

Notice of Meeting and Agenda Communities and Housing Policy Board

Date	Time	Venue
Tuesday, 07 March 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Marie McGurk (Convener): Councillor Robert Innes (Vice Convener):

Councillor Jacqueline Cameron: Councillor Carolann Davidson: Councillor Gillian Graham: Councillor Lisa-Marie Hughes: Councillor Alec Leishman: Councillor Mags MacLaren: Councillor Colin McCulloch: Councillor Janis McDonald: Councillor Cathy McEwan: Councillor Jamie McGuire: Councillor Iain McMillan: Councillor John McNaughtan: Councillor Emma Rodden:

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.

Further Information

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

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>
For further information, please email democratic-services@renfrewshire.gov.uk

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.

1 Police and Fire & Rescue Services Scrutiny Sub-committee 1 - 4

Minute of meeting of the Police and Fire & Rescue Services Scrutiny Sub-committee held on 17 January 2023.

Finance

2 General Services Revenue, Housing Revenue Account and Capital Budget Monitoring 5 - 14

Report by Director of Finance & Resources.

3 Building Communities, Greenspaces, Parks & Play Areas and Villages Investment Fund Update 15 - 24

Report by Director of Communities & Housing Services.

Housing

4 Private Rented Sector - Advocacy and Enforcement Initiative Update 25 - 28

Report by Director of Communities & Housing Services.

5	Renfrewshire Common Housing Allocation Policy – Council Allocation Targets for 2023/24	29 - 34
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Report by Director of Communities & Housing Services.

6	Private Sector Housing Grant – proposed change to Scheme of Assistance in Regeneration Areas	35 - 40
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Report by Director of Communities & Housing Services.

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 17 January 2023	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

PRESENT

Councillor Jacqueline Cameron, Councillor Robert Innes, Councillor Janis McDonald, Councillor Marie McGurk, Councillor Iain McMillan.

CHAIR

Councillor McGurk, Convener, presided.

IN ATTENDANCE

M Crearie, Director of Communities & Housing Services, O Reid, Head of Communities & Public Protection and M Hendry, Resilience & Deployment Manager (both Communities & Housing Services); R Devine, Senior Committee Services Officer, K O'Neill, Assistant Democratic Services Officer, D Cunningham, Assistant Committee Services Officer and D Pole, End User Technician (all Finance & Resources).

ALSO IN ATTENDANCE

W Graham, Area Commander and D Falconer, Superintendent (both Police Scotland) and D McCarrey, Area Commander (Scottish Fire & Rescue Service).

WEBCASTING OF MEETING

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee would be webcast via the Council's website. Thereafter the Clerk undertook a roll call of members in attendance at the meeting, indicating those in the Council Chamber and those participating remotely.

1 **SPOTLIGHT - POLICE SCOTLAND DIVISIONAL UPDATE**

The Sub-committee received a verbal update from Police Scotland on the recent personnel changes which had occurred.

W Graham, Area Commander and D Falconer, Superintendent, introduced themselves and provided a summary of their careers to date.

DECIDED: That the update be noted.

2 **RENFREWSHIRE LOCAL POLICING PLAN 2023-26**

There was submitted a report by the Director of Communities and Housing Services relative to the proposed Renfrewshire Local Policing Plan (LPP) 2023-26. The LPP contained information about the police priorities set out for 2023-26; outlined how Police Scotland intended to deliver policing services across Renfrewshire over the next three years; and highlighted the outcomes they aimed to achieve over that period.

The Local Policing Plan 2023-26 highlighted that much had changed since the publication of the previous LPP in 2020. The report explained that priorities had been re-examined in order to respond to the current climate and considered the continued recovery from the COVID global pandemic and the current cost of living crisis along with the harm caused by both.

The report intimated that the Council welcomed the approach and focus set out in the Local Policing Plan 2023-2026, and the recognition of the strong partnership working already well established in Renfrewshire that would help support the Police priorities which were aligned to priorities within the Renfrewshire Community Plan.

A consultation on the content of the Local Policing Plan opened on 3 November 2022 and would remain open until 12 February 2023. A link to the consultation, and a copy of the draft plan for Renfrewshire was provided.

DECIDED: That the comments on the Renfrewshire Local Policing Plan 2023-26 as outlined in section 4 of the report, for submission in line with the timescales for conclusion of the consultation process, be approved.

3 **SCOTTISH POLICE AUTHORITY CORPORATE STRATEGY 2023-26**

There was submitted a report by the Director of Communities & Housing Services relative to the draft Scottish Police Authority (SPA) Corporate Strategy 2023-26. The Strategy set out the SPA's vision, values and ambition, which provided direction to the corporate organisation and supported delivery of the overarching Strategic Police Plan, aligned to the Scottish Government Strategic Police Priorities.

Views and observations from stakeholders, including local authorities, had been welcomed by the SPA which would help inform their final draft. The SPA intended to consult in a wider and more structured manner once they had developed a final draft which could include changes.

The deadline for providing comments was Monday 16 January 2023, and as a result of this, the response on behalf of Renfrewshire Council was provided to the

Scottish Police Authority within their timescales and was detailed in section 4 of the report.

DECIDED:

(a) That the comments on the draft Scottish Police Authority Corporate Strategy 2023-26, as outlined in section 4 of the report, which were submitted within the timescale, be homologated; and

(b) That Renfrewshire Council's response to the formal consultation on the final draft be brought to a future meeting of the Police and Fire & Rescue Scrutiny Sub-committee.

4 POLICE SCOTLAND - QUARTERLY PERFORMANCE REPORT

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area during the period 1 April to 30 November 2022. The report summarised the key performance indicators and provided statistical information relating to specific key objectives detailed in Police Scotland's Policing Priorities 2018-22, comparisons were made also against the previous five-year average.

The volume of recorded crime and offences had fallen by 5.5% on the five-year average, however had risen by 3.9% on the previous year. Crimes of dishonesty was the one category that had shown an increase (2.8%).

The report provided, in an infographics format, local updates in relation to Renfrewshire Policing Priorities 2018-22 of drug supply and misuse; violence & antisocial behaviour; dishonesty; and road safety. Drug dealing and misuse continued to be a priority area for attention in Renfrewshire as communities advised that they were concerned about the harm caused. Due to focus and proactivity on the issue, there had been an increase of 23.2% in the number of detected drug supply offences, compared to the previous five-year average.

