

## Minute of Meeting Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 19 January 2021	13:00	Microsoft TEAMS Platform,

### Present

Councillor Bill Binks, Councillor Bill Brown, Councillor Stephen Burns, Councillor Andy Doig, Councillor Natalie Don, Councillor Neill Graham, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Iain Nicolson, Councillor Emma Rodden

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities and Housing Services; A Morrison, Head of Economy & Development, L McIntyre, Head of Policy & Commissioning, S Marklow, Strategy & Place Manager, A Armstrong Walter, Strategic Partnership & Inequalities Manager and C Orr, Senior Communications Officer (all Chief Executive's); J Trainer, Head of Child Care & Criminal Justice (Children's Services); F Carlin, Head of Housing Services, O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (all Communities & Housing Services); and K Graham, Head of Corporate Governance, G Dickie, Partnering & Commissioning Manager, D Pole, End User Technician, A McLaughlan, Solicitor Litigation & Licensing, S Muir, Finance Business Partner and R Devine and C MacDonald, both Senior Committee Services Officers (all Finance & Resources).

### Recording

Prior to the commencement of the meeting the Convener intimated that this meeting of the Board would be recorded and that the recording would be available to watch on the Council's website.

## **Declarations of Interest**

Councillor Rodden declared a non-pecuniary interest in respect of item 6 of the agenda – Rapid Rehousing Transition Plan: Funding update – as she was an employee of Turning Point (Scotland) and indicated she would take no part in the discussion or decision on the matter.

Councillor Nicolson declared a non-pecuniary interest in respect of item 9(a) of the agenda – Planning Application – Erection of 603 dwellinghouses with associated access, parking and landscaping at Grounds at Dykebar Hospital, Grahamston Road, Paisley PA2 7DE – as he was a non- executive director of the Greater Glasgow and Clyde Health Board and indicated he would take no part in the discussion or decision on the matter.

### **1 Police, Fire & Rescue Scrutiny Sub-Committee**

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 27 October 2020, which forms the Appendix to this Minute.

**DECIDED:** That the Minute be approved.

### **2 Housing Revenue Account, Revenue and Capital Budget Monitoring Report**

There was submitted a joint Housing Revenue Account, Revenue and Capital Budget Monitoring report by the Director of Finance & Resources for the period 1 April to 13 November 2020.

The report stated that the projected outturn at 31 March 2021 for all services reporting to this Policy Board was an overspend position of £1.031 million. The projected capital outturn at 31 March 2021 for projects reporting to this Policy Board was a breakeven position against the revised budget for the year. Summaries were provided over the relevant services in the tables within the report, together with further analysis. It was noted that for financial year 2020/21 the projected outturn position was split into core and Covid-19 related variances to assist understanding of the impact of the pandemic on service finances. It was highlighted that revenue budget adjustments, totalling a net increase of £39,000, comprising an increase of £40,000 in budget to reflect the drawdown of funds for the tackling poverty project for street stuff activities and a £1,000 increase in income budgets reflecting the Communities, Housing & Planning Services proportion of the increase in sales, fees and charges as contained in the relevant 2020/21 budget motion had been processed since the last meeting. In addition, the report intimated that since consideration of the previous report, capital budget changes totalling £6.795million had arisen which reflected Budget re-profiling from 2020/21 to 2021/22 in respect of the following budget headings; Improvements to Existing Properties (£2.656 million); Council House New Build (£3.310 million); Other Assets (£0.629 million); and Private Sector Housing Grant (£0.200 million). The report detailed the reasons for the re-profiling.

**DECIDED:**

- (a) That the projected Housing Revenue Account (HRA) and Revenue outturn position, detailed in table 1 of the report, be noted;
- (b) That the projected Capital outturn position, detailed in table 2 of the report, be noted; and
- (c) That the budget adjustments, detailed in sections 4 and 6 of the report, be noted.

### **3 Community Empowerment Fund**

There was submitted a report by the Chief Executive relative to applications received for funding from the Community Empowerment Fund in the twelfth round of funding. The report outlined the key objectives and aims of the Community Empowerment Fund. Two new applications had been received and had been considered for funding together with one deferred application, from Bishopton Community Development Trust, Linwood Community Development Trust and Kelbourne Hockey Club, and summaries of these applications were provided. The total value of requested grant funding during the current round was £120,000. The recommendations of the cross-service panel of officers, for determination in respect of each application were detailed within Section 4 of the report and Appendix 1.

**DECIDED:** That the Board approve the recommendation, detailed in section 4 and Appendix 1, to award £10,000 to Bishopton Community Development Trust.

