

## Notice of Meeting and Agenda Infrastructure, Land and Environment Policy Board

Date	Time	Venue
Wednesday, 09 November 2022	10:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN  
Head of Corporate Governance

### Membership

Councillor Michelle Campbell (Convener): Councillor Stephen Burns (Depute Convener):

Councillor Jennifer Adam: Councillor Jacqueline Cameron: Councillor Carolann Davidson:  
Councillor Audrey Doig: Councillor Chris Gilmour: Councillor John Gray: Councillor John Hood:  
Councillor James MacLaren: Councillor Janis McDonald: Councillor John McNaughtan:  
Councillor Will Mylet: Councillor Iain Nicolson: Councillor Ben Smith:

### Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

### Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to <https://renfrewshire.public-i.tv/core/portal/home>

### 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.

## 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 and Capital Budget Monitoring as at 16 September 2022</b><br>Joint report by the Directors of Finance & Resources, Environment & Infrastructure and Communities & Housing. | <b>1 - 8</b>   |
| <b>2</b> | <b>Operational Performance Report</b><br>Report by the Director of Environment & Infrastructure.  | <b>9 - 16</b>  |
| <b>3</b> | <b>Environment &amp; Infrastructure Service Improvement Plan 2022/25 Mid-Year Monitoring Report</b><br>Report by the Director of Environment & Infrastructure.                        | <b>17 - 53</b> |
| <b>4</b> | <b>Kirklandneuk Playing Field &amp; Pavilion Renfrew Victoria Boys Club – CAT update</b><br>Report by the Chief Executive.  | <b>54 - 59</b> |
| <b>5</b> | <b>Disposal of Land adjacent to 123 Glencoats Drive, Paisley</b><br>Report by the Chief Executive.  | <b>60 - 63</b> |
| <b>6</b> | <b>Disposal of land at Maple Drive, Johnstone Castle – Regeneration Phase 2</b><br>Report by the Chief Executive.   | <b>64 - 68</b> |
| <b>7</b> | <b>Surplus Status for Former Residential Properties on Johnstone High School Grounds</b><br>Report by the Chief Executive.  | <b>69 - 72</b> |
| <b>8</b> | <b>Demolition School House, St Catherine's, Paisley'</b><br>Report by the Chief Executive.  | <b>73 - 76</b> |

<b>9</b>	<b>175 Year Ground Lease to Scottish Power Energy Networks, Underwood Road Depot, Paisley</b>	<b>77 - 80</b>
	Report by the Chief Executive.	
<b>10</b>	<b>15 Year Lease Renewal – JW Grant and Son Ltd, 70 Love Street Paisley</b>	<b>81 - 84</b>
	Report by the Chief Executive.	
<b>11</b>	<b>10 Year Lease of Shop at 4-6 High Street, Renfrew</b>	<b>85 - 88</b>
	Report by the Chief Executive.	
<b>12</b>	<b>9 Year Lease of 9 Stoddard Square, Elderslie</b>	<b>89 - 92</b>
	Report by the Chief Executive.	
<b>13</b>	<b>9 Year Lease of 11 Stoddard Square, Elderslie</b>	<b>93 - 96</b>
	Report by the Chief Executive.	
<b>14</b>	<b>9 Year Lease of Shop at 5/2 High Street, Johnstone</b>	<b>97 - 100</b>
	Report by the Chief Executive.	
<b>15</b>	<b>2 Year Lease of Shop at 71/3 High Street, Johnstone</b>	<b>101 - 104</b>
	Report by the Chief Executive.	

## **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 6 and 9 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.**

### **Exempt Item**

Exempt documents are no longer available in print format. You will require to log in to CMIS and then visit the Infrastructure, Land & Environment Exempt Items page from the list of boards to access documents. Please note that access to exempt documents is now restricted.

## **16 Proposed Sale of Kersland School**

Report by the Chief Executive.




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**To:** Infrastructure, Land and Environment Policy Board

**On:** 9 November 2022

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**Report by:** Director of Finance & Resources and Director of Environment & Infrastructure

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**Heading:** Revenue and Capital Budget Monitoring as at 16 September 2022

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## 1. Summary of Financial Position

- 1.1. The projected Revenue outturn as at 31 March 2023 for Infrastructure, Land and Environment is an overspend position of £1.696m (5.5%) against the revised budget for the year.
- 1.2. The projected Capital outturn as at 31 March 2023 for Infrastructure, Land and Environment is a breakeven position for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.

**Table 1: Revenue**

Division	Revised Annual Budget £000	Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	30,841	32,537	(1,696)	-5.5%

**Table 1: Capital**

Division	Revised Annual Budget £000	Projected Outturn £000	Budget Variance (Adv)/Fav £000	Budget Variance %
Environment & Infrastructure	21,579	21,579	0	0.0%



## **2. Recommendations**

Members are requested to:

- 2.1. Note the projected Revenue outturn position as detailed in Table 1 above, considering that the forecast position is based on best estimates at this time;
- 2.2. Note the projected Capital outturn position as detailed in Table 2 above; and
- 2.3. Note the Revenue and Capital budget adjustments detailed in sections 4 and 6.

## **3. Revenue**

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected annual overspend of £1.696m (5.5% of total budget) for Infrastructure, Land and Environment. Narrative is provided in the Appendices below to provide context and explanation to the budget position for service areas
- 3.2. The projected costs for this financial year are based on the financial information available at the time of writing this report, and future projections and outturns may vary depending on the operational and current market conditions.
- 3.3. The forecast financial overview for the Council being reported to Finance, Resources and Customer Services Board incorporates the overspend position reflected in this report.
- 3.4. The main reasons for the projected outturn position are indicated below, with the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget). The main drivers are the loss of parking income, as has been the case since the beginning of the pandemic and the refuse collection costs that are largely driven by inflationary costs and absence cover as a result of annual leave being carried forward from during the pandemic. The position also includes and an anticipated increase in energy costs.

## **4. Revenue Budget Adjustments**

- 4.1. Budget adjustments totalled £1.531m which in the main related to Regulatory Services, which previously reported to this board and now reports to Communities and Housing Policy. The total budget is adjusted by £1.775m to reflect this transfer.

## **5. Capital**

- 5.1. The Capital Investment Programme 2022/23 to 2026/27 was approved by the Council on 3 March 2022.
- 5.2. The Capital Monitoring report at Appendix 2 indicates adjustments in the approved capital programme of £3.896m, of which £0.306m have occurred since the last board report at Period 3. This reflects new grant funding awarded in 2022/23.
- 5.3. The projected outturn at 31 March 2023 is a breakeven position. Further detail, including reasons for significant variances, can be found at Appendix 2.

## **6. Capital Budget Adjustments**

- 6.1. Since the last report, budget changes of £0.306m have arisen which reflect the following:

Budget Increases in 2022/23 (£0.306m) for grant awarded in the following projects:

- Cycle Walking Safer Routes (£0.064m);
- Vehicle replacement Programme (£0.083m) for Transport Scotland grant for electric vehicle charging infrastructure;
- Renewal of Playparks (£0.155m), a further £1.536m has been awarded to Renfrewshire Council over the 3 year period 2023-24 to 2025-26.

## **Implications of this report**

1. **Financial** – The projected budget outturn position for Infrastructure, Land and Environment Revenue budget is an overspend of £1.696m.

The projected outturn position for Infrastructure, Land and Environment Services' Capital budget is breakeven position. The Capital programme will continue to be monitored closely for the rest of the financial year.

2. **HR and Organisational Development**

None directly arising from this report.

3. **Community/Council Planning**

None directly arising from this report.

4. **Legal**

None directly arising from this report.

5. **Property/Assets**

Capital projects result in lifecycle improvements and replacements to Roads & footways network and vehicles.

6. **Information Technology**

None directly arising from this report.

**7. Equality and 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 for example 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 and Safety**

None directly arising from this report.

**9. Procurement**

None directly arising from this report.

**10. Risk**

The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.

**11. Privacy Impact**

None directly arising from this report.

**12. Cosla Policy Position**

N/a.

**13. Climate Risk**

None directly arising from this report.

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**List of Background Papers**

Revenue Budget and Council Tax Policy Board report, Council 3 March 2022

Capital Investment Programme 2022/23 to 2026/27, Council 3 March 2022.

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**Authors:** Director of Finance & Resources and Director of Environment & Infrastructure

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2022/23**  
**1 April 2022 to 16 September 2022**

**POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT**

Objective Summary	Annual Budget at Period 3	Budget Adjustments	Revised Annual Budget at Period 6	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Directorate and Service Co-ordination	1,244	6	1,250	1,126	124	10.0%	0	124
Refuse Collection	5,233	159	5,392	6,968	(1,576)	(29.2%)	(1,399)	(177)
Household Waste Recycling Centres	766	2	768	841	(73)	(9.5%)	(126)	53
Refuse Disposal	7,602	0	7,602	6,923	679	8.9%	152	527
Streetscene	6,039	163	6,202	6,270	(68)	(1.1%)	(31)	(37)
Sustainability and Place	602	4	606	547	59	9.8%	29	30
Fleet Services	(177)	5	(172)	(257)	85	49.4%	(18)	103
Social Transport	1,719	(132)	1,587	1,407	180	11.4%	120	60
Roads Operations	2,651	235	2,886	2,856	30	1.1%	(101)	131
Infrastructure and Assets	1,887	(197)	1,690	1,731	(41)	(2.4%)	23	(64)
Transportation & Development	994	(2)	992	1,011	(19)	(1.9%)	0	(19)
Parking of Vehicles	(1,131)	1	(1,130)	(52)	(1,078)	(95.4%)	(999)	(79)
Strathclyde Partnership for Transport	3,168	0	3,168	3,168	0	0.0%	0	0
Requisition								
Regulatory Services	1,775	(1,775)	0	0	0	0.0%	0	0
<b>NET EXPENDITURE</b>	<b>32,372</b>	<b>(1,531)</b>	<b>30,841</b>	<b>32,537</b>	<b>(1,696)</b>	<b>(5.5%)</b>	<b>(2,350)</b>	<b>653</b>

Objective Heading	Key Reasons for Projected Variance
Refuse Collection	The over spend in the main relates to increased costs relating to fuel cost increases. There is also an expected overspend on the supply of household bins which is partly due to increased prices and reduced demand in special uplift income. In addition, due to high levels annual of leave carried forward as a result of the pandemic, additional overtime is being incurred in order to cover this from an operational perspective.
Household Waste Recycling Centres	In the main, the overspend is in relation to transport related costs as a result of increased fuel prices and external vehicle hires.
Refuse Disposal	The current projected position relates to reduced levels of waste being disposed of and are expected to continue for the remainder of the financial year resulting in an underspend on the Clyde Valley Waste contract. In addition, income is expected to over recover this financial year due to income for mixed plastics, cans and glass now expected this financial year. However, this will be closely monitored through the year.
Streetscene	The current projected overspend within Streetscene in the main relates to the tree management and the associated health and safety issues such as tree inspections and monitoring tree health. As a result, the Council is incurring increased inspection and monitoring costs in dealing with tree health issues such as Ash Dieback. This will be closely monitored through the remainder of the financial year.
Social Transport	Due to a reduction in social transport requirements, it is expected that the service will underspend this financial year. However, it should be noted that this will be monitored throughout the financial year and any changes will be reported to future boards.
Parking of Vehicles	Off-street parking charges have been reintroduced for a number of months, however on and off street parking income and fine recovery remain significantly lower than pre-pandemic levels and this is expected to remain until the end of the current financial year.

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2022/23**  
**1 April 2022 to 16 September 2022**

**POLICY BOARD : INFRASTRUCTURE, LAND AND ENVIRONMENT**

Subjective Summary	Annual Budget at Period 3	Budget Adjustments	Revised Annual Budget at Period 6	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	23,079	(1,436)	21,643	22,298	(654)	(3.0%)	(406)	(250)
Premises Related	1,089	(36)	1,053	1,466	(413)	(39.2%)	(101)	(312)
Transport Related	6,040	(1)	6,039	7,169	(1,130)	(18.7%)	(1,085)	(45)
Supplies and Services	12,356	52	12,408	12,543	(135)	(1.1%)	(514)	379
Third Party Payments	3,197	(1)	3,196	3,209	(13)	(0.4%)	(1)	(12)
Transfer Payments	111	(7)	104	151	(47)	(45.2%)	(15)	(32)
Support Services	39	(5)	34	7	27	79.4%	(5)	32
Depreciation and Impairment Losses	0	(300)	(300)	0	(300)	(100.0%)	0	(300)
<b>GROSS EXPENDITURE</b>	<b>45,911</b>	<b>(1,734)</b>	<b>44,177</b>	<b>46,842</b>	<b>(2,665)</b>	<b>(6.0%)</b>	<b>(2,127)</b>	<b>(540)</b>
Income	(13,539)	203	(13,336)	(14,305)	969	7.3%	(223)	1,192
<b>NET EXPENDITURE</b>	<b>32,372</b>	<b>(1,531)</b>	<b>30,841</b>	<b>32,537</b>	<b>(1,696)</b>	<b>(5.5%)</b>	<b>(2,350)</b>	<b>653</b>

RENFREWSHIRE COUNCIL  
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES  
1st April to 16th September 2022  
POLICY BOARD: INFRASTRUCTURE, LAND & ENVIRONMENT

Project Title	Prior Years Expenditure to 31/03/2022*	Current Year 2022-23						Full Programme - All years			
		Approved Budget 2022-23	Budget Adjustments in 2022-23	Revised Budget 2022-23	Projected Outturn 2022-23	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-27	Projected Outturn to 31-Mar-27	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000			£000	£000		
<b>ENVIRONMENT &amp; INFRASTRUCTURE</b>											
Cycling, Walking & Safer Routes	0	785	432	1,217	1,217	0	0%	1,467	1,467	0	0%
Roads/Footways Upgrade Programme	15,584	11,068	(28)	11,040	11,040	0	0%	39,180	39,180	0	0%
Safe Road Crossing	59	0	191	191	191	0	0%	250	250	0	0%
Vehicle Replacement Programme	0	2,257	236	2,493	2,493	0	0%	2,492	2,492	0	0%
Bridge Assessment/Strengthening	0	481	38	519	319	200	39%	520	320	200	38%
Lighting Columns Replacement	0	560	404	964	964	0	0%	964	964	0	0%
Traffic Management	0	100	83	183	183	0	0%	183	183	0	0%
Core pathways & cycle network	62	138	0	138	138	0	0%	200	200	0	0%
Parks Improvement Programme	2,142	63	97	160	160	0	0%	2,302	2,302	0	0%
Improvements to Outdoor Access and Play Area Programme	264	1,100	355	1,455	1,455	0	0%	1,718	1,718	0	0%
Multi Purpose Bins	60	20	0	20	20	0	0%	80	80	0	0%
Improvements to Cemetery Estate	1,220	141	179	320	320	0	0%	1,541	1,541	0	0%
Underwood Depot - Workshop Improvements	320	0	2	2	2	0	0%	322	322	0	0%
Clyde Mission Fund - Renfrew Riverside to Paisley TC Active Travel Route	33	970	32	1,002	1,202	(200)	-20%	1,035	1,235	-200	-19%
Renewal of Play Parks	0	0	313	313	313	0	0%	1,849	1,849	0	0%
Nature Restoration Fund	1	0	156	156	156	0	0%	157	157	0	0%
Recycle Improvement Fund	0	0	346	346	346	0	0%	346	346	0	0%
Strathclyde Partnership Transport	0	0	1,060	1,060	1,060	0	0%	1,060	1,060	0	0%
<b>TOTAL INFRASTRUCTURE, LAND &amp; ENVIRONMENT BOARD</b>	<b>19,745</b>	<b>17,683</b>	<b>3,896</b>	<b>21,579</b>	<b>21,579</b>	<b>0</b>	<b>0%</b>	<b>55,666</b>	<b>55,666</b>	<b>0</b>	<b>0%</b>



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**To:** Infrastructure, Land and Environment Policy Board

**On:** 9 November 2022

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**Report by:** Director of Environment & Infrastructure

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**Heading:** Operational Performance Report

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## **1. Summary**

- 1.1 This report provides an overview of key service activities since the last Policy Board report on 31 August 2022 and an operational performance update on the services and key projects delivered during this period.
  - 1.2 Operational Services have continued a 'business as usual' basis while working within Covid-19 restrictions. All required safety measures are in place and are now well established.
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## **2. Recommendations**

It is recommended that the Infrastructure, Land and Environment Policy Board:

- 2.1 Approves the operational performance update detailed within this report.
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## **3. Background**

- 3.1 Environment & Infrastructure provides essential services to every household in Renfrewshire and works in partnership with the local community, other service areas and Community Planning Partners, to deliver key Council priorities and initiatives. A progress update on the main activities delivered by the services within Environment & Infrastructure, in respect of the areas of activity delegated to this Policy Board, is detailed below.