Analysis had identified a minimum of 343 cybercrimes in the reporting period in Renfrewshire, suggestive of a rise of over 18% on the previous year. Around 80% of identified cybercrimes fell into one of the following three categories: threatening and abusive communications offences; fraud; and threats and extortion.

There were 522 recorded missing persons incidents, an increase of 45% on the previous year. Almost 13% of the total number of incidents related to the five most frequent missing persons within Renfrewshire, all of whom were young people aged 16 years or under. Overall, 80% of all missing persons in Renfrewshire were aged 19 or under. Young Persons' Units continued to feature predominantly amongst the most common locations for missing persons incidents (41%). Almost 75% of all missing people were traced within 24 hours, with over 50% of all missing people being traced within 12 hours.

DECIDED: That the report be noted.

5 SCOTTISH FIRE AND RESCUE SERVICE - QUARTERLY PERFORMANCE REPORT

There was submitted a report by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and local fire and rescue service plan priorities in the Renfrewshire area during period 1 October to 31 December 2022.

The report provided updates in relation to Renfrewshire activity, accidental dwelling fires and casualties, unintentional injury and harm, deliberate fire setting, non-domestic fire safety and unwanted fire alarm signals.

Accidental dwelling fires had decreased by 39% (22 incidents) from Q3 2021/22. Cooking remained the most common source of ignition within Renfrewshire. No firefighting action was required in 36% (8) of the cases, distraction was the cause in 36% (8) cases with alcohol/drug impairment being the cause in 9% (2) of the cases. The report advised that detection devices were installed in 19 of the 22 incidents and 84% of them had operated and raised the alarm.

There was one dwelling fire casualty for the reporting period, the injury sustained was slight in nature requiring first aid at the scene.

The report indicated that unwanted fire alarm signals (UFAS) had increased slightly by 8% (22 incidents) year on year. Of the UFAS incidents recorded, residential care homes accounted for 11% (34 incidents).

DECIDED: That the contents of the report be noted.

6 **LOCAL ISSUES**

Police Scotland advised members that the position in Renfrewshire was positive, and that it was intended to continue the good work which was ongoing locally. Information was provided on the team based in Ferguslie which concentrated on drug supply and misuse, that continued to be a concern for people in the Renfrewshire area. The sub-committee was advised that following intelligence from members of the public, £500,000 worth of drugs had been recovered after 132 search warrants had been issued. The Sub-committee was advised that it was not possible to provide a breakdown of the type/class of drugs being used and also whether the use of legal highs impacted the figures provided.

The Area Commander, Scottish Fire & Rescue Service advised the Sub-committee that pro-active work was ongoing with the Community Action Teams visiting establishments and communicating with young people in schools. He also advised that the statistical information provided was very positive and that there had been no water related incidents in the area.

DECIDED: That the information provided be noted.



To: Communities and Housing Policy Board

On: 7 March 2023

Report by: Director of Finance and Resources

Heading: General Services Revenue, Housing Revenue Account (HRA) and Capital Budget Monitoring as at 6 January 2023

1. Summary of Financial Position

- 1.1. The projected outturn at 31 March 2023 for all services reporting to the Communities and Housing Policy Board, including the Housing Revenue Account, is an overspend position of £0.025m (0.2%) against the revised budget for the year. This can be further analysed as a projected overspend in General Services activities of £0.025m and a break-even position in the HRA.
- 1.2. The projected capital outturn at 31 March 2023 for projects reported to the Communities and Housing Policy Board is a break-even position against the revised budget of £19.992m 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 / Department	Revised Annual Budget £000	Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£0	£0	£0	0%
Communities & Housing Directorate	£12	£12	£0	0%
Housing - General Services (Not HRA)	£5,660	£6,078	(£418)	(7%)
Communities and Public Protection (including Regulatory Services)	£6,176	£5,783	£393	6%
Criminal Justice	£3,725	£3,725	£0	0%

Table 2: Capital				
Division / Department	Revised Annual Budget £000	Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£18,700	£18,700	£0	0%
Other Housing PSHG	£1,292	£1,292	£0	0%

2. Recommendations

Members are requested to:

- 2.1. Note the projected Revenue outturn position detailed in Table 1 above;
- 2.2. Note the projected Capital outturn position detailed in Table 2 above; and
- 2.3. Note the budget adjustments detailed at sections 4 and 6.

3. Revenue

- 3.1. The Revenue Budget Monitoring Statement at Appendix 1 identifies a projected overspend of £0.025m (0.2% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, along with an explanation of each significant projected variance.
- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Projections are subject to continuous review, and any changes will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the Appendix tables, showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend is £0.025m. This includes a significant projected overspend in the Homelessness Service, which is largely offset by an underspend in employee costs within the Public Protection Service.

4. Revenue Budget Adjustments

- 4.1. Members are requested to note, from Appendix 1, budget adjustments totalling £1.056m have been processed since the previous finance report to board. These relate wholly to:
 - £0.430m – Increased Employee Costs Budget for Pay Award
 - £0.136m – Drawdown of Rapid Re-Housing Reserve
 - £0.136m – Drawdown of Alcohol & Drug Funding from the Social Renewal Plan

- £0.113m – Drawdown of Private Rented Sector Advocacy and Enforcement Initiative
- £0.133 – Drawdown of Villages Improvement Funding
- (£0.153) – Transfer of Environmental Task Force Funding to Reserve
- £0.261m – Transfer of Pandemic Recovery Grant to reserve

5. Communities and Housing Services Capital

- 5.1. The Capital Investment Programme 2022/23 to 2026/27 was approved by the Council on 3 March 2022. For Communities and Housing Services the approved capital spend for 2022/23 is £19.992m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates net budget adjustments in the approved capital programme for Communities and Housing Services of (£2.500m) within HRA to reflect revised cash flows for Improvements to Existing Properties. Along with budget adjustments reported to previous meetings of the Policy Board, this brings the total net budget adjustments in 2022/23 to 11.049m.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes totalling £2.500m have arisen which reflect the following:

Budget Carried Forward to 2023-24 from 2022-23 (£2.500m):

- **HRA**
 - Improvements to Existing Properties (£2.500m) related to cash flow timings over work for Heating and External Improvements;

Implications of this report

1. **Financial** – The projected budget outturn position for Communities and Housing Services Revenue budget is an overspend of £0.025m (0.2% of total budget). All income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

The projected outturn position for Communities and Housing Services' Capital budget is break-even. The Capital programme will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in either Revenue or Capital budgets will be reported to the Board as early as possible, along with an explanation for the movement.