### **4 Greenspaces, Park & Play Areas and Villages Investment Fund**

There was submitted a report by the Director of Communities & Housing Services relative to the Greenspaces, Parks & Play Areas and Villages Investment Fund. A cross-service panel of officers had been established to review and assess applications against agreed objectives and criteria. The Director of Communities & Housing Services had been delegated authority to make grant awards under £5,000. Details of four awards made in terms of this delegated authority, which had not previously been reported to this Policy Board, were detailed in Appendix 1. The report stated that activity had been restricted and progress slower than anticipated due to the Covid-19 pandemic. Updates were provided in respect of specific projects currently in development. One application which met the criteria, from Erskine Youth Council, which sought more than £5000, had been assessed during this funding round. A summary of this project was provided within the report with full details included within the Appendix.

**DECIDED:**

- (a) That the work currently being undertaken to support communities as they developed projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund be noted;
- (b) That the award of grants in terms of delegated authority, totalling £6,361 to community groups detailed in Appendix 1 of the report be noted;

(c) That it be agreed that the project, detailed in section 3 of the report and Appendix 1, by Erskine Youth Council be awarded grant funding totalling £50,000 to support community groups; and

(d) That it be noted that community groups were now being advised to submit applications by 31 March 2021 as the best opportunity to secure funding for their projects.

## **5 Service Update and Performance Scorecard**

### **5(a) Communities, Housing & Planning Services**

There was submitted an update report by the Director of Communities & Housing Services relative to the Service Improvement Plan 2020/21 for Communities, Housing & Planning Services and outlined priorities to Spring 2021, key areas of focus and plans to support the Council's recovery plans.

Appended to the report was a performance update, covering all performance indicators and actions within the Service Improvement Plan 2020/21, for the period to September 2020. It was highlighted that an update report would also be submitted to the meeting of the Infrastructure, Land & Environment Policy Board, to be held on 27 January 2021, in relation to those areas of service activity within the Plan that were within that Policy Board's remit.

The report advised that the Service Improvement Plans for 2020/21 had been developed for all Council Services, with the Service Improvement Plan 2020/21 for Communities, Housing & Planning Services being approved at the meeting of this Policy Board held on 10 March 2020. It was noted that the agreed actions and activities within the Plan had not proceeded following the national lockdown on 10 March 2020 or were not being undertaken in the same way due to Covid-19. In addition, it was noted that it was anticipated that the draft 2021/22 Service Improvement Plans would be submitted to the spring 2021 Board cycle and have a strong focus on recovery and renewal rather than solely improvement.

#### **DECIDED:**

(i) That the performance information for quarters 1 and 2 of 2020/21, as appended to the report be noted; and

(ii) That otherwise the report be noted.

### **5(b) Children's Services**

There was submitted an update report by the Director of Children's Services relative to the Children's Services Service Improvement Plan 2020/21, which included Criminal Justice Social Work which was within the remit of this Policy Board, and outlined priorities to Spring 2021, key areas of focus and plans to support the Council's recovery plans.

Appended to the report was a performance update covering performance indicators and actions relating to Criminal Justice Social Work activity, for the period to September 2020 within the Service Improvement Plan 2020/21 for Children's Services. It was highlighted that an update report would also be submitted to the meeting of the Education & Children's Services Policy Board, to be held on 21 January 2021, in relation to those areas of service activity within the Plan that were within that Policy Board's remit.

The report advised that Service Improvement Plans for 2020/21 had been developed for all Council Services, with the Service Improvement Plan 2020/21 for Children's Services, being approved at the meeting of this Policy Board held on 12 March 2020, in relation to those areas within the remit of this Policy Board. It was noted that the agreed actions and activities within the Plan had not proceeded following the national lockdown on 10 March 2020 or were not being undertaken in the same way due to Covid-19. In addition, it was noted that it was anticipated that the draft 2021/22 Service Improvement Plans would be submitted to the spring 2021 Board cycle and have a strong focus on recovery and renewal rather than solely improvement.

**DECIDED:**

(i) That the performance information for 2020/21, as appended to the report be noted; and

(ii) That otherwise the report be noted.

**Declaration of Interest**

Councillor Rodden having previously declared an interest in the following item of business took no part in the discussion or decision.

**6 Rapid Rehousing Transition Plan: Funding update**

There was submitted a report by the Director of Communities & Housing Services relative to progress on the development and implementation of a Rapid Re-housing Transition Plan (RRTP) for Renfrewshire and the allocation of funding.

