds for possession describe circumstances that, if established, justify the landlord recovering possession. In these cases there is no need for anything else to be considered. If the ground is established, the First-tier Tribunal has to grant what the landlord seeks.

However, a few of the grounds (or particular aspects of them) describe situations that merit the First-tier Tribunal having discretion to consider whether wider circumstances justify ordering possession, even though the basic ground for possession is established. This is similar to allowing the tribunal to apply a test of reasonableness in these particular cases. We have outlined each of the grounds in the table of repossession grounds provided below, given a view on whether the ground should be mandatory or discretionary, and defined each ground.

The proposed grounds with a discretionary element are 6, 7 and 8. Respectively these are rent arrears due to housing benefit delay, less serious antisocial behaviour, and the tenant otherwise breaching a non-mandatory tenancy agreement condition.

Respondents were evenly divided on the proposed list of repossession grounds and whether they thought other grounds were required. General comments by those who agreed with the proposed grounds often referred to them being fair, reasonable and straightforward. Other additional grounds proposed included a property being required for an employee, persistent late payment or non-payment of rent, and the tenant having abandoned the property. Some religious groups said they would want to regain possession of a property if it were needed for a church worker.

Given that the new system will not allow tenancies to come to a natural end at the expiry of the tenancy agreement, we consider it important to provide a set of comprehensive and accessible grounds that enable landlords to recover possession when there are grounds for it. We therefore propose three further grounds that offer landlords possession in all reasonable circumstances. These are:

- Abandonment.
- The property was let to the tenant because they were employed by the landlord, and the tenant is no longer employed by the landlord.
- The property is normally needed to house a full-time religious worker of any religious denomination and is required for this purpose.

Question 5a: Do you agree that the list of repossession grounds now covers all reasonable circumstances where a landlord may wish to recover possession?



## The First-tier Tribunal

Before detailing the repossession grounds, we wish to explain that under the Housing (Scotland) Act 2014 all PRS civil cases, including those relating to repossession, will be transferred from the sheriff court to the First-tier Tribunal (FTT). The tribunal's main benefits will be specialism, consistency and accessibility, improving access to justice for both tenants and landlords in the PRS.

The tribunal will be a judicial decision maker and will have to follow a process when deciding cases, including cases where there is a mandatory ground for repossession.

### *First-tier Tribunal decision process for a mandatory repossession ground*

If a case cites one of the mandatory grounds for repossession, the tribunal will have to consider the evidence and decide whether the basic repossession ground is established. If the tribunal is satisfied that the ground exists, it must issue an order for possession. For example, if a landlord refers a case to the FTT because they want a family member to live in the property, the tribunal will need enough evidence to be satisfied the family member does indeed intend to live there. If the tribunal decides there is enough evidence to meet the ground, it will grant a repossession order. And if there is not enough evidence, it will reject the case.

If a case referred to the FTT cites one of the discretionary grounds for repossession, the tribunal must consider the evidence and then decide whether the repossession ground exists. If the tribunal decides that the ground does exist, it will still have discretion on whether to issue an order for possession.

### *A tenant's right to refer a repossession case to the First-tier Tribunal*

A tenant will be able to refer a case to the tribunal if they think a landlord has acted unjustly by failing to follow through on the cited repossession ground. Example: a tenant is served with a Notice to Leave because the landlord wishes to sell the property. However, six weeks after leaving the property, the former tenant notices that the same property is re-advertised for let. The former tenant could refer a case to the tribunal. It is up to the tribunal to decide whether there are reasonable grounds for the landlord's action. If the tribunal finds in favour of the former tenant, the tribunal can require the landlord to pay the former tenant up to a maximum of three months' rent.

We propose producing guidance for the tribunal outlining the forms of evidence that may be presented to help it decide whether or not the specified ground is met. This guidance will not appear in the forthcoming Bill but will be set out later. We will fully consult key stakeholders during its development.

Below, we give more detail on the definition of each of the repossession grounds.

Question 5b: Do you agree that the First-tier Tribunal should have an element of discretion in grounds 6, 7 and 8?



## PROPOSED REPOSSESSION GROUNDS – DEFINITION AND FURTHER DETAIL

Respondents to our first consultation wanted more detail on how our proposals would work in practice, particularly regarding the definition of the repossession grounds. We have therefore set out below our proposals for each of the grounds.

We expect to give the First-tier Tribunal guidance in due course on the evidence it may use to demonstrate each of the grounds.

GROUND FOR POSSESSION	DEFINITION AND FURTHER DETAIL
<p>1. The landlord is selling the home.</p> <p>A mandatory ground.</p>	<p>We propose that a landlord must give the tenant a written statement explaining they intend to start actively trying to sell the property and detailing any steps they have already taken, along with any accompanying evidence (if available).</p> <p>A tenant who is not satisfied that the landlord wishes to sell the property can refer a case to the First-tier Tribunal. The landlord may be asked to give evidence that they intend selling the property within three months of ending the tenancy, or that they are appropriately seeking repossession under the ground.</p> <p>The tribunal would be able to award a former tenant a maximum of three months' rent if it decided the landlord had acted inappropriately.</p> <p>If a landlord puts a property up for sale but is unable to sell it and wishes to re-let it within six months of the tenant leaving, the landlord would have to offer the original tenant first refusal of a further tenancy. Again, the tribunal would be able to award the former tenant a maximum of three months' rent if this did not happen.</p> <p>If a landlord sells their property, the new landlord can re-let it immediately if they so wish.</p>

2. The mortgage lender is selling because the landlord has broken the loan's conditions.  A mandatory ground.	A lender's letter must be provided to the tenant, showing that the property must be sold to repay the lending secured over it. The landlord or lender must clearly provide sufficient proof that the ground is met.
3. The landlord or a family member of the landlord wants to move into the property as their principal home.  A mandatory ground.	<p>The definition of 'family member' will be similar to that at section 128 of the Housing (Scotland) Act 2006, updated to cover living together as a married couple rather than the outdated reference to same- and opposite-sex relationships.</p> <p>The Notice to Leave will specify:</p> <ul style="list-style-type: none"> <li>• the intended occupant's identity</li> <li>• his or her relationship to the landlord (if not the landlord)</li> <li>• the expected duration of the occupancy (which must be at least three months).</li> </ul> <p>The landlord will have to offer the former tenant a further tenancy of the property if it is vacated by the person referred to in the Notice to Leave within six months from the end of the relevant notice period.</p> <p>If the tenant is not satisfied that the landlord wants the property for themselves or a family member, they can refer a case to the First-tier Tribunal. The tenant will still be able to refer a case to the tribunal after moving out.</p> <p>If the tenant has already moved out of the property, the tribunal can award the former tenant up to a maximum of three months' rent.</p>
4. Refurbishment.  A mandatory ground.	This ground will be similar to the provisions for refurbishment that currently exist under the assured tenancy system. These are specifically that the landlord intends to demolish or reconstruct the whole or a substantial part of the house or to carry out substantial works and these works cannot reasonably be carried out

	<p>without the tenant giving up possession of the property.</p> <p>Under this ground, the landlord will have to pay the tenant's reasonable removal expenses. If the parties cannot agree on the sum, a case can be referred to the First-tier Tribunal for a decision on what expenses are reasonable.</p> <p>If the tenant is not satisfied that the landlord wants to refurbish the property, they can refer a case to the tribunal. The tenant will still be able to refer a case to the tribunal after moving out.</p> <p>If the tenant has already moved out of the property, the tribunal can award them a maximum of three months' rent.</p>
<p>5. Change of business use, e.g., from home to shop (from a residential to non-residential).</p> <p>A mandatory ground.</p>	<p>The evidence landlords may use to demonstrate this ground will be covered in our proposed guidance for the First-tier Tribunal. It may include proof of a planning application or planning permission.</p> <p>Under this ground, the landlord will have to pay the tenant's reasonable removal expenses. If parties cannot agree on the sum, a case can be referred to the tribunal for a decision on what expenses are reasonable.</p> <p>If the tenant is not satisfied that the landlord wants to change the use of the property, they can refer a case to the tribunal. The tenant can still refer a case to the tribunal after moving out.</p> <p>If the tenant has already moved out of the property, the tribunal can award the former tenant up to a maximum of three months' rent.</p>
<p>6. Tenant failed to pay full rent over three consecutive months.</p> <p>A mandatory ground where the amount</p>	<p>If a tenant has failed to pay in full the amount of rent lawfully due over two consecutive months, then before taking any repossession action, the landlord may send the tenant a Notice to Leave informing them that they have fallen into rent arrears and that if they fail to pay the rent lawfully due by the end of the following</p>

