renfrewshire.gov.uk

Renfrewshire Council

Notice of Meeting and Agenda

Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 10 March 2020	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Andy Doig: Councillor Natalie Don: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Colin McCulloch: Councillor Kevin Montgomery: Councillor Iain Nicolson: Councillor Emma Rodden: Councillor Jane Strang:

Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

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 either email
democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

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.

1	**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.	
2	**Apologies** Apologies from members.	
3	**Minute of Meeting of Police, Fire & Rescue Scrutiny Sub-Committee** Minute of Meeting of Police, Fire & Rescue Scrutiny Sub-Committee held on 14 January 2020.	**1 - 6**
FINANCE		
4	**Revenue Budget Monitoring Report** Joint report by Director of Finance & Resources, Director of Children's Services and Director of Communities, Housing & Planning Services.	**7 - 14**
5	**Capital Budget Monitoring Report** Joint report by Directors of Finance & Resources and Communities, Housing & Planning Services.	**15 - 20**
6	**Greenspace, Parks and Playparks and Village Investment Fund: Update** Report by Director of Communities, Housing & Planning Services.	**21 - 34**
GENERAL		
7	**Service Improvement Plan 2020/23**	
7(a)	**Children's Services** Report by Director of Children's Services.	**35 - 66**
7(b)	**Communities, Housing & Planning Services** Report by Director of Communities, Housing & Planning Services.	**67 - 118**
8	**Consultations**	
8(a)	**Response to Scottish Government Consultation - "Housing to 2040: Consultation on outline policy options** Report by Director of Communities, Housing & Planning Services.	**119 - 132**

8(b) Consultation on Planning Performance and Fees: 2019 **133 - 146**

Report by Director of Communities, Housing & Planning Services.

HOUSING

9 Orchard Street Housing Renewal Area: Update **147 - 150**

Report by Director of Communities, Housing & Planning Services.

10 Johnstone Castle Housing Regeneration: Update **151 - 178**

Report by Director of Communities, Housing & Planning Services.

11 High Rise Blocks: Update **179 - 184**

Report by Director of Communities, Housing & Planning Services.

DEVELOPMENT PLANNING

12 Planning (Scotland) Act 2019: Update **185 - 188**

Report by Director of Communities, Housing & Planning Services.

13 Renfrewshire Planning Enforcement Charter **189 - 214**

Report by Director of Communities, Housing & Planning Services.

Proposal of Application Notices

Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.

14 Proposal of Application Notices **215 - 218**

Reports by Director of Communities, Housing & Planning Services.

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

15	**Planning Applications**	**219 - 232**

Reports by Director of Communities, Housing & Planning Services.

renfrewshire.gov.uk

Renfrewshire Council

Minute of Meeting
Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 14 January 2020	15:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Kenny MacLaren, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; O Reid, Head of Communities & Public Protection and C Dalrymple, Communities and Regulatory Manager (both Communities, Housing and Planning Services); and K O'Neill, Assistant Democratic Services Officer (Finance & Resources).

Also In Attendance

A Murray, Chief Superintendent and L Harvie, Detective Chief Inspector (both Police Scotland); and G Binning, Local Senior Officer, M Gallacher, Group Manager, S MacMillan, Deputy Head of Prevention & Protection and M Hill, Group Commander (all Scottish Fire & Rescue Service).

Declarations of Interest

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

1 Consultation on HMICS Annual Scrutiny Plan 2020-21

There was submitted a report by the Director of Communities, Housing & Planning Services relative to consultation on HM Inspectorate of Constabulary in Scotland's (HMICS) Scrutiny Plan 2020-21.

The report advised that HMICS utilised an online survey in the consultation process to allow those with an interest in policing in Scotland to contribute. To support the process, HMICS had sought the views of key stakeholders, including local councils, to ascertain whether there were any topical, high-risk or emerging areas in policing that should be included within the 2020-21 Scrutiny Plan.

The response developed to be submitted by Renfrewshire Council prior to the deadline of 17 January 2020, was appended to the report for approval. It was noted that the response welcomed the development of a HMICS Scrutiny Plan for 2020-21 and sought continued focus on key national issues. At K Division level, Police Scotland had worked closely with the Council, in particular the Renfrewshire Community Safety Partnership Hub, and with the Scottish Fire & Rescue Service to develop an innovative collaborative learning approach shared across key agencies.

It was highlighted that local relationships with Police Scotland and the Scottish Police Authority were excellent and the response highlighted the strength of the relationship.

DECIDED:

(a) That the consultation on the HMICS Scrutiny Plan 2020-21 be noted; and

(b) That the Council's consultation response by the Director of Communities, Housing & Planning Services, as detailed in Appendix 1 to the report, be approved.

2 Strategic Police Priorities

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the consultation on the draft Strategic Police Priorities for Scotland which had a closing date of 4 October 2019. A draft response to the consultation had been approved at this Sub Committee on 20 August 2019 and submitted to the Scottish Government for consideration.

The report advised that the consultation exercise had received a total of 59 responses, 29 from individuals and 30 responses from organisations. Scottish Government Officials had also attended a number of stakeholder meetings across Scotland.

The Scottish Government had now published its revised Strategic Police Priorities based on the consultation responses and broadly in line with those it consulted on. It was intended that the new priorities would remain in place for a period of 6 years, however, they would be reviewed at the mid-point of 3 years.

DECIDED:

(a) That the publication of the Strategic Police Priorities be noted; and

(b) That it be noted that the priorities will remain in place for 6 years with a review after 3 years.

3 Police Scotland Scrutiny Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area for the period 1 April - 31 November 2019.

The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2017/20, together with comparative data.

The report also provided, in an infographics format, local updates in relation to the Police Scotland priorities of violence and anti-social behaviour; acquisitive crime; public protection; major crime & terrorism and road safety & road crime.

The Chief Superintendent intimated that K Division Public Protection Unit was one of the best performing in Scotland.

DECIDED: That the report be noted.

4 Spotlight - Police Scotland - Public Protection Unit

Detective Chief Inspector Harvie presented information on the Public Protection Unit, based at Renfrew Police Office. The PPU was made up of specialist officers who dealt with rape and other serious sex crimes, child protection cases and complex domestic abuse investigations and who were determined to help deliver justice for those who have suffered painfully at the hands of others - giving the victims a voice no matter how long ago the crime took place.