- 3.2 For Operational Services while most of the COVID-19 restrictions have now been removed, Covid related absences continue to be a challenge to service delivery. In addition, whilst assisting the services to continue to operate last year, staff accrued annual leave which they have now been using this year.
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## **Updates for Infrastructure Land and Environment Policy Board**

### **4. Fleet, Roads and Transportation**

#### **4.1 Roads Capital Investment Programme**

The programme for 2022/23 continues with 69 of the programmed 90 carriageways complete. 10 footway resurfacing schemes have been completed to date, however, the remainder of the footway programme is delayed due to the significant increase in contractor costs (a result of global bitumen prices) within the Roads Framework. The service is currently reviewing the approach to delivering the footways investment program for 2023/24 which will include those schemes delayed in 2022/23. The surface treatment programme is now complete with all of 18 micro-surfacing dressing schemes complete and 13 of the programmed 14 surface dressing schemes are complete (one scheme required to be cancelled due to Scottish Water works on that particular carriageway). The large area patching programme is around 80% complete and will complete in February and the pre-patching in advance of next year's surface dressing contract is 80% complete completing early November.

#### **4.2 Winter Maintenance**

Environment and Infrastructure are fully prepared for winter maintenance. Nine gritting vehicles are ready for work and we have around 4000t of salt in stock ready to apply to the public road network as the winter requires. The on-call rota for Winter Controllers / supervisors has been produced and all relevant staff have completed their annual winter training.

As of the 21<sup>st</sup> October we have not required to grit the network, however, we have used this period to stock up our 540 grit bins located throughout Renfrewshire.

#### **4.3 Paisley Town Centre Car Parking**

Officers have been looking at a range of methods to introduce technology to simplify parking in Paisley Town Centre. After a procurement process a 6-month trial period of RingGo, a cashless parking solution, has been introduced in on and off-street parking in Paisley. The pilot will then be evaluated before a decision made on any conversion to a more permanent arrangement.

#### **4.4 Fleet Sustainable Travel - Diester Box**

The automated key system for the sustainable vehicles in the pool car fleet has been established allowing employees to book pool vehicles on-line and uplift the keys from the facility in the car park. There are now 21 vehicles, 11 cars and 10 vans, aligned to 87 colleagues having remote access to the system. The provision of the service will continue to increase steadily. Currently there are an average of 80 bookings a day for sustainable pool fleet vehicles.

As part of the depot improvements and security arrangements, the gates at the depot / Paisley HWRC will now close between 6.30pm and 6.30am.

#### **4.5 #YouDecide**

- 4.5.1 The engagement with the communities has been a positive experience with communities and individuals contributing 2,843 ideas. This initial list has been shortlisted to 117 ideas.
- 4.5.2 Phase 2 will commence with extensive community engagement programme throughout Renfrewshire, the voting period will launch on 11<sup>th</sup> November and run for four weeks. Residents will be able to vote online and will only be able to vote for projects in their local area. Officers will be available to assist anyone requiring additional support to ensure no one is excluded from the voting process. Prior to the engagement process commencing Elected Member drop in sessions will take place on 10<sup>th</sup> & 11<sup>th</sup> November.
- 4.5.3 The successful projects will be announced in January with works then taking place throughout 2023.

#### **4.6 Active Travel Update**

- 4.6.1 Phase two of the Paisley to Renfrew active travel route from Turner Drive connection southwards to the Paisley Central Retail Park off Renfrew Road is nearing completion. The project will provide an important active travel link from Paisley Gilmour Street Station all the way to the river Clyde.
- 4.6.2 The consultation phase of the Causeyside Street regeneration and active travel route concluded in August. The project will improve infrastructure and connections between Gilmour Street and Canal Street train stations, providing cycling infrastructure, formalising car parking arrangements to remove illegal parking activities and to improve the streetscape and connections to amenity areas such as Dunn Square. The consultation identified some improvements that have now been incorporated into the design. We will provide an update to the Elected Members, Businesses, Residents and the public as a result of the consultation and outline next steps in early November.
- 4.6.3 Members will be aware of the Council successfully being awarded £2million from Transport Scotland's Bus Partnership Fund for improvements to public transport infrastructure in Paisley Town Centre. Officers have been working up design proposals that will be taken through a public consultation process in November 2022. The designs will be shared with elected members prior to the consultation process taking place.
- 4.6.4 Beat the Street has been completed in Paisley after a 6-week programme from August to October. The project aimed to increase people's activity levels, improve health and promote behavioral change. The service worked in partnership with OneRen to promote the project in schools and local communities. Overall, we had 9,543 players take part covering 81,330 miles.

This included schools and community groups who benefitted from being encouraged to travel actively, therefore feel fitter and being rewarded through vouchers for local businesses.

- 4.6.5 Todholm Primary were overall school winners on total points and St Paul's were the top based on average points. Mary Russell took top spot for Empowered Schools.
- 4.6.6 The pilot feasibility traffic reduction studies in villages of Howwood, Kilbarchan and Houston has been completed. A series of engagement sessions with local stakeholders along with assessments of traffic volumes, speeds and travel patterns took place over several months. The draft proposals will then be shared with local elected members and the communities involved in the engagement for feedback prior to a final report being prepared.
- 4.6.7 New traffic calming measures have been installed on Glenburn Road and Dean Park Road following engagement with local stakeholders to support a reduction in speeding vehicles.
- 4.6.8 The tender process for design / construction of Linburn Bus Turning Loop in Erskine concluded in September with bids significantly over the original budget estimates. The tender has been subsequently revised to go out to market as design only in 2022 with the intention to construct during 2023.
- 4.6.9 New Pedestrian Crossings on Barrhead Road and Bridge of Weir Road and junction with Greenfarm Road have been installed. These crossings are part of a Council and SPT funded programme to address concerns over crossing safety and speeding at locations around schools, nurseries and key junctions in towns and villages.
- 4.6.10 The contract for the refurbishments of five signalised junctions from "old" technology to more efficient LED systems has been awarded with installations at Main Street/Torr Road Bridge of Weir, Beith Road/Hallhill Road Johnstone, Main Road / Glenpatrick Road Elderslie, Paisley Road / Wright Street Renfrew and Kings Inch Road / Ikea Renfrew. This project is fully funded by SPT.

#### **4.7 Road Works Commissioner Annual Report**

- 4.7.1 The Office of the Scottish Road Works Commissioner (OSRWC) is the body responsible for monitoring performance of Local Authorities and Utilities with regards to good road works practice. The OSRWC published the Road Works Monitoring Report for 2021/22 this month. Renfrewshire Council were one of only eleven Roads Authorities to receive the highest performance rating of 'well managed' for our coordination of road works indicating a good performance across all the Commissioner's indicators. Renfrewshire Council also recorded a very low percentage of noticing faults for this period (1.2%). This was the joint second lowest figure for any Authority and confirms our commitment to ensuring that works on our network are completed in a controlled manner with appropriate noticing provided on the Road Works Register.

## **5. Parks Investment**

- 5.1 The play area renewal works at East End Park were successfully completed at the end of August and the play area reopened to the public.
- 5.2 The next 6 play area renewals were all set to commence late October but at least one will now start early in 2023. The limited availability of specialist play area installers, combined with additional Scottish Government funding, is putting enormous pressure on the supply chain. Some renewals will now need to be installed sequentially by a single specialist installer. This includes:
- Campbell Street, Renfrew
  - Crags Park, Paisley
  - Elm Drive & Sycamore Avenue, Johnstone
  - Ardgyffe Park, Houston
  - Churchill Drive, Bishopton
  - Dunvegan Avenue, Elderslie
- 5.3 Work continues specifying refurbishment requirements for Howwood Park Toddler / Junior, Houston Public Park, Moss Road Park and Inchinnan Playing Field play areas.
- 5.4 Due to the deterioration of the rubber safer surfacing at Moss Road Park play area, some advance refurbishment works were successfully completed in late August to overlay and rejuvenate the damaged surfaces.
- 5.5 Work at Barshaw Park Pond work was complete by the date of the last Board, but water levels remained low. Water levels have now returned to maximum capacity and the Model Yacht Club has been able to enjoy sailing on the pond once again. The Friends of Barshaw Park works on the community garden has also been completed.

## **6. Climate Change**

### **6.1 Electric Vehicle Charge Points**

EV Charging Hubs at Stow Street and Maxwell Street car parks are complete and ready for use, with Bridge Street Car Park expected to be completed in November, this will provide an addition of 26 charging bays for public use.

Renfrewshire Council have been awarded £60,000 and partnered up with Glasgow City Region to establish a regional feasibility study on the future EV charging requirements over the next 5-10 years.

A successful bid to Energy Savings Trust of £77,000 has been received for Fleet EV charging infrastructure to further decarbonise our fleet vehicles.

### **6.2 Biodiversity**

Wildflower corridors/areas at the following areas have bloomed and we have cut these back and removed the cuttings to reduce the nutrients and provide the best medium for the perennial wildflowers to flourish next year.

- Paisley - Linwood Road
- Paisley, St James's - Greenock Road
- Erskine - A726
- Paisley - Glenburn Road
- Johnstone - Spateston

We have commenced planning and preparation on the next tranche of sites at the following locations as agreed through the Climate Change Board:

- Mill Lade, Linwood
- Shaw Place, Linwood
- Knockhill Park, Renfrew
- Cunningham Road, Johnstone
- Woodside Park, Paisley
- Nursery Area at Oldhall Road, Ralston
- Station Road Playing Fields, Langbank
- Erskine Pool Area (rear of), Erskine
- Auchenlodment Road, Johnstone
- Barscube Terrace to Ladykirk Crescent, Paisley
- Arkleston Road, Renfrew

## **7. Team Up to Clean Up**

- 7.1 Spotless September, despite less group events, saw 1,226 volunteers remove 2,112 bags of litter from Renfrewshire's communities and open spaces. World Clean Up day was celebrated during the Campaign (16 September) which brought over 50 volunteers from Decathlon, Braehead, to clean up Durrockstock Park in Foxbar together with Team Up to Clean Up volunteers.
- 7.2 Five secondary schools (S1, 2- and 3 year group assemblies) learned about the impact of litter on their community, local wildlife, and the links between their litter and climate change. Hard hitting images and messages were presented to around 2,000 pupils, explaining disposal options and consequences of irresponsible single use plastic disposal. Further presentations are planned with the remaining secondaries. "The Sea Starts Here" stencils have been sprayed on known school lunch time route gulley's to re-enforce key messages. Fourteen schools received a lighter touch, interactive presentation encouraging responsible litter disposal. In total 23 school litter picks took place across the Spotless September.
- 7.3 October saw a further 1,417 bags of litter removed from Renfrewshire's communities and open spaces across 218 events.

## **8. Waste and Recycling Services**

- 8.1 The projects to implement a co-mingled garden and food waste service to 16,000 households across Renfrewshire and the roll out of new internal and external recycling infrastructure across the school estate are both complete. These will see a reduction in kilometers travelled and an improvement in recycling within these areas.

- 8.2 Orders have been placed with suppliers for the new compactors, roller packers and skips which will be sited at Household Waste Recycling Centre's. This is funded through the Scottish Government's Recycling Improvement Fund with the aim being to recycle more materials from this source which will further enhance the Council's recycling performance and carbon reduction targets.
- 8.3 The festive collection arrangements are in place for the forth coming year. This year the brown bin collection will not take place between the 22<sup>nd</sup> of December and the 4<sup>th</sup> of January. These arrangements will be set out in the annual recycling & waste collection calendars which will be arriving with households in November.
- 8.4 The new waste management system (Webaspx) has been launched. The technology has improved work instruction capabilities and has functionality for same day allocation of missed collections. This has improved response times through the real time allocation to in-cab system and optimization of routing. This has enhanced service delivery and will positively impact fuel usage and milage resulting in the reduction of the carbon footprint relating to waste collection.
- 9. Street Scene**
- 9.1 Street Scene have completed the rural verge cutting this year with 2 cuts to all verges on the program and are completing the second round of path maintenance before winter.
- 9.2 The Service has concluded the fortnightly grass cutting for the season although are carrying out additional works on behalf of Communities and Housing Services, this involves tidying gardens of the Council's void properties to improve estate management and appearance.
- 9.3 To help tackle the issues that the autumnal leaf fall causes, the service is liaising with the roads department to utilise the nightshift winter maintenance team to increase road sweeping activities during milder spells of weather. This is aimed at preventing leaves blocking the gullies and drainage systems.
- 9.4 In addition, the service is undertaking an edging, weed scraping and winter shrub cutting tasks over the winter period across Renfrewshire. They will also support the roads winter maintenance program.

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### **Implications of the Report**

1. **Financial** – There are ongoing challenges with the impact of COVID and cost of living pressures, these are captured in the financial outturn report presented in a separate paper to this policy board.
2. **HR & Organisational Development** – None
3. **Community & Council Planning**

**Our Renfrewshire is thriving / Reshaping our place, our economy and our future** - the service is actively involved in the Invest in Renfrewshire scheme and

investing in road network to support and facilitate economic growth.

**Creating a sustainable Renfrewshire for all to enjoy** - working in partnership with the community to deliver a cleaner Renfrewshire. Promoting and encouraging waste minimisation through reducing, reusing and recycling. Reducing carbon emissions, through LED streetlights and electric and low emission vehicles within the Council fleet.

**Our Renfrewshire is well** - the service encourages use of our parks and open spaces to promote a healthy and active lifestyle.

4. **Legal** – None
5. **Property/Assets** – The Council's roads, fleet and open space infrastructure is maintained and enhanced.
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** – CRMG are continuing to review the Council's risk profile in light of the coronavirus pandemic.
11. **Privacy Impact** – None
12. **CoSLA Policy Position** – None
13. **Climate Risk** – The Council continues to explore opportunities to secure external funding to deliver sustainable, green infrastructure projects.

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**List of Background Papers: none**

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**To: Infrastructure, Land and Environment Policy Board**

**On: 9 November 2022**

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**Report by: Gordon McNeil, Director of Environment & Infrastructure**

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**Heading: Environment & Infrastructure Service Improvement Plan 2022/25  
Mid-Year Monitoring Report**

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## **1. Summary**

- 1.1 The Environment & Infrastructure Service Improvement Plan 2022-25 was approved by the Infrastructure, Land and Environment Policy Board on 15 June 2022. The plan sets out the priorities for the development of the service over a three-year period. Since the Service Improvement Plan was developed, Council has approved a new five-year Council Plan. Consequently, actions and indicators in the Service Improvement Plan have been realigned to fit the themes in that new Council Plan and refreshed Community Plan, both approved by Council in September 2022. These are detailed later in the report.
- 1.2 Service Improvement Plans reflect the service activity for each Council service, rather than the themes of the Council's Policy Boards. Some aspects of service delivery may fall within the remit of other Policy Boards. In the case of the Environment & Infrastructure SIP, the service activity is split across both the Infrastructure, Land and Environment Policy Board and Finance, Resources and Customer Service Policy Board and the SIP and updates related to it are therefore reported to both Policy Boards. This covering report and the appendices reflect the areas that are most relevant to the remit of the Infrastructure, Land and Environment Policy Board.
- 1.3 The Service Improvement Plan sets out the actions which will ensure continuous improvement across the service and the performance indicators



which ensure the impact can be measured. These reflect the priority themes of the Council Plan.

1.4 This report contains details performance and achievements over the period 1 April 2022 to 30 September 2022. The main purpose of the report is to provide:

- details of the key achievements of the service over the period;
- an update on changes made to the action plan and scorecard to reflect the new Council Plan themes;
- a progress update on implementing the action plan linked to the 2022-25 Service Improvement Plan;
- an assessment of performance in relation to the service scorecard of core performance indicators; and
- an overview of priorities for the service over the next six months.

1.5 As detailed in section 5 of this report, over the past six months, the service has made good progress in delivering positive outcomes for Renfrewshire and its residents. The list below details some of these achievements.