<p>of rent arrears due equates to at least one month's full rent.</p> <p>A discretionary ground if the rent arrears due are less than one month's full rent or if failure to pay rent is due to a delay in housing benefit.</p>	<p>month then mandatory repossession may be sought. The notice will also signpost the tenant to available sources of money advice. If on reaching the end of the three-month period, the tenant is still in rent arrears, the landlord will be able to refer the case to the First-tier Tribunal immediately. The landlord must give notice of raising any proceedings to the local authority in whose area the property is situated (unless the landlord is the local authority).</p> <p>If at the date the tribunal is considering the case, the tenant is still in rent arrears and the amount of rent arrears equates to at least one full month's rent, or if the tenant has at any point during the tenancy been in rent arrears over a period of three consecutive months and the amount of those arrears at any point in that period equated to at least one full month's rent, the tribunal <b>must</b> order possession.</p> <p>If at the date the tribunal is considering the case, the tenant is still in rent arrears and the amount of rent arrears is less than one full month's rent, or at any point during the tenancy the tenant has been in rent arrears over a period of three consecutive months and the amount of arrears at no point in that period equated to at least one full month's rent, the tribunal <b>may</b> order possession.</p> <p>If the tenant's rent arrears have fully or partly been caused by a delay in housing benefit, the tribunal <b>may</b> order possession.</p> <p>In all cases, a landlord will have to wait one month from the date of issue of the Notice to Leave before referring a case to the tribunal.</p>
<p>7. The tenant has displayed antisocial behaviour.</p> <p>A mandatory ground where a tenant has a relevant conviction, and a discretionary ground where judgment must be exercised.</p>	<p>If a tenant, a person living in the property or a person visiting the property has been convicted of using the property or allowing it to be used for immoral or illegal purposes, or has been convicted of an offence punishable by imprisonment committed in, or in the locality of, the property, the tribunal <b>must</b> order possession.</p> <p>If a tenant, a person living in the property or a person visiting the property has acted in an antisocial manner towards a person residing in, visiting or otherwise engaged in lawful activity in the locality, or has pursued a course of conduct</p>

	<p>amounting to harassment of such a person or a course of conduct that is otherwise antisocial conduct towards such a person, then the tribunal <b>may</b> order possession.</p> <p>The proposed provisions are broadly similar to those in Ground 15 of Schedule 5 of the Housing (Scotland) Act 1988.</p>
<p>8. The tenant has otherwise breached the clauses of their tenancy agreement.</p> <p>Mandatory or discretionary depending on which of the clauses has been breached</p>	<p>The model tenancy agreement will contain mandatory and discretionary clauses and a statutory guidance note that outlines the clauses in plain language.</p> <p>The content of the model tenancy agreement will be set out in secondary legislation rather than in the forthcoming Bill. We will consult stakeholders while developing the model agreement and seek views on which of the clauses should attract either the mandatory or discretionary ground.</p>
<p>9. Abandonment.</p> <p>A mandatory ground.</p>	<p>Broadly, if a landlord has good reason for believing that their property is unoccupied and the tenant does not intend to occupy it as their home, the landlord may serve a Notice to Leave on the tenant. The Notice to Leave will require the tenant to inform the landlord in writing within four weeks of serving the notice whether or not they intend to occupy the property as their home.</p> <p>The notice will also inform the tenant that, if it appears to the landlord at the end of the four-week notice period that the tenant does not intend to occupy the property, the landlord could refer a case immediately to the First-tier Tribunal. If the tribunal is satisfied that the property has been abandoned, it <b>must</b> order possession. This proposal is similar to the process outlined in the social sector under section 17 and 18 of the Housing (Scotland) Act 2001.</p>
<p>10. The property was let to the tenant because they were employed by the landlord, and the tenant is no longer employed by the landlord.</p>	<p>The evidence that may be used to demonstrate this ground will be covered in our proposed guidance for the First-tier Tribunal – it could include an employment contract.</p>

<p>A mandatory ground.</p>	
<p>11. The house is normally needed to house a full-time religious worker of a religious denomination, and is required for this purpose.</p> <p>A mandatory ground.</p>	<p>The landlord will need to demonstrate that a full-time religious worker requires the property for work purposes.</p> <p>This is a similar provision to what exists in the current legislation, specifically, Ground 5 in Schedule 5 of the Housing (Scotland) Act 1988.</p>

With the removal of the 'no-fault' route to repossession, we recognise that the list of repossession grounds must be comprehensive and robust, providing landlords with a clear route to possession under all reasonable circumstances. In the light of the further detail provided above, we wish to seek views on how far the proposed grounds meet this aim.

Question 6: From the details provided above, do you agree that each of the repossession grounds will work effectively? -

Ground 1: The landlord is selling the home.

Ground 2: The mortgage lender is selling the home because the landlord has broken the loan's conditions.

Ground 3: The landlord or a family member of the landlord wants to move into the property as their principal home.

Ground 4: Refurbishment.

Ground 5: Change of business use, e.g. from home to shop (from residential to non-residential).

Ground 6: The tenant has failed to pay the full rent over three consecutive months.

Ground 7: The tenant has displayed antisocial behaviour.

Ground 8: The tenant has otherwise breached the clauses of their tenancy agreement.

Ground 9: Abandonment.

Ground 10: The property was let to the tenant because they were employed by the landlord, and the tenant is no longer employed by the landlord.

Ground 11: The property is normally needed to house a full-time religious worker of a religious denomination, and is required for this purpose.



## RENT LEVELS

### First consultation

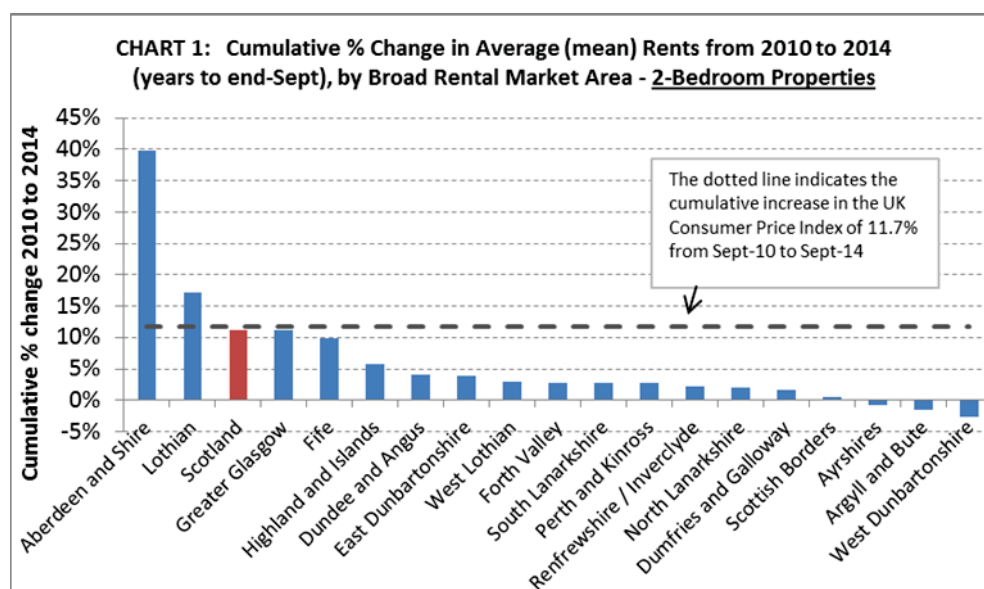
*Initial proposal:* Our first consultation set out the available evidence on rent levels and asked respondents the following three questions:

1. What are your views on rent levels in the private rented sector (PRS) in Scotland?
2. What action, if any, should the Scottish Government take on rent levels in the PRS in Scotland?
3. What rent review conditions, if any, should the new tenancy system include?