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 will result in new build Council housing stock and improvements to existing stock.

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.

List of Background Papers

Housing Revenue Account Budget & Rent Levels 2022/23 and Housing Capital Investment Plan 2022/23 to 2023/24, Council, 3 March 2022;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2022/23 – 2026/27, Council, 3 March 2022.

Authors: Kevin Festorazzi, Principal Accountant
John Kilpatrick, Finance Business Partner

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 6 January 2023

POLICY BOARD : COMMUNITIES AND HOUSING - All SERVICES

Objective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Housing Revenue Account (HRA)	0	0	0	0	0	0.0%	0	0
Communities and Housing Directorate	12	0	12	12	0	0.0%	(55)	55
Housing - General Services (Not HRA)	5,180	480	5,660	6,078	(418)	(7.4%)	(271)	(147)
Communities and Public Protection (including Regulatory Services)	5,861	315	6,176	5,783	393	6.4%	366	27
Criminal Justice	3,464	261	3,725	3,725	0	0.0%	0	0
NET EXPENDITURE	14,517	1,056	15,573	15,598	(25)	(0.2%)	40	(65)

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	Overall the HRA is projecting a break-even position at the year-end. Employee costs are projected to underspend due to the ongoing recruitment of vacancies within the service. However, Repairs & Maintenance costs are likely to overspend by over £3.6m against budget, this includes pressures such as rising material, fuel, and labour prices to repair, maintain, and improve our tenants' homes. The resultant overspend will decrease the funds available for debt repayments at year-end in line with the councils financial strategy of debt smoothing.
Communities and Housing Directorate	No significant projected year-end variances to report.
Housing - General Services (Not HRA)	There is a projected operating overspend of £0.418m. This and the adverse movement from the previous report, is in part due to continuing pressures on furniture in our temporary accommodation properties. Other significant pressures include increased utility costs £0.037m, Void rental loss of £0.056m and increased Council Tax liability £0.057m as a consequence of extended void periods. Short-stay temporary accommodation is also running with a pressure of £0.027m due to increased demand. Budget lines will be closely monitored with a view to managing this projected overspend.
Communities and Public Protection (including Regulatory Services)	The significant underspend represents the ongoing difficulties in recruitment with the Public Protection service. In addition, there is a staff saving included for Senior Management posts within this service. Within the Community Learning & Development Service, there is a reduction in Payments to Other Bodies, along with an over-recovery of income generated by allocating staff time to the Summer Holiday Food & Child Care Programme.
Criminal Justice	No significant projected year-end variances to report.

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 6 January 2023

POLICY BOARD : COMMUNITIES AND HOUSING - GENERAL SERVICES (excluding HRA)

Subjective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	11,674	461	12,135	11,948	187	1.5%	94	93
Premises Related	1,783	2	1,785	1,915	(130)	(7.3%)	(87)	(43)
Transport Related	171	4	175	234	(59)	(33.7%)	(64)	5
Supplies and Services	2,842	493	3,335	3,592	(257)	(7.7%)	(147)	(110)
Third Party Payments	85	2	87	86	1	1.1%	1	(0)
Transfer Payments	2,559	686	3,245	3,206	39	1.2%	75	(36)
Support Services	1,091	0	1,091	1,107	(16)	(1.5%)	(6)	(10)
Depreciation and Impairment Losses	(23)	0	(23)	(23)	0	0.0%	0	0
GROSS EXPENDITURE	20,182	1,648	21,830	22,064	(234)	(1.1%)	(135)	(99)
Income	(5,665)	(592)	(6,257)	(6,466)	209	3.3%	175	34
NET EXPENDITURE	14,517	1,056	15,573	15,598	(25)	(0.2%)	40	(65)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 6 January 2023

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - Housing Revenue Account (HRA) Only

Subjective Summary	Approved Annual Budget at Period 8	Budget Adjustments	Revised Annual Budget at Period 10	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	10,531	0	10,531	9,784	747	7.1%	820	(73)
Premises Related	16,447	0	16,447	20,071	(3,624)	(22.0%)	(2,337)	(1,287)
Transport Related	103	0	103	56	47	45.6%	43	4
Supplies and Services	679	0	679	682	(3)	(0.4%)	5	(8)
Third Party Payments	27	0	27	121	(94)	(348.1%)	(102)	8
Transfer Payments	3,900	0	3,900	3,963	(63)	(1.6%)	(57)	(6)
Support Services	2,490	0	2,490	2,479	11	0.4%	21	(10)
Depreciation and Impairment Losses	20,775	0	20,775	17,131	3,644	17.5%	2,421	1,223
GROSS EXPENDITURE	54,952	0	54,952	54,287	665	1.2%	814	(149)
Income	(54,952)	0	(54,952)	(54,287)	(665)	(1.2%)	(814)	149
NET EXPENDITURE	0	0	0	0	0	0.0%	0	0

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY
 1st April to 6th January 2023
POLICY BOARD: COMMUNITIES & HOUSING

Project Title	Prior Years Expenditure to 31/03/2022 £000	Current Year 2022-23						Full Programme - All years			
		Approved Budget 2022-23 £000	Budget Adjustments in 2022-23 £000	Revised Budget 2022-23 £000	Projected Outturn 2022-23 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-27 £000	Projected Outturn to 31-Mar-27 £000	Budget Variance (Adverse) or Favourable	
HOUSING(HRA)											
Improvements To Existing Properties	0	10,967	(6,327)	4,640	4,640	0	0%	57,730	57,730	0	0%
Regeneration	4,633	4,738	(1,697)	3,041	3,041	0	0%	23,568	23,568	0	0%
Other Assets	0	2,640	(610)	2,030	2,030	0	0%	7,885	7,885	0	0%
Non Property Expenditure	0	350	89	439	439	0	0%	1,839	1,839	0	0%
Council House New Build	33,782	9,000	(1,850)	7,150	7,150	0	0%	62,112	62,112	0	0%
Professional Fees	0	2,300	(900)	1,400	1,400	0	0%	7,500	7,500	0	0%
Total Housing(HRA) Programme	38,415	29,995	(11,295)	18,700	18,700	0	0%	160,634	160,634	0	0%
HOUSING(PSHG)											
Private Sector Housing Grant Programme	0	1,046	246	1,292	1,292	0	0%	1,292	1,292	0	0%
Total Housing(PSHG) Programme	0	1,046	246	1,292	1,292	0	0%	1,292	1,292	0	0%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	38,415	31,041	(11,049)	19,992	19,992	0	0%	161,926	161,926	0	0%

*Rolling programmes have a prior year year expenditure of £0 as the expenditure is not directly linked from one year to the next as a singular project.