DCI Harvie advised that the PPU put the same level of effort into a rape investigation as with a murder investigation and that the support and help was there that people needed. The PPU dealt with hundreds of inquiries every year and although many of these were historic cases where there were unique challenges involved, in terms of finding forensic evidence, gathering witnesses and piecing together what actually happened, there had been a number of successful prosecutions.

An invitation was extended to all members of the Scrutiny Sub-committee to visit the PPU based in Osprey House to see the work being done.

DECIDED:

(a) That the information provided be noted; and

(b) Arrangements be made to allow members of the Sub-committee to visit and observe the work of the Public Protection Unit.

5 Spotlight - Unwanted Fire Alarm Signal in Renfrewshire

There was submitted a report by the Local Senior Fire Office relative to statistical data which covered a 3 year period concerning incidents of unwanted fire alarm signals locally and nationally; those Council wards where the volume was highest; and the nature of incidents and activities undertaken by Scottish Fire & Rescue Service and numerous other agencies, including Police Scotland, Community Wardens and Housing to address the situation.

The report advised that the success of prevention and intervention activities and provision of fire safety advice to the public was measured around a number of outcome-based performance indicators. A multi-agency approach to dealing with fire offending and offenders was an effective way of protecting persons and property from fire, reducing operational response costs, and improving fire and fire-related performance indicators.

East Renfrewshire, Renfrewshire and Inverclyde (ERRI) Area and Prevention and Protection (P&P) Managers had worked together with National Health Service Greater Glasgow & Clyde (NHSGGC) and launched the TAKE5 UFAS reduction project across all NHS premises within Renfrewshire.

The campaign focussed on engagement and poster displays within all staff areas. Statistics show that the majority of UFAS incidents were caused by a human action actuating the system, TAKE5 highlighted and promoted staff to TAKE5 to think about their actions and how they could impact or activate the fire alarm system.

ERRI P&P had worked together with East Renfrewshire Council (ERC) and planned to implement a version of the NHS TAKE5 initiative, that would be bespoke to all council premises including office and education facilities. This pilot across ERC would run in early 2020 with a view to launching it within Renfrewshire and Inverclyde thereafter.

The team was also working closely with other Local P&P managers to plan and implement a UFAS education and awareness campaign aimed at the public. The Be Aware initiative would initially target public sector buildings, including NHS and Education with visible posters displayed within common, waiting and utility areas and would highlight common causes of UFAS by members of the public due to smoking and aerosol use. This initiative would also launch across ERRI in January 2020.

ERRI P&P Managers were currently reviewing all UFAS policies and processes in line with the continuous improvement framework. Scottish Fire and Rescue Services was engaging with its managers and firefighters across all its local stations. This engagement would allow station based frontline personnel to assist with standardising, streamlining and improving how UFAS are managed across East Renfrewshire, Renfrewshire and Inverclyde.

DECIDED: That the information provided be noted.

6 Local Issues

The Local Senior Officer (LSO), Scottish Fire & Rescue Service advised that he had attended a commemoration event which took place in Paisley town centre on Saturday 7 December 2019 to mark the 90th anniversary of the Glen Cinema disaster which took place on 31 December 1929 when a smoking film canister caused a panic during a packed children's matinee where more than 600 children were present. As a result of the

crush that followed more than 30 children were injured and 71 children died.
The commemorative event began with a lantern procession involving more than 150 young people from community groups and schools. This was followed by a service at Paisley Abbey at which a number of invited guests attended and included survivors Robert Pope and Emily Brown along with their families.
The LSO advised the Sub-Committee that safety regulations had been tightened in the wake of the disaster; many authorities had made inspections of cinemas compulsory and all public buildings had improved safety features.

DECIDED: That the information provided be noted.

Valediction

On behalf of the Sub-Committee, Councillor McGurk extended thanks to Mark Gallacher, Group Manager for the significant contribution he had made and for the advice and assistance he had provided and wished him well for the future. These sentiments were echoed by all members present.

Renfrewshire Council

To: Communities, Housing and Planning Policy Board

On: 10 March 2020

Report by: Director of Finance and Resources, Director of Communities, Housing and Planning Services and Director of Children's Services

Heading: Revenue Budget Monitoring to 3rd January 2020

1. **Summary**

1.1 Net expenditure to the 3rd January for all divisions of service results in an underspend position of £306,000. It is projected that all services reporting to this Policy Board will achieve an underspend of £400,000 by the year end. The summary position for each service area is detailed in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	0.0%	0	0.0%
Other Housing	£31,000 underspend	0.3%	0	0.0%
Planning Services	£189,000 underspend	93.6%	0	0.0%
Communities and Public Protection (excluding Regulatory Services)	£86,000 Underspend	3.3%	£9,000 Underspent	0.4%
Criminal Justice	Breakeven	0.0%	0	0.0%
Total for all services	**£306,000 Underspend**	**18.2%**	**£9,000 Underspent**	**0.1%**

2. **Recommendations**

2.1 Members are requested to note the budget position.

3. **Budget Adjustments**

3.1 There have been no budget adjustments processed since the last board report.

4. **Housing Revenue Account (HRA)**

Current Position:	**Breakeven**
Previously Reported:	***Breakeven***

4.1 The HRA is currently reporting a net breakeven position.

4.2 There is an underspend in employee costs as a result of turnover in staff. Housing gas repairs are overspent reflecting the level of tenant demand for services. An underspend within the HRA's transfer payments category represents continued improvements in rent collection. Income is also under-recovered reflecting a reduction in the rebate of the Building Services surplus.

4.3 The overspend in loan repayments reflects the current policy of utilising HRA underspends to repay debt. This approach allows the Council to prudently manage the HRA debt/loans portfolio.

4.3 **Projected Year End Position**

It is projected that the HRA will achieve a breakeven position at the year-end.

5. **Communities, Housing and Planning Services (exc. Regulatory Services)**

Current Position:	**£306,000 underspent**
Previously Reported:	***£9,000 underspent***

5.1 The remaining services within the department are currently underspent

by £306,000 at period 10 as a result of additional planning fee income received by the council for large scale new build projects. There are also underspends in employee costs across non HRA services as a result of staff turnover.

5.2 **Projected Year End Position**

It is projected that the non HRA services within CHAPS will be underspent by £0.400m at the year end.

6. **Criminal Justice**

Current Position: **Breakeven**
Previously Reported: ***Breakeven***

6.1 The Criminal Justice service is currently showing a net breakeven position.

6.2 **Projected Year End Position**

It is projected that a breakeven position for Criminal Justice will be achieved at the year-end for this service area.