### Further evidence on rent levels

In addition to the evidence in our first consultation paper, we published on 12 November 2014 a statistical bulletin on rent levels in the private rented sector. These statistics were based on Broad Rental Market Areas (BRMAs). The figures gave a range of information on rent levels and rent increases, across 1 to 4 bedroom properties. The 2-bedroom property size is generally used as the standard measure for comparisons, given that this is the most common size of property in the sector.

The publication showed that between 2010 and 2014 most average rents had increased below the rate of inflation, with some rents falling. However, in Aberdeen City and Shire, and in Lothian, rents had generally increased above inflation (see chart below).



At the Scotland level, there had been an 11.2% cumulative increase in average rents from 2010 to 2014 for 2-bedroom properties, compared with an increase in the Consumer Price Index (CPI) of 11.7% for the same period.

For 2-bedroom properties, the Aberdeen and Shire area of the country has seen the highest increase in private rents between 2010 and 2014, with a 39.8% cumulative



increase in average monthly rents over the four years. Average rents for 2-bedroom properties in the Lothian area rose by a cumulative 17.2% in that period. To some extent these rent increases will have reflected considerable average income growth in particular areas during the period, such as Aberdeen.

In all other areas, private rents on average fell in real terms (i.e. recorded increases less than the cumulative increase in CPI). Rents in Greater Glasgow increased by 11.1%, and in Fife by 9.8%. For the remaining areas of Scotland, cumulative increases over the last four years have ranged from 5.7% in Highlands and Islands to 0.6% in the Scottish Borders. In addition, three areas of the country have seen cumulative decreases in average rents from 2010 to 2014 – Ayrshires (0.8% fall), Argyll and Bute (1.5% fall), and West Dunbartonshire (2.7% fall).

### Consultation findings

Overall, 2,508 respondents commented on whether the Scottish Government should take any action on rent levels. Around three out of four respondents favoured the Scottish Government taking some form of action, including the 1,908 signatories to Campaign 3 (the Living Rent campaign), who called on the Scottish Government to bring rents under control, noted that in other countries there are laws limiting how much landlords can charge, and stated that this was the approach they wanted for Scotland.

The majority of non-campaign respondents said the Scottish Government should not take any action to control rents or rent levels. Around two out of three non-campaign respondents suggested the Scottish Government should take no action, sometimes noting that it is not for Government to interfere in the market and that to do so could have significant negative consequences on the supply of private housing to rent. Some respondents suggested that annual rent reviews are either current practice or would be an acceptable way forward (or both).

Some respondents noted that rent control was complex. They said any rent regulation proposals needed to be subject to detailed modelling and further consultation before being introduced. Others noted there were good examples of rent regulation in other countries from which Scotland could learn; some referred to the approaches in the Netherlands, Denmark and France. They said affordable and predictable rents should be the goals of any system of rent regulation, and that these could be achieved by limiting the frequency and level of increases.

### Our proposals

Our evidence suggests that rents generally are not increasing significantly and in most of Scotland average private rents have actually been falling in real terms over recent years. Where they occur, increases vary in the light of local market conditions, with areas of robust economic activity and income growth, such as Aberdeen, seeing high levels of demand reflected in higher-than-average increases. We want to see supply in such areas grow to meet demand because increasing the supply of homes is the sustainable, long-term solution to addressing housing affordability. To this end, the Scottish Government is currently supporting a range of initiatives to attract investment to build more private rented housing. Heavy-handed

regulation of rents, while seeking to tackle the issue in the short term, could jeopardise efforts to improve affordability through increasing supply by discouraging much-needed investment. Moreover, capping rents at below-market levels could increase demand on other parts of the PRS, putting an upward pressure on rents in that area. In the longer term, that would make it harder for people to find homes to rent in areas where they want to live and work. Therefore, we do not propose introducing general controls on rents.

Instead, we propose that the forthcoming Bill should include specific provisions that give tenants safeguards against unjustified and excessive increases – which could, for example, be used as a means to evict them – and greater predictability on when their rents will increase.

### *Setting initial rents*

Consistent with our broad approach, we propose that initial rents should continue to be set by tenants and landlords in the open market.

### *Rent reviews during a tenancy*

Tenants need to be able to plan, and a system that provides greater predictability will enable them to do so and reduce the risk of them falling into rent arrears. To that end, we propose that rent reviews should take place no more than once in any 12-month period. We also propose that landlords should have to give tenants 12 weeks' notice of a change in the rent. This would help tenants to plan when managing their finances to cover the rent.

### *Protection for tenants against unjustified and excessive rent increases*

We need to protect tenants against the possibility of unscrupulous landlords using large and unjustified rent increases to force them from their home when otherwise they are complying with their tenancy agreement. In such cases, if the tenant thinks the proposed rent increase would take their rent well over rents charged for comparable properties in the area, we propose they should be able to refer the increase for adjudication, for example to the First-tier Tribunal.

Question 7a: Do you agree that rent reviews should take place no more than once a year?

Question 7b: Do you agree that a tenant should receive 12 weeks' notice in advance of a change in the rent?

Question 7c: Do you agree that tenants should be able to refer what they regard as unreasonable rent increases for adjudication?

### *The possibility of introducing further rent regulation*

The above arrangements would provide predictability in rent increases, help tenants to budget and avoid arrears, and enable landlords to reflect inflation and the cost of improvements and other new investment through justified increases. While not proposing any further general regulation of rents, we are considering whether specific measures may be justified to protect tenants from excessive increases in hot-spot areas. We discuss an approach we could adopt if, in the light of responses to this consultation, we conclude there could be a role for such measures.

The scope to regulate the level of rent increases in hot-spot areas could, if exercised, provide relief to sitting tenants who may struggle to afford increases that were larger than they had been used to. But, as with other forms of rent regulation, the drawback could be to discourage investment in the private rented sector that would provide the sustainable, long-term solution to lack of supply and high rents. We do not want to risk discouraging such investment, including large-scale investment from overseas, by creating a regime that is less attractive than regimes elsewhere. So it is important that any measures will give landlords confidence that they can recover all their legitimate costs, including those for new investment and expenditure, and that they can reflect market conditions when they agree a new tenancy.

In these circumstances, the approach we have in mind would enable Ministers to limit the levels of rent increases for sitting tenants in hot-spot areas. As this is intended to be a means of responding to a problem affecting tenants in a local area, we propose that this power would be triggered by a local authority applying to Ministers for an affected area to be designated a 'rent pressure area'. Local authorities would have to present evidence to show that rents for sitting tenants in the area were increasing excessively. This evidence may include: statistics on average rent rises, income growth and general price inflation; an increase in the number of rent increases being referred to the First-tier Tribunal; and an increase in the number of PRS tenants approaching the council with concerns over their ability to afford excessive and unjustified increases. It would be for Ministers to decide whether, in the light of the evidence presented, to limit the rate of increase in a designated area for a time-limited period. We would regard this as a short-term measure to protect tenants from large rent increases, and to make time for other measures in the mid-to-longer term, to improve the affordability of housing. To safeguard the interests of responsible landlords, Ministers would be under duties to ensure that the limit took account of inflation and other reasonable costs and to consult tenants, landlords and other relevant stakeholders before bringing it into force. As an additional safeguard, landlords would be able to challenge at the First-tier Tribunal the use of the limit on their properties in the area if they thought it did not allow them to recover their legitimate costs – for example if they had recently invested heavily in their property.

The details of these proposals would be given effect through secondary legislation following successful passage of the Bill through Parliament. The details would therefore be subject to further consultation on how they would work in practice.

In view of the existing evidence on rent increases and in the light of our general approach to regulation of rents under the new proposed tenancy:

Question 7d: Do you think there is a role for the additional regulation for area-based rent limits we discuss above? Please explain your answer setting out what you view as the advantages and disadvantages of such an approach.