- Operations & Infrastructure capital programme is delivering real improvements to Renfrewshire's infrastructure;
- Delivering key programmes to support our RenZero priorities;
- Leading the Environment and Place agenda;
- Securing funding from the Recycling Investment Fund to develop Infrastructure in our HWRCs
- Investment in infrastructure in 6 play areas;
- Progressing the #YouDecide participatory budget programme

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## **2. Recommendations**

2.1 It is recommended that the Infrastructure, Land and Environment Policy Board notes:

- a) the contents of this report;
  - b) the progress to date on delivering the actions contained within the Environment & Infrastructure Service Improvement Plan;
  - c) the current performance of the service as measured by the scorecard indicators.
-

### **3. Background**

- 3.1 The Service Improvement Plan is a comprehensive statement of the outcomes the service aims to achieve, and the actions it will take to achieve these. It fits within the wider planning framework of the Council by taking account of Community Planning themes and Council priorities. It enables elected members to have oversight of developments within the service and to consider and develop policy options which reflect customer need and resource availability.
  - 3.2 The Service Improvement Plan also provides a mechanism by which elected members can evaluate the performance of the service. The appendices to the plan contain an action plan and performance indicators against which progress can be measured. This mid-year monitoring report provides an update on progress against the 2022-25 plan.
  - 3.3 Section 4 of this report provides a note on the newly approved Council Plan, outlining the strategic direction the Council Plan describes and how the Service Improvement Plan process aligns with this. Section 5 gives details of service activity and achievements over the period April-September 2022. Section 6 discusses actions delayed or cancelled since the Service Improvement Plan, and any new actions added to reflect additional priorities identified since the plan was approved. Section 7 provides a narrative on performance against the scorecard included as Appendix 2.
  - 3.4 An outturn report detailing full-year performance will be brought before this board in spring 2023.
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### **4. New Council Plan**

- 4.1 Since approval of the Environment & Infrastructure Service Improvement Plan by this Board on 15 June 2022 full Council has approved a new Council Plan, which sets out our strategic priorities under five themes – Place, Economy, Fair, Green, Living Our Values. It also has a cross-cutting theme of improving outcomes for children and families, reflecting the importance of delivering the best possible start for children in Renfrewshire.
- 4.2 The new Council Plan recognises the financial challenge that Renfrewshire, like all local authorities, currently faces. The scale of the challenge has been set out for elected members and the public through a series of reports to Council, and officers will continue to provide regular updates in this way. In response, Council agreed in June 2022 to a portfolio of financial sustainability

work to be delivered alongside the main transformation programme and reviews undertaken by individual services. The focus of this activity is also to improve service delivery and outcomes achieved for service users; it is about delivering modern and effective services as well as financial savings. The outcomes of this work may be reflected in future Service Improvement Plans as well as the Council Plan.

Despite the scale of the challenge, Council remains committed to building on the many strengths of our communities and delivering strong universal services that support everyone to live well and embrace opportunities.

4.3 The direction of the Council over the next five years will be driven by our five key themes:

- We will encourage kind and connected communities where citizens take pride in the **place** they live
- We will support a strong and flexible local **economy**
- We want Renfrewshire to be a **fair** place, where people feel safe, supported and empowered
- We will work towards a **greener** future
- As an organisation, we will be driven by our **values**, to be fair, helpful, collaborative and value learning.
- An additional cross cutting theme for the whole plan will be to **improve outcomes for children and families**.

4.4 In order to keep Service Improvement Plans aligned with the Council Plan, actions and performance indicators have been re-allocated to these 5 new themes and the new cross cutting theme.

## 5. Service Update and Key Achievements April-September 2022

- Operations & Infrastructure capital programme is delivering real improvements to Renfrewshire's infrastructure
- In the first 6 months of the year the following programmes were being delivered to support our RenZero priorities:
  - New active travel schemes have been launched, Beat the Street, School Active Travel Promotion, Scootability, Not Far? Leave the Car;
  - The number of electric vehicles is 117; 25% of the Council's fleet;
  - Several areas of biodiversity have established and have been in bloom;

- Leading the Environment and Place agenda, fronted by the Team Up to Clean Up campaign, in partnership with Communities, Housing & Planning establishment of the Environmental Task Force;
- £346,107 funding from the Recycling Investment Fund (RIF) has been awarded and will be used to develop infrastructure in HWRCs to improve the quantity and quality of recyclate collected through this waste stream;
- Implementing co-mingled garden and food waste collections for 16,000 households across the Council area;
- Continued parks investment with new equipment in 6 play areas;
  - Morar Drive, Paisley;
  - Durrockstock Park, Paisley;
  - Ellerslie Street, Johnstone;
  - Tinto Square, Renfrew;
  - Ben Lawers Drive (Hawkhead Park), Paisley; and
  - East End Park, Paisley.
- Continued improvements in cemeteries of main road infrastructure including drainage and signage;
- Progression of #YouDecide participatory budget programme consultation with local residents for improvements and project ideas in their community; and
- Maintaining ISO 9001 accreditation.

## 6. Areas where actions have been delayed or cancelled

- 6.1** Due to service resource constraints and factors external to the Council some actions have seen their target dates modified while others have been required to be paused.

These include:

- **Implement the requirements of the Transport (Scotland) Act 2019 including enforcement of restrictions on pavement parking** - target date has been revised to reflect changes to the deadlines in national legislation
- **Develop a new Open Space Strategy** – work is progressing on the strategy, but the target completion date has now been revised from March 2023 to March 2024
- **Continue to develop a suite of digital solutions across the service** – the identification of additional digital opportunities has resulted in the target completion date being revised from March 2023 to September 2023
- **Deliver the objectives and requirements of the Scottish Household recycling charter, Circular Economy and Deposit Return and**

**Extended Producer Responsibility schemes** - the target completion date has been revised from March 2023 to March 2024 due to delays in implementation at the national level

- **Work to meet the challenging targets set out in our carbon management plan – through our council fleet, street lighting, public realm, waste and consumables and Continue to develop service delivery methods to improve customer experience and meet demanding recycling and Net Zero targets** - It is recommended that these actions be removed, and activity be reported as part of the action, *Support of the Council's pledge to make Renfrewshire carbon neutral by 2030*

**6.2** The remaining actions have been progressing in line with anticipated timescales

## **7. Progress against performance measures**

**7.1** Environment & Infrastructure has 22 performance indicators in its current scorecard. Of these, 9 are reported quarterly and 13 are reported annually. This report contains data pertaining to quarter 1/2 as well as trend data.

**7.2** The full performance scorecard is included as part of Appendix 1 of this report.

**7.3** Several performance indicators in the service scorecard are reported as part of the Local Government Benchmarking Framework (LGBF). The Improvement Service will release a first draft of the 2022/22 data in early December 2022.

**7.4** Some highlights of service performance and outcomes, with specific relevance to this Policy Board, include:

- The percentage of the road network considered for treatment has improved across all categories showing sustained improvement over the last few years;
- The percentage of the vehicle fleet which uses alternative fuels, such as electricity, at 27% has exceeded its performance target of 25% for the first two quarters of 2022/23;
- Potholes – For the first 6 months of 2022/23 performance was 91% and above the target of 80% for this year;
- The 2021 household waste recycling data has now been verified by SEPA and confirms that Renfrewshire's recycling rate has improved to 51.7% in 2021. Renfrewshire's performance compares well to the national average which was 42.7%. For the first two quarters of 2022 the performance is estimated as 53.3% (unverified figures);

- Elected Member enquiry response rate of 92.3% continues to exceed the current 85% target;
- Frontline resolutions response rate of 85.3% exceeds the 85% target to the end of September 2022
- Complaint investigation response rate of 90.9% exceeds the 85% target. Scrutiny of complaints data and performance is a key priority for the service. This focus is now having a positive impact with response rates improving

## **8. Priorities over the next six months**

### **8.1 Financial management**

The Council has agreed to a portfolio of financial sustainability work to be delivered alongside the main transformation programme and reviews undertaken by individual services. Environment & Infrastructure will support the portfolio approach and ensure that the focus of its activity will be on improving service delivery and outcomes achieved for service users while delivering modern and effective services as well as financial savings.

### **8.2 Right for Renfrewshire**

The service continues to engage with the Right for Renfrewshire programme. The Operations & Infrastructure service area is currently under review as part of the programme;

### **8.3 COVID Recovery**

Environment and Infrastructure's key services continued to operate within Covid-19 pandemic. Frontline operational services have experienced pressure on resources, with annual leave and recruitment issues in some areas stretching the resilience of services.

### **8.4 Plan for RenZero**

The service will continue to be at the forefront of work being done to respond to climate change targets through RenZero. It will achieve this by building on the positive impacts of the following key areas:

**Transition To Clean Energy** - undertaking a strategic review of all the buildings we own to ensure more efficient use: minimising energy consumption; reducing energy waste; maximising energy efficiency; and ensuring all public and community buildings have renewables where technically feasible. Work towards generating the equivalent of 100% of the Council's public buildings' power needs and ensure 100% of Council public building heating requirements are carbon neutral.

**Resilient Place** - Leads on the Environment and Place agenda, which

continues to make a difference to the cleanliness of streets in Renfrewshire and improving the local environment.

**Sustainable Travel** - Removing the need for new petrol and diesel light commercial vehicles in the Council fleet and phasing out the need for all new petrol and diesel vehicles. New active travel schemes have been launched, Beat the Street, School Active Travel Promotion, Scootability, Not Far? Leave the Car. Working with public transport partners to explore options for increasing deployment of low emission buses, including electric and hydrogen vehicles, and improving public transport provision across the area

**Circular Economy** - Continue to promote and encourage waste minimisation through reducing, re-using and recycling. Ensuring recycling is accessible for everyone, including non-standard properties, e.g. tenements and flats. Working to resolve problem areas such as storage space, stairs, communal bins, lack of participation and fly tipping through ongoing stakeholder consultation and engagement. Ensuring that all Council buildings, including schools, have the facilities for the full recycling collection service and work with local businesses and commercial waste providers to identify improvement opportunities.

#### 8.5 **Waste Infrastructure Development**

Waste collection and infrastructure review – new recycling infrastructure in schools and implementation of the Recycling Investment Fund (RIF) investment across HWRCs;

#### 8.6 **Responsiveness to Freedom of Information requests & Complaints**

The service will continue to build on the improvements and strong focus on improving performance in responding to complaints, members enquiries and FOIs;

#### 8.7 **Use of Data and Technology**

Data, process flows, and digital improvement of services continues across all service areas, with focus on StreetScene and road operations over the next 6 months.

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### **Implications of the Report**

1. **Financial** – This report notes the financial challenges facing the local authority and the work that will be undertaken by the service to manage this.
2. **HR & Organisational Development** – The action plan included as Appendix 2 highlights the service's commitment to this priority area.

3. **Community/Council Planning** – Service Improvement Plans reflect the contribution of each service to the Council and Community Plans.
4. **Legal** – None
5. **Property/Assets** – None
6. **Information Technology** – Digital resources are now key to the delivery of services and strategies are in place to manage this.
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.
8. **Health & Safety** – Appendix 2 includes actions relating to employee wellbeing and absence.
9. **Procurement** – None
10. **Risk** – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.
11. **Privacy Impact** – None
12. **COSLA Policy Position** – None
13. **Climate Change** - The service will contribute to the Council's Plan for Net Zero through its management of council property.

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**List of Background Papers:**

Environment & Infrastructure Service Improvement Plan 2022 - 2025  
Council Plan 2022-2027

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<b>Author</b>	<b>Gordon McNeil, Director of Environment &amp; Infrastructure</b>
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## Actions 2022-25









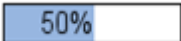


Status	
	Cancelled
	Delayed
	In Progress
	Completed



### Priority Action: Place



### Actions




Code	Action	Status	Progress	Due Date	Update
01	Deliver the 2022/23 roads and footways capital investment programme - £10.984 million		<div><div>70%</div></div>	31-Mar-2023	<p>The Roads Capital Investment programme for 2022/23 continues with 63 of the programmed 90 carriageways complete. 10 footway resurfacing schemes have been completed to date, however, the remainder of the footway programme is on hold for the time being due to the significant increase in contractor costs (a result of global bitumen prices). This has particularly affected the Footway Lot of the Roads Framework.</p> <p>The surface treatment programme is now complete with all of the 18 micro-surfacing dressing schemes complete and 13 of the programmed 14 surface dressing schemes complete (one scheme required to be cancelled due to Scottish Water works on that particular carriageway). The large area patching programme is around 80 % complete and will complete in February 2023.</p>


Priority Action: Place				Actions	
Code	Action	Status	Progress	Due Date	Update
02	Continue to develop and upgrade the Council's traffic light infrastructure from analogue to digital		<div><div>100%</div></div>	31-Mar-2023	The refurbishment of five signalised junctions from "old" technology to more efficient LED systems is now complete.
03	Update the Winter Maintenance Policy		<div><div>100%</div></div>	30-sept-2022	The new Winter Maintenance Policy for 2022-2027 was approved at the Infrastructure, Land and Environment Policy Board in August 2022.
04	Update Road Safety Policy		<div><div>100%</div></div>	31-Dec-2022	The approved Policy has been reviewed with no substantial changes required at the current time. The Policy will be reviewed as part of the implementation of the new Local Transport Strategy.
05	Develop and implement Unadopted Roads Policy		<div><div>10%</div></div>	31-Mar-2024 (Revised Target)	Initial discussions have taken place with other relevant Council services to develop the Policy going forward. However, due to resourcing issues within the infrastructure and transportation team this action will now be undertaken in financial year 2023/24.
06	Implement the requirements of the Transport (Scotland) Act 2019 including enforcement of restrictions on pavement parking		<div><div>20%</div></div>	31-Mar-2024 (Revised target)	Initial work in this area has focussed on implementation of 20mph zones across Renfrewshire. Initial survey work has been carried out to look at converting our previous advisory zones to permanent mandatory zones. Guidance on the enforcement of pavement parking has been further delayed due to the Scottish Government which is currently working secondary legislation and parking standards guidance that will underpin the enforcement of these parking prohibitions. This is not anticipated to



Priority Action: Place				Actions	
Code	Action	Status	Progress	Due Date	Update
					be in place until the end of 2023 with enforcement not likely to begin until 2024.
07	<p>Continue to develop a suite of digital solutions across the service including:</p> <ul style="list-style-type: none"> <li>- develop the digital application software for Waste Management system</li> <li>- Grass cutting at rural roads and path networks</li> <li>- Digital scheduling and real time recording of service activities</li> <li>- Gully Cleaning</li> <li>- Waste Collection</li> </ul>			<p>30 September 2023</p> <p>(Revised Target)</p>	<p>The digital monitoring of gulley activities is now operational is providing real time monitoring information. StreetScene activities are now benefitting from digital solutions for many parts of the service with the remainder progressing similar type applications.</p> <p>Waste Services changed supplier of Routeing software moving from Route Smart to Webaspx in August 2022. This new software has been installed in all refuse collection vehicles and route optimising activities are being explored.</p>
08	Develop a new Cemeteries Policy			31-Mar-2023	The policy has been developed over the first six months of the financial year with only some minor amendments being required. The revised draft will be submitted to board for approval in 2023.

Priority Action: Place					Actions
Code	Action	Status	Progress	Due Date	Update
09	Deliver improvements in the Council's Cemeteries estate		<div><div>85%</div></div>	30 Sept 2023 (Revised Target)	Improvements have been made over the past few years in the cemeteries main road infrastructure, including: drainage and signage. Capital spend has been committed for this financial year with further proposals to be submitted to board in early 2023 and will be commissioned by March 2023.
10	Implement schedule for grass cutting and vegetation cutback in rural areas and on core path network		<div><div>100%</div></div>	31-Mar-2023	First cut of both rural verges and paths were completed to schedule and have now been incorporated as a mainstream activity.



Priority Action: Economy				Actions	
Code	Action	Status	Progress	Due Date	Update
01	Continue to invest in infrastructure to support growth – from road and rail links to bridges, cycle and pedestrian routes		<div><div>50%</div></div>	31-Mar-2023	The service continues to pursue design and construction projects to fill identified gaps in the local transport network and to improve road user provision in line with its published strategies.
02	Develop a Local Transport Strategy supported by revised Active Travel and Public Transport Strategies		<div><div>10%</div></div>	31-Mar-2023	Strathclyde Partnership for Transport (SPT) has now published the draft Regional Transport Strategy (RTS) which is subject to final approval. The service has commenced a scoping exercise for a new Local Transport Strategy based on the principles included in the draft RTS.


Priority Action: Economy					Actions
Code	Action	Status	Progress	Due Date	Update
03	Continue to develop first phase design proposals for connectivity and transportation to enable application for external funding for project delivery economy		<div><div>50%</div></div>	31-Mar-2023	<p>Cycling Walking Safer Routes funding is now being used on an annual basis to prepare designs for relevant projects on an annual rolling programme, with design in year 1 and implementation in year 2. This will be an ongoing process in years ahead.</p> <p>Work in the current phase has included completion of the construction phase of the segregated shared pedestrian/cycle route on Greenock Road between Red Smiddy roundabout and the Inchinnan Drive roundabout. The next phase will include work from Red Smiddy to Erskine and southwards along Inchinnan Drive to Barnsford Road and the airport. It is due to be complete in March 2023.</p>
04	Implementation of a revised approach to Car Parking in our town centres		<div><div>20%</div></div>	31-Mar-2023	An initial scope for a new Car Parking Strategy has been developed to support business, improve enforcement and encourage public transport usage
05	Provide employment, training and apprenticeship opportunities for identified		<div><div>100%</div></div>	31-Mar-2023	Work is ongoing across to ensure the service provides employment, training and apprenticeship opportunities:




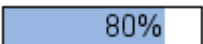
Priority Action: Economy					Actions
Code	Action	Status	Progress	Due Date	Update
	groups of young people in Renfrewshire				<ul style="list-style-type: none"> <li>- A revised apprenticeship model has been adopted within the Roads Service with a new career pathway now including apprenticeships through to Chargehand and Supervisor level.</li> <li>- Two graduate interns have been employed in Waste Strategy and in Parks and Open Spaces.</li> <li>- Waste Operations currently have got 5 Invest programme trainees working in frontline operations.</li> <li>- Streetscene Operations are currently in the process of recruiting 3 Invest trainees.</li> </ul>
06	Deliver Paisley Town Centre junction improvements as part of the Bus Partnership works.		<div><div>40%</div></div>	31-Mar-2023	Final designs for each of the junctions is now complete and will be subject to a consultation exercise.




