

Minute of Meeting Housing & Community Safety Policy Board

Date	Time	Venue
Tuesday, 24 January 2017	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present: Councillor Bill Brown, Councillor John Caldwell, Councillor Eddie Devine, Councillor Margaret Devine, Councillor Jacqueline Henry, Councillor Brian Lawson, Councillor Mags MacLaren, Councillor Eileen McCartin, Councillor Cathy McEwan, Councillor Alexander Murrin, Councillor Allan Noon, Councillor Jim Paterson, Councillor Jim Sharkey, Councillor Tommy Williams

Chair

Councillor Williams, Convener, presided.

In Attendance

S MacDougall, Director of Community Resources; M Crearie, Director of Development & Housing Services; D Gillies, Head of Facilities Management, O Reid, Head of Public Protection and C Dalrymple, Regulatory Enforcement Manager (all Community Resources); F Carlin, Head of Planning & Housing Services and L Muirhead, Housing Strategy & Quality Manager (both Development & Housing Services); and J Lynch, Head of Property Services, D Farrell and V Howie, both Finance Business Partners and D Low, Senior Committee Services Officer (all Finance & Resources).

Also in Attendance

Chief Superintendent J Downie and Chief Inspector A Kennedy (both Police Scotland); and D Proctor, Local Senior Officer and P Devlin, Group Manager (both Scottish Fire and Rescue Service).

Apology

Councillor McGurk.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Revenue Budget Monitoring Report

There was submitted a joint revenue budget monitoring report by the Directors of Finance & Resources and Development & Housing Services for the period 1 April to 11 November 2016.

DECIDED:

- (a) That the budget position be noted: and
- (b) That it be noted that since the last budget report there had been no budget adjustments.

2 Capital Budget Monitoring Report

There was submitted a capital budget monitoring report by the Director of Finance & Resources in respect of the Housing Division of Development & Housing Services for the period 1 April to 11 November 2016.

DECIDED: That the report be noted.

3 Scottish Fire and Rescue Service Scrutiny Report

There was submitted a report by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to service performance and activities in the Renfrewshire area for the period 1 July to 30 November 2016.

The report highlighted improvements across a range of performance indicators and identified areas where further interventions were required. Over the period there had been a decrease in the number of accidental dwelling fires from 31 in the same period in 2015 to 22 in the current reporting period; the total number of all non-fatal fire casualties had increased from 3 to 4; the total number of incidents involving deliberate fire raising had increased from 108 to 121; the total number of fires in non-domestic premises had decreased from 11 to 10; the number of unwanted fire alarm signal incidents had decreased from 155 to 138; and the total number of non-fatal road traffic collisions attended by the Service had increased from 6 to 10. The appendix to the report provided a detailed analysis of performance and activities.

The report also detailed a number of priorities and interventions, specifically highlighting activities carried out in connection with Renfrewshire Safety Hub; the Adult Support and Protection staff awareness day; activities undertaken in the lead-up to bonfire night; and the number of home safety visits carried out in Renfrewshire during the reporting period.

DECIDED: That the report be noted.

4 Police Scotland Scrutiny Report

There was submitted a report by the Chief Superintendent, K Division Police Scotland, relative to service performance in the Renfrewshire area during the period 1 July to 31 December 2016. The report provided an analysis of key performance indicators for both recorded and detected crime and covered all local police-plan priority areas as detailed in the local police plan.

DECIDED: That the report be noted.

5 Consultation, Annual Review of Policing 2016/17 by Scottish Police Authority

There was submitted a report by the Director of Community Resources relative to the Scottish Police Authority's consultation on its annual review and report 2016/17. A copy of the proposed response to the consultation was appended to the report. The report intimated that the annual review process had been brought forward to ensure that the views of current local authority members were obtained prior to the local government elections in May 2017.

DECIDED:

(a) That it be noted that the initial consultation on the Annual Review of Policing 2016/17 by the Scottish Police Authority had been brought forward with responses requested by 15 February 2017; and

(b) That the draft response to the consultation detailed in the appendix to the report be agreed.

6 Community Safety Partnership, Operational Update

There was submitted an update report by the Director of Community Resources relative to recent activities carried out in relation to public protection including information on protecting vulnerable residents; building safer communities; and diversionary activities.

DECIDED: That the progress update report be noted.

7 Consultation on the Human Trafficking and Exploitation Strategy

There was submitted a report by the Director of Community Resources relative to consultation by the Scottish Government on its draft human trafficking and exploitation strategy.

The report intimated that the Human Trafficking and Exploitation (Scotland) Act required that Ministers and the Scottish Government prepare a strategy to tackle human trafficking, slavery, servitude and forced or compulsory labour. The draft strategy set out how this would be achieved both locally and internationally and proposed an action plan to monitor implementation of the strategy.

The consultation had invited responses to be submitted by December 2016 and the Director had submitted a response in accordance with this deadline.

DECIDED:

- (a) That the consultation on the draft human trafficking and exploitation strategy by the Scottish Government be noted;
- (b) That the action of the Director on submitting a response on behalf of the Council, as appended to the report, be homologated; and
- (c) That it be noted that a copy of the consultation response would be submitted for information to the Safer and Stronger Thematic Board on 7 February 2017.