Question 7e: If we were to legislate for this proposal, what types of evidence should local authorities have to present to Ministers when applying to designate an area as a 'rent pressure area'?

## ANNEX A

### POLICY OVERVIEW

The 'at a glance' table below shows the proposed policy that forms the basis of our second consultation.

The red text shows areas where we have changed or developed our policy compared to what was in the first consultation. We have made these changes and developments in the light of our consultation analysis and ongoing discussions with colleagues and stakeholders.

<b>Subject</b>	<b>Current provisions</b>	<b>Policy in the first consultation</b>	<b>Proposed policy in this consultation</b>
'No-fault' ground for repossession	Under a Short Assured Tenancy, landlords can reclaim their property simply because the fixed term has ended. This is called the 'no-fault' ground for repossession.	The 'no-fault' ground for repossession will be removed.	The 'no-fault' ground for repossession will be removed.
Tenancy roll-over arrangements	Tenancies can roll over on a monthly basis after the initial lease period expires.	Tenancies will not be able to roll over on a monthly basis.	Tenancies will not be able to roll over on a monthly basis.
Length of tenancy	Under a Short Assured Tenancy, the shortest tenancy duration is six months. There is no minimum for an assured tenancy.	Landlords must offer a minimum tenancy of six months. No maximum is proposed.  The new system will not allow tenancies to roll over on any basis that offers a shorter duration than the current tenancy agreement. If the initial lease period ends without a Notice to Quit being issued, either automatic renewal will	Landlords must offer a minimum tenancy of six months. No maximum is proposed.  <b>A statutory 'Scottish Private Rented Tenancy' (SPRT) will be the new tenancy agreement. For the first six months of the tenancy a tenant will be unable to give notice and a landlord will be unable to regain possession of the property unless the tenant is at fault or the mortgage</b>

		<p>apply or a new contractual tenancy will be needed.</p> <p>A tenant will be able to request a tenancy agreement shorter than six months to meet their personal circumstances, e.g. a seasonal or travelling worker.</p>	<p>lender is intending to sell because the landlord has broken their loan conditions. After the initial six-month period either the tenant or landlord can serve notice to end the tenancy at any time, subject to a statutory notice period, unless they agree a shorter period.</p> <p>A tenant will be able to request a tenancy agreement shorter than six months to meet their personal circumstances, e.g. a seasonal or travelling worker.</p>
Notice to Quit periods	Currently landlords and tenants must give each other Notice to Quit of between 28 and 40 days.	<p>The Notice to Quit period will be linked to how long the tenant has lived in the property. Landlords will have to give tenants the following notice:</p> <ul style="list-style-type: none"> <li>• Six months or less in the property = four weeks' notice.</li> <li>• Over six months up to two years in the property = eight weeks' notice.</li> <li>• Over two years up to five years in the property = 12 weeks' notice.</li> <li>• Over five years in the property = 16 weeks' notice.</li> </ul>	<p>To further simplify the process, we now propose two notice periods (rather than four) based on how long the tenant has lived in the property. Landlords will have to give tenants the following notice:</p> <ul style="list-style-type: none"> <li>• Six months or less in the property = four weeks' notice.</li> <li>• Over six months = 12 weeks' notice.</li> </ul> <p>Rather than having a separate Notice to Quit and Notice of Proceedings, we now propose introducing a single document called a Notice to Leave. This means that under the new tenancy system a landlord will only need to issue a tenant with one notice document. See page 18 for further information on the 'Notice to Leave'.</p>

<p>Grounds for repossession</p>	<p>There are 17 grounds under which a landlord can repossess their property. About half of these are mandatory - in other words, the court must give a possession order if the ground is proved. The rest are discretionary. All need a Sheriff court order.</p>	<p>Reduce the number of grounds for possession to eight, all of which will be mandatory.</p> <p>The new proposed repossession grounds are:</p> <ol style="list-style-type: none"> <li>1. landlord wants to sell the home</li> <li>2. mortgage lender wants to sell the home</li> <li>3. landlord wants to move into the home</li> <li>4. refurbishment</li> <li>5. change of use of the home</li> <li>6. tenant failed to pay three full months' rent</li> <li>7. tenant is antisocial</li> <li>8. tenant has otherwise breached the tenancy agreement</li> </ol>	<p>Reduce the number of grounds for possession to 11, some of which will be mandatory and some discretionary.</p> <p>The new proposed repossession grounds are as follows:</p> <ol style="list-style-type: none"> <li>1. The landlord is selling the home.</li> <li>2. The mortgage lender is selling the home.</li> <li>3. The landlord or a family member of the landlord wants to move into the home.</li> <li>4. Refurbishment.</li> <li>5. Change to business use.</li> <li>6. The tenant has failed to pay full rent over three consecutive months.</li> <li>7. The tenant has displayed antisocial behaviour.</li> <li>8. The tenant has otherwise breached the tenancy agreement.</li> <li>9. Abandonment.</li> <li>10. The property was let to the tenant because they were employed by the landlord, and the</li> </ol>
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			<p>tenant is no longer employed by the landlord.</p> <p>11. The house is normally needed to house a full-time religious worker of any religious denomination and is required for this purpose.</p> <p>As under the Housing (Scotland) Act 2014, all civil PRS cases will be considered by the First-tier Tribunal rather than a sheriff.</p> <p>Further details on each of the grounds are given in the table on page 24.</p>
Shorter Notice to Quit period in certain circumstances	No current provisions.	<p>If repossession grounds 6, 7 or 8 above apply, landlords will be able to give tenants 28 days' Notice to Quit regardless of how long the tenant has lived in the property.</p>	<p>For grounds 7 or 8 above apply, landlords will be able to give tenants 28 days' Notice to Leave regardless of how long the tenant has lived in the property.</p> <p><b>For ground 6 (rent arrears), we propose a different approach, which is covered at page 26.</b></p> <p><b>The Notice to Leave will replace both the Notice to Quit and the Notice of Proceedings. See page 18 for more about the Notice to Leave.</b></p>
Pre-tenancy notices	Landlords must give advance notice to tenants if they intend to use some of the repossession grounds.	Pre-tenancy notices will not be required.	Pre-tenancy notices will not be required.
Notice of	The length of notice required	A standard four-week notice period will	<b>A Notice of Proceedings will no longer be</b>



Proceedings	before a landlord can take legal proceedings is two weeks or two months, depending on the ground being used.	be required before proceedings can be raised.	<b>needed. A Notice to Leave will replace the Notice of Proceedings and Notice to Quit. See page 18 for further details on the Notice to Leave.</b>
Notice to Quit	Currently landlords and tenants must give each other Notice to Terminate of 28-40 days.	<p>Tenants will be have to give landlords the following notice:</p> <ul style="list-style-type: none"> <li>• Six months or less in the property = four weeks' notice.</li> <li>• Over six months in the property = eight weeks' notice.</li> </ul> <p><b>The Notice to Quit will be replaced by the Notice to Leave.</b></p>	<p>Tenants will be have to give landlords the following notice:</p> <ul style="list-style-type: none"> <li>• Six months or less in the property = four weeks' notice.</li> <li>• Over six months in the property = eight weeks' notice.</li> </ul> <p><b>The Notice to Quit will be replaced by the Notice to Leave.</b></p>
Model tenancy agreement	No prescribed tenancy agreement.	<p>We will introduce a model tenancy agreement containing mandatory and discretionary clauses and a statutory guidance note that outlines the clauses in plain language. This will remove the need to issue a Tenant Information Pack, so we propose to remove this requirement.</p>	<p>We will introduce a model tenancy agreement containing mandatory and discretionary clauses and a statutory guidance note that outlines the clauses in plain language. This will remove the need to issue a Tenant Information Pack, so we propose to remove this requirement.</p> <p><b>We expect the content of the model tenancy agreement to be specified in secondary legislation.</b></p>

## Partial Equality Impact Assessment

<b>Title of policy</b>	Private Tenancies Bill
<b>Summary of aims and desired outcomes of policy</b>	The aim of this policy is to increase security of tenure for tenants while providing appropriate safeguards for landlords, lenders and investors.
<b>Directorate: Division: Team</b>	Housing, Regeneration and Welfare: Housing Services and Regeneration: Private Rented Sector Policy

### Executive Summary

The Private Tenancies Bill will introduce a new tenancy system for all future private rented sector (PRS) lets. The overall aim of the new tenancy is increased security of tenure for tenants, including those who are vulnerable, and appropriate safeguards for landlords, lenders and investors.