Priority Action: Fair				Actions	
Code	Action	Status	Progress	Due Date	Update
01	Implement the preferred options from the #YouDecide participatory budget programme for infrastructure improvements		<div><div>60%</div></div>	31-Mar-2023	The shortlist of ideas generated from the consultation programme will be presented to the public in October 2022 with the voting process commencing thereafter.
02	Continue to work with existing and establish new 'Friends of' groups to support implementation of the Community Empowerment Bill		<div><div>60%</div></div>	31-Mar-2023	In support of the Community Empowerment (Scotland) Act 2015 the service has been developing relationships with community groups. New groups have been established in relation to parks, playparks and cemeteries. Action is ongoing and on schedule to be complete by the target date.










Priority Action: Green				Actions	
Code	Action	Status	Progress	Due Date	Update
01	Support of the Council's pledge to make Renfrewshire carbon neutral by 2030		<div><div>50%</div></div>	31-Mar-2023	<p>In the first 6 months of this financial year the service has played an active role in the following focused outcome areas of Renfrewshire's Plan for Net Zero:</p> <p><b>Resilient Place</b> Leads on the Environment and Place agenda, which continues to make a difference to the cleanliness of streets in Renfrewshire and improving the local environment.</p> <p><b>Sustainable Travel</b> New active travel schemes have been launched, Beat the Street, School Active Travel Promotion, Scootability, Not Far? Leave the Car.</p> <p><b>Circular Economy</b> Continue to promote and encourage waste minimisation through reducing, re-using and recycling</p>
02	Deliver a programme of enhanced operational environmental and community support activities for environment and place		<div><div>50%</div></div>	31-Mar-2023	<p>Engagement on the online platform continues to grow with 4,000 members supporting the campaign.</p> <p>Members have benefitted from equipment including caddies, waterproof clothing and shoes.</p> <p>Greenspaces funding allocated to Team Up to Clean Up has seen individual volunteers procure and maintain planters in their community. The adoption of</p>


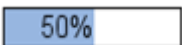

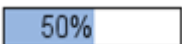

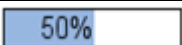
Priority Action: Green					Actions
Code	Action	Status	Progress	Due Date	Update
					<p>green spaces in their neighbourhoods has increased biodiversity and community engagement.</p> <p>Team Up to Clean Up's Environmental Taskforce officers have been appointed. This taskforce demonstrates partnership working between Renfrewshire Wardens and StreetScene Operations. The team will work to tackle environmental issues throughout Renfrewshire.</p>
03	Continue to develop service delivery methods to improve customer experience and meet demanding recycling and Net Zero targets	Now included in action above see note in update column			
04	Work to meet the challenging targets set out in our carbon management plan – through our council fleet, street lighting, public realm, waste and consumables	Now included in action above see note in update column			
05	Deliver the objectives and requirements of the Scottish Household recycling charter, Circular Economy and Deposit		<div><div>60%</div></div>	31 March 2024 (Revised Target)	Deposit Return Scheme was delayed further and will be implemented 16 August 2023. Waste & Resources Action Programme are progressing the implementation of the legislation.


Priority Action: Green					Actions
Code	Action	Status	Progress	Due Date	Update
	Return and Extended Producer Responsibility schemes.				<p>Specific communication has been made with services across Renfrewshire Council to ensure awareness or responsibilities and readiness for the implementation of the scheme. Work is ongoing to assist with the implementation of the scheme.</p> <p>Responses on the route map proposals have been submitted to the Circular Economy and Extended Producer Responsibility Schemes.</p> <p>Results from the consultation will inform and shape the future of waste services in local authorities.</p>
06	Prepare site at Linwood for improved bin store facility and consideration of the infrastructure required to fulfil the Deposit Return Scheme and future requirements for segregation of waste.			31-Mar-2023	Initial preparatory works were completed in July 2022. This included the site clearance of antiquated plant and machinery, litter, a reconfiguration of the site layout, levelling of site and bunding put in situ for security.
07	Develop and implement a long-term sustainable leachate and surface water management plan for Linwood Moss.			30 June 2023 (Revised Target)	Flow rates of surface water continue to be monitored. Data on the surface water flow rates will be collated over a period of a year to account for seasonal effects on the leachate levels. Once all the data has been collated it will be submitted to SEPA, in

Priority Action: Green					Actions
Code	Action	Status	Progress	Due Date	Update
					December 2022 or early January 2023, to agree next phase of diluted direct discharge trial.
08	Develop a new Waste Strategy Policy		<div><div>35%</div></div>	30 June 2023 (Revised Target)	Existing policies have been updated in recent years but it is recognised that further revision is required to reflect the service developments and upcoming legislative changes.
09	Install fixed and mobile cameras to deter or help identify fly tipping in hotspot areas		<div><div>100%</div></div>	31-Mar-2023	Active cameras have been installed at identified fly tipping hotspots across Renfrewshire.  The Environmental Taskforce, expected to be in place in October 2022, will identify further suitable sites, gathering information on type of fly tipping (commercial or domestic), volume and frequency. Cameras will be relocated periodically, where required.
10	Development of Low Emissions / Electrification Strategy		<div><div>20%</div></div>	31-Mar-2023	Work has been commissioned by Environment & Infrastructure, as part of a City region wide partnership, to develop a strategy for the region. The successful consultant has been appointed and initial scoping works have been undertaken.

Priority Action: Living our Values					Actions
Code	Action	Status	Progress	Due Date	Update
01	Provide our employees with the appropriate support to manage their attendance, health and wellbeing		<div><div>50%</div></div>	31-Mar-2023	<p>Absence management has been a key focus for the service in the first six months of 2022/23. The service has also invested in mental health first aid training and the creation of mental health champions.</p> <p>Environment &amp; Infrastructure continues to support delivery of the Corporate Health and Well Being Strategy.</p>
02	Implement the Council's People's Strategy		<div><div>50%</div></div>	31-Mar-2023	<p>Environment &amp; Infrastructure will support the development of this key Council priority.</p>
03	Active participation in Council's Right for Renfrewshire Transformational Programme		<div><div>50%</div></div>	31-Mar-2023	<p>Operations &amp; Infrastructure is participating in service reviews as part of the Right for Renfrewshire transformation programme. The service will be fully engaged in supporting the Council's strategy for financial sustainability through the portfolio approach which will be delivered alongside the main transformation programme and reviews undertaken by individual services.</p>

Priority Action: Living our Values					Actions
Code	Action	Status	Progress	Due Date	Update
04	Better use of data and technology to improve services performance and delivery		<div><div>50%</div></div>	31-Mar-2023	The use of data analytics and technological developments continues to employed to support service improvement out across each service area.
05	Deliver agreed operational efficiencies through fleet utilisation and rationalisation		<div><div>30%</div></div>	31-Mar-2023	Fleet services has used data analytics from to analyse and review vehicle utilisation across the fleet. As a direct result of this the core fleet has reduced year on year since 2020 (2020 - 391, 2021 – 388 and 2022 – 353). This is a result of effective fleet utilisation and increased use of pool vehicles to offset core fleet and improve utilisation and minimise cost of underused vehicles. This will continue as we monitor usage across departments and advise in the forthcoming years.
06	Support the Council to implement the Business World system		<div><div>100%</div></div>	31-Mar-2023	Environment & Infrastructure continue to participate and engage in the implementation of Business World.
07	Embed new approaches to staff communication and engagement across all areas of the service		<div><div>50%</div></div>	31-Mar-2023	The Service's approach to staff communication and engagement was halted due to the COVID-19 pandemic.




Priority Action: Living our Values					Actions
Code	Action	Status	Progress	Due Date	Update
					This will recommence during the remainder of the financial year with alternative approaches to engagement being implemented across the service. An enhanced approach to staff panels will be part of that process.
08	Ensure robust and up to date business continuity arrangements are in place			31-Mar-2023	The Environment & Infrastructure, Resilience Management Team continue to hold quarterly meetings, to review recent incidents and lessons learned, business continuity exercises and any training required.
09	Review and maintain continuous improvement frameworks			31-Mar-2023	Operations & Infrastructure has maintained ISO 9001 accreditation. Internal audits schedule will continue monitor the effectiveness of the Quality Management system.
10	Review Health & Safety and Risk Assessments			31-Mar-2023	The Risk Assessment Process has been agreed and the development of an accompanying training module is nearing completion.

Priority Action: Living our Values					Actions
Code	Action	Status	Progress	Due Date	Update
11	Ensure robust financial monitoring is in place to support the COVID-19 recovery		<div><div>50%</div></div>	31-Mar-2023	The Senior Leadership Team and service managers continue to meet on a period by period basis with finance colleagues to monitor budgets and to ensure the service is provided with the most up to date information to ensure robust financial systems are in place to support the service.



## Priority Action: Improving Outcomes for Children and Families

## Actions

Code	Action	Status	Progress	Due Date	Update
01	Develop a new Open Space Strategy		<div><div>30%</div></div>	31-Mar-2024 (Revised Target)	Work on the new Open Space Strategy, in the first part of the year, has been focussed on capital investment in play park areas. The strategic overview of the current play areas has informed a Play Areas Strategy that will form part of the Open Space Strategy.
02	Work with colleagues in OneRen to improve access and opportunities to play tennis within Renfrewshire		<div><div>50%</div></div>	31-Mar-2023	An award, in principle, has been made for courts in Robertson Park and Brodie Park. Further surveys will be done on tennis courts in Johnstone.
03	Consult with local residents, especially children, on choice of equipment to be implemented for playpark improvements throughout Renfrewshire.		<div><div>100%</div></div>	31-Mar-2023	100% of this action has been carried out for this year's funding of play parks.

## Scorecard















PI Status			
	Alert		Unknown
	Warning		Data Only
	OK		




Long Term Trends	
	Improving
	No Change
	Getting Worse










Short Term Trends	
	Improving
	No Change
	Getting Worse










Priority Theme: Place					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
01 (Maintenance) Carriageway Condition: % of road network considered for treatment												
(i)	A Class Roads				19.42%	22.5%	17.29%	22.5%	Not measured for Quarters	22%	Local Government Benchmarking Framework (LGBF) Indicators. This data is published by the Improvement Service on an annual basis as part of the LGBF.  The figures for 2021/22 are provisional.  The first draft of the 2021/22 performance data will not be available until December 2022. A final release will be published in late February 2023 and will be reported to the Audit, Risk and Scrutiny Board in March 2023 as soon as it is available	
(ii)	B Class Roads				23.68%	24.5%	21.25%	24.5%	Not measured for Quarters	24.5%		
(iii)	C Class Roads				33.49%	36.5%	30.55%	36.5%	Not measured for Quarters	36%		
(iv)	Unclassified Roads				34.33%	36.5%	30.99%	36.5%	Not measured for Quarters	36%		

Priority Theme: Place					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
02	(Maintenance) Carriageway Condition: % of road network considered for treatment Overall				32%	32.5%	28.9%	32.5%	Not measured for Quarters		32%	The figure provided in the table is provisional data taken from SCOTS. Performance has improved to 28.9% in 2021/22 and has exceeded the target of 32.5% for 2021/22.  <b>The figures for 2021/22 are provisional.</b>
03 % of Statutory road inspections categories completed on target:												
(i)	Category A				100%	100%	100%	100%	Not measured for Quarters		100%	In 2021/22, 100% of the statutory road inspections were completed for both all categories. The three categories of statutory inspections relate to the timing of inspections and are categorised as follows: A – Undertaken during the progress of the works B – Undertaken within the six months following interim or permanent reinstatement C – Undertaken within the three months preceding the end of the guarantee period The inspection procedure is designed to enable road work authorities to monitor statutory undertakers (Gas, electric, and telecom etc).
(ii)	Category B				100%	100%	100%	100%	Not measured for Quarters		100%	
(iii)	Category C				100%	100%	100%	100%	Not measured for Quarters		100%	

Priority Theme: Place					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
04	% of pothole repairs completed within timescales	🟢	⬇️	⬆️	77%	75%	83%	80%	89%	94%	80%	The percentage of pothole repairs completed within timescales was 89% in Q1 and 94% in Q2 giving an overall performance for the first 6 months of 91%. This year's performance is currently trending above the annual target of 80%.

Priority Theme: Green					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
01	Street Cleanliness Score - % of areas assessed as clean				93.6%	92%	89.6% (Provisional figures)	92%	Not measured for Quarters		92%	<p>The percentage of Renfrewshire's streets assessed as clean was 89.6% for 2021/22. No comparator figures are available for Scotland at this time.</p> <p><b>NB.</b> This figure is still to be verified.</p> <p>The cleanliness score is based on 3 sample surveys carried out throughout the year by both the Council and Keep Scotland Beautiful (KSB). This score represents the percentage of areas assessed as acceptably clean (categories A and B) using KSB's Local Environmental Audit and Management System (LEAMS) methodology.</p> <p>Due to covid we have seen a marginal dip in the street cleaning indicator after a number of year's improvement and are putting in strategies to address this in 2022/23. This is common across other authorities and whilst we have not received benchmarking data, we expect performance to be on par or better in relation to the national picture.</p>




Priority Theme: Green					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
02	Amount of CO <sub>2</sub> emitted by the public vehicle fleet				2,992	3,250	3,223	3,000	Not measured for Quarters		3,000	This Performance Indicator is not measured for quarters.
03	% of the vehicle fleet which uses alternative fuels, such as electricity				23.7%	22%	25%	25%	26.6%	27%	25%	<p>At the end of Q1 26.6% (117 EVs against a total fleet of 439) of the fleet used alternative fuels, just above the annual target of 25%. The position at the end of Q2 was 27% (117 EVs against a total fleet of 439).</p> <p>An automated key system is now fully up and running providing a largely automated key management system. There are now 21 vehicles consisting of 11 cars and 10 vans aligned to 87 colleagues having remote access to the system.</p>
04	Reduce the amount of CO <sub>2</sub> emitted from public space lighting				1,368	1,700	1,246	1,500	Not measured for Quarters		1,500	<p>This Performance Indicator is not measured for quarters.</p> <p>Although not measured in quarters, the conversion of the small number of previously remaining 'conventional' lanterns transferring to LED will have positively impacted the reduction in amount of CO<sub>2</sub>. It is anticipated that emissions will level out year on year as the LED programme is substantially complete.</p>

Priority Theme: Green					Performance Indicators							
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
05	% of bins uplifted first time				99.8%	99.9%	99.8%	99.9%	99.8%	99.8%	99.8%	The percentage of bins uplifted first time in Q1 and Q2 of 2022/23 was 99.8%.
Code	Performance Indicator (calendar year indicator)	Current Status	Short Term Trend	Long Term Trend	2020		2021		Q1 Jan - Mar	Q2 Apr - June	2022	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
06	% of Household Waste Recycled				49.1%	54%	51.7%	50%	48.9%	57.4%	50%	This data relates to the first two quarters in the calendar year 2022, January to June. It is an estimate which is not yet verified by SEPA. The cumulative recycling rate for the first 2 quarters was estimated to be 53.3%.
07	% of Household waste collected which is landfilled				12.1%	16%	8.2%	5%	Not measured for Quarters		5%	This is a calendar year annual figure and will be reported once verified by SEPA.




Priority Theme: Living Our Values								Performance Indicators				
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
01	Average number of work days lost through sickness absence per employee (FTE) (cumulative)	🟢	⬆️	⬆️	17.02	13.7	15.5	13.7	3.5	3.6	13.7	In Q1 the average number of work-days lost per FTE was 3.5, meeting the quarter 1 target of 3.5.  In Q2 the average number of work-days lost per FTE was 3.6.
02	% of members enquiries completed within timescale by E&I	🟢	⬆️	⬆️	86.4%	85%	86.7%	85%	95%	92%	85%	Scrutiny of complaints data and performance is a key priority for the service and continues to be carried out on a regular basis at management team meetings. It and has been supported by improvements in both data analytics and access to management information. This investment and focus is now having a positive impact with response rates improving:
03	% of FOI requests completed within timescale by E&I	🟡	⬇️	⬇️	96%	100%	99%	100%	98%	98%	100%	
04	% of front line resolutions dealt with within timescale by E&I	🟢	⬆️	⬆️	75%	100%	80.8%	85%	82.7%	87.7%	85%	
05	% of complaint investigations completed within timescale by E&I	🟢	⬆️	⬆️	58%	95%	64.8%	95%	91.9%	89.7%	85%	In 2022/23 2,824 enquiries were received in the first 6 months.