The report advised that the Scottish Government had established a Homelessness & Rough-sleeping Action Group (HARSAG) during October 2017 to produce solutions to help address issues raised by homelessness and rough-sleeping. A key recommendation from the HARSAG, which was accepted by the Scottish Government, was that all local authorities required to consult on and produce a five-year Rapid Re-housing Transition Plan covering the period 2019/24. The Scottish Government had subsequently issued guidance to all local authorities regarding the production of a RRTP, which was to be developed as a means of demonstrating how each local authority and its partners would ensure that those who were homeless were provided with accommodation as quickly as possible, minimised the need to stay in temporary accommodation and had greater access to an up-scaled use of the Housing First model and/or other support. Key partners including local and national Housing Associations, Renfrewshire Health & Social Care Partnership and a range of third sector organisations had been consulted on the content of a RRTP for Renfrewshire. It had originally been proposed that resources would be allocated from the Scottish Government's 'Ending Homelessness Together' fund to support and

assist local authorities in the implementation of their RRTP's, once they had been fully evaluated. Following review by the Scottish Government of submissions made by local authorities it had been agreed that funding would be allocated, for 2019/22, using a formula-based distribution model, based on a three-year average of homelessness assessments, rather than on full evaluations of the RRTP's. The total available funding was £24 million over three years with £8 million allocated each year. Renfrewshire had been awarded £186,000 and £187,000 for the implementation of rapid rehousing related initiatives during 2019/20 and 2020/21 respectively. On 10 December 2020 it had been announced that a further £189,000 had been allocated in respect of 2021/22. The report indicated that this funding would be used locally to increase the number of homeless applicants supported via the 'wraparound' support, which was a key element of the Housing First approach, as well as additional resettlement assistance for those moving from temporary accommodation in order to address the problems that often arose when settled tenancies commenced. These were priority areas identified during the compilation of the RRTP for Renfrewshire.

The report also highlighted that the Covid-19 pandemic had affected the implementation of RRTPs across Scotland, however within Renfrewshire the number of people being supported via the Housing First approach had increased from 20 to 30, while the RRTP funded resettlement staffing resource had helped to support 170 homeless applicants to move from temporary to settled accommodation during the period March to December 2020, and that the length of time for the Council to complete the legal duty to those who were homeless continued to be better than the national average.

**DECIDED:**

(a) That the progress made to date with the implementation of a Rapid Re-housing Transition Plan for Renfrewshire be noted; and

(b) That it also be noted that the allocation of £189,000 for 2021/22 from the Scottish Government would be used for the further implementation of the Plan.

## **7 Technology Enabled Care (TEC) in Housing Charter**

There was submitted a report by the Director of Communities & Housing Services relative to the Technology Enabled Care in Housing Charter (TEC in Housing Charter) and seeking authorisation to sign up, on behalf of the Council, to the Charter and the pledges contained within.

The report advised that the TEC in Housing Charter was part of the Scottish Government's Technology Enabled Care (TEC) Ready Programme, hosted by the Scottish Federation of Housing Associations (SFHA), and had been launched in 2019 to support the use of technology in delivering housing solutions. The seven pledges contained within the Charter were detailed. Housing organisations across Scotland had been asked to show their support for the TEC in Housing Charter with organisations committed to signing up to a minimum of three Pledges and working towards fulfilling the others. It was recognised within the Charter guidance that it might not be practical or meaningful to sign up to all Pledges, and so the Guidance recommended to only sign up to those which had already been achieved or the organisation was currently working on. A number of Scottish local authorities and Registered Social Landlords (RSLs) had signed up to the Charter. Partnership activity

relating to the delivery of technology enabled care in housing was already taking place in Renfrewshire and aligned well with the three Charter Pledges: Engaging with the Customer (Pledge 2); Working in Partnership (Pledge 3); and Getting the Infrastructure Right (Pledge 7). The report proposed that the initial focus should be on these areas with action taken at a future stage to work towards fulfilling the other Charter Pledges. A summary of the current position in relation to Technology Enabled Care Solutions in Housing in Renfrewshire was provided.

**DECIDED:** That the Director of Communities & Housing Services be authorised to sign up to the Technology Enabled Care (TEC) in Housing Charter on behalf of Renfrewshire Council as detailed in sections 3 and 4 of the report.

## **8 Disposal of Land for new substation (Tannahill area, Ferguslie Park)**

There was submitted a report by the Director of Communities and Housing Services relative to the proposed disposal of a small area of land, held on the Housing Revenue Account (HRA), to SP Distribution plc ("SPD") to establish a new substation and associated cabling to facilitate the development of newbuild Council housing in the Tannahill area of Ferguslie Park.