The Government understands the growing role of the private sector in meeting housing need – and how, as part of that, the sector is housing a wider variety of households than ever before.

The results of this EQIA show there are no potentially negative effects of the proposals on equality groups in the PRS. During this assessment key barriers to equality that exist under the current tenancy system were identified. These included access to longer-term housing options and the confidence to request necessary repairs.

This EQIA was informed by a range of evidence, including a full public consultation. The findings suggest there are no potentially negative effects and highlight a variety of possible benefits for vulnerable groups in the PRS.

### Background

The PRS has grown over the past 15 years and is an integral part of Scotland's housing system, representing around 14% of all housing stock. The core demand still comes from tenants looking for flexibility, but there has been significant growth among people who may now benefit from a more secure tenancy arrangement. The proportion of PRS households with children in 2013 was 24%, with the PRS now providing a home for 13% of all households with children in Scotland. The sector also provides a home for a wide cross-section of tenants, including more vulnerable tenants.

In 2013, Ministers asked a Private Rented Sector Tenancy Review Group to examine how suitable and effective the current PRS tenancy system was, and to consider whether changes in the law were needed. The Review Group reported to Ministers in May 2014. Its main recommendation was *'that the current tenancy for the Private Rented Sector, the Short Assured Tenancy and the Assured Tenancy, be replaced by a new private tenancy that covers all future PRS lets'*.

The first public consultation on initial proposals for a new tenancy took place between 6 October 2014 and 28 December 2014. We received more than 2,500 responses from a broad mix of interested parties including industry bodies, tenants, tenant-representative organisations, landlords, landlord-representative organisations, letting agents, investors, local authorities and campaign groups. The second consultation paper builds on these policy proposals. It takes account of the feedback and analysis from the first consultation and tackles the key issues raised. It also seeks views on these developed proposals as well as this Equality Impact Assessment.

The main aspects of the developed proposals are as follows:

- We propose introducing a Scottish Private Residential Tenancy for all future PRS lets. Following an initial six-month term, in which the landlord and tenant may only give notice under specific circumstances, the tenancy will continue indefinitely with both parties able to give notice at any time.
- Landlords will no longer be able to regain possession of their property simply because the tenancy has come to its natural end (otherwise known as the ‘no-fault’ ground). Instead, a landlord will have to use one of the proposed new grounds for repossession.
- These grounds will offer a more progressive route to repossession, covering every eventuality where a landlord may reasonably require possession of the property. If there is no need for the First-tier Tribunal (FTT) to consider how ‘reasonable’ it may be to grant repossession (in cases of anti-social behaviour, rent arrears and breaches of tenancy agreement), these grounds will be mandatory. This means that if the ground is proved, repossession will be granted.
- We propose introducing a standard 12-week notice period for a landlord to give a tenant who has been in place for longer than six months. Currently, the maximum given to tenants is 40 days.

## **Scope of the EQIA**

The likely effects of the proposals were assessed through a range of evidence, including a full public consultation.

Scottish Government Housing Policy officials and Analytical Services colleagues also examined evidence from a range of studies, reports and surveys, including the following:

- The Scottish Government’s 2009 Review of the Private Rented Sector<sup>i</sup>. This provided a detailed primary evidence base on the sector in Scotland, including information about the protected characteristics (vulnerable groups of tenants).

- The Scottish Government's 2013 Evidence Review of the Private Rented Sector Tenancy Framework in Scotland<sup>1</sup>. This gave an overview of some of the key issues about the private rented sector in Scotland, particularly focusing on the tenancy framework.
- Craigforth's 2014 qualitative research to explore the implications for private rented sector tenants and landlords of a longer-term and more secure tenancy<sup>2</sup>. This outlined tenants' and landlords' knowledge and understanding of the current tenancy, including its advantages and disadvantages.
- Results from the 2013 Scottish Household Survey<sup>3</sup>. Scottish Government Analytical Services did further analysis of these with regard to protected characteristics.
- Results from the 2012 Scottish House Conditions Survey. This gave more details of the physical condition of housing stock.<sup>4</sup>
- 2011 Census data.<sup>5</sup> This gave more information about the profiles of tenants in the PRS.
- Consultation on a New Tenancy for the Private Sector: Analysis of Consultation Responses.<sup>6</sup> As part of this consultation, six tenant focus- group discussions were held by an external contractor. These aimed to reach tenants who might not normally engage with key stakeholders or public consultations and would therefore not have been adequately represented otherwise. We also received over 2,500 responses to the consultation, which included key stakeholders such as industry bodies and third-sector organisations, as well as individual tenants and landlords.

## Key findings

The limited evidence available suggests that some vulnerable tenants need a more stable housing option and are therefore less likely to seek the short-term, flexible accommodation that the sector currently provides. While certain parts of the PRS offer a more stable situation, it is doubtful whether this is large enough to cater for all those who are looking for a longer-term home and whether it allows tenants to exercise choice in the market. Furthermore there is concern that while the demand for private rented housing increases, more-vulnerable tenants may become

<sup>1</sup> The Scottish Government (2013) Evidence Review of the Private Rented Sector Tenancy Framework in Scotland; Available at: <http://www.scotland.gov.uk/Resource/0044/00449746.pdf>

<sup>2</sup> The Scottish Government (2014) Qualitative research to explore the implications for private rented sector tenants and landlords of longer term and more secure tenancy; Available at: <http://www.scotland.gov.uk/Publications/2014/03/7326>

<sup>3</sup> More general data from the Scottish Household Survey is available here: <http://www.scotland.gov.uk/Topics/Statistics/16002> Scottish Government Analytical Services provided further analysis of this.

<sup>4</sup> The Scottish Government (2013) Scottish House Conditions Survey 2012; Available at: <http://www.scotland.gov.uk/Publications/2013/12/3017>

<sup>5</sup> National Records of Scotland (2014) Census 2011: Release 3J - Detailed characteristics on Housing and Accommodation in Scotland; Available here: <http://www.scotlandscensus.gov.uk/news/census-2011-release-3j-detailed-characteristics-housing-and-accommodation-scotland>

<sup>6</sup> The Scottish Government (2015) Consultation on a New Tenancy for the Private Sector: Analysis of Consultation Responses; Available at: <http://www.gov.scot/Publications/2015/03/1968>

increasingly marginalised, with fewer housing options that give them appropriate quality and security. As set out below, the proposals to increase security of tenure for tenants in the PRS will tackle many of these issues.

There are sources of data on the make-up and characteristics of PRS tenants in Scotland, but similar information on landlords is not routinely collected. Despite this, we have used the EQIA to consider how the proposals affect PRS landlords with protected characteristics and do not think there are any negative consequences.

### Age

In recent years the proportion of young people renting has risen dramatically. Projections indicate this will increase further, with diverse demand including from vulnerable and lower-income young people. Some, such as students and young professionals, are in the sector through choice and they value its flexibility. However, some of this increase can also partially be attributed to a lack of options due to the growing proportion of young people unable to buy a home<sup>7</sup>. The proportion of renters in the 16-34 age group expanded from 13% in 1999 to 39% in 2013 – while owner occupation in this age group has decreased from 53% to 34% over the same period<sup>8</sup>.

As well as some younger households, older tenants may benefit from increased security of tenure. Just 13% of those aged 50 or over in the PRS expect to move in the next year, and 69% would not expect to move at all. They are also more likely to have stayed in their homes longer<sup>9</sup>. So these proposals to introduce more security of tenure could benefit a cross-section of age groups in the PRS, whether they are older, more settled residents or younger tenants who may be finding it hard to buy a home.