Priority Theme: Living Our Values								Performance Indicators				
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
												<p><b>FOIs</b> - in the first 6 months of 2022/23, 98% of FOIs were responded to within timescale.. The annual target for 2022/23 is 100%.</p> <p>In 2022/23 93 FOIs were received in the first 6 months.</p> <p><b>Frontline Resolutions</b> – in the first 6 months of 2022/23, 85.3% of frontline resolutions were responded to within timescale. The annual target for 2022/23 is 85%.</p> <p>In 2022/23 3,142 enquiries were received in the first 6 months.</p> <p><b>Investigations</b> - in the first 6 months of 2022/23, 90.9% of complaint investigations were responded to within timescale.</p> <p>In 2022/23 220 enquiries were received in the first 6 months. The annual target for 2022/23 is 85%.</p>

Priority Theme: Living Our Values								Performance Indicators				
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
06	Complete Inspection process for all headstones and burial grounds				6%	40%	38%	20%	Not measured for Quarters		65%	This Performance Indicator is not measured for quarters.

## Data Only Indicators

Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
01	Cost of Maintenance per Kilometre of roads				£17,495	N/A	Not yet available	N/A	Not measured for Quarters		N/A	<p>This data is published by the Improvement Service on an annual basis as part of the LGBF.</p> <p>The first draft of the 2021/22 performance data will not be available until December 2022. A final release will be published in late February 2023 and will be reported to the Audit, Risk and Scrutiny Board in March 2023 as soon as it is available.</p>
02	% of adults satisfied with parks and open spaces				83.5%	N/A	Not yet available	N/A	Not measured for Quarters		N/A	
03	Cost of parks and open spaces per 1,000 of the population				£28,240	N/A	Not yet available	N/A	Not measured for Quarters		N/A	
04	% of adults satisfied with refuse collection				70.63%	N/A	Not yet available	N/A	Not measured for Quarters		N/A	
05	Net cost of waste collection per premise				£66.66	N/A	Not yet available	N/A	Not measured for Quarters		N/A	
06	Net cost of waste disposal per premise				£61.59	N/A	Not yet available	N/A	Not measured for Quarters		N/A	

Data Only Indicators												
Code	Performance Indicator	Current Status	Short Term Trend	Long Term Trend	2020/21		2021/22		Q1	Q2	2022/23	Explanation of Performance
					Value	Target	Value	Target	Value	Value	Target	
07	% of adults satisfied with street cleaning				52.77%	N/A	Not yet available	N/A	Not measured for Quarters		N/A	
08	Net cost of street cleaning per 1,000 of the population				£6,472	N/A	Not yet available	N/A	Not measured for Quarters		N/A	



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**To:** Infrastructure, Land & Environment Policy Board

**On:** 9 November 2022

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**Report by:** Chief Executive

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**Heading:** Kirklandneuk Playing Field & Pavilion  
Renfrew Victoria Boys Club – CAT update

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**1. Summary**

- 1.1 This report updates the Board on the CAT long lease request to Renfrew Victoria Boys Club (RVBC) for Kirklandneuk Playing Fields and Pavilion. The CAT request was presented to board on the 19<sup>th</sup> of March 2019, the terms of the lease have now been agreed, subject to Board approval.

**2. Recommendations**

It is recommended that the Board:-

- 2.1 Approve the agreed terms of the 25 year lease to Renfrew Victoria Boys Club of Kirklandneuk Playing Fields and Pavilion, Ness Road, Renfrew.
- 2.2 Authorise the Head of Corporate Governance to conclude the lease with RVBC, on the Council's standard Full Repairing & Insuring lease and on such other terms as required to protect the Council's interest.
- 2.3 Authorise the Head of Economy and Development and the Head of Corporate Governance to conclude a partial lease renunciation between the Council and OneRen to allow this area to be leased to RVBC.
- 2.4 Approve the request for the use of additional land to be included in the lease to RVBC which is currently leased to OneRen as per attached plan E2867b.
-

### **3. Background**

- 3.1 Kirklandneuk Community Centre and Pavilion is an interconnected property for which OneRen have operational management responsibility. There is large a car parking area at the front of the property.
- 3.2 The Community Centre is a self-managed facility and the Pavilion and pitches are leased to RVBC for which they pay an annual rent of £1,639.87. All services are connected to both parts of the building and each side can be accessed via an interconnecting lockable door. This lease is managed on the Council's behalf by OneRen.
- 3.3 RVBC submitted a Community Asset Transfer request for a long lease of 25 years for Kirklandneuk Playing fields and Pavilion and this was considered by the board on the 19<sup>th</sup> of March 2019. This length of tenure was required to secure and attract funding to allow investment of the property. It was agreed that the property would be let at a rent of £1 if asked. The Community Centre Committee and OneRen confirmed there would be no objection to the lease.
- 3.4 The approval was subject to RVBC taking steps to separate the services to ensure that the Community Centre and the Pavilion could function independently and they would be responsible for a share of the maintenance to the car park. There were also aspects of their constitution that needed to be addressed in order for the group to enter into a lease.
- 3.5 Officers were instructed to conclude the lease, however there were issues around the RVBC constitution and the separation of the services of the property which had not been investigated by RVBC.
- 3.6 RVBC have now amended their constitution to allow for the club to enter into a lease and the Council have carried out a feasibility survey to assess how the property could be separated.
- 3.7 The feasibility study concluded that a full separation of the property would be cost prohibitive and that only a partial separation could be considered. The property will remain connected via an interlinked door between the Community Centre and the Pavilion.
- 3.8 Both occupiers will enter into an access agreement for the meter cupboard which is situated on the side of the pavilion but serves the Community Centre. RVBC will need to arrange for a meter to be installed to facilitate their investment proposals including solar panels. RVBC will also require a new water connection which shall be routed from the boiler and installed in the Pavilion.
- 3.9 The Council will meet the cost of ensuring health and safety compliance of the property by continuing with the security and fire alarms for both sides of the property.

- 3.10 The car park maintenance responsibility has been calculated at 30% which has been based on a percentage floor area of the overall area of the Community Centre and the Pavilion.

**4. Proposed terms and conditions of lease;**

- The Lease shall be for a period of 25 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
- The initial annual rent shall be £1, if asked.
- The property (as outlined on report plan E2867b) shall be used for providing football pitches, changing facilities and ancillary purposes and for no other purposes without prior consent of the Landlord.
- The Tenant (RVBC) will be responsible for all repairs and maintenance of the property and shall contribute 30% of the costs to maintain the car park.
- The Tenant shall be responsible for undertaking the work required to separate the services and to enable the Pavilion to operate independently of the Community Centre. These works will include:
  - Heating and pipework to be cut and capped below the floor at the point of entry into the Pavilion.
  - A new water mains connection to be installed in the Pavilion originating from the boiler room and routed predominantly within the ceiling void. A meter shall be installed in the Pavilion at an accessible location.
  - A separate electricity meter and consumer unit to be installed for usage in the Pavilion.
- The Landlord shall be responsible for extending the fire and security alarms so that these serve both the Community Centre and the Pavilion within the property. The Tenant shall be responsible for a share of the maintenance and repair of these systems.
- The tenant shall ensure that any necessary planning, building warrants, statutory and licensing consents that may be required are secured prior to the date of entry.
- The tenant and the Community Centre will enter into an access agreement for access to the electricity cupboard which is located within the tenant's property. This shall be for emergency access and repairs and maintenance.
- Each party shall bear their own legal costs.

- Any other reasonable terms and conditions considered necessary to protect the Council's interest.

## Implications of the Report

1. **Financial** – Concessionary let to Renfrew Victoria Boys Club will continue to support the community.
2. **HR & Organisational Development** – None.
3. **Community Planning**

**Our Renfrewshire is thriving** – Continued support via community asset transfer of an existing community facility.

4. **Legal** – Conclusion of a new 25 year lease with Renfrew Victoria Boys Club. Partial Lease Renunciation of property between the Council and OneRen.
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** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

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## List of Background Papers

- (a) Background Paper 1 – Kirklandneuk Playing Field & Pavilion Renfrew Victoria Boys Club March 2019
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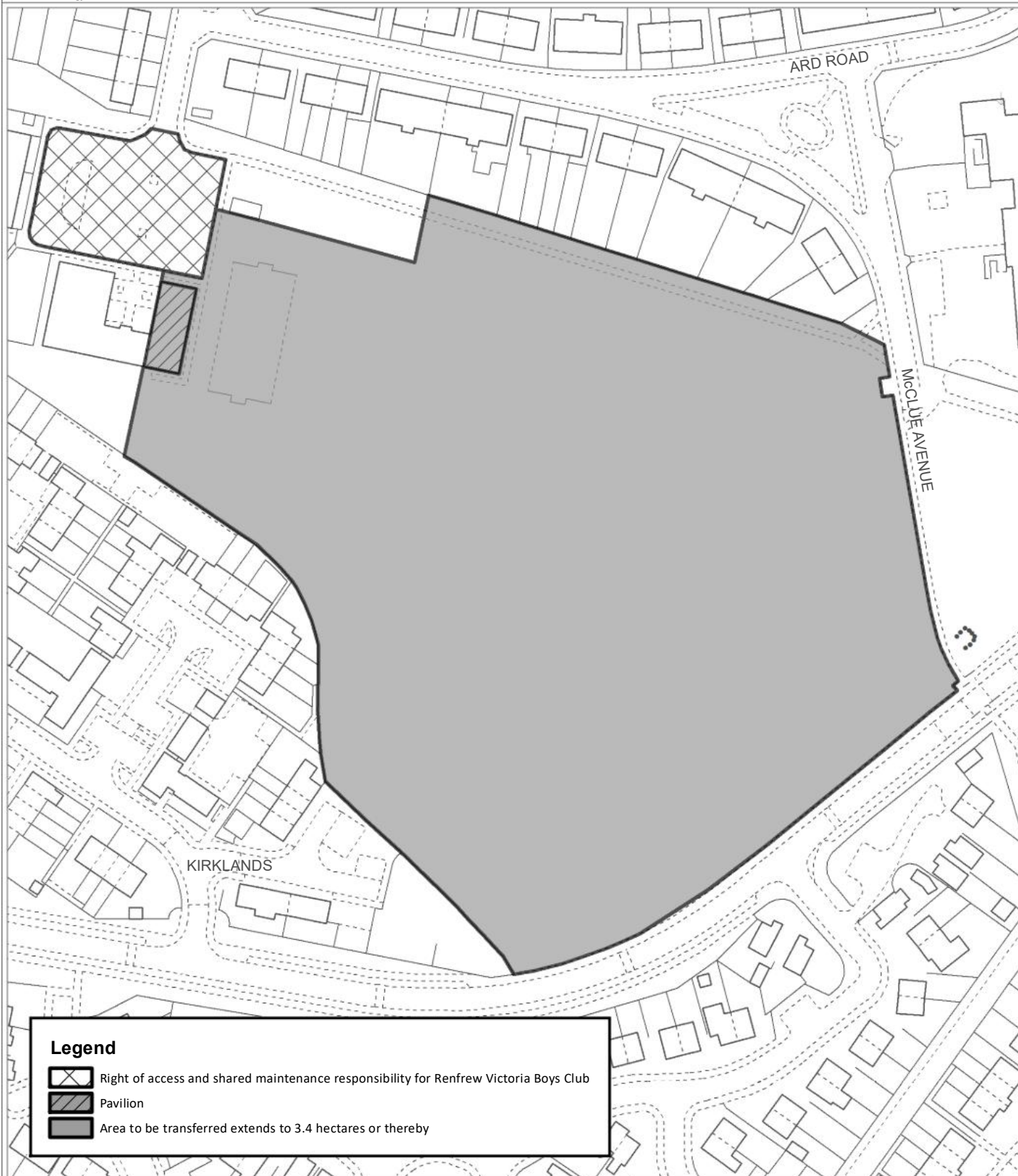
**Author:** Louise Le Good



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07483 335 786

User: hocraigj1

Date: 03/08/2022



Notes:



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**To: Infrastructure, Land and Environment Policy Board**

**On: 9 November 2022**

---

**Report by: Chief Executive**

---

**Heading: Disposal of Land adjacent to 123 Glencoats Drive, Paisley**

---

## **1. Summary**

- 1.1 The purpose of this report is to declare the area of land adjacent to 123 Glencoats Drive, Paisley, shown on the attached plan (E3257), as surplus to requirements. This report was continued from the August 2022 meeting of the Board due to queries raised by Board members about community engagement in the disposal process.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 123 Glencoats Drive, Paisley, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjoining owner.
- 2.2 Authorise the sale thereof to the adjoining owner of 123 Glencoats Drive, Paisley, on such terms and conditions as may be negotiated by the Head of Economy and Development utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Chief Planning Officer 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.

---

### 3. **Background**

- 3.1 This area of land, which is held on the General Services Account, extends to 62 sqm or thereby and was an area of open space, having been combined with the adjoining garden some years ago.
- 3.2 The Council received a complaint that the applicant had extended their garden into Council owned land. A site investigation was carried out which confirmed an encroachment had taken place.
- 3.3 The owner of 123 Glencoats Drive was approached regarding this encroachment onto Council land at which point they expressed an interest in acquiring this land to formalise their use as off-street parking. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.4 The applicant will require to obtain planning permission for a change of use.
- 3.5 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Economy and Development for disposal purposes will be utilised.
- 3.6 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.7 Environment and infrastructure have confirmed that this area of land has no operational requirement and is not opposed to the land being declared surplus.
- 3.8 The Chief Planning Officer 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. The fact that the sale will be advertised in the Paisley Daily Express has met the Board members' concerns regarding community engagement.

---

### **Implications of the Report**

- 1. **Financial** – The General services account will benefit from a modest capital receipt.
- 2. **HR & Organisational Development** – None.
- 3. **Community Planning** – None.
- 4. **Legal** – Conveyancing of land required.
- 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. 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.

12. **Cosla Policy Position** – Not Applicable.

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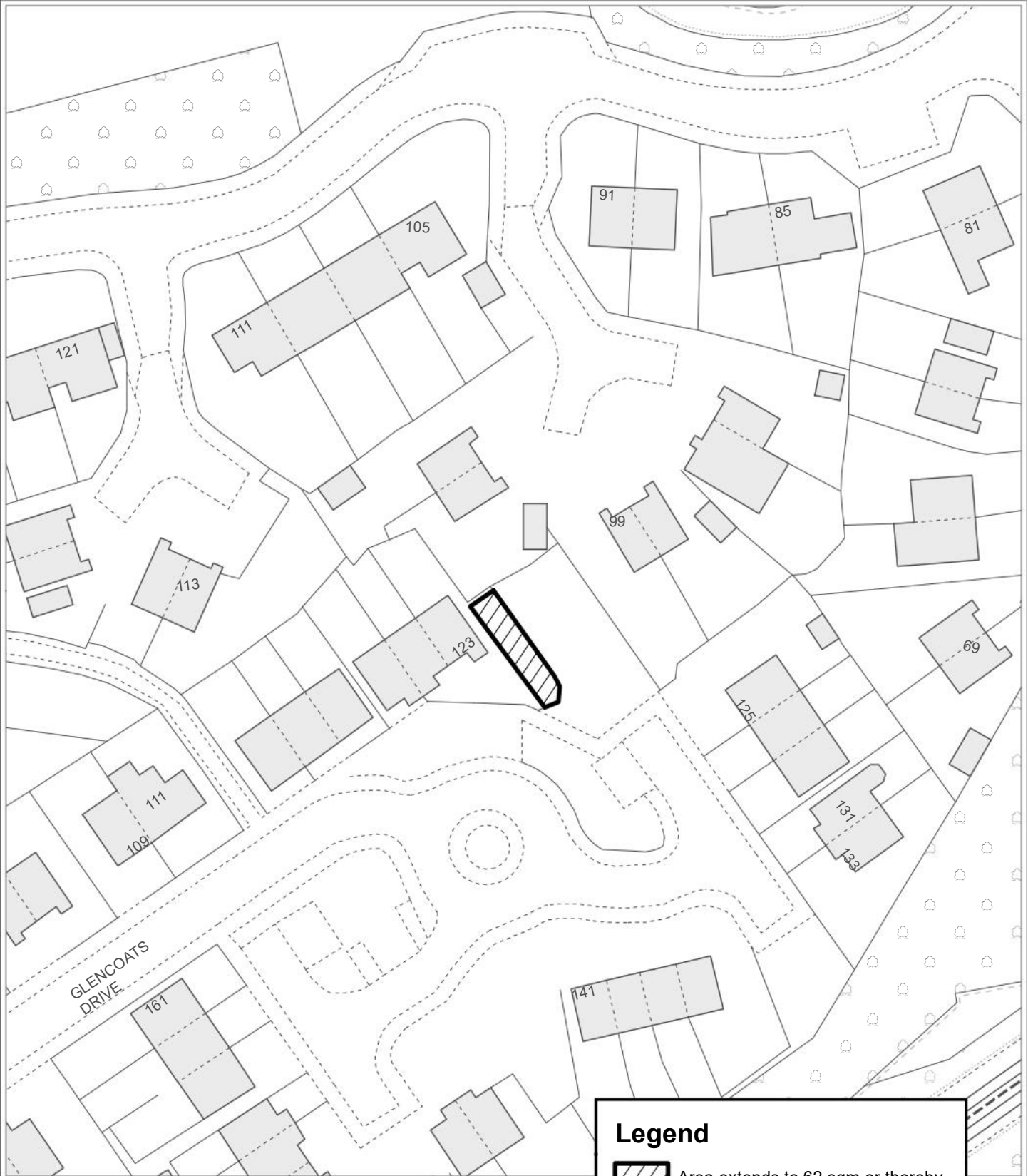
### **List of Background Papers**

- (a) None.
- 

***Author:** Aileen Johnston, Principal Estates Surveyor*

User: hocraigj1

Date: 21/07/2022



Notes:  
Please enter notes here





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**To:** Infrastructure, Land & Environment Policy Board

**On:** 9 November 2022

---

**Report by:** Chief Executive

---

**Heading:** Disposal of land at Maple Drive, Johnstone Castle – Regeneration Phase 2

---

## 1. Summary

- 1.1 This report seeks the consent of the Policy Board for the disposal of land at Maple Drive, Johnstone which currently sits on the Housing Revenue Account to Link Group Limited (incorporating Link Housing Association), for the development of affordable housing.