Implications of the Report

1. **Financial** – The projected year end underspend for non HRA services within Communities, Housing and Planning is £400,000.

2. **HR & Organisational Development** - none

3. **Community Planning – none**

4. **Legal** - none

5. **Property/*Assets*** - none

6. **Information Technology** - none.

7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising

from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – none

9. **Procurement** – none

10. **Risk** – none

11. **Privacy Impact** - none

12. **Cosla Policy Position** - none

13. **Climate Change** - none

Author: Stewart Muir - Ext 6132

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2019/2020
1st April 2019 to 3rd January 2020 (Period 10)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES | **ALL DIVISIONS OF SERVICE**

Description (1)	Revised Annual Budget (2) £000's	Revised Period Budget (3) £000's	Revised Actual (4) £000's	Budget Variance (5) £000's	%	
Housing Revenue Account (HRA)	0	(18,838)	(18,838)	0	0.0%	breakeven
Other Housing	4,419	11,879	11,848	31	0.3%	underspend
Planning Services	607	202	13	189	93.6%	underspend
Communities and Public Protection (excluding Regulatory Services)	3,902	2,624	2,538	86	3.3%	underspend
Criminal Justice	3,440	2,450	2,450	0	0.0%	breakeven
NET EXPENDITURE	**12,368**	**(1,683)**	**(1,989)**	**306**	**18.2%**	underspend

	£000's	
Bottom Line Position to 3rd January is an underspend of	**306**	**18.2%**
Anticipated Year End Budget Position is an underspend of	**400**	**3.2%**

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2019/2020
1st April 2019 to 3rd January 2020 (Period 10)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES | **ALL DIVISIONS OF SERVICE**

Description (1)	Revised Annual Budget (2) £000's	Revised Period Budget (3) £000's	Revised Actual (4) £000's	Budget Variance (5) £000's	%	
Employees	18,540	13,077	12,651	426	3.3%	underspend
Premises Related	16,006	11,800	11,881	(81)	-0.7%	overspend
Supplies & Services	2,753	933	925	8	0.9%	underspend
Transport Related	274	195	209	(14)	-7.2%	overspend
Support Services	3,856	50	50	0	0.0%	breakeven
Third Party Payments	445	400	408	(8)	-2.0%	overspend
Transfer Payments	69,451	44,234	43,615	619	1.4%	underspend
Loan Repayments	21,375	0	590	(590)	0.0%	overspend
GROSS EXPENDITURE	**132,700**	**70,689**	**70,329**	**360**	**0.5%**	underspend
Income	(120,332)	(72,372)	(72,318)	(54)	-0.1%	under-recovery
NET EXPENDITURE	**12,368**	**(1,683)**	**(1,989)**	**306**	**18.2%**	underspend

	£000's	
Bottom Line Position to 3rd January is an underspend of	**306**	**18.2%**
Anticipated Year End Budget Position is an underspend of	**400**	**3.2%**

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2019/2020
1st April 2019 to 3rd January 2020 (Period 10)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES | **HOUSING REVENUE ACCOUNT (HRA)**

Description (1)	Revised Annual Budget (2) £000's	Revised Period Budget (3) £000's	Revised Actual (4) £000's	Budget Variance (5) £000's	%	
Employees	8,274	5,860	5,620	240	4.1%	underspend
Premises Related	14,462	10,842	10,923	(81)	-0.7%	overspend
Supplies & Services	714	264	262	2	0.8%	underspend
Transport Related	83	57	57	0	0.0%	breakeven
Support Services	2,425	21	21	0	0.0%	breakeven
Third Party Payments	0	0	0	0	0.0%	breakeven
Transfer Payments	3,832	2,326	1,709	617	26.5%	underspend
Loan Repayments	21,375	0	590	(590)	0.0%	overspend
GROSS EXPENDITURE	**51,165**	**19,370**	**19,182**	**188**	**1.0%**	underspend
Income	(51,165)	(38,208)	(38,020)	(188)	-0.5%	under-recovery
NET EXPENDITURE	**0**	**(18,838)**	**(18,838)**	**0**	**0.0%**	breakeven

	£000's	
Bottom Line Position to 3rd January is breakeven	**0**	**0.0%**
Anticipated Year End Budget Position is breakeven	**0**	**0.0%**

To: **COMMUNITIES, HOUSING & PLANNING POLICY BOARD**

On: **10 MARCH 2020**

Report by: **Director of Finance and Resources & Director of Communities, Housing and Planning Services**

Heading: **Capital Budget Monitoring Report**

1. **Summary**

1.1 Capital expenditure to 3rd January 2020 totals £22.171m compared to anticipated expenditure of £22.170m for this time of year. This results in an over-spend of £0.001m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.005 m o/*spend*	0% *o/spend*	£0.002m u/*spend*	0% *u/spend*
Housing (PSHG)	£0.000m b/even	0% b/even	£0.002m o/spend	0% o/spend
Development & Housing Services	£0.004m u/spend	0% u/spend	£0.000m b/even	0% b/even
Total	**£0.001m o/spend**	**0% o/spend**	**£0.000m b/even**	**0% u/spend**

1.2 The expenditure total of £22.171m represents 78% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

2. Recommendations

2.1 It is recommended that Members note this report.

3. Background

3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Communities, Housing & Planning.

3.2 This capital budget monitoring report details the performance of the Capital Programme to 3rd January 2020 and is based on the Housing Capital Investment Plan and the Private Sector Housing Investment Programme approved by the board on 28th February 2019, adjusted for movements since its approval.

4. Budget Changes

4.1 Since the last report there have been no budget changes.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.

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

3. **Community Planning –**

   Creating a sustainable Renfrewshire for all to enjoy – Capital investment in new and existing assets will ensure Renfrewshire is more energy efficient.

4. **Legal** – none.

5. **Property/Assets** – none.

6. **Information Technology** – none.

7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be.

8. **Health & Safety** – none.

9. **Procurement** – none.

10. **Risk** – none.

11. **Privacy Impact** – none.

12. **Climate Risk** – none.

13. **Cosla Policy Position** – none.

List of Background Papers

(a). Non-Housing Capital Investment Programme 2019/20 to 2021/22 – Council, 28th February 2019.
(b). Housing Revenue Account Budget and Rent Levels 2019/20 and Housing Capital Investment Plan 2019/20 to 2021/22 – Council, 28th February 2019.