The evidence shows that most landlords are also relatively young, so it is reasonable to believe that their circumstances may change<sup>10</sup>. As well as improving security of tenure, the policy proposes comprehensive safeguards for landlords to ensure they can recover possession of their property if they need it to meet these circumstances. We consider that the new robust grounds for repossession, along with shorter notice-to-quit periods in certain circumstances, will reassure landlords that they can gain repossession and protect their investment in all reasonable situations.

### Disability

Currently, a landlord can reclaim their property because the fixed term has ended – this is called the ‘no-fault’ ground. Also, currently, a tenant has a right to proportionate modifications to their home, but consultation analysis showed that tenants commonly feel unable or reluctant to assert their rights because they fear their lease will be terminated for no reason. The evidence also suggests that, relative

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<sup>7</sup> The Scottish Government (2013) Evidence Review of the Private Rented Sector Tenancy Framework in Scotland; Available at: <http://www.scotland.gov.uk/Resource/0044/00449746.pdf>

<sup>8</sup> Further analysis of the Scottish Household Survey (2013), as provided by Scottish Government Communities Analytical Services. More general data from the Scottish Household Survey is available here: <http://www.scotland.gov.uk/Topics/Statistics/16002>

<sup>9</sup> The Scottish Government (2009) Private Rented Sector Review; Available at: <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/government/prsreview>

<sup>10</sup> As above



to other groups in the PRS, tenants with a disability or limiting long-term illness are more likely to be dissatisfied with their home<sup>11</sup>. This may be due to many factors, but we consider it reasonable to suggest that the proposal to remove the no-fault route to repossession may make it easier for those with a disability to request repairs and proportionate modifications to their home without fear of eviction.

Further, if a disabled person has made adaptations to their home, they may wish to stay there longer, which the proposals for greater security of tenure would help.

### Sex

Findings suggest there is little difference between the experiences of male and female tenants or landlords in the sector.<sup>12</sup>

However, lone-parent households, the majority of which are women, are less likely to seek short-term accommodation<sup>13</sup>. Focus-group respondents to the first consultation living in rural areas, and particularly those with school-age children, also noted the need to stay within a local community that may have few if any tenancies coming up for rent<sup>14</sup>. These proposals would give lone-parent households a comparable level of security and community as those able to access home ownership. If the landlord does seek repossession under one of the new grounds, they may also benefit from a longer 12-week notice period and therefore more time in which to find other suitable housing.

### Pregnancy and maternity

There is a lack of relevant data for pregnant women and new mothers, but we believe their situation may be similar to that of lone-parent households. More security of tenure would have a positive impact here as it would mean that those expecting children would not be asked to leave their homes and communities without reason or on short notice.

### Gender identity: transgender people

There is a lack of robust data about the housing issues of transgender people, but some evidence suggests they are over-represented in the homelessness statistics<sup>15</sup>. Proposals that protect against no-fault eviction and introduce further security of tenure may go some way to tackling this for those in the PRS. This is because, in gaining a PRS tenancy, they will get a more stable housing option than previously.

### Sexual orientation

Evidence suggests a range of issues on this including being evicted from the family home or rented accommodation, resulting in homelessness. It also shows that lesbian, gay and bisexual (LGB) young people are disproportionately represented in the number of people homeless or threatened with homelessness compared with the

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<sup>11</sup> As above

<sup>12</sup> As above

<sup>13</sup> As above; The Scottish Government (2013) Evidence Review of the Private Rented Sector Tenancy Framework in Scotland; Available at:

<http://www.scotland.gov.uk/Resource/0044/00449746.pdf>

<sup>14</sup> The Scottish Government (2015) Consultation on a New Tenancy for the Private Sector: Analysis of Consultation Responses; Available at: <http://www.gov.scot/Publications/2015/03/1968>

<sup>15</sup> Scottish Transgender Alliance (2012) Trans Mental Health Study 2012; Available at: [http://www.scottishtrans.org/wp-content/uploads/2013/03/trans\\_mh\\_study.pdf](http://www.scottishtrans.org/wp-content/uploads/2013/03/trans_mh_study.pdf)

general population<sup>16</sup>; there is also a proportionately higher representation in the PRS<sup>17</sup>. These proposals would go some way to tackling this for those in the PRS, as this tenure will now offer a longer-term housing option.

### Race

Despite proportionately higher levels of minority ethnic group households in the PRS<sup>18</sup>, findings show that one in three minority ethnic group tenants have difficulty accessing appropriate PRS housing compared to one in five of all tenants<sup>19</sup>. As with lesbian, gay, bisexual and transgender (LGBT) individuals, people from minority ethnic groups are over-represented in the homelessness statistics<sup>20</sup>. The proposals would benefit tenants who may have found it difficult in the past to secure a long-term home. Extended notice-to-quit periods also mean that tenants who face repossession will have enough time to find suitable accommodation.

The limited evidence available shows that around 5% of landlords are from minority ethnic group backgrounds. There are unlikely to be any race-related disadvantages for landlords as a result of this policy<sup>21</sup>.

### Religion and belief

There is a lack of evidence detailing any concerns among people of different religious denominations with regard to housing. Census data shows there is a wide range of religious groups in the PRS, with varying levels of potential reliance on it<sup>22</sup>.<sup>23</sup> In considering this, we are satisfied that the proposals do not negatively affect any group.

## **Recommendation and conclusions**

The Scottish Government has found that none of the proposals is discriminatory and that there are no significant issues that will negatively affect the various groups. The intended benefits of the policies will apply to all who live or operate in the PRS in Scotland. They will, however, particularly benefit some vulnerable groups who may have previously found it difficult to gain secure, longer-term housing in the PRS, or who felt unable to assert their rights for fear of eviction.

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<sup>16</sup> Homeless Action Scotland (2013) Youth Homelessness in Scotland 2013; Available at: <http://www.homelessactionscotland.org.uk/uploads/Youth/Youth%20Homelessness%20in%20Scotland%202013.pdf>

<sup>17</sup> Further analysis of the Scottish Household Survey (2013), as provided by Scottish Government Communities Analytical Services. More general data from the Scottish Household Survey is available here: <http://www.scotland.gov.uk/Topics/Statistics/16002>

<sup>18</sup> The Scottish Government (2013) Evidence Review of the Private Rented Sector Tenancy Framework in Scotland; Available at: <http://www.scotland.gov.uk/Resource/0044/00449746.pdf>

<sup>19</sup> The Scottish Government (2009) Private Rented Sector Review; Available at: <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/government/prsreview>

<sup>20</sup> Scottish Government (2014) Operation of the Homeless Persons Legislation in Scotland: Quarterly Update: July-September 2014; Available at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables/HomelessJultoSep2014>

<sup>21</sup> The Scottish Government (2009) Private Rented Sector Review; Available at: <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/government/prsreview>

<sup>22</sup> The Scottish Government (2005) Analysis of Religion in the 2001 Census: Summary Report; Available at: <http://www.scotland.gov.uk/Publications/2005/02/20757/53572>

<sup>23</sup> Similar analysis of the 2011 census will be published on 26/03/2015, which is too late for inclusion in this EQIA. This data will be available on the Equality Evidence webpages of the Scottish Government website: <http://www.gov.scot/Topics/People/Equality/Equalities>

As the EQIA process was started at an early stage of the Bill process, it has ensured that equality considerations have informed policy development.

The EQIA, along with consultation analysis and ongoing discussions with key stakeholders, made policy officials aware that some minimal changes to policy were needed to obtain the best outcome for equality concerns. Through the EQIA, the importance of making any model tenancy agreement accessible to all was identified. To ensure this, the model tenancy agreement will contain plain-language explanatory notes.

We recognise that the data available does not allow a complete picture of the needs of those with protected characteristics. However, the EQIA has given the opportunity to consider these needs fully, and we will continue to do so as the proposals move forward.



# Partial Business and Regulatory Impact Assessment

## Title of Proposal

Partial Business and Regulatory Impact Assessment for the Private Tenancies Bill.

## Purpose and intended effect of introducing a new type of private rented sector tenancy for all future PRS lets.

### Background

We are introducing a new tenancy system for all future PRS lets. The tenancy system provides for the legal agreement between tenant and landlord and is central to making the sector work well. It also sets out how tenants and landlords can assert their rights, and affects whether investment in the sector is likely to be attractive.