## 2. Recommendations

2.1 It is recommended that the Board:-

- (i) Authorise the Head of Economy and Development and the Head of Corporate Governance to undertake the necessary processes to complete the disposal of land at Maple Drive shown indicated on the attached plan E3228A to Link Group Limited, on the terms and conditions detailed within this report.

---

## 3. Background

- 3.1 Renfrewshire's Strategic Housing Investment Plan 2023/28 was approved by the Communities and Housing Policy Board at its meeting on 25 October 2022 and sets out how investment in affordable housing will be targeted to achieve the objectives of the Local Housing Strategy. This was approved following consultation and engagement with Community Planning partners, including the Housing Associations operating in Renfrewshire.

- 3.2 This report refers to an area of ground that was declared surplus by the Communities, Housing and Planning Policy Board in August 2018 which identified land extending to 2.02 Ha or thereby as suitable for development by a Housing Association. Subsequent discussions with Link Group Limited highlighted the requirement to adjust the boundaries of the site to accommodate the planned development layout and this revised area (as shown on drawing E3228A, extending to 2.24 Ha or thereby) was declared surplus at the Communities and Housing Policy Board on 16 August 2022.
- 3.3 This revised site has been independently valued on behalf of by D M Hall Chartered Surveyors at a value of £935,000.
- 3.4 The site is not fully cleared, and Link will undertake demolition of the remaining properties following land acquisition (42 flats contained within 4 No. 3 storey blocks). Link have provided reports and quotations for the demolition works which were assessed on behalf of the Council by Reid Associates, Chartered Quantity Surveyors.
- 3.5 Link have undertaken detailed site investigations for the cleared site and provided reports confirming that ground conditions are such that abnormal development costs in the region of £1,300,000 are required. These abnormal costs together with the demolition costs negate the headline site valuation of £935,000, and therefore it is considered appropriate that Link are looking to acquire this site at nil cost.
- 3.6 Reid Associates, Chartered Quantity Surveyors have analysed the accuracy of the abnormal cost reports received, and although this figure has been reduced through negotiation, extraordinary development costs greater than £1,300,000 still exist, supporting a site transfer at nil value.

#### **4. Proposed terms and conditions of sale**

- 4.1 The purchase price payable for the land shown outlined on the attached plan, which extends to approximately 2.24 Hectares, shall be £1.00, if asked.
- 4.2 Link will complete the demolition and site clearance as per the demolition arrant drawing number J5235-D01 Revision A dated 17 January 2022, within 6 months of the later of (i) date of entry and (ii) completion of the removal of all existing meters and full-service disconnection or such other date as agreed between the parties. It is the Council's understanding that Link have appointed a demolition contractor and anticipate commencing demolition as soon as practical after sale of the land.
- 4.3 The transfer of the land to Link is subject to the Housing Association obtaining all necessary planning and statutory consents required for their proposed development.
- 4.4 Each party shall bear their own legal and professional expenses incurred in concluding the sale with the purchaser responsible for meeting any land transaction taxes and registration dues.



- 4.5 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy and Development shall be pursued if it considered necessary to protect the Council's interest.

---

## **Implications of the Report**

1. **Financial** – No capital receipt to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning**

Building strong, safe and resilient communities. Increasing the supply of affordable housing and regenerating communities.

4. **Legal** – conveyancing work associated with the land transfer.

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** – Not applicable.

10. **Risk** – None.

11. **Privacy Impact** – Not applicable.

12. **COSLA Policy Position** – Not applicable.

13. **Climate Risk** – None.

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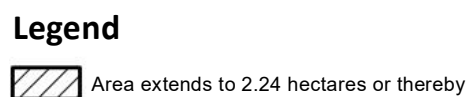
## **List of Background Papers**

- (a) Report to Communities, Housing and Planning Policy Board; 21 August 2018; Draft Strategic Housing Investment Plan 2019/20 to 2023/24.
- (b) Report to Communities and Housing Policy Board, 16 August 2022: 'Land at Maple Drive, Johnstone Castle – Regeneration Phase 2.'

- (c) Report to Communities and Housing Policy Board, 25 October 2022: 'Renfrewshire's Strategic Housing Investment Plan 2023/28.'
- 

**Author:** *Margaret Law, Senior Asset & Estates Surveyor*

Date: 12/05/2022



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**To:** Infrastructure, Land and Environment Policy Board

**On:** 9 November 2022

---

**Report by:** Chief Executive

---

**Heading:** **Surplus Status for Former Residential Properties on Johnstone High School Grounds**

---

**1. Summary**

- 1.1 The purpose of this report is to declare two residential properties and related garages on Johnstone High School grounds as surplus to requirements and thereafter progress demolition.
- 

**2. Recommendations**

- 2.1 It is recommended that the Infrastructure Land & Environment Board declares the three adjoining buildings, two former janitor's houses, and garage, as shown on the attached plan, are surplus to requirements and can be demolished.
- 

**3. Background**

- 3.1 As the Council has modernised its working practices there is no longer a requirement for janitorial staff to be in dedicated housing on or adjacent to the school site.
- 3.2 Due to the change in working practices two janitors' houses with ancillary garages at Johnstone High School have become unoccupied.
- 3.3 One of the former janitor's houses has been vacant for in excess of 10 years and is considered derelict.

The other janitor's house was vacated in February 2022. Its condition is deteriorating, and it has become a target for vandalism. The same is true of the attached garages where there has been a recent fire.

- 3.4 Due to their location deep within school grounds with the only access being across school property they are not considered suitable for sale on the open market. Children's Services has stated they have no requirement for the properties and their deteriorating condition is becoming problematic. It is proposed that the board declare the properties surplus and agree that they should be demolished.

---

### **Implications of the Report**

1. **Financial** – Funding for demolition to be identified from the lifecycle maintenance fund.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – A project to demolish the properties will be implemented.
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 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.
12. **Cosla Policy Position** – None.

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**List of Background Papers** - None.

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**Author:** Aileen Johnston, Principal Estates Surveyor



# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

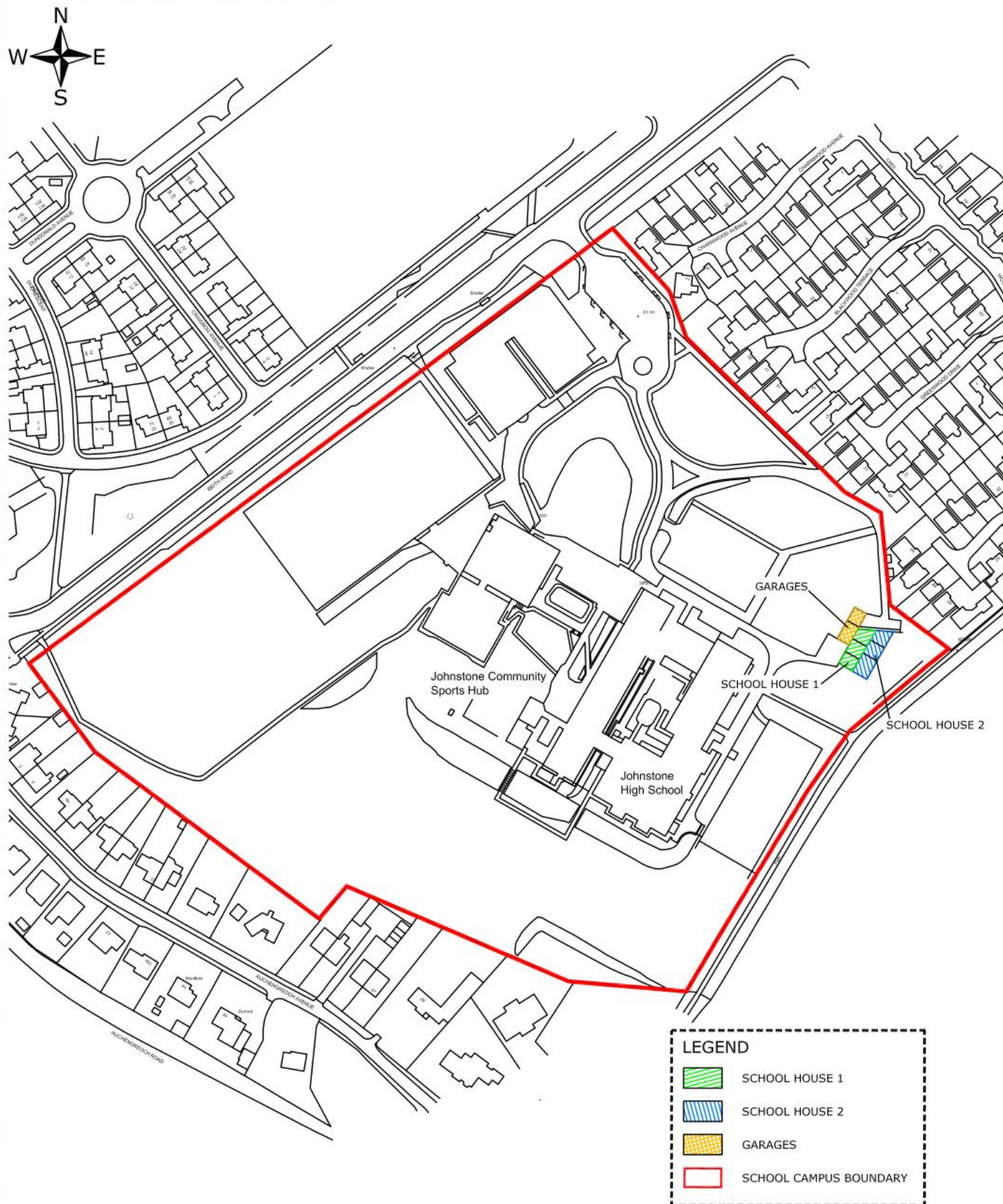
TITLE REPORT PLAN  
JOHNSTONE HIGH SCHOOL - SCHOOL HOUSES  
BEITH ROAD, JOHNSTONE

DRAWING No. E3291

SCALE 1:2500

DRAWN BY JW

DATE OCT 2022





---

**To:** Infrastructure, Land and Environment Policy Board

**On:** 9 November 2022

---

**Report by:** Chief Executive

---

**Heading:** Surplus Status for St Catherine's School House, Paisley

---

## 1. Summary

- 1.1 The purpose of this report is to declare a residential property on school grounds at St Catherine's, Paisley as surplus to operational need and thereafter progress demolition.
- 

## 2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Board declares St Catherine's School house, Brabloch Crescent, Paisley, PA3 4RG, as shown on the attached plan, as surplus to operational need and note that it will be demolished.
- 

## 3. Background

- 3.1 As the Council modernises its working practices, there is no longer a requirement for janitorial staff to be located in housing adjacent to the school.
- 3.2 Due to these changes in working practices the school house at St Catherine's, Paisley is due to become vacant.
- 3.3 Owing to its location within school grounds, with the only access being across school property and no alternative being available, the house is not suitable for sale on the open market or transfer to the housing revenue account.



Children's Services have confirmed that there is no operational need or use for the property and as such support that it be demolished, and the grounds brought into the overall school campus.

- 3.4 The current occupier of the property has been in regular dialogue with Officers within the Environment & Infrastructure Service in relation to their ongoing housing needs which can be accommodated within the Approved Common Housing Allocation (CHA) policy. Under this policy applicants who need permanent re-housing because their houses are under a closing, demolition, Housing Renewal Area or other statutory order, or part of our regeneration programme, will be offered suitable alternative accommodation. The resident has been fully consulted in relation to this.
- 3.5 It is proposed that the board declare the property surplus to operational need and note that it will be demolished, and the existing occupant will be rehoused.

---

### **Implications of the Report**

1. **Financial** – Funding for demolition to be identified from the lifecycle maintenance fund.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – A project to demolish the properties will be implemented.
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 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.

12. **Cosla Policy Position** – None.

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**List of Background Papers** - None.

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**Author:** Aileen Johnston, Principal Estates Surveyor

# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

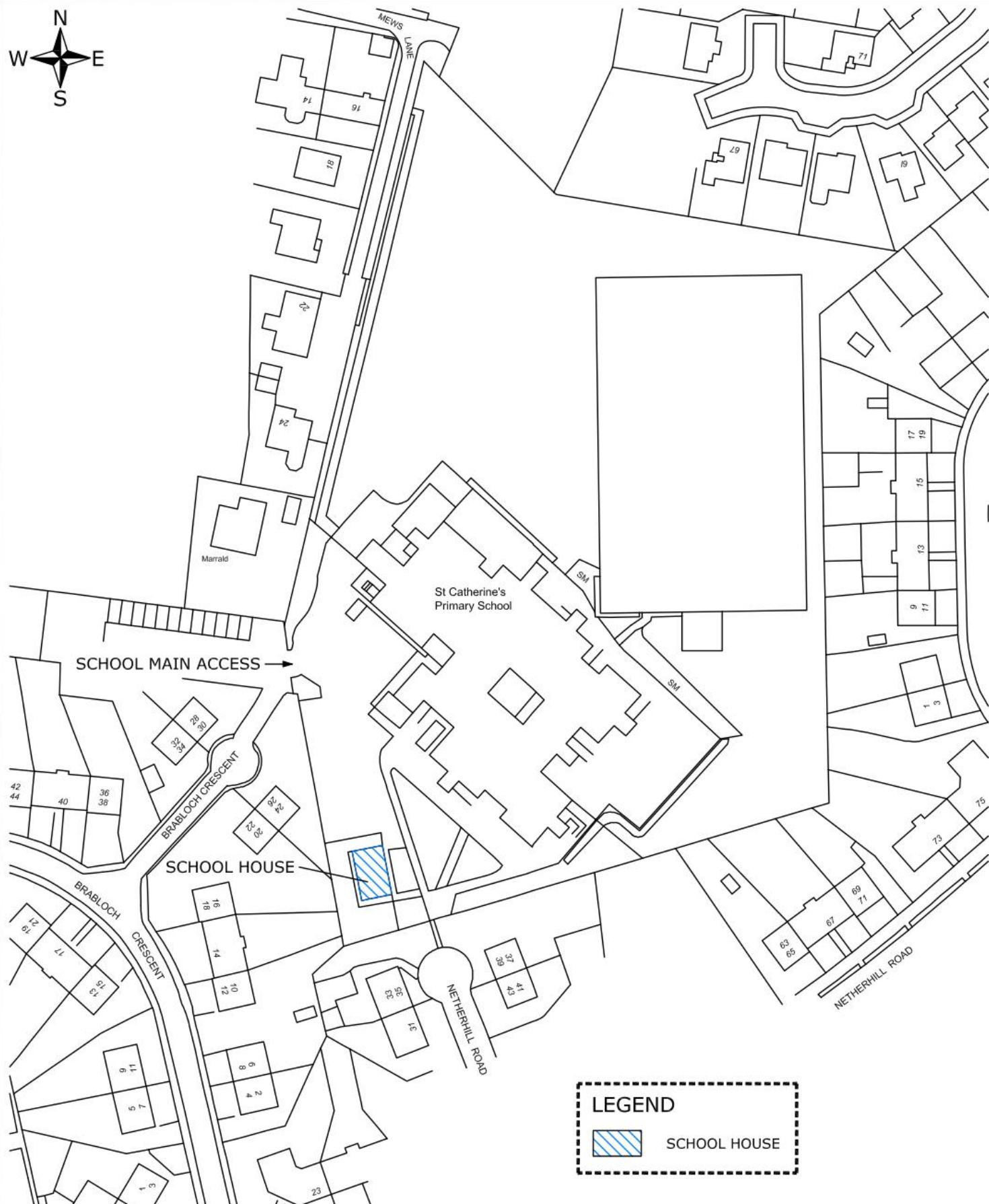
TITLE REPORT PLAN  
ST CATHERINE'S PRIMARY SCHOOL - SCHOOL HOUSE  
BRABLOCH CRESCENT, PAISLEY

DRAWING No. E3292A

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022





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**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

---

**Report by: Chief Executive**

---

**Heading: 175 Year Ground Lease to Scottish Power Energy Networks,  
Underwood Road Depot, Paisley**

---

## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a long ground lease between the Council and Scottish Power Energy Networks (SPEN) as shown on the plan that accompanies this report.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and SPEN and authorise the Head of Corporate Governance to conclude the lease based on the terms and conditions detailed in this report.