To: Communities and Housing Policy Board
On: 7 March 2023

Report by: Director of Communities and Housing Services

Heading: Building Communities, Greenspaces, Parks & Play Areas and Villages Investment Fund Update

1. Summary

- 1.1 This report updates the Communities and Housing Policy Board on progress made in supporting communities including projects funded through the Greenspaces, Parks & Play Areas and Villages Investment fund. It provides updates for the Board on projects awarded under delegated authority over the last 3 months; and on other work undertaken by the Building Communities service to support active and engaged communities.
- 1.2 The key objective of the Green Spaces and Villages Investment funding is to work with, and support, community groups to identify and deliver improvement projects in their local communities, improve their local greenspaces (including parks and play areas) and strengthen the identity, heritage, uniqueness and character of village life.
- 1.3 The Villages Investment Fund is promoted to members of the relevant Local Partnerships to encourage eligible communities to come forward to bid for their share of the remaining funds.

Review of Allocated Funding

- 1.4 As both funds draw to a close, smaller, grass roots community projects are prioritised over larger applications. Additionally, areas who have, to date, benefitted less from the fund, will be favoured if bidding in competition with a community who have benefitted significantly in previous funding applications.
- 1.5 Three projects have been approved under delegated authority since the last Board report and details are included in Appendix 1. Taking account of these three projects, and all awarded projects to date, £30,000 is currently unallocated in the Villages Investment Fund and £55,000 unallocated in the Green Spaces Fund. Where community projects being developed submit applications, remaining funds will be committed.

Building Communities

- 1.6 This report further updates the Communities and Housing Policy Board on progress of Team Up to Clean Up and the recently launched Environmental Taskforce. It provides updates for the Board on key performance indicators, celebrates growing mutually beneficial relations with businesses and housing associations, and details the impacts the Taskforce is having in Renfrewshire to support active and engaged communities.
 - 1.7 Further umbrella projects to be launched imminently are the Sustainable Food Premises Scheme, in partnership with Sweco and supported by Environmental Health, Amenities (Waste) and Economic Development. Team Up to Clean Up's Green Dog Walking Scheme, and the Secondary School Bin Wrap project are under construction. Each of these projects will be delivered between April and September 2023.
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2. Recommendations

- 2.1 It is recommended that the Communities and Housing Policy Board:
 - (a) note the work currently being undertaken to support communities as they develop and deliver projects funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;
 - (b) note the impact of the funding and the benefits to the wider communities delivered by the projects set out in section 4 of this report;
 - (c) note the work currently being undertaken by the Environmental Taskforce to support communities in the efficient removal and investigation of flytipping;
 - (d) note the work of the Taskforce creating partnerships with Housing Associations, and the education of private landowners; and
 - (e) note the upcoming Team Up to Clean Up projects designed to address wide reaching, common community concerns including dog fouling, excess of plastic waste and school lunchtime litter.
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3. Summary of Green Spaces Applications under Construction

- 3.1 Renfrewshire Council has supported 90 community projects since October 2018 which have met the criteria for this fund. Further projects continue to be developed within communities with the following potential applicants currently active and expected to apply or have only recently applied:

- Langbank Swingpark Regeneration Group – Outdoor Gym
- Kilbarchan Lilies Day Committee – Lilies Day Funding
- Inchinnan Development Trust – re-siting tools container nearer Teucheen Woods

3.2 Reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities and Housing Policy Board.

3.3 Environmental Taskforce

The Operational Team

3.4 The Environmental Taskforce consists of Community Support Officers as well as StreetScene Operatives, who undertake pro-active joint visits to investigate the source of flytipping. The Team examine evidence in bags and approach nearby residents and businesses, seeking potential witnesses. Officers further check CCTV to detect flytipping offences.

3.5 Three of the Taskforce's newly appointed Community Support Officers were already members of the Team Up to Clean Up community, demonstrating an already established commitment for a cleaner Renfrewshire. The journey from Team Up to Clean Up member to employee demonstrates Renfrewshire's commitment in advancing employability opportunities for volunteers.

3.6 StreetScene Operatives assigned to the Taskforce were already well known and trusted by the Facebook community, engaging with volunteers, and showcasing the removal of heavy flytipping from communities. The Operatives have continued this communication, encouraging activity, and updating volunteers on collected bags or removed flytipping.



Mobile CCTV

- 3.7 A key focus of the Environmental Taskforce is to increase CCTV provision to deter and detect flytipping.
- 3.8 Cameras, already onsite, offer automatic number plate recognition, zoom high resolution images up to 150 metres, 360 view and stream to laptops and mobile phones. These have proven an effective as a deterrent in large open spaces prone to heavy flytipping from commercial organisations.
- 3.9 Relocation to alternative hotspot areas will take place in April as trends change in lighter evenings.
- 3.10 One camera is due to be fitted in early February to capture footage of littering on a motorway slip road. This camera will be relocated after 8-12 weeks to another slip road to detect littering. Fixed Penalty Notices will be issued to registered keepers for littering from their vehicle.
- 3.11 It has been established that a suite of cheaper cameras with a lower spec is also required for rural locations where no power source is available, further alternative cameras are required for small spaces in built up areas such as housing lock ups and garages. Discussions have taken place with suppliers, and solutions are being trialled. An appropriate solution will be available within 4-6 weeks.

Communications

- 3.12 To successfully reduce flytipping, Corporate Communications ensure the work of the Taskforce, and their message that flytipping is unacceptable, has a broad reach across Renfrewshire. The Council's Corporate Communications Team shone a light on the work of the Taskforce in February's Council social media channels which was well received by the wider public (Appendix 2). The team further ensure a continuous focus on their work is offered through engagement on the Team Up to Clean Up group page.
- 3.13 The Taskforce have also been furnished with new calling cards raising awareness of the Service and encouraging potential witnesses to get in touch and report individuals responsible for flytipping near their home. These are particularly appropriate for flats.



We've noticed fly tipping in your neighbourhood.