The contact officers within the service are:

- Geoff Borland, Extension 4786
- Louise Feely, Extension 6049
- Ian MacKinnon, Extension 5842
- Fraser Carlin, Extension 7933

Author: *Geoff Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

Communities, Housing & Planning - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

		Current Year								Full Programme - All years		
Project Title	Prior Expenditure to 31/03/2019* £000	Approved Programme @28/02/19 £000	Current Programme MR 10 £000	Year To Date Budget to 03-Jan-20 £000	Cash Spent to 03-Jan-20 £000	Variance to 03-Jan-20 £000	% Variance	Cash to be Spent by 31-Mar-20 £000	% Cash Spent	Total Programme to 31-Mar-22 £000	Total Cash Spent to 03-Jan-20 £000	Total Cash to be Spent to 31-Mar-22 £000
HOUSING(HRA)												
Improvements To Existing Properties	0	5,350	7,080	5,090	5,091	-1	0%	1,989	72%	21,530	5,091	16,439
Regeneration	3,545	825	257	340	339	1	0%	-82	132%	6,107	3,884	2,223
Other Assets	0	1,770	3,778	3,235	3,232	3	0%	546	86%	6,658	3,232	3,426
Non Property Expenditure	0	190	260	120	132	-12	-10%	128	51%	300	132	168
Council House New Build	5,755	17,106	14,616	12,275	12,273	2	0%	2,343	84%	58,034	18,028	40,006
Professional Fees	0	1,050	1,050	465	465	0	0%	585	44%	3,300	465	2,835
Total Housing(HRA) Programme	9,300	26,291	27,041	21,550	21,555	-5	0%	5,486	80%	95,929	30,855	65,074
HOUSING(PSHG)												
Private Sector Housing Grant Programme	0	1,315	1,201	610	610	0	0%	591	51%	2,751	610	2,141
Total Housing(PSHG) Programme	0	1,315	1,201	610	610	0	0%	591	51%	2,751	610	2,141
DEVELOPMENT & HOUSING SERVICES												
Local Green Area Networks Projects	0	75	98	10	6	4	40%	92	6%	233	6	227
Total Development & Housing	0	75	98	10	6	4	40%	92	6%	233	6	227
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	9,300	27,681	28,340	22,170	22,171	-1	0%	6,169	78%	98,913	31,471	67,442

**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.*

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Greenspaces, Parks & Play Areas and Villages Investment Fund**

1. Summary

1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects using the Greenspaces, Parks & Play Areas and Villages Investment fund and seeks Board approval for the provision of grant funding for the projects described in Section 3 of this report and set out in Appendix 1.

1.2 The key objective in allocating funding is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life. One of the other aspects of the work is to open up opportunities for groups to access additional funding from other sources and as can be seen by a number of the projects included within this report communities are actively engaging with this, with a number of the projects seeking additional funding from other sources in order to support the community in meeting its ideal aspirations.

1.3 The Council and partners have been working closely with many groups across Renfrewshire since the launch of the fund in October 2018, with several smaller applications now having been approved by the Director of Communities, Housing and Planning under delegated authority in order to enable smaller projects to develop and move forward quickly. Where these awards have not been previously reported to Board, they are included in Appendix 1 for information.

1.4 In addition to the project contained within this Board report, several other projects are currently being developed by community groups and funding recommendations in relation to these projects will be brought to the Communities, Housing and Planning Policy Board for information or approval as relevant at future meetings of the Board.

---

2. Recommendations

2.1 It is recommended that the Communities, Housing and Planning Policy Board:

(i) notes the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;

(ii) notes the award of grants totalling £13,645.12 under delegated authority to different community groups as detailed in Appendix 1 of this report; and

(iii) agrees to fund the projects as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £122,000 to support community groups.

---

3. Summary of Applications

3.1 Renfrewshire Council has been working with a number of community groups since the launch of the funding in October 2018, and currently around 7 projects are actively being developed within communities across Renfrewshire. Projects under active development include:

- Outdoor gym and additional play park equipment in Kilbarchan Park
- Upgrade to Barwood Play Park in Erskine
- Play park upgrades in Lochfield and Hawkhead
- Upgrade to McKerrell Street Play Park
- Community Growing Ground in Foxbar
- Community Growing Ground in Linwood
- Upgrade to Thomas Shanks Park
- Upgrade to South Park Mound (Houston)
- Friends of Fountain Gardens – park upgrade
- Inchinnan – Improvements to path network

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

3.3 A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria. For any grant award under £5000, the Director of Communities, Housing and Planning Services has delegated authority to approve grant applications in order to allow smaller scale projects to progress quickly within communities. Four applications that have been approved in this way since the last meeting of the Board are included for information in Appendix 1 to this report.

3.4 In this round, four larger applications have been assessed and currently meet the criteria for approval of grant funding and more information on each of these projects is detailed below, with a summary of these applications also included in Appendix 1 to this report.

Applicant 1:	**Sandyflats Tenants and Residents Association**
Funding Requested:	**£50,000**
Recommendation:	**Approve**

3.5 Sandyflats Tenants and Residents Association was created in June 2019 to represent the community's view to Linstone Housing Association and Renfrewshire Council. The previous TARA disbanded in 2006.

3.6 Partnership working is a fundamental principle of Sandyflats Tenants and Residents Association (TARA). The group supported Corseford in their underpass project, and further attend both Spateston and Corseford TARA meetings to explore opportunities to support each other in their Green Spaces applications and other joint initiatives.

3.7 While the previous TARA received £20k through the 2006 Community Regeneration Funds Programme in order to establish a play park, consultation at that time was not far reaching. The group consulted with a group of older children and, although a pre-school swing and a spring chair were installed, these are the only pieces able to be used by a younger audience. The cableway (handlebars) is too high for children under 10, similarly the overhead handle rotator is not accessible to younger children.

3.8 As a result the park is not well used at the current time which is disappointing as it is close by for all residents and there are a high number of children in the area. A recent consultation, posted through the door of every household in the community, found 58% of residents never use the park. The main reason was "it needs better play equipment for children" - further to this, the state of the park was further raised as an issue.

3.9 Sandyflats TARA have commissioned 3 suppliers to provide drawings and guidance on appropriate plans for the park. The group received £2.5k from National Lottery Funding to arrange further consultation at planned events to offer the community, including local school pupils, a platform to suggest the types of equipment to be installed.