---

## **3. Background**

- 3.1 As part of the Council's investment plan to convert its current fleet to being zero emissions vehicles, SPEN have been contacted to install a new sub-station at Underwood Road Depot.
- 3.2 A feasibility study has been carried out by Renfrewshire Council and SPEN to determine costs, the power supply required and location of the sub-station.

- 3.3 It has been agreed that a sub-station within the operational depot would be more cost effective than taking this from the nearest street, Underwood Road. The sub-station should be sited next to the existing biomass system within the depot.
- 3.4 The cost of the installation will be £137,825.59 inclusive of VAT and has been approved by the Head of Operations and Director of Finance.
- 3.5 SPEN's contractor, Morrison Construction, will be managing the project on site and will provide traffic management with their being limited disruption to Underwood Road Depot.

#### 4. **Proposed Terms and Conditions of Lease**

- The subjects shall be the land at 52 Underwood Road, Paisley, PA3 1TL as shown on plan ESC108291-(1)-002.
- The lease shall be for a period of 175 years or thereby,
- Date of entry shall be on completion of missives
- The rent shall be £1 if asked.
- The Landlord shall grant the tenant
  - All necessary cable and access rights required:
  - Combined access & cable servitude (highlighted in blue on the attached plan)
  - Vehicle and personnel access (shown pink on the attached plan)
  - 3m wide cable servitude (shown yellow on the attached plan)
  - Both parties shall be responsible for their own legal expenses in connection with this transaction.

---

#### **Implications of the Report**

1. **Financial** – Cost of installation - £137,825.59.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
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. 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.

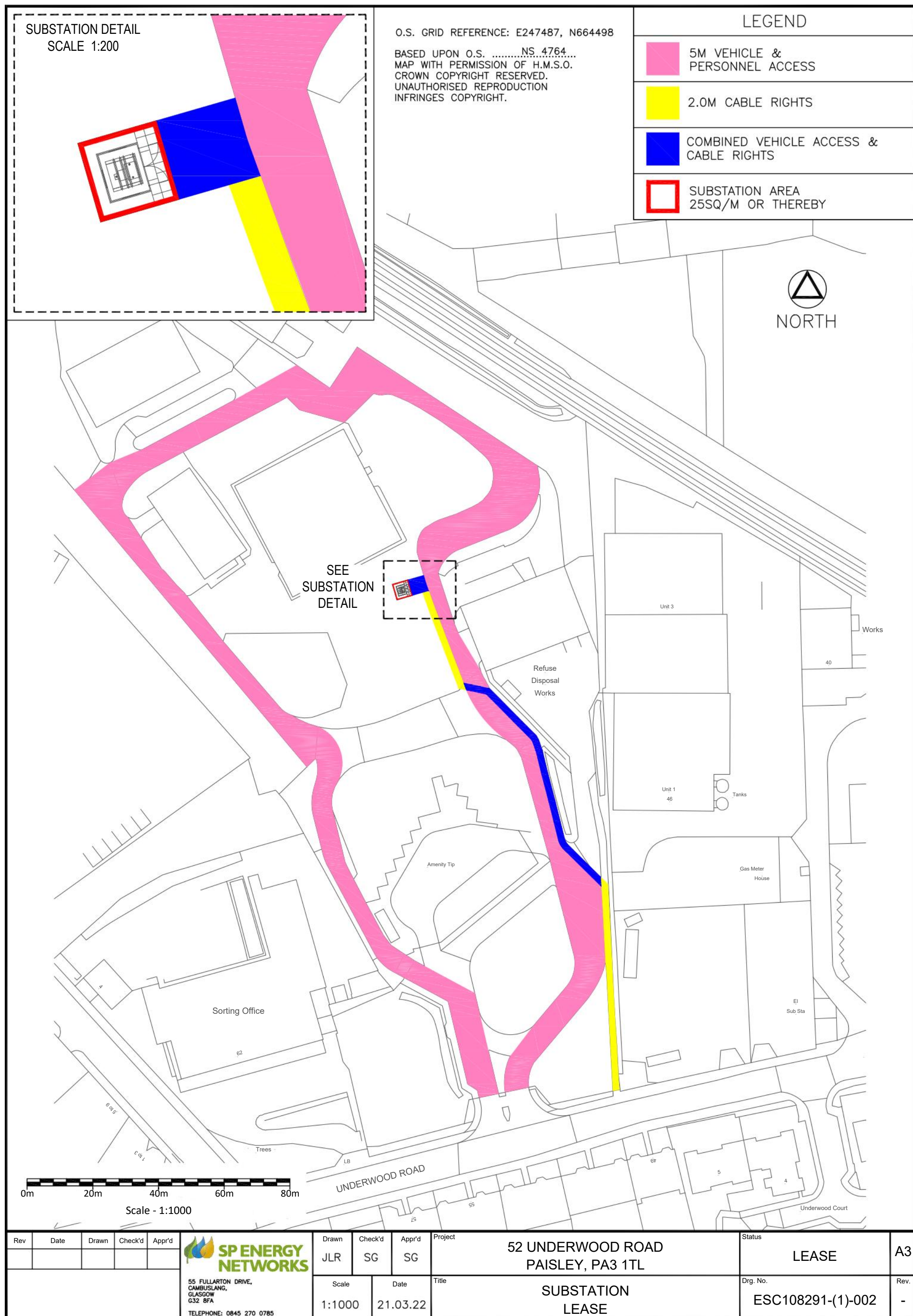
**11. Privacy Impact** – None.

**12. Cosla Policy Position** – Not Applicable.

---

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07483 335 786







---

**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

---

**Report by: Chief Executive**

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**Heading: 15 Year Lease Renewal – JW Grant and Son Ltd, 70 Love Street Paisley**

---

## **1. Summary**

- 1.1 The purpose of this Report is to seek authority to renew the lease of the land and buildings at 70 Love Street, Paisley as shown on the attached plan E3268, to the existing tenant JW Grant and Son Ltd.
- 

## **2. Recommendation**

The Board is asked to:-

- 2.1 Authorise the Head of Corporate Governance to renew the lease of 70 Love Street, Paisley to the exiting tenant for a 15 year period on the provisional terms and conditions outlined in this report.
- 2.2 This is subject to such other conditions as may be considered necessary to protect the interests of the Council.
- 

## **3. Background**

- 3.1 JW Grant and Sons Ltd currently lease the property at 70 Love Street, Paisley for use as a builder's merchants.
- 3.2 The current lease commenced on the 12<sup>th</sup> of November 2006 for a 15 year term. The lease has been running on tacit relocation/annually since the 11<sup>th</sup> of November 2021. The current rent is £41,000 per annum and there have been no reviews implemented since the start of the current lease.
- 3.3 The tenant approached the Council looking to extend the lease for a further 15 year period on a reduced rent of £40,000.



- 3.4 After a period of negotiation, the tenant has agreed to an increased rent of £52,000 which is in line with current market rates for similar properties and is reflective of the length of time since the rent was reviewed.
- 3.5 Provisional terms have been agreed by the tenant and are detailed below and notice has been served to bring the existing lease to an end.

#### **4. Provisional Terms and Conditions**

- Term – 15 years
  - Commencement Date – 12<sup>th</sup> November 2022 coinciding with the expiry of the existing lease.
  - Rent - £52,000 per annum from the commencement date exclusive of VAT, service charge, insurance, business rates and other outgoings payable as per the existing Lease.
  - Rent Review – Every 5 years from the commencement of the lease
  - Break Option – Mutual on the 10<sup>th</sup> anniversary of the commencement of the lease.
  - Each party is responsible for their own legal costs incurred in this transaction.
  - The tenant is responsible for any LBTT, VAT and registration dues payable.
  - The above terms are subject to the Landlord's formal board approval and conclusion of formal missives.
  - The lease transaction shall include such other terms and conditions as may be considered necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of the Council.
- 

#### **Implications of this report**

1. **Financial Implications** – Annual rental of £52,000 +VAT, Service Charge and Insurance per annum.
2. **HR and Organisational Development Implications** - None
3. **Community Plan/Council Plan Implications**  
  
Wealthier and Fairer – continuation of a popular and well used service.  
  
Smarter - None.  
  
Healthier – beneficial nutrition to client users.
4. **Legal Implications** – Lease extension to be concluded.
5. **Property/Assets Implications** – As per this report.
6. **Information Technology Implications** - None
7. **Health and Safety Implications** – None.

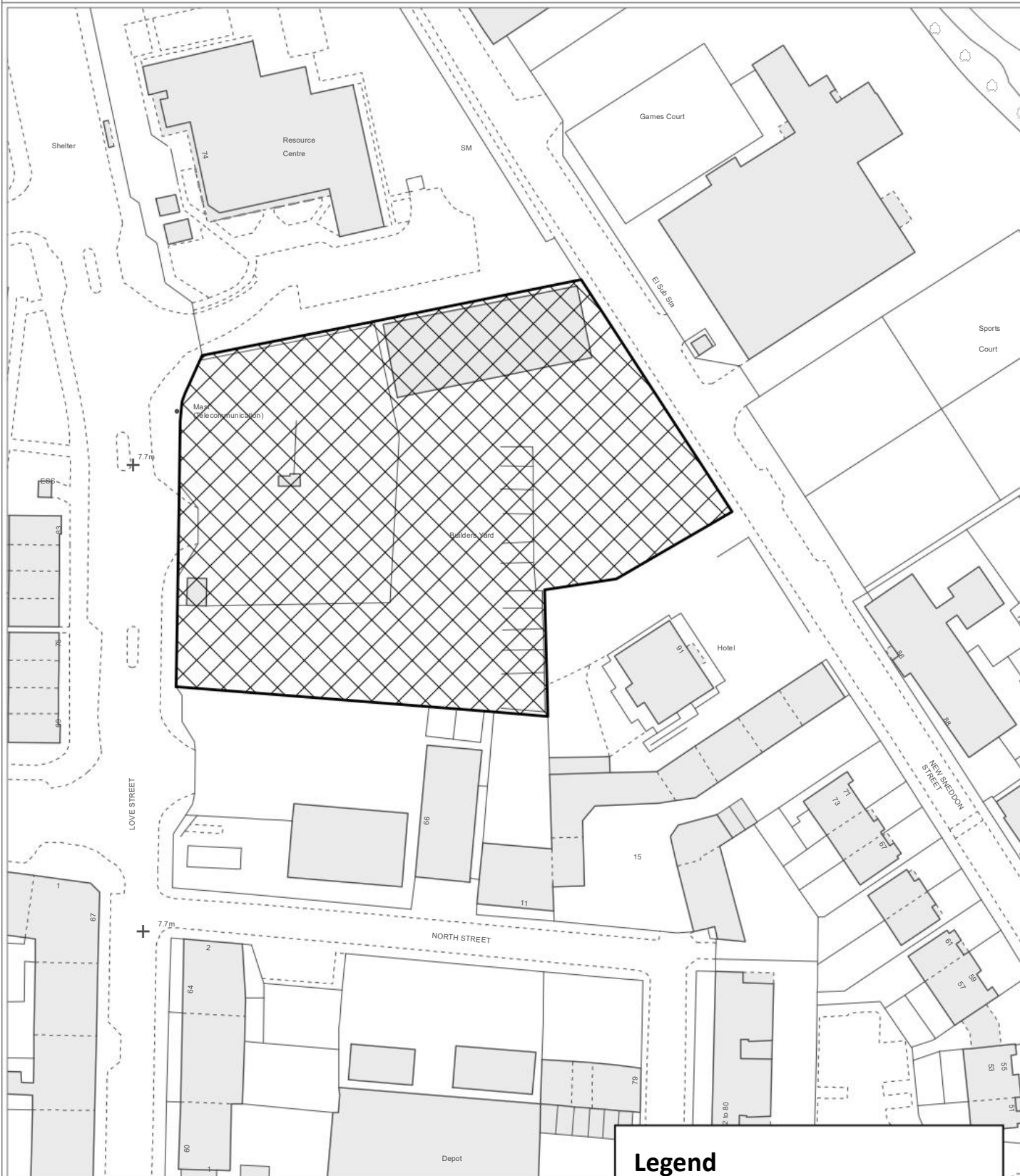
- 8. **Procurement Implications** – None.
- 9. **Risk Implications** – None.
- 10. **Privacy Impact** – None.
- 11. **Cosla Policy Position** – Not Applicable.

---

**Author:** Louise Le Good  
[Louise.legood@renfrewshire.gov.uk](mailto:Louise.legood@renfrewshire.gov.uk)  
07483 335 786


JW

Date: 04/08/2022



Notes:

### Legend

 Area to be leased to JW Grant & Son Ltd



---

**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

---

**Report by: Chief Executive**

---

**Heading: 10 Year Lease of Shop at 4-6 High Street, Renfrew**

---

## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 4-6 High Street, Renfrew as shown on Report Plan E3289.

## **2. Recommendations**

- 2.1 It is recommended that the Board:
- 2.2 Agree to the terms and conditions that have been provisionally agreed with the Council and the existing tenant Bestway National Chemist (trading as Well Pharmacy) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

---

## **3. Background**

- 3.1 The property at 4-6 High Street, Renfrew is currently leased by Bestway National Chemist (trading as Well Pharmacy) and is currently being used as a pharmacy.
- 3.2 The existing lease commenced on the 7<sup>th</sup> of November 2014 for a period of 8 years and 3 days. The current passing rent is £14,350 per annum.

- 3.3 The tenant has requested a lease renewal for a period of 10 years at the current rent. They have also requested a tenant only break option in the 3<sup>rd</sup> and 6<sup>th</sup> anniversary of the lease commencement.
- 3.4 Following a period of negotiations, the Council has agreed to a mutual break option on the 5<sup>th</sup> anniversary of the lease.
- 3.5 A review of the rent has been carried out and there is no justification for a rent increase as the tenant is currently paying the market rent for the property.
4. **Proposed Terms and Conditions of Lease**
- The lease shall be for a period of 10 years and shall be on the basis of the Council's full repairing and insuring lease
  - The rent shall be £14,350 per annum and shall be reviewed every 3 years from the date of entry.
  - There shall be a mutual break option on the 5<sup>th</sup> anniversary of the lease by either party providing six month notice.
  - The property shall be used as a pharmacy and for no other purpose whatsoever.
  - Assignment and sub-letting is prohibited
  - Each party shall bear their own legal costs.
  - Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.
- 

## **Implications of the Report**

1. **Financial** – Rent of £14,350 per annum to the Renfrew Common Good Account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
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. 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.
12. **Cosla Policy Position** – Not Applicable.