If you know who might be responsible for this, please get in touch. All information will be treated in the strictest confidence.

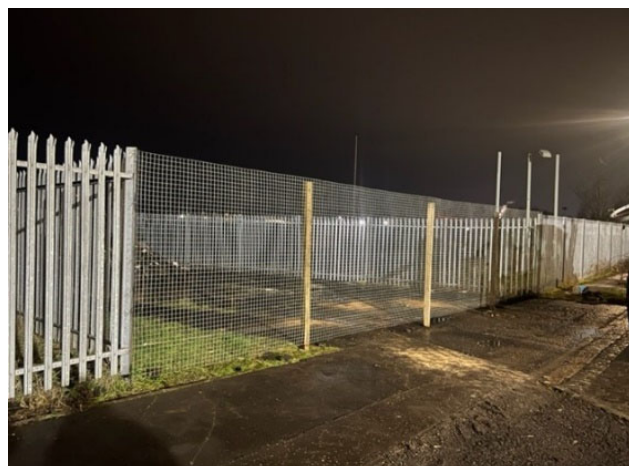
Please call **0300 300 0380** (select option 1) or email us at **wardens.en@renfrewshire.gov.uk**

3.14 The Taskforce commenced their enforcement work from 1 December. From then, 16 Fixed Penalty Notices for flytipping have been issued. The Taskforce has further worked with 3 local landowners to remove flytipping on their land and install measures to prevent further instances, discussions are underway with another 2 landowners seeking similar outcomes.

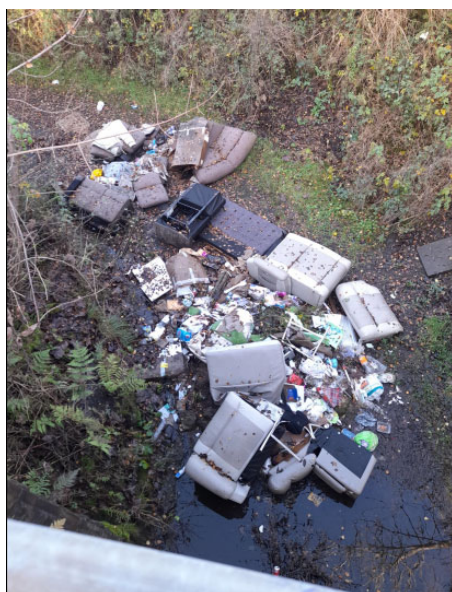
Successful Outcomes

3.15 At McDowall Street Park and Ride, Paisley, the landowner moved flytipping and erected fencing to prevent further instances. The Taskforce met with the landowner at Barbush Farm, Johnstone who arranged to uplift flytipping and is assessing the feasibility of a staggered gate at the road access point. Sustrans contacted Renfrewshire Council as a cyclist reported flytipping at the side of the Cycle Path, the land was owned by a nearby business who removed the waste (photos below).

MacDowall Street, Park & Ride



Barbush Farm Road, Linwood





- 3.16 Links are being strengthened with local housing associations. The Taskforce met with Williamsburgh Housing Association to fully understand their role, limitations and expectations, and explain Renfrewshire Council's role. Connections are also being made with Paisley Housing Association and Linstone Housing Association to encourage quick removal of flytipping on land owned by housing associations. The post below is promoted on Williamsburgh Housing's Facebook page.



- 3.17 Two criminal investigations are currently underway targeting prolific fly-tippers. These are complicated matters and investigation is challenging with offenders exploiting legal loopholes. Gathering evidence is ongoing and data sharing protocols with Police Scotland and SEPA are being relied on to build solid cases.
- 3.18 Scotland's Environmental & Wildlife Procurator Fiscal has been updated on the creation of the Taskforce and our role.

- 3.19 The Taskforce has been fully operational since 1 December and have delivered some impressive results. Statistics showcasing the work of the team are contained within Appendix 1.

Upcoming Team Up to Clean Up Projects

Sustainable Food Business Scheme

- 3.20 Renfrewshire's Sustainable Food Scheme will be launched early April 2023 in partnership with Sweco and supported by Environmental Health and Economic Development. Students from University of West Scotland (UWS) will work alongside the Environmental Taskforce to visit every hot food vendor in Renfrewshire to educate and encourage sustainable business practices, as well as reinforce the requirements of the single use plastics ban. The outcome will be the launch of a ratings Scheme in April 2023 enabling customers of take-aways access to information to allow them to select a more sustainable option.

"Take the Lead" – Green Dog Walker Scheme

- 3.21 "Take the Lead", a Campaign aimed at reducing dog fouling, will be launched in May 2023. Dog owners will be invited to sign a pledge agreeing to pick up after their dog, as well as offer a bag to any fellow dog walkers who may not have one. The Campaign is designed to celebrate good behaviours and raise awareness that dog fouling is not acceptable in communities.
- 3.22 Owners who sign up to the pledge will receive free materials to enable them to be identified (items currently under review). The launch will take place at a "Pooches in the Park" event in Barshaw Park organised by the Team Up to Clean Up Team.

Nudge Techniques for Secondary Schools

- 3.23 As the schools break for Easter public litter bins, leading to secondary school pupils favourite lunch time take-aways, will be decorated with a brightly coloured wrap on 2 sides. Some wraps will have eyes on them, others the Team Up to Clean Up logo.
- 3.24 This will coincide with 2023's Big Spring Clean and associated presentations delivered in schools as well as stencils highlighting "The Sea Starts Here" around nearby gulleys.
- 3.25 Increased provision of wrapped bins will be rotated around all secondary schools for 4-6 weeks to encourage positive behaviour in using bins.
-

Implications of the Report

1. **Financial** - Council approved the allocation of £2.220 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years. Council further approved £450,000 to establish the Taskforce in February 2022
2. **HR & Organisational Development** - None
3. **Community/Council Planning –**
The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** - All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
5. **Property/Assets** - There is the potential for property/assets to be included as part of this fund.
6. **Information Technology** – ICT are involved in relation to the installation of cameras
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** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
9. **Procurement** - There is no potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
10. **Risk** - Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
11. **Privacy Impact** – Data Protection Impact Assessments have been completed as part of this process
12. **COSLA Policy Position** – Not Applicable
13. **Climate Risk** – Not Applicable

List of Background Papers

None

Author: Mary Crearie, Director of Communities and Public Protection.