3.10 The Play Park is only one area of the community's aspirations to improve the area. Next to the park is a significant green space in which the community wish to install seating, small trees and a sensory garden. The total cost of the play park the community ideally wish to deliver is £69,000 and they are actively seeking to raise the further £19k from external sources in order to progress their ideal proposals.

3.11 There are 202 households in Sandyflats, 80 households responded which equates to 40% of homes in the community. Most respondents (74%) have indicated they would attend events to raise the profile and support the park plans. 94% of respondents are supportive of the new proposals. Further consultation is planned to discuss the proposals, using the funding secured by the national lottery. A "Party in the Park" to celebrate achievements on completion is also planned.

3.12 The new approach, which sees a more proactive community, demonstrates Sandyflats residents aspire to live in a cleaner, more attractive neighbourhood. Environment and Infrastructure Services (E&I) are aware of the plans, as are Renfrewshire Council's Asset Management Team. It has been agreed E&I will be able to procure the items for the project and therefore will have an oversight of all activity. E&I will continue to deliver regular statutory inspections ensuring the safety of equipment installed.

3.13 Sandyflats TARA have already secured £2.5k from the National Lottery for consultation for the proposed Park and Green Space improvements. The group have raised £300 from grass roots fundraising and received a donation of £250 from the local Credit Union. They have further applications in for Awards for All and Flight Path Funding with more applications and grant routes being investigated and considered.

Applicant 2: **Spateston Tenants and Residents Association**
Funding Requested: **£50,000**
Recommendation: **Approve**

3.14 Spateston Community Spaces is a sub-group of Spateston Tenants and Residents Association. They were constituted in 1970 with their main objective to improve the physical, social and cultural conditions of the area while remaining non-political, non-racial and non-sectarian. They are keen to

promote Spateson's identity within Johnstone, however, value the positive partnerships they are growing with neighbouring Johnstone communities.

3.15 Spateston Community Spaces are focused on updating their local play park, creating a Community Hub and community gardens to improve the appearance of unused green spaces. It is the groups ambition to increase local membership and develop into Trust status, facilitating access to greater funding opportunities.

3.16 The last upgrade to the play park was in 2010 which then catered to a broad age range. Springers, stepping pods and cradle swings are designed to appeal to primary aged children while a carousel is available for pre-school children. Older children are offered an overhead rotator, low rotators, basketball stand and rope climber.

3.17 Suppliers have visited the area led by the group, and drafted plans in accordance with their ideas. Draft plans have been shown at fundraising events and boosted the community's generosity. The park is planned to be inclusive and continue to encourage play for children of all ages and ability.

3.18 The park is considered marshy in parts by the community, further investigatory work may be taken by the TARA to resolve this. Spateston TARA is also keen for a fence to be erected to offer protection from the likelihood of accidents due to the main road and burn close by. E&I are satisfied that there are currently no health and safety issues in relation to the proximity of both and there have been no incidents previously recorded.

3.19 Fundraising events within Spateston, together with large scale door to door and social media consultation, has created excitement and energy within the community. Spateston TARA have managed to secure almost £2k from grassroots fundraisers created under the playpark banner.

3.20 Through the recent survey, 28 people in the community volunteered to be contacted to help with fundraising or organising activities. A survey posted through every front door in the Spateston community returned almost 40% responses who were largely in support of the playpark plans.

3.21 Spateston Play Park forms part of the Council Estate (Communities, Housing and Planning) with Managers having approved plans to move forward, as have Environment and Infrastructure (E&I). Both Services will be required to sign off on final proposals.

3.22 It has been agreed E&I will be able to procure the items for the project and therefore will have an oversight of all activity. E&I will continue to deliver regular statutory inspections ensuring the safety of equipment.

3.23 Spateston TARA have secured £2k from local fundraising events. They have a further 5 applications in for suitable funding sources. The group have applied to the Green Spaces, Play Parks and Villages Investment Fund for £50,000. The cost of their ideal play park is £100k, the group hope to receive much of the outstanding £50k from external sources, however may apply for another bid to the Green Spaces fund at a later date for a further phase of development.

Applicant 3: **Bridge of Weir Community Council**
Funding Requested: **£12,000**
Recommendation: **Approve**

3.24 The Bridge of Weir Community Council was constituted in 1974. They are a collection of volunteers from the local area representing the views of the community to the local authority. The Community Council facilitates a wide range of activities which promote the well-being of Bridge of Weir, such as Easter and Christmas events.

3.25 The Bridge of Weir Playpark Improvement group was set up as a sub-group of the Community Council. The group raised £150k to finance the purchase and installation of new play equipment in 2 village parks, Horsewood Road and Linwhite Park. The group replaced old, tired apparatus with the guidance and support of Renfrewshire Council.

3.26 Both play parks were regenerated, largely by community funds, in 2010. Bridge of Weir celebrate their playparks and their achievement in the regeneration project. They acknowledge now, that they would have been wise to spend more time consulting the community to establish what they would like to see within their parks.

3.27 Although the equipment is still in good condition, the Community Council feel the play value could be increased and would like to take the opportunity, presented by the Green Spaces Fund, to improve the play value of their parks by incorporating additional, more modern and inclusive equipment.

3.28 Consultation, carried out in November/December 2019, revealed the type of play equipment which could boost the appeal of the parks. The pieces to be installed are a playhouse, aimed at younger children for the Horsewood Rd park, and good support for the installation of slide for younger children coupled with activity boards within Lintwhite Park.

3.29 The Bridge of Weir Community Council consulted with 176 local members of their community. 95% agreed that improving the parks should be a priority and 90% indicated they would use the park more regularly if there was more to do there.

3.30 The total cost of the project is £17,000. Bridge of Weir Community Council already have £5,000 to boost the £12k they hope to receive from the Green Spaces Fund. The £5k largely consists from money received by a recent bequest from a Community Council member.

Applicant 4: **Friends of Knockhill Park, Renfrew**
Funding Requested: **£10,000**
Recommendation: **Approve**

3.31 Friends of Knockhill Park is a well-recognised community group in Renfrew, being constituted in April 2012. Their objective is to educate and promote community welfare through the use of Knockhill Park. They seek to provide facilities for recreation and to develop the Park for environmental education. The group secured new equipment for the Park in 2014 and are well respected in their community.

3.32 The Park itself is large at 37,000 square metres. The play area offers children over 2 years old a range of equipment to play on, including swings, slides and climbing frames. There is a football park with goals, a dog agility zone, and an outdoor gym.