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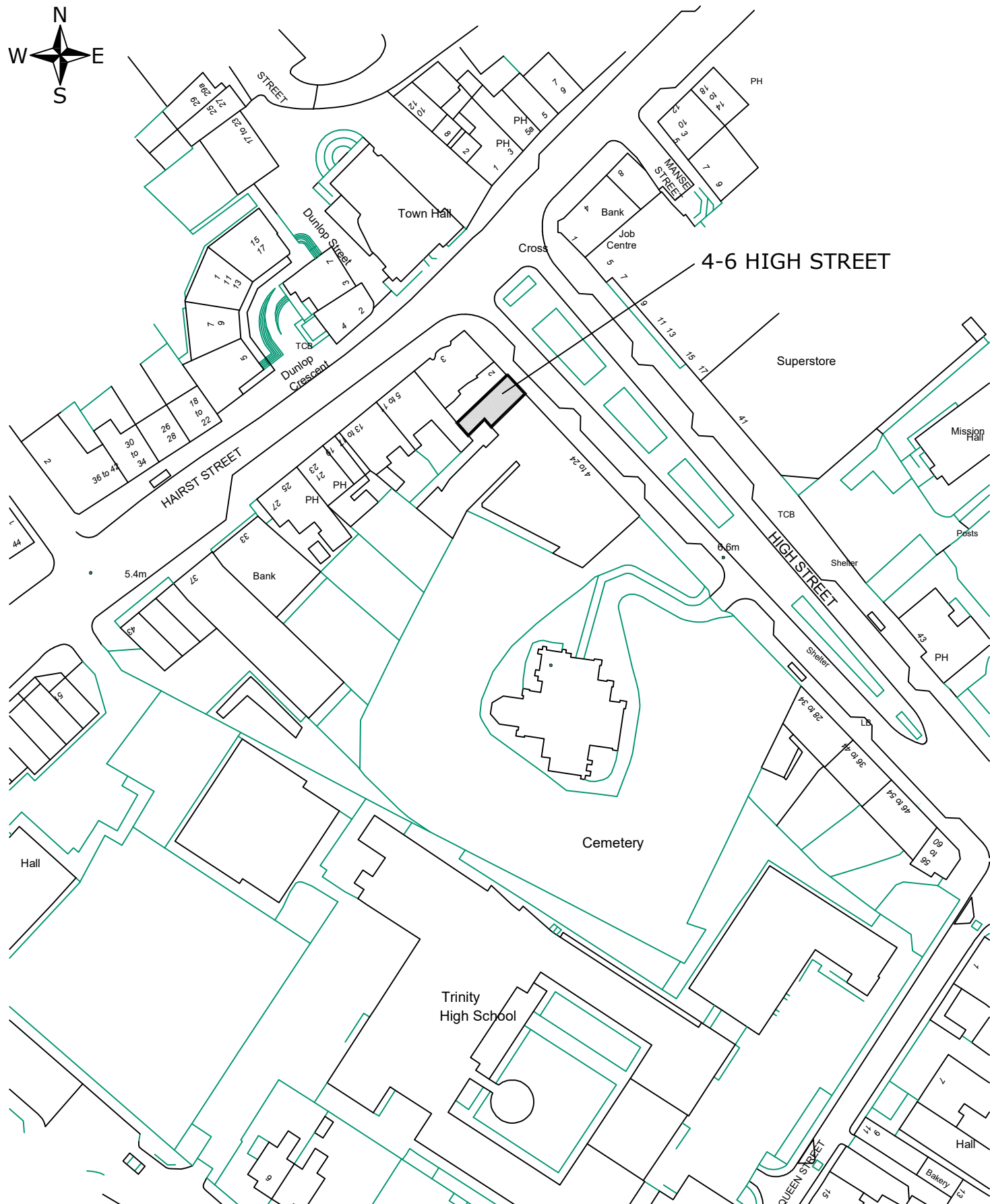
**Author:** Louise Le Good  
[Louise.legood@renfrewshire.gov.uk](mailto:Louise.legood@renfrewshire.gov.uk)  
07483 335 786

# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE	REPORT PLAN 4-6 HIGH STREET, RENFREW	DRAWING No.	E3289	SCALE	1:1250
		DRAWN BY	JW	DATE	OCT 2022





---

**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

---

**Report by: Chief Executive**

---

**Heading: 9 Year Lease of 9 Stoddard Square, Elderslie**

---

## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 9 Stoddard Square, Elderslie as shown on Report Plan E3287.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and the proposed tenant (Mr Daniel Muir) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

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## **3. Background**

- 3.1 The property at 9 Stoddard Square is currently leased to Mr Gavin Colquhoun and used as a coffee shop.
- 3.2 The tenant has been in occupation of the premises since the existing lease commenced on the 19<sup>th</sup> of September 2014. The current passing rent is £7,350 per annum.



3.3 The tenant requested an assignation of the lease to Mr Daniel Muir to whom he is selling the business.

3.4 The rent has been reviewed as part of the assignation process and shall remain the same as this is currently the market rent for the property.

#### 4. **Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £7,350 per annum and shall be reviewed every 3 years from the date of entry. A payment of £1837.50 shall be payable on the date of entry.
- The property shall be used as coffee shop (café) and for no other purpose whatsoever.
- This lease shall be subject to the Council receiving satisfactory references for the tenant.
- Assignation and sub-letting is prohibited.
- The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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#### **Implications of the Report**

1. **Financial** – Rent of £7,350 per annum to the HRA account.

2. **HR & Organisational Development** – None.

3. **Community Planning** – None.

4. **Legal** – Conclusion of Lease.

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. 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.
- 12. **Cosla Policy Position** – Not Applicable.

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# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

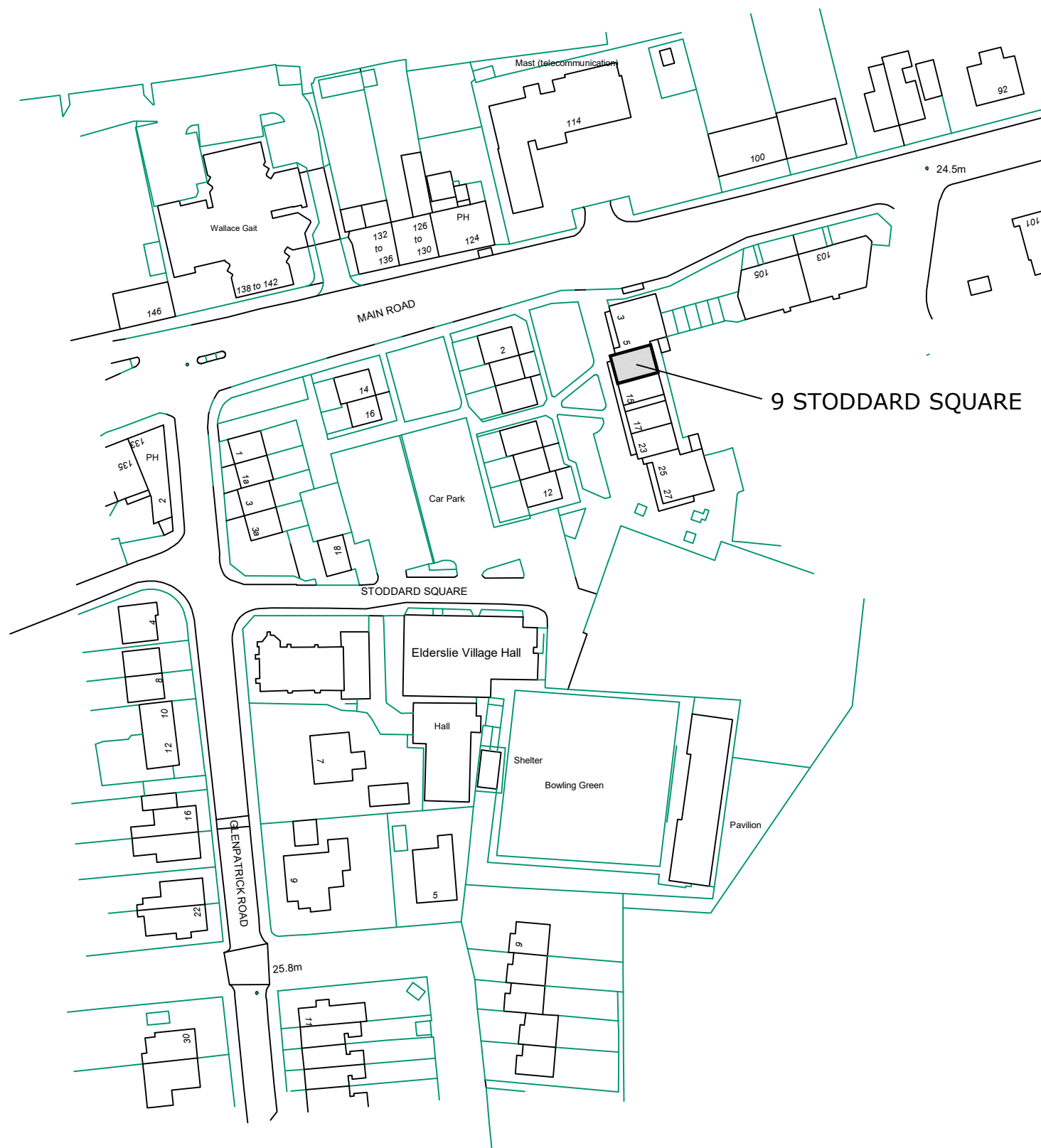
TITLE REPORT PLAN  
9 STODDARD SQUARE, ELDESLIE

DRAWING No. E3287

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022





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**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

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**Report by: Chief Executive**

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**Heading: 9 Year Lease of 11 Stoddard Square, Elderslie**

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## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 11 Stoddard Square, Elderslie as shown on Report Plan E3288.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and the proposed tenants (Mr Mark Smyth and Mr Patrick Small) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

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## **3. Background**

- 3.1 The property at 11 Stoddard Square is currently leased Mr Gavin Colquhoun and is used as a butcher shop.
- 3.2 The tenant has been in occupation of the premises since the existing lease commenced on the 13<sup>th</sup> of August 2014. The current passing rent is £4,775 per annum.
- 3.3 The tenant requested an assignation of the lease to Mr Smyth and Mr Small to whom he is selling the business.

- 3.4 The rent has been reviewed as part of the assignation process and shall be increased to £6,000 per annum which is the current market rent for the property.

#### 4. **Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £6,000 per annum and shall be reviewed every 3 years from the date of entry. A payment of £1837.50 shall be payable on the date of entry.
- The property shall be used as a butcher shop and for no other purpose whatsoever.
- This lease shall be subject to the Council receiving satisfactory references for the tenants.
- Assignation and sub-letting is prohibited.
- The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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#### **Implications of the Report**

1. **Financial** – Rent of £6,000 per annum to the HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
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. 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.
- 12. **Cosla Policy Position** – Not Applicable.

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# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

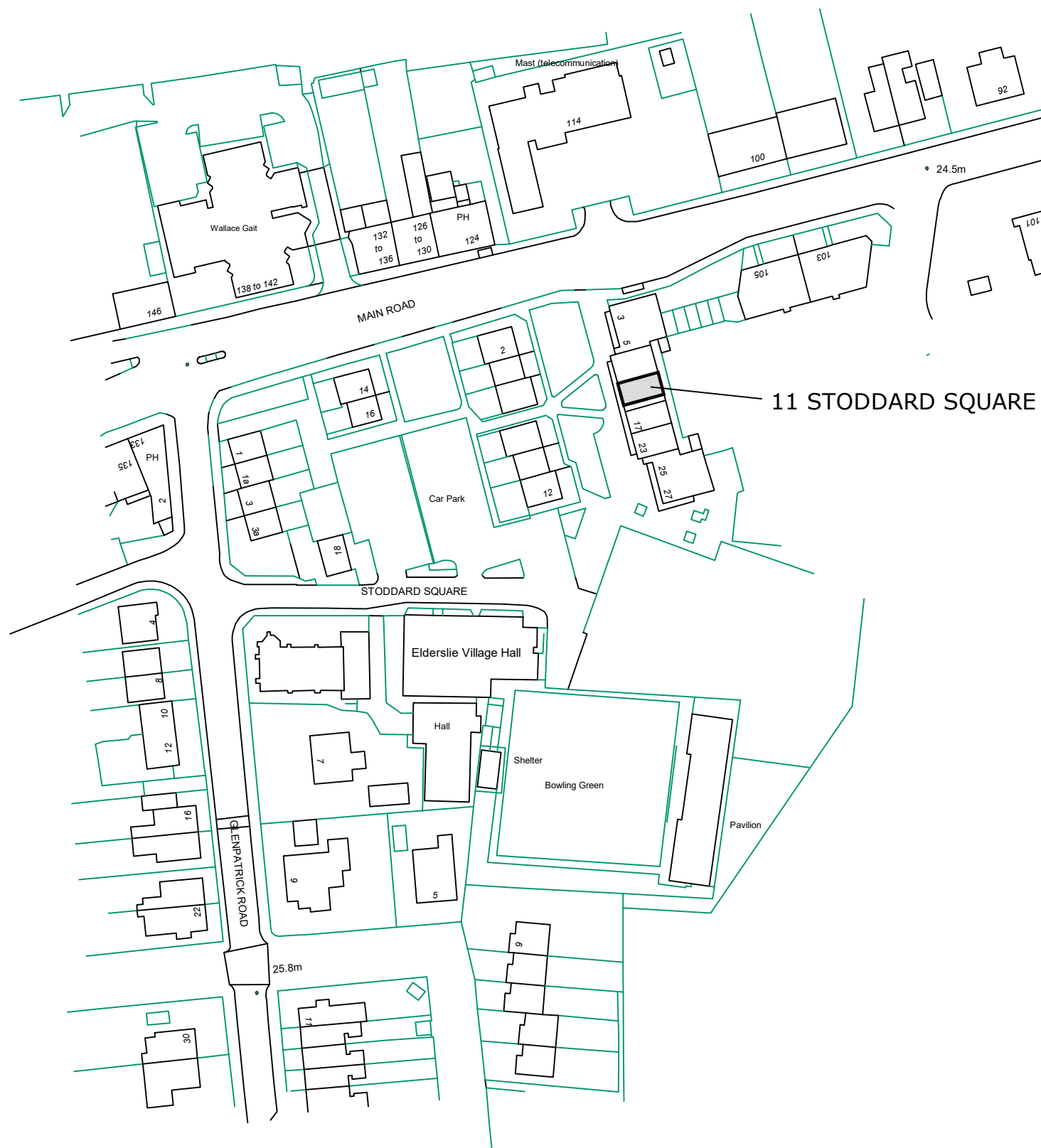
TITLE REPORT PLAN  
11 STODDARD SQUARE, ELDESLIE

DRAWING No. E3288

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022





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**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

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**Report by: Chief Executive**

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**Heading: 9 Year Lease of Shop at 5/2 High Street, Johnstone**

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## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 5/2 High Street, Johnstone as shown on Report Plan E3285.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the Terms and Conditions that have been provisionally agreed with the Council and the proposed tenant (Mr V Evangelista) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

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## **3. Background**

- 3.1 The property at 5/2 High Street is currently leased by Mr Paul Evangelista and is being used as barber shop.
- 3.2 The existing lease commenced on the 28<sup>th</sup> of May 2016 for a period of six months however the tenant has been in occupation of the premises for over 30 years. The current passing rent is £3,250 per annum.



- 3.3 The tenant requested an assignation of the lease to his son Mr Vincent Evangelist to whom he is selling the business.
- 3.4 The Council has received satisfactory references to allow the lease with Mr Vincent Evangelista to proceed.
- 3.5 The assignation request has triggered a rent review and the new rent proposed will be £3,600 which is the current market rent for the property.

#### **4. Proposed Terms and Conditions of Lease**

- The lease shall be for a period of 9 years and shall be on the basis of the Council's full repairing and insuring lease.
- The rent shall be £3,600 per annum and shall be reviewed every 3 years from the date of entry. A payment of £900 shall be payable on the date of entry.
- The property shall be used as barber shop and for no other purpose whatsoever.
- Assignation and sub-letting is prohibited.
- The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
- Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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#### **Implications of the Report**

1. **Financial** – Rent of £3,600 per annum to the HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
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.

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.
- 12. **Cosla Policy Position** – Not Applicable.

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# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE	REPORT PLAN 5/2 HIGH STREET, JOHNSTONE	DRAWING No.	E3285	SCALE	1:1250
		DRAWN BY	JW	DATE	OCT 2022



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SHEET SIZE - A4



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**To: Infrastructure, Land & Environment Policy Board**

**On: 9 November 2022**

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**Report by: Chief Executive**

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**Heading: 2 Year Lease of Shop at 71/3 High Street, Johnstone**

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**1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the lease of the property at 71/3 High Street, Johnstone as shown on Report Plan E3286.

**2. Recommendations**

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and the proposed tenant (Mr S McFarlane) and authorise the Head of Corporate Governance to conclude the lease on the basis of the terms and conditions detailed in this report.

---

**3. Background**

- 3.1 The property at 71/3 High Street is currently leased by Mr Toni Marshall and is being used as delicatessen with hot food takeaway.
- 3.2 The tenant has been in occupation of the premises since the 4<sup>th</sup> of September 2018 when they acquired the property by way of assignation. The lease has been running on tacit relocation since the 28<sup>th</sup> of May 2010. The current passing rent of the property is £10,850 and was set when the tenant took entry.

- 3.3 The tenant requested an assignation of the lease to Mr Scott McFarlane to whom he is selling the business.
- 3.4 The Council has received satisfactory references to allow the lease with Mr McFarlane to proceed.
- 3.5 The assignation request has triggered a rent review and the new rent proposed will be £11,700 which is the current market rent for the property.
4. **Proposed Terms and Conditions of Lease**
- The lease shall be for a period of 2 years and shall be on the basis of the Council's full repairing and insuring lease.
  - The rent shall be £11,700 per annum and shall be reviewed upon expiry of this lease. A payment of £900 shall be payable on the date of entry.
  - The property shall be used as delicatessen and hot food takeaway and for no other purpose whatsoever.
  - Assignation and sub-letting is prohibited.
  - The tenant shall meet the Council's reasonable legal expenses incurred in concluded this lease.
  - Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance.

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## **Implications of the Report**

1. **Financial** – Rent of £11,700 per annum to the HRA account.
2. **HR & Organisational Development** – None.
3. **Community Planning** - None.
4. **Legal** – Conclusion of Lease.
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.

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.
- 12. **Cosla Policy Position** – Not Applicable.

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# CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire  
Council

TITLE REPORT PLAN  
71/3 HIGH STREET, JOHNSTONE

DRAWING No. E3286

SCALE 1:1250

DRAWN BY JW

DATE OCT 2022



71/3 HIGH STREET