Current Greenspace, Parks and Play Areas & Villages Investment Funding

Project	Funding proposed	External Funding (or other Council funding)
Friends of West Primary School Litterpicking Kits	£2,259.30	n/a
Kilbarchan Primary School Community Trim Trail	£5,000	n/a

Funding	Allocated Budget	Committed Budget	Available Budget	Potential Additional Projects
Greenspace, Parks and Play Areas	£1,280,000	£1,225,922	£54,078	£55,000
Village Investment Fund	£740,000	£714,086	£30,174	£33,800
Staffing costs	£220,000	£220,000	£0	-
Total	£2,240,000	£2,160,008	£84,252	£88,800



To: Communities and Housing Policy Board

On: 7 March 2023

Report by: Director of Communities and Housing Services

Heading: Private Rented Sector - Advocacy and Enforcement Initiative-Update

1. Summary

- 1.1 The Council meeting of 4 March 2021 approved funding of £200,000 to allow the appointment of officers to provide direct support, advocacy and representation for private tenants as well as private landlord enforcement activities. This was in recognition of the challenging time that would be experienced as temporary legal protections for tenants that had operated during COVID19 were transitioned away.
- 1.2 This report provides the Board with an update on progress with the Initiative.
-

2 Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) notes the progress with the initiative; and
 - (ii) agrees that a further update will be provided to a future meeting of the Communities and Housing Policy Board.
-

3. Background

- 3.1 Recognising the challenges which residents living in the private rented sector may be faced with as Renfrewshire transitioned into the period of Covid recovery and beyond, the Council meeting of 4 March 2021 allocated £200,000 to fund resources to improve access to support, housing options advice and advocacy for tenants, and where appropriate to support the use of enforcement powers in the private rented sector.

- 3.2 Three new temporary posts were established within Homeless Services, the Housing Support team and Environmental Health - Enforcement, with close links being established across the three services to create an integrated support approach for tenants in the private rented sector.
- 3.3 The three posts have forged close partnerships which has resulted in a number of success stories through tenants being supported to address, amongst other matters:
- issues with landlords in relation to their tenancy conditions;
 - preventing homelessness;
 - accessing rent deposit guarantee schemes;
 - managing finances and dealing with benefits claims;
 - resettling into a tenancy;
 - the physical condition of their rental property;
 - enforcement action against landlords, including unregistered landlords; and,
 - general counselling and advice.
- 3.4 The posts have been in place from December 2021/January 2022 and an interim review has found that to date 131 service users have been in contact regarding help and support via the 3 new posts. Where service users were happy to engage with the services, there was assistance provided by at least 2 of the different services in almost half the cases. In the other cases, a single officer was able to provide the advice or support required.
- 3.5 The initiative has signposted service users to a broad range of other agencies as appropriate, including Adult Services, the Community Mental Health Team, Advice Works, Womens Aid and Citizens Advice Bureau, and there have been several cases where tenants have been helped to access social rented or private sector tenancies, whilst others have been helped to remain in their current private let property following the advice and support provided by the officers concerned.
- 3.6 Liaising with landlords/agents has also brought benefits to a number of tenants in the private rented sector, including circumstances where relationships had broken down. This has resulted in positive outcomes, either through property disrepair issues being addressed, or where there may have been anxieties in dealing with a landlord/agent, emotional support for tenants has enabled matters to be resolved.
- 3.7 Feedback on this support has been extremely positive with many stating they wouldn't have managed without this. Similarly, several landlords and agents having had contact with all three areas of the initiative have expressed their positive support for the initiative.
- 3.8 A number of unregistered landlords have been identified through this initiative and through work by the team they have now registered as a private landlord which will improve the market generally and ensures that these landlords are subject to the fit and proper test and that they are suitable to practice as a landlord.

- 3.9 Two private landlords have been reported by officers to the Housing and Property Chamber First Tier Tribunal for failing to address disrepair matters within their property and these cases remain ongoing with the Tribunal. One landlord has been issued with a Repairing Standard Enforcement Order by the Tribunal and it will be the officers' intention to refer this to the Council's Regulatory Functions Board for the landlord's fit and proper status to be determined. The other case remains in process with the First Tier Tribunal.

4 Conclusions

- 4.1 The initiative has proven to be a positive measure and the close working relationship developed between services has demonstrated the value of an integrated approach to supporting tenants within the private rented sector.
- 4.2 There has been an improvement in living conditions for those tenants where this had been an issue, as well as the provision of bespoke advice/support ensuring tenants are being signposted to the correct services at an early stage. This is proving to be of benefit in terms of finances and mental/emotional wellbeing.
- 4.3 Overall, this initiative has been welcomed across tenants, landlords and agents, and a full evaluation including feedback from service users will be carried out later this year.
- 4.4 The current funding allocated to the project will allow the temporary posts to continue until January 2024 and a further update on activity and evaluation results will be presented to a meeting of the Policy Board prior to that date.

Implications of the Report

1. **Financial** - the costs of the new temporary posts will be met from the budget of £200,000 allocated for this initiative.
2. **HR & Organisational Development** - None
3. **Community/Council Planning –**
 - Building strong, safe and resilient communities - those living in private rented sector will have enhanced access to support
 - Tackling inequality, ensuring opportunities for all - those living in private rented sector will have enhanced access to support
 - Working together to improve outcomes - those living in private rented sector will have enhanced access to support
4. **Legal** – None
5. **Property/Assets** – None
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 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 & Safety** – None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** - None

12. **Cosla Policy Position** – *not applicable*.

13. **Climate Risk** - None

List of Background Papers

- (a) Background Papers- None

Author: **Colin Hunter, Environmental Health- Public Health Manager**
email: colin.hunter@renfrewshire.gov.uk



To: Communities & Housing Policy Board

On: 7 March 2023

Report by: Director of Communities and Housing Services

**Heading: Renfrewshire Common Housing Allocation Policy – Council
Allocation Targets for 2023/24**

1. Summary

- 1.1 Following approval by the Policy Board in January 2019, the Renfrewshire Common Housing Allocation Policy was implemented by the Council on 01 May 2019.
 - 1.2 Applicants are placed in one of five groups according to their circumstances, and targets are set for the proportion of lets to each of the groups. These targets are set and reviewed annually by the Council. This report contains the targets proposed for 2023/24.
 - 1.3 To assist in setting the allocation targets, analysis of the homelessness trends and profile of the Council's waiting list was carried out. A summary of which has been provided within this report.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. Approves the Council's allocation targets for 2023/24 as set out in section 4 of this report.
-

3. Background

- 3.1 Housing applicants are placed into one of the following five groups based on their circumstances. Depending on the group applicants are placed in, a level of priority ('A' to 'D') may also be awarded. Targets are set for the proportion of lets to each group, and as properties become available for let, applicants are selected from the five groups according to the agreed targets.