3.33 Knockhill Park was originally created with a running and cycling path. The Park has long since been considered locally as a place to visit to take part in fitness activities. Complaints have been received recently about the state of the paths with one walking group leaving the park to attend another with better conditions.

3.34 Evaluation and consultation carried out at the end of Summer 2019 shows a desire to upgrade the paths by users of the Park. Cyclists further raised concerns over their anxiety using the main paths, which are in better condition, in the event they caused a pedestrian injury.

3.35 The group have applied to the Green Spaces, Play Parks and Villages Investment Fund for £10,000. The total cost of the works is £17,640 which they will reach with funding secured by The Big Lottery.

---

4. Funding allocation

4.1 To date, from a total budget of £1.87m, £817,507 has been awarded or committed (inclusive of the recommendations of this Board).

4.2 Projects to the value of £640,745 are currently in development, leaving a potential balance of £411,748 from the available budget.

4.3 The budget and figures above include £370k allocated to the Villages Investment Fund of which £23,500 has been committed to date.

Implications of the Report

1. **Financial** - Council approved the allocation of £1.870 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.

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** - None

7. **Equality & Human Rights**

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

8. **Health & Safety** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.

9. **Procurement** - There is 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** - None.

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

13. **Climate Risk** – Not Applicable

List of Background Papers

None

Author: Oliver Reid, Head of Communities and Public Protection.
Email: oliver.reid@renfrewshire.gov.uk

Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Sandyflats Tenants and Residents Association	Sandyflats TARA are seeking to improve their current public park and green space. Fundamentally, the group are keen to boost the sense of community within Sandyflats and create a sense of togetherness with a focus on improving the park and surrounding green space. The new play area will be designed to be inclusive, for all ages and improving access for children in the area using wheelchairs. Plans include a newly surfaced path. The total cost of the desired park is £69,000, the additional £19k will be secured from external sources. The group are likely to progress with further plans of a seating area and sensory garden on the green space close to the park.	£50,000 (to be released when further £19k secured)	Approval by Communities, Housing and Planning Policy Board.	The grant funding should be approved as it matches the award criteria. The community in Sandyflats have evidenced the value of a fully equipment, inclusive play park and green space in the area.	Johnstone
2. Spateston Tenants and Residents Association	Spateston TARA are seeking to improve their current public park. The park area is big enough to support a range of equipment and the group are keen to install inclusive equipment appealing to children of all ages and ability.	£50,000	Approval by Communities, Housing and Planning Policy Board.	The grant funding should be approved as it matches the award criteria. The community in Spateston have evidenced the value of a fully equipped, inclusive play park and green space to residents in their community.	Johnstone

	The group are likely to progress with further plans included in the Spateston Place Plan created by the TARA. This largely concentrates on green spaces but also securing a local asset that can be used by the community.				
3. Bridge of Weir Community Council	Bridge of Weir Community Council were responsible for a previous upgrade to 3 parks in the area in 2010. The group raised £180,000 which included a contribution from E&I. This project delivered 3 modern, well used parks in Bridge of Weir, however the group acknowledge they didn't consult with children and their parents and are likely to have missed a few popular items. The purpose of this project is to add 3 items, between the 2 parks, which will broaden their appeal and make the parks more inclusive to children of all ages and ability.	£12,000	Approval by Communities, Housing and Planning Policy Board.	The grant funding should be approved as it matches the award criteria. The Bridge of Weir Community Council have evidenced the value of enhancing their play areas with new pieces to deliver a play experience with broad benefits.	The Villages (Bridge of Weir)
4. Friends of Knockhill Park – Renfrew	The group are looking to upgrade the paths which are used regularly for fitness, running and cycling. Groups already using the Park for these activities have voiced concerns over their current condition.	£10,000	Approval by Communities, Housing and Planning Policy Board.	The grant funding should be approved as it matches the award criteria. Improved paths will offer Park users who visit to exercise a better experience and secure the Parks future in this regard.	Renfrew
5. Lochfield Ladies Social Club	Lochfield Ladies Social Bowling Club have been longstanding members of Lochfield Bowling Club and have noticed, since the removal of the	£5,000 (will be released on receipt of	Approved by Director under delegated authority	The grant funding should be approved as it matches the award criteria.	Paisley South, Lochfield

	ground's caretaker, the bowling green is in need of some improvements. The group are unsure how much this will cost and exactly what needs to be done therefore feel the best way to advance is to have a feasibility study carried out then consider how to move forward.	feasibility study invoice)		Lochfield Ladies and Men's Social Clubs boast of the appeal of the Club and the reach of its membership. They wish to broaden this appeal however to local children and families in order to secure the future of the club. The feel they can only reach out to these groups if they have a well presented green to offer.	
6. Renfrewshire Environmental Trust (RET)	Renfrewshire Environmental Trust (RET), in partnership with Friends of Fountain Gardens have long been interested in restoring the flower beds to brighten up the appearance of the park and increase the appeal. RET are engaging with Paisley Disability Resource Centre, Mossvale Church, the STAR Project as well as residents from Sanctuary Homes to build excitement and create interest in the gardening project. After obtaining Permission to Occupy from Asset Management, the group will market the project and employ a Project Worker competent in gardening who will educate interested parties. 20 classes will be delivered throughout the year, to ensure gardeners understand and appreciate how to care for the beds.	£4,900 (to be released when Asset Management confirm permissions)	Approved by Director under delegated authority	The grant funding should be approved as it matches the award criteria. Fountain Gardens would benefit from such a project, further to this the local community will be given an opportunity to learn new skills and benefit from the attention given to the Park.	Paisley North

7. Brediland Allotments	Brediland Allotments was constituted on 1916 and is a respected and well attended allotment in the Foxbat area. The group already Occupy this land on a long-term lease and have impressive membership figures with a constant list of local residents wishing to join. The group have requested the materials to create a pond and surrounding wild meadow area to encourage nature to thrive in the allotment reducing the need for chemical pesticides.	£1,945.12	Approved by Director under delegated authority	The grant funding should be approved as it matches the award criteria. Brediland Allotments are knowledgeable in their area and should be encouraged to support biodiversity and educate young visiting nursery children.	Paisley South - Foxbar
8. Corseford Tenants and Residents Association	Corseford TARA have already delivered improvements to the nearby Beith Road underpass which is used by Primary School pupils to avoid traffic on Beith Road. The improvements have brightened up the area and created a new sense of perceived safety. The project was entirely funded by the community at £1,800. The group have now submitted an application for a further £1,800 to paint the exit/entrances to the underpass, and cover over this flat colour with an anti-graffiti paint to reduce impact of further graffiti in the area and maintain safe perceptions.	£1,800	Approved by Director under delegated authority	The grant funding should be approved as it matches the award criteria. Corseford TARA have worked hard as a community to revamp their local underpass for the benefit of local children. A sense of community has been established in raising the funds and celebrating the success of the project.	Johnstone

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Children's Services**

Heading: **Children's Services Service Improvement Plan 2020- 23**

1. Summary

1.1 This Service Improvement Plan for Children's Services covers the period from 2020/21 – 2022/23. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.