The current system in Scotland originates from the 1988 Housing (Scotland) Act, which was introduced for all new private rented tenants from 2 January 1989. This Act introduced the Assured Tenancy Regime, which covers two types of tenancy – an Assured Tenancy and a Short Assured Tenancy.

To take forward an action in the PRS Strategy, in September 2013 the Scottish Government set up the Private Rented Sector Tenancy Review Group to examine how suitable and effective the current private rented sector system was and consider whether changes in the law were needed.

The Review Group produced a [report](#) for Ministers on 9 May 2014. It had one main recommendation, *'that the current tenancy for the Private Rented Sector, the Short Assured Tenancy and the Assured Tenancy, be replaced by a new private tenancy that covers all future PRS lets'*.

Ministers accepted the Review Group's recommendation and our proposal for a new tenancy system builds on the group's work and its report findings.

### Objective

The private rented sector is changing. It has more than doubled in size in the past 15 years and covers more than an eighth of all homes in Scotland<sup>24</sup>. Recent figures show 333,231 homes are rented privately<sup>25</sup>.

The sector has always catered for a broad range of tenants and met a wide range of needs and demands. Tenants include young professionals and people who move often for their work, as well as students and newly formed households.

Two of the fastest-growing groups of tenants since 1999 have been families and people wanting to stay in the sector longer-term. In 2013, nearly a quarter of private rented sector households had children, an estimated 80,000 households compared

<sup>24</sup> Scotland's People Annual Report: Results from the 2013 Scottish Household Survey, August 2014, Scottish Government, Available at: <http://www.scotland.gov.uk/Publications/2014/08/7973/3>

<sup>25</sup> Figures from Landlord registration, as at 31 August 2014.

to 20,000 in 1999. The sector provides a home for nearly one in seven of all households with children<sup>26</sup>.

We want the tenancy system to work well for all tenants. This has been an important part of developing our proposals. Some tenants need more secure, longer-term tenancies, while others greatly value the ability to move in and out of tenancies.

The proportion of landlords owning a small number of properties (often one or two) has remained broadly similar<sup>27</sup>. Initial growth in the sector was led by the availability of buy-to-let mortgages. Since 2007 there has been an increase in those who have become landlords because they were unable or reluctant to sell their property<sup>28</sup>. There is also the significant potential for, and growing interest from, new institutional investors in the sector to help fund the supply of new homes to privately rent. In developing these proposals, we have listened carefully to what landlords, lenders and investors want from a tenancy system.

This context of change has led us to propose our reforms. They aim to improve security of tenure for tenants, while giving suitable safeguards for landlords, lenders and investors. We know that the private rented sector is important in giving many tenants the flexibility they need in their living arrangements; but an increasing number could also benefit from improved security of tenure. We also know that the tenancy system must work well for landlords, lenders and investors, within the broader regulation and justice system.

### **Rationale for Government intervention**

The Housing and Regeneration Outcomes Framework supports the Scottish Government's National Performance Framework, with a focus on homes and communities. The Scottish Government's vision for housing in Scotland is for '*...a Scotland where all people live in high quality sustainable homes that they can afford and that meet their needs*'. Four Housing and Regeneration outcomes have been identified as crucial to achieving this vision:

- a well-functioning housing system
- high quality, sustainable homes
- homes that meet people's needs, and
- sustainable communities.

The operation and growth of the PRS contributes to all four of these outcomes. Therefore, achieving the aims for the sector set out in the PRS Strategy is important for achieving the outcomes and vision for all housing in Scotland, and contributing to the Scottish Government's Purpose and National Outcomes.

The PRS Strategy was published in May 2013. It was informed by the work of the Private Rented Sector Strategy Group, which helped the Scottish Government to

<sup>26</sup> Scotland's People Annual Report: Results from the 2013 Scottish Household Survey, August 2014, Scottish Government, Available at: <http://www.scotland.gov.uk/Publications/2014/08/7973/3>

<sup>27</sup> Review of the Private Rented Sector: Volume 1: Key Findings and Policy Implications, March 2009, Scottish Government, Available at: <http://www.scotland.gov.uk/Publications/2009/03/23153136/4>

<sup>28</sup> Review of the Private Rented Sector: Volume 1: Key Findings and Policy Implications, March 2009, Scottish Government, Available at: <http://www.scotland.gov.uk/Publications/2009/03/23153136/9>

produce and consult on a draft PRS Strategy in 2012. The PRS Strategy aims to improve and grow the sector by enabling more effective regulation, applying tougher enforcement action and attracting new investment.

The PRS Strategy sets out our vision for the sector, which is:

*‘A private rented sector that provides good quality homes and high management standards, inspires consumer confidence, and encourages growth through attracting increased investment.’*

To achieve this vision, it listed three strategic aims:

- To improve the quality of property management, condition and service.
- To deliver for tenants and landlords, meeting the needs of the people living in the sector; consumers seeking accommodation; and landlords committed to continuous improvement.
- To enable growth and investment to help increase overall housing supply.

Reforming the tenancy system is an important part of achieving our vision and strategic aims. A new and simplified system will result in better property management by providing clarity for tenants and landlords, helping both parties fully understand what the tenancy agreement means for them. This will result in more professional management and give investors reassurance in the modern private rented sector. The new system also provides an opportunity to address concerns raised by landlords and letting agents on such issues as abandonment (tenants leaving without warning).

## **Consultation**

### **Within Government**

In developing these policy proposals we have consulted a wide range of Scottish Government officials including Housing Supply, Condition and Safety, Financial Innovation Unit, Chief Property Adviser, National Housing Trust, Community Analytical Services, Homelessness, Welfare Reform, Land and Tenancy Reform, Sustainable Housing, PRS Energy Efficiency, PRS Tribunals, Mortgage Market Issues, Analytical Services, Tribunals and Administrative Justice, Rent Service Scotland and Equalities.

This is a distinct Scottish policy on a topic that is fully devolved to Scotland.

### **Public consultation**

The first public consultation on initial proposals for a new tenancy in the private sector took place between 6 October 2014 and 28 December 2014. We received more than 2,500 responses from a broad mix of interested parties including industry bodies, tenants, tenant-representative organisations, landlords, landlord-representative organisations, letting agents, investors, local authorities and campaigning groups. The non-confidential consultation responses have been published and can be viewed here: <http://www.gov.scot/Publications/2015/01/8970>.

A second public consultation on more detailed policy proposals was launched on 30 March 2015. We will consider carefully the results of both consultations to help inform the final shape of the new tenancy system.

### **Business**

In parallel with the public consultations Scottish Government officials conducted engagement interviews with businesses and organisations from the sector likely to be affected by the proposals including:

- Shelter Scotland
- Council for Mortgage Lenders
- Homes for Scotland
- Scottish Land and Estates
- TC Young Solicitors
- Royal Institute of Chartered Surveyors
- Scottish Association of Landlords
- Let Scotland
- Scottish Property Federation
- Homeless Action Scotland
- Consumer Marketing Authority
- Association of Student Residential Accommodation

### **Options**

#### **Option 1: Do nothing**

The first option considered would involve continuing with the current assured tenancy system in the Housing (Scotland) Act 1988. Tenants in the PRS will broadly have a Short Assured Tenancy or an Assured Tenancy. This approach would remove any ability to simplify and modernise the private rented sector tenancy system and miss the opportunity to introduce a modern and easy-to-understand system that is fit for the future.

This option was not supported by the Private Tenancy Review Group, which recommended to Ministers that the current system be replaced by an entirely new private tenancy.

#### *Sectors and groups affected*

This 'do nothing' option would affect the following groups, in that the existing tenancy system and the problems within it would remain:

- Tenants
- Private landlords
- Letting agents
- Lenders
- First-tier Tribunal (FTT)
- Housing advice providers
- Solicitors
- Residential investors
- House builders

### *Benefits*

Tenants and landlords would continue to use the current system and would not need to change their arrangements and procedures. However, the complexities of the current tenancy system would remain.