Reference was made within the report to the decision taken at the meeting of this Policy Board held on 30 October 2018 to approve a housing investment strategy for the Tannahill area of Ferguslie Park involving the construction of newbuild Council Housing and to the decision taken at meeting of the Finance, Resources and Customer Services Policy Board held on 4 September 2019 to award a contract to AS Homes (Scotland) Limited for the design and build of 101 new dwellings on the site of the former St Fergus' Primary School. An electricity substation was required to provide power to the new housing and it was therefore proposed that the land involved, which was identified on a plan appended to the report, be declared as surplus to the Council's requirements and thereafter sold together with servitude rights to SP Distribution plc for a nominal sum. The report highlighted that the Servitude rights granted would be subject to the normal commercial terms of making good etc. and that the land sale would also be subject to appropriate burdens and conditions agreed by the Head of Property Services and Head of Corporate Governance.

### **DECIDED:**

(a) That the land for the substation as indicated and outlined in red on the plan appended to the report be declared surplus to the Council's requirements;

(b) That it be agreed that the property for the substation, as indicated on the plan appended to the report, be sold to SP Distribution plc; and

(c) That the Head of Corporate Governance, in conjunction with the Head of Property Services, be authorised to conclude the disposal of the property as detailed in the report and to grant servitude rights for cabling and access etc, as appropriate, over the areas indicated and coloured blue, pink and yellow on the plan appended to the report.

## 9 Planning Applications

There were submitted reports by the Head of Economy & Development relative to the following applications for planning permission that required to be determined by the Board.

### **DECLARATION OF INTEREST**

Councillor Nicolson having previously declared an interest in the following item of business took no part in the discussion or decision

**(A) 19/0810/PP – WARD 6: ERECTION OF 603 DWELLINGHOUSES WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING IN GROUNDS OF DYKEBAR HOSPITAL, GRAHAMSTON ROAD, PAISLEY PA2 7DE BY NHS GG&C, BDW TRADING LIMITED, BELLWAY HOMES & CALA LAND MANAGEMENT.**

The Convener proposed that the application be refused. (noted that this is subject to reasons for refusal being stated) This was agreed.

**DECIDED:** That the application be refused. (noted that this is subject to reasons for refusal being stated).

**(B) 19/0782/PP – WARD 1: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 142 DWELLINGHOUSES AND 106 FLATS WITH ASSOCIATED ACCESS, LANDSCAPING AND ANCILLIARY WORKS AT LAND TO EAST OF CLYDE VIEW PARK, KING'S INCH ROAD, RENFREW BY BELLWAY HOMES LIMITED.**

Councillor Nicolson, seconded by Councillor Doig, moved that consideration of the application be continued for further information.

Councillor Graham, seconded by Councillor J MacLaren, moved as an amendment that the application be granted subject to the conditions and the reasons detailed within the report.

On the roll being called, the following members voted for the amendment: Councillors Binks, Brown, J MacLaren and Graham.

The following members voted for motion: Councillors Burns, Doig, Don, K MacLaren, M MacLaren, McCulloch, McGurk, McNaughtan, Montgomery, Nicolson and Rodden.

4 members having voted for the amendment and 11 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:** That consideration of the application be continued for further information.



**(C) 19/0860/PP – WARD 1: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 18 FLATS AND 39 DWELLINGHOUSES AT SITE ON NORTH WESTERN BOUNDARY OF NO 2 ROW AVENUE, RENFREW BY PARK LANE GROUP.**

Councillor Nicolson, seconded by Councillor McNaughtan, moved that consideration of the application be continued for a site visit.

Councillor Graham, seconded by Councillor J MacLaren, moved as an amendment that the application be granted subject to the conditions and the reasons detailed within the report.

On the roll being called, the following members voted for the amendment: Councillors Binks, Brown, J MacLaren and Graham.

The following members voted for the motion: Councillors Burns, Doig, Don, K MacLaren, M MacLaren, McCulloch, McGurk, McNaughtan, Montgomery, Nicolson and Rodden.

4 members having voted for the amendment and 11 members having voted for the motion, the motion was accordingly declared carried.

**DECIDED:** That consideration of the application be continued for a site visit.

**(D) 20/0368/PP – WARD 1: CHANGE OF USE FROM OFFICE TO NURSERY WITH EXTERNAL PLAY AREA, SINGLE STOREY FRONT EXTENSION AND EXTERNAL ALTERATIONS AND FORMATION OF COMMUNITY GARDEN AT BARRATT HOMES SALES OFFICE, MULBERRY SQUARE, RENFREW BY MR HAMILTON.**

It was proposed that consideration of the application be continued for further information. This was agreed.

**DECIDED:** That consideration of the application be continued for further information.