1.2 The Service Improvement Plan sits beneath the Council Plan, Community Plan, Risk Management Plan and the Workforce Plan to form a suite of documents which provide the strategic direction for the service. The service also produces an annual Education Improvement Plan (a statutory requirement) and makes a major contribution to the delivery of both the Renfrewshire Children's Services Partnership Plan and the Community Justice Renfrewshire plan.

1.3 The plan sets out the priorities being addressed; the key tasks to be implemented; the implementation time-table and our measures of success.

1.4 A mid-year progress update on the Service Improvement Plan will be submitted to the Communities, Housing and Planning Policy Board in October 2020.

2. Recommendations

2.1 It is recommended that the Communities, Housing and Planning Policy Board:

(a) approves the elements of the attached Service Improvement Plan which fall within the remit of this Board;

(b) agrees that mid-year progress with the Service Improvement Plan be reported to this Board in November 2020; and

(c) note that this Service Improvement Plan will also be submitted to the Education and Children's Services Policy Board for approval of the elements covered by that Board's remit.

3. Background

3.1 Children's Services is responsible for the delivery of social work services to children and families, criminal justice social work, and early years, primary and secondary education. Much of what the service does is statutory; that is, there is a legal requirement for the Council to provide that service. Service delivery is a mix of universal provision (such as education), targeted provision (such as children's houses for accommodated children and young people) and specialist support (for example, criminal justice social work services to the court).

3.2 The areas of Children's Services which fall within the scope of the Communities, Housing and Planning Policy Board are Criminal Justice Social Work and Community Justice. Criminal Justice Social Work comprises fieldwork, the Unpaid Work service; criminal justice Throughcare; Women's Community Justice; Paisley Sheriff Court Social Work Services; and the Drug Treatment and Testing Orders service.

3.3 The work of CJSW is focused on managing people with convictions safely in the community whilst they are subject to statutory measures and on preventing reoffending. Community Justice Renfrewshire has a wider multi-agency remit to support all people with convictions and its work is best reflected within the Community Justice Outcomes Improvement Plan which alongside annual update reports comes to this board for approval.

3.4 The Service Improvement Plan is one way in which elected members are able to scrutinise the work of Children's Services, and to consider and decide upon policy options as necessary. Refreshing service improvement plans annually allows each service to consider the context in which they operate and revise plans where appropriate.

3.5 Importantly, the Service Improvement Plan also links the Council Plan and Community Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives. The priority actions set out in Section 5 of the attached Service Improvement Plan detail the specific actions the service will progress in order to support the Council's priorities and help deliver improved outcomes for Renfrewshire children, young people and families.

4. Key Achievements 2019/20

4.1 During 2019/20, key achievements of the service in relation to justice include:

- mainstreaming the Just Learning employability programme which helps people with convictions develop the skills to progress in education, employment and/or training;
- supervising over 40,000 hours of unpaid work
- achieving a sustained increase in the number of young people being diverted from court to Children's Hearings for offending behaviour as a result of the intervention and support of the Whole Systems Team, meaning a reduction in stigma and a greater likelihood of completing community sentences.

5. What do we want to achieve?

5.1 The service is working to contribute to the priorities set out in the Council Plan 2017-2022, which was approved by Council in September 2017. Children's Services also contributes to outcomes set out in Renfrewshire's new Community Plan, 'Our Renfrewshire' (2017-2027).

5.2 The service recognises the importance of working together across and beyond Council services with our partners, parents and communities to improve the outcomes for children, families and communities.

5.3 The work of Children's Services is guided by our vision:

'Working together to get it right for children, families and communities - Protecting, learning, achieving and nurturing'.

5.4 The core aims of the service are to:

- provide support to, and protection of, vulnerable children and families and manage offenders in the community at various stages of their involvement in the system;
- provide children and young people with high quality learning and teaching within nurturing and innovative environments;

- improving attainment for all whilst reducing the poverty-related attainment gap;
- value wider achievements as well as traditional attainment so that young people are securing sustainable and positive post-school destinations, regardless of their start in life;
- work with partners to improve life opportunities for children across Renfrewshire; and
- support all services to raise standards through continuous improvement and self-evaluation in line with local and national priorities.

6. Key priorities

6.1 The priorities outlined in the Service Improvement Plan reflect our integrated approach to Children's Services which means that early years, primary and secondary education sits alongside support, protection and care functions all encompassed within one Council service. This approach allows us to best respond to meeting the needs of children, young people and families and provides a sound basis for us to achieve our vision.

6.2 During the lifetime of this plan, specific priorities for the service within the remit of this board are:

- developing the 'Just Learning' model which is supporting people with convictions into training, education and employment;
- developing an 'early help' model of family support which will bring together resources from social work and education as well as from other public sector agencies and the third sector;
- meeting the additional demands on the service arising from the extension of the presumption against short sentences; and
- implementing a new case management system for Children & Families social work in 2020 and for Criminal Justice Social Work in 2021.

6.3 Greater detail of the specific actions the service will progress can be found in Section 5 of our Service Improvement Plan, included as an appendix to this report.

7. Monitoring progress

7.1 Progress on the implementation of the Service Improvement Plan is regularly monitored by the Extended Senior Leadership Team every quarter and will be reported to the Education and Children's Services Policy Board on a six-monthly basis. A review of progress will be brought to this Board in November 2020.

7.2 Children's Services have introduced 5 new performance measures for 2020/21. Performance in relation to complaints has been separated to distinguish between responses to frontline complaints and those which require more investigation; the target for both is 95% compliance. The remaining three indicators relate to services for children and are not within the remit of this board.

Implications of the Report

1. **Financial** - The Service Improvement Plan highlights resourcing pressures arising from increasing demand for services and the current financial environment.