### *Costs*

The costs of meeting the Housing (Scotland) Act 1988 would continue.

## **Option 2: Create a new type of tenancy for all future private rented sector lets.**

### *Sectors and groups affected*

- Tenants
- Private landlords
- Letting agents
- Lenders
- Housing advice providers
- First-tier Tribunal (FTT)
- Solicitors
- Residential investors
- House builders

### *Costs or savings*

There are unlikely to be additional costs or savings for tenants.

Under the current proposals, costs to landlords are likely to be minimal. The main points to note are as follows:

- Landlords will no longer be able to ask tenants to leave because the tenancy has come to its natural end, and instead will need to specify one of the new grounds. This could result in an increase in the number of cases they refer to the First-tier Tribunal.
- Providing the new type of tenancy agreement is likely to be cost neutral. But, by a specified backstop date, landlords will have to revise any old-style tenancy agreements still in operation. This cost, is however, likely to be minimal as the backstop date will be far enough in the future to ensure that most tenancy agreements will have been updated through the natural turnover of tenants.
- The model tenancy agreement and simplified notices and repossession grounds could result in less legal advice being needed, which could be a saving.

Letting agents, who often act on behalf of landlords, will need to issue the new type of tenancy agreement for all future PRS lets. This is likely to be cost neutral. But, by a specified backstop date, they will have to revise any old-style tenancy agreements still in operation. This cost is, however, likely to be minimal as the backstop date will

be far enough in the future to ensure that most tenancy agreements will have been updated through the natural turnover of tenants.

Mortgage lenders could incur some costs as we know that some current buy-to-let mortgage covenants specify the use of a particular type of tenancy agreement when letting the property. These covenants will likely require amendment to reflect the new type of tenancy.

Housing advice providers and the First-tier Tribunal could incur some minimal training costs to update their staff and members on the new tenancy system.

Landlords will no longer be able to ask their tenant to leave simply because their tenancy has reached its natural end date, and will instead need to use one of the new grounds. Currently, tenants are more likely to end a tenancy (around 8 in 10) and we envisage this trend continuing in the proposed new system. For tenancies ended by the landlord, if a tenant appeals the decision to the First-tier Tribunal, this could lead to an increase in cases heard by the tribunal. It is difficult to estimate case load as the tribunal has yet to be created, but we assume that any such increase would be small.

#### *Benefits under the current proposals*

The overall aim of the new tenancy system is to improve tenants' security of tenure while providing appropriate safeguards for landlords, investors and lenders.

#### Benefits for tenants

- Simplified tenancy system.
- Greater security of tenure as tenants can no longer be asked to leave their tenancy when their agreement has reached its end date.
- Longer notice-to-quit period if they have lived in their property for more than six months and an end to tenancies rolling over on a monthly basis.
- Confusing pre-tenancy notices will no longer be required.
- A mandatory tenancy agreement will be introduced containing statutory guidance that outlines in plain language its more formal clauses.

#### Benefits for landlords

- No requirement to issue confusing pre-tenancy notices.
- The Notice to Quit and Notice of Proceedings will be rolled up into a single Notice to Leave document.
- Modernised and simplified grounds for repossession will exist for landlords to recover possession of their property in all reasonable circumstances. These will be mandatory or contain a mandatory element. This means that if the First-tier Tribunal is satisfied that a specified ground exists, they must issue an eviction order.
- New repossession grounds will be introduced for use when the landlord wants to sell their property or the tenant has abandoned it.
- A mandatory standardised tenancy agreement will be introduced for use by all landlords that contains statutory guidance outlining in plain



- language its more formal clauses.
- Landlords will no longer need to give tenants a Tenant Information Pack.

In addition to these benefits for landlords, we think the following could act as a disincentive for landlords:

- Removing the ability of a landlord to ask a tenant to leave at the end of their tenancy agreement could result in landlords removing their properties from the sector.
- Introducing rent control may limit a landlord's ability to improve the quality of their property, including for any new standards in the future. This may also discourage further investment, including from institutions, to grow the sector and build more new homes for private rent.

#### Benefit for the First-tier Tribunal

- All the proposed new repossession grounds would be mandatory or contain a mandatory element. This means that if the ground is proven to exist, an order for eviction must be issued by the tribunal. Only three of the proposed 11 grounds contain discretionary elements. This will simplify decision making and ensure consistency. the model tenancy agreement should help the tribunal assess tenancy disputes.

#### **Scottish firms impact test**

We intend to carry out face-to-face meetings with businesses during the second consultation exercise. This may be done through stakeholder events or individual meetings.

#### **Competition assessment**

The changes will affect private landlords, letting agents, lenders, the First-tier Tribunal, housing advice providers, solicitors, residential investors and house builders. But given our answers to the four questions below, we do not expect the changes will distort any competition in the affected markets.

*Will the proposal directly limit the number or range of suppliers?* No

*Will the proposal indirectly limit the number or range of suppliers?* No

*Will the proposal limit the ability of suppliers to compete?* No

*Will the proposal reduce suppliers' incentives to compete vigorously?* No

#### **Test run of business forms**

Our proposals on implementing option 2 are likely to result in the creation of new business forms. To ensure ease of use, the planned forms will be prepared and tested with help from stakeholder businesses and representative groups during the development and drafting of secondary legislation

#### **Legal aid impact test**

We do not yet know how many, if any, additional referrals will be submitted to the First-tier Tribunal. Separate work is continuing to establish whether legal aid will be available for parties before they go to the tribunal. Therefore legal aid spending could be affected.

## **Enforcement, sanctions and monitoring**

### **Option 1: Do nothing**

Existing mechanisms would remain in place. Under the Housing (Scotland) Act 2014, all civil PRS cases would be considered by the First-tier Tribunal rather than the sheriff. The performance of the First-tier Tribunal would be monitored as part of the integrated tribunals system.

### **Option 2: Create a new type of tenancy for all future private rented sector lets**

All courses of redress under the new tenancy system would be to the First-tier Tribunal. The performance of the First-tier Tribunal would be monitored as part of the integrated tribunals system.

## **Implementation and delivery plan**

The provisions for a new tenancy system for the PRS will be instructed in a Bill scheduled for introduction to Parliament this autumn.

Subject to a successful parliamentary journey, implementation and delivery of the Bill will be developed further during the development of the supporting secondary legislation.

### **Post-implementation review**

It is expected that a post-implementation review will take place within 10 years of the legislation introducing a new type of PRS tenancy coming in to force.

## **Summary and recommendation**

Option 2 is recommended. The broad costs and benefits table will be fully completed for the final BRIA once the final policy proposals have been confirmed.

### **Summary of broad costs and benefits**

<b>OPTION</b>	<b>BENEFITS</b>	<b>COSTS</b>
<b>Do nothing</b>	Tenants and landlords would continue to use the current system and would not be required to change their current arrangements and procedures. However, the existing complexities of the current tenancy system would remain.	No additional costs.
<b>Introduce a new tenancy for all future PRS lets.</b>	A new and simplified tenancy system would result in better property management by providing clarity for tenants and landlords, helping both parties to fully understand	Further work will be done on costs in the coming months.



	what the tenancy agreement means for them.	
<p><b>Declaration and publication</b></p> <p><i>The Cabinet Secretary or Minister responsible for the policy (or the Chief Executive of non departmental public bodies and other agencies if appropriate) is required to sign off all BRIAs prior to publication, using appropriate text as follows:</i></p> <ul style="list-style-type: none"> <li>• <u>Sign-off for Partial Stage BRIAs:</u>  <i>I have read the Business and Regulatory Impact Assessment and I am satisfied that, given the available evidence, it represents a reasonable view of the likely costs, benefits and impact of the leading options. I am satisfied that business impact has been assessed with the support of businesses in Scotland.</i></li> </ul> <p><b>Signed:</b></p> <p><b>Date: 23 March 2015</b></p> <p><b>Minister's name: Margaret Burgess</b>  <b>Minister's title: Minister for Housing and Welfare</b></p> <p><b>Scottish Government Contact point: Susan Gilroy, 1H-South, Victoria Quay, Leith, EH6 6QQ</b></p>		



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