8 Disposal of land located adjacent to the former Paton's Mill, High Street, Johnstone

There was submitted a report by the Director of Finance & Resources seeking approval to declare the area of land adjacent to the former Paton's Mill, High Street, Johnstone surplus to requirements, as outlined on plan E2571, a copy of which was appended to the report. Once declared surplus to requirements, the report proposed the sale of the land extending to 0.13 hectares or thereby to the adjoining proprietor of the former Paton's Mill.

DECIDED:

- (a) That the land at the former Paton's Mill, High Street, Johnstone extending to 0.13 Hectares, shown shaded on plan E2571 attached to the report, be declared surplus to the requirements of the Housing Revenue Account;
- (b) That this land be sold to the adjoining proprietor of the former Paton's Mill, 4th Developments (Johnstone) Limited, on such terms and conditions as may be negotiated by the Head of Property Services under delegated powers;
- (c) That the Head of Corporate Governance be authorised to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest;
- (d) That it be noted that the Head of Planning & Housing Services would 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; and
- (e) That it be noted that the disposal of this land would have deemed consent from Scottish Ministers in terms of the new regulations for proposed disposal of HRA land and property.

9 Development & Housing Services Risk Management Plan 2016/17:Mid-year Progress Report

There was submitted a report by the Director of Development & Housing Services relative to progress on the Development & Housing Services Risk Management Plan 2016/17 approved at the meeting of this Policy Board held on 12 May 2016. The complete risk register showing risks, planned actions and progress was appended to the report.

DECIDED: That the progress being made to manage the risks identified be noted.

10 Housing Energy Efficiency and Carbon Reduction Programmes 2016/17 - Capital Stimulus Programme Update

There was submitted a report by the Director of Development & Housing Services relative to the outcome of an application for funding for energy efficiency projects in terms of the 2016/17 Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) Capital Stimulus Programme.

The report intimated that the Council had submitted an application for £1,365,700 for 11 proposed projects. Each Scottish Local Authority has submitted an application for funding and as a result of this over-subscription the allocation to each local authority was reduced significantly. The 11 proposed projects were ranked in priority order and a grant of £312,000 was awarded for Area 1, Lochwinnoch External Wall Insulation which would be delivered by the Council.

DECIDED:

(a) That it be noted that funding of up to £312,000 had been awarded for qualifying projects within the Renfrewshire council area for 2016/17 under the Scottish Government's Capital Stimulus Programme; and

(b) That the Director of Development & Housing Services be authorised to oversee delivery and operational management of the programme.

11 Johnstone Castle Housing Regeneration Update

There was submitted a report by the Director of Development & Housing Services relative to progress on the regeneration of housing at Johnstone Castle.

The report intimated that the regeneration proposals included the demolition of 288 low-demand tenement flats with no sustainable future and that ten blocks at Elm Drive and one block at Sycamore Avenue had now been demolished. A total of 31 of the tenement properties in the regeneration area were privately owned and the report advised that to date the Council had successfully acquired 23 of these properties. After unsuccessful negotiations in relation to the remaining eight properties the report proposed that a Compulsory Purchase Order be submitted to the Scottish Government.

DECIDED:

(a) That the progress being made in relation to the regeneration of Johnstone Castle and the successful acquisition of 23 of the 31 privately held properties be noted; and

(b) That the Director of Development & Housing Services be authorised to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the eight remaining privately-owned properties as identified in paragraph 3.8 of the report, for housing purposes, to enable the Council's regeneration strategy to proceed.

12 Local Housing Strategy 2016/21

There was submitted a report by the Director of Development & Housing Services relative to the finalised Local Housing Strategy (LHS) 2016/21 and Action Plan, copies of which were appended to the report.

The report intimated that under the Housing (Scotland) Act 2001 local authorities had a duty to prepare a five-year Local Housing Strategy which was informed by an assessment of housing provision and related services in the area. The finalised LHS set out the strategic approach of the Council and its partners to the delivery of high-quality housing and housing-related services across all tenures to meet identified need in Renfrewshire.

The LHS Action Plan set out the key actions that the Council and partners would undertake over the next five years to assist in achieving the seven strategic outcomes detailed in the LHS. Through the Housing Providers Forum, the Council and Registered Social Landlords would monitor implementation of the Action Plan. Annual update reports on the LHS would be presented to this Policy Board.

DECIDED: That the finalised Local Housing Strategy (LHS) 2016/21 and Action Plan, copies of which were appended to the report, be approved.

13 Allocation Of Houses: Housing Rule 10.7

There was submitted an intimation by the Director of Development & Housing Services in terms of Housing Rule 10.7, which required all housing allocations which involved either (i) Council members or their immediate families or (ii) members of staff of the Housing Division or their immediate families to be notified to the relevant Policy Board.

Address: 112 1/1 Brediland Road, Foxbar, Paisley
Size: One bedroom
Allocated to: Daughter of employee

Address: 7 Lang Avenue, Renfrew
Size: One bedroom
Allocated to: Husband of employee

Address: 36 G/2 Glenbrittle Drive, Dykebar, Paisley
Size: One bedroom
Allocated to: Son of employee

Address: 19 Cannich Drive, Hunterhill, Paisley
Size: Two bedroom
Allocated to: Employee

EXCLUSION OF PRESS AND PUBLIC

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

14 Building Services Trading Budget Monitoring Report

This item is exempt.