Statutory Homeless Group	Mobility Group (general and transfer applicants)	General Applicants Group (not landlord's own tenants)	Transfer Applicants Group - with housing need	Transfer Applicants Group - no housing need
Statutory homeless	A critical need B urgent need C moderate need D no need	A critical need B urgent need C moderate need D no need	A critical need B urgent need C moderate need D no need	Based on date of application

- 3.2 The Council and its four local housing association partners within the Common Housing Allocation Policy (Bridgewater, Linstone, Paisley and Williamsburgh) use the same groups, but each landlord sets its own targets, taking account of the profile of its own Housing List and stock profile.

4. Council Allocations Targets for 2023/24

- 4.1 The Council and other social landlords have a statutory duty to give reasonable preference to people in housing need (people who are statutorily homeless, living in unsatisfactory housing conditions and tenants of social landlords who are under occupying their current home). The targets set for each of the groups must take account of this duty.
- 4.2 The proposed targets for 2023/24 have been informed by analysis of the demand from those who are statutorily homeless, the Council's housing list and lettings over the last few years. As the new policy has only been live since May 2019 some of the reportable information, as well as trend analysis comparisons, are limited during this period. This also means that during a significant proportion of the period various Covid-19 restrictions were in place.

The key points to note from this analysis are:

- There were 5,347 applicants on the Council's Housing List at the end of the financial year 2021/22.
- The Council let 940 properties in 2021/22. The 6 monthly figure for 2022/23 was 452.
- The majority of lets are made through the group system (91.17% in 2021/22). The 6 monthly figure for 2022/23 was 88.27%

- Just under 43% of lets went to statutory homeless applicants in 2021/22. The number of homeless applicants at year end 2021/22 was 305. Just under 37% of lets went to statutory homeless applicants in the first 6 months of 2022/23 and the number of homeless applicants at the end of the first 6 months of 2022/23 had increased to 364.
- Lets to **Mobility** applicants have represented around 12.5% of lets by the Council over the last three years. (This figure is constrained by the suitability of available stock and a property-led approach is used to maximise opportunities to let suitable properties to applicants with mobility needs). Year-end figure for 2021/22 was 13.65% against a 10% target. The six-monthly figure for 2022/23 is 11%.
- Existing Council tenants are placed in one of two groups – **Transfer Applicants with housing need** and **Transfer Applicants with no housing need**. At present, transfer applicants make up just over 23% of all applicants on the Council's list. **Transfer applicants with housing need** make up around 12.6% of all applicants on the housing list.
- Applicants who are not currently Council tenants and are not homeless or have mobility needs, are placed within the **General Applicants** group. This is the largest group of applicants, currently representing around two-thirds of all applicants on the housing list. This group includes both people with housing need and with no housing need. The applicants with a housing need held in this group represent around 31% of all applicants on the housing list.

In line with other local authority areas, Renfrewshire Council and the national / local RSLs operating in Renfrewshire have provided social rented lets during 2022/23 as part of the national Homes for Ukraine response. Moving forward, a similar proportion of lets will be identified to house Ukrainian households, these households will be included within the General Applicants group for allocations purposes. This will help ensure that Renfrewshire continues to play its part in meeting the needs of those arriving in Scotland from Ukraine.

- 4.3 Taking account of the above information, and the duty to give reasonable preference to housing need, targets proposed for 2023/24 are set out in the table below:

Lets Through Group System	2021/22		2022/23 (6 months)		2023/24
Group	2021/22 Target	Actual Lets %	Current Target	Actual Lets %	Proposed Target
Statutory Homeless	49%	42.94%	49%	36.84%	49%
Mobility	10%	13.65%	10%	11.02%	10%
General Applicants (not landlord's own tenants)	23%	29.75%	23%	37.34%	26%
Transfer Applicants (with housing need)	15%	10.90%	15%	12.03%	12%
Transfer Applicants (with no housing need)	3%	2.80%	3%	2.76%	3%

4.4 Summary of proposed targets:

- To ensure the Council continue to meet their statutory duty as regards homeless people, and to reduce time spent in temporary accommodation, it is proposed that we set a target to allocate 49% of available properties to the Statutory Homeless Group.
- Properties that meet mobility requirements are let on a property led approach and it is proposed that we continue to keep a target of 10% of available lets to the Mobility Group where properties meet mobility needs.
- An increase to the target from 23% to 26% is proposed for the General Applicants group. This is the largest of the allocation groups. Applicants with an assessed housing need in this group make up just over 30% of all waiting list applicants and it will include Ukrainian Displaced Persons.
- It is proposed that the Transfer Applicants with housing need allocations is set at 12% to ensure we continue to meet the needs of our existing tenants.
- 3% of allocations for the Transfer applicants with no identified housing need is proposed to allow the continuation of rehousing opportunities for existing Council tenants who have an aspirational desire to move to an alternative property type or area. This small allocation of housing will continue to free up the tenants existing home to fulfil other demand from the Councils housing waiting list.

Implications of the Report

1. **Financial – None**
2. **HR & Organisational Development – None**
3. **Community/Council Planning –**
 - **Our Renfrewshire is thriving –**
Meeting the needs of housing applicants
 - **Building strong, safe and resilient communities –**
Creating strong communities in our approach to allocating homes
4. **Legal – None**
5. **Property/Assets - None**
6. **Information Technology – None**

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

List of Background Papers

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To: Communities & Housing Policy Board

On: 7 March 2023

Report by: Director of Communities and Housing Services

Heading: Private Sector Housing Grant – proposed change to Scheme of Assistance in Housing Regeneration Areas

1. Summary

- 1.1 The Council's housing-led regeneration and renewal programme will bring forward up to £100m additional investment over the next ten years to deliver high quality energy-efficient homes and environmental improvements. The eight areas within the programme contain 1,648 properties of which (at the outset) 1,147 were in Council ownership and 501 privately owned. Working positively with owners and providing a menu of options to allow them to participate in improvements or to sell their properties to the Council is crucial to full delivery of this programme.
 - 1.2 This paper sets out a proposal to amend the existing levels of financial assistance available through Private Sector Housing Grant for participating owners who live in properties that are included in the approved Housing Regeneration Areas to provide an enhanced rate of assistance for resident owners.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. agree that the Council's Scheme of Assistance be altered ***only in respect of Housing Regeneration Areas included in the Housing-Led Regeneration Programme*** to increase the level of Private Sector Housing Grant for eligible properties in mixed tenure blocks from 25% to non-resident owners, 35% to resident owners and 50% to resident owners on benefits, to an enhanced level in which it pays 25% to non-resident owners (as before), 50% to resident owners and 75% to resident owners on benefits.
-

3. Background

- 3.1 The Council's housing-led regeneration and renewal programme will bring forward up to £100m additional investment over the next ten years to deliver high quality energy-efficient homes and environmental improvements.
- 3.2 The eight areas within the programme contain 1,648 properties of which (at the outset) 1,147 were in Council ownership and 501 privately owned, so working positively with owners and providing a menu of options to allow them to participate in improvements or sell their properties to the Council is crucial to full delivery of this programme.
- 3.3 Of the 501 privately-owned properties, 89 are in blocks recommended for demolition and the council is currently acquiring those so that demolition can take place – by 16 February 2023 fifteen had been acquired.
- 3.4 Of the remaining 412 privately-owned properties, the majority are in mixed-tenure blocks in which the Council hopes to carry out improvement works but around 90 properties are in blocks with no Council ownership.
- 3.5 In the mixed-tenure blocks, as an alternative to participating in improvement programmes, owners will be offered the opportunity to sell to the Council at the market value of their properties. The cost of acquiring these properties will be met from the Housing Revenue Account and at present Scottish Government grant funding is available through the Affordable Housing Programme at £30,000 per house for a limited number of these (50 in the next five years between the Council and the local housing associations).
- 3.6 In these circumstances owners can:
 - Sell, with occupiers making their own arrangements for alternative housing – housing options advice will be provided;
 - Sell to the Council in exchange for another Council property of a similar value in a different location (excambion); or
 - Sell, remain in the property and become a tenant of Renfrewshire Council (available to resident owners only).
- 3.7 Where owners in mixed-tenure blocks do not sell to the Council, they will be provided with estimated costs for the improvement work and the options available to pay for it. Information will be provided on the different elements of work and the benefits they will bring. As most of the work required will be an improvement, the agreement of all owners within each block will be needed before it can proceed. There may be some work that could be undertaken through a “scheme decision” provided for by the Tenements (Scotland) 2004 Act whereby each property has one vote and works can proceed if there is a majority vote in favour. We will notify owners and clearly explain the voting process.
- 3.8 Due to the comprehensive nature of the whole house retrofit approach, base costs for owners will be relatively high in comparison with previous mixed tenure investment programmes. The Council will try to reduce this cost as much as possible, without compromising the specification.

- 3.9 Any additional funding that can be accessed to bring down the costs for owners will be sought. The main Scottish Government programme currently is the Home Energy Efficiency Programme for Scotland Area Based Schemes (HEEP:ABS). The programme is targeted at private sector homeowners to assist their participation and ensure projects to improve energy efficiency can proceed. Local authorities act as coordinating agents for all HEEPS:ABS programmes for their area. Renfrewshire Council has a successful track record in utilising this funding, leveraging in £17million since the programme's introduction in 2013/14. This has enabled a range of external wall insulation projects to be carried out in multi tenure blocks to support the Council's Housing Revenue Account investment programme, as well as external wall insulation programmes by local housing associations. At present the funding in Renfrewshire is for schemes covering properties of a solid wall construction type. Under this criterion the only areas which would currently benefit in the regeneration and renewal programme are the Howard Street and Auchentorlie areas. However, officers are working to seek any further opportunities that may be available to expand the range of work that could fall under HEEPS:ABS funding.
- 3.10 As the push towards net zero carbon emissions continues, it is likely that over the next few years we will start to see changes to Government programmes and options to support owners to make improvements to their homes. It will be important for officers to keep abreast of all opportunities and be flexible and creative in using any external funding options. Home Energy Scotland (HES) offers a range of support to owners and landlords, namely the form of loans at present, to help them undertake energy efficiency work. These schemes are subject to change, and there are various eligibility criteria to be met. Staff will refer owners who are considering participating to HES for the most up-to-date advice on schemes available.
- 3.11 The Council's Scheme of Assistance sets out the support provided to private homeowners to repair and improve their properties. Owners being asked to participate in mixed tenure works are eligible for Private Sector Housing Grant with the levels depending on their personal circumstances. The existing levels of assistance are:
- 50% for resident owners on benefits
 - 35% for resident owners
 - 25% for non-resident owners (commercial or private landlords)
- 3.12 Owners participating in the programme will be able to agree a repayment plan, based on their financial circumstances and the level of debt. They may also be offered a form of equity release in which the Council would take security over the house and take repayment when it was next sold.
- 3.13 Given the relatively high costs of the improvement works in the Housing Regeneration areas, and the desirability of securing a high level of participation to secure the area transformation that it proposed, it is recommended that the Scheme of Assistance for properties in the Housing Regeneration Areas, is revised to 25% for non-resident owners (no change), 50% for resident owners and 75% for resident owners on benefits.

- 3.14 For the avoidance of doubt the Council's Scheme of Assistance only allows the payment of Private Sector Housing Grant in mixed-tenure blocks and there is no proposal at this time to extend eligibility for it to owners in wholly privately-owned blocks.
-

Implications of the Report

1. **Financial** – the Financial implications of these proposals will be included within the Council's General Fund forward planning assumptions and managed as part of the annual budget setting proposals in line with the relevant financial year.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning** –
 - *Reshaping our place, our economy and our future – increased take-up of Private Sector Housing Grant will make it more likely that housing-led regeneration will include mixed-tenure blocks.*
 - *Tackling inequality, ensuring opportunities for all – the proposed changes to the levels of Private Sector Housing Grant available will address economic inequalities between owners.*
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – 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** – the proposed changes to the levels of Private Sector Housing Grant available will make it less likely that mixed-tenure blocks are excluded from improvement contracts.
11. **Privacy Impact** – none.
12. **COSLA Policy Position** – none.
13. **Climate Change** – none.

List of Background Papers

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