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

3. **Community/Council Planning –** the report details a range of activities which reflect local council and community planning themes.

4. **Legal** – none

5. **Property/Assets** – none

6. **Information Technology** – Service developments relating to information technology are key enablers of service improvement and modernisation and support service-level and corporate objectives.

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

8. **Health & Safety** – none

9. **Procurement** – none.

10. **Risk** – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.

11. **Privacy Impact** - none

12. **COSLA Policy Position** – none.

13. **Climate Change** - none

List of Background Papers: None

Author Lisa Fingland, Service Planning & Policy Development Manager,
Tel: 0141 618 6812; Email: lisa.fingland@renfrewshire.gov.uk

CHILDREN'S SERVICES
SERVICE IMPROVEMENT PLAN 2020-2023

Service Improvement Plan 2020-2023

Content

		Page
1	Introduction to the Service Improvement Plan	1
2	What We Do	2
3	Strategic Context	3
4	Our Resources	13
5	Contributing to the Council's Strategic Priorities • Achievements 2019/20 • Priority Actions • Performance Indicators	14

1. Introduction

1.1 This Service Improvement Plan for Children's Services covers the period from 2020/21 to 2022/23. The plan outlines what the service intends to achieve over the next three years based on the resources expected to be available.

1.2 The major factors that this Service Improvement Plan will require to respond to are public sector reform, the challenging financial environment, and delivering the key priorities and outcomes of the Council Plan and Community Plan. The plan sets out the likely impact that these issues will have on the service and our actions to address them.

1.3 The Council Plan clearly articulates the Council's priorities for Renfrewshire, and along with the Community Plan, sets out an ambitious programme of work. Children's Services will work together with partners, businesses, local people and communities to target the five strategic outcome areas of the Council Plan, creating opportunities for all. These are:

- reshaping our place, our economy and our future;
- building strong, safe and resilient communities.
- tackling inequality, ensuring opportunities for all.
- creating a sustainable Renfrewshire for all to enjoy; and
- working together to improve outcomes.

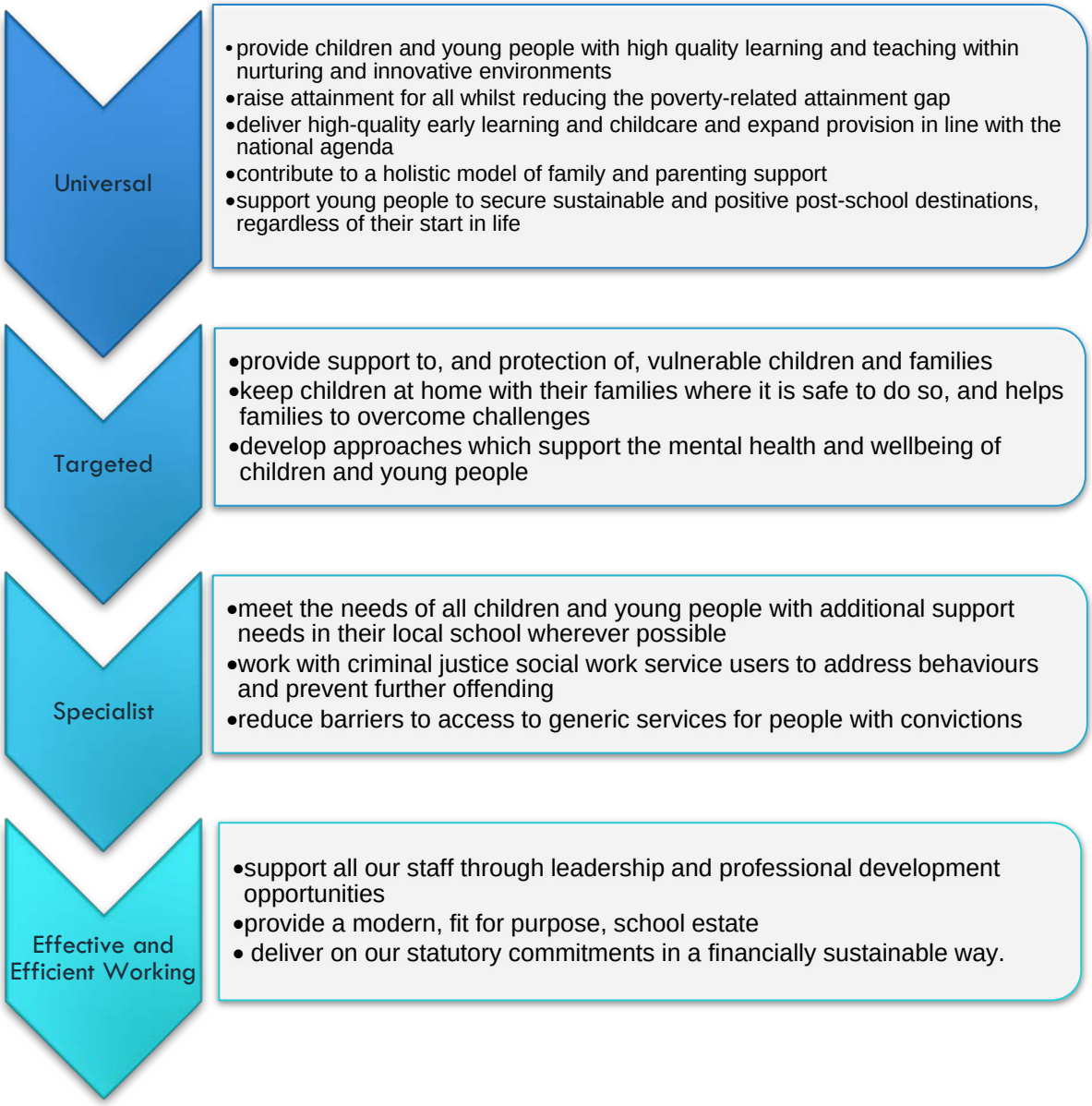
1.4 The Service Improvement Plan informs the Children's Services Workforce Plan and the Children's Services Risk Register and is the overarching document which sets the programme of development and improvement activity within the service and sets the context for budget decisions. The service is a key partner in the delivery of the Renfrewshire Children's Services Partnership Plan and the Renfrewshire Community Justice Plan. Services are also directed by the Education Improvement Plan, which is a statutory requirement for local authorities.

2. What We Do

2.1 Children's Services are responsible for the delivery of early years, primary and secondary education, social work services to children and families, and criminal justice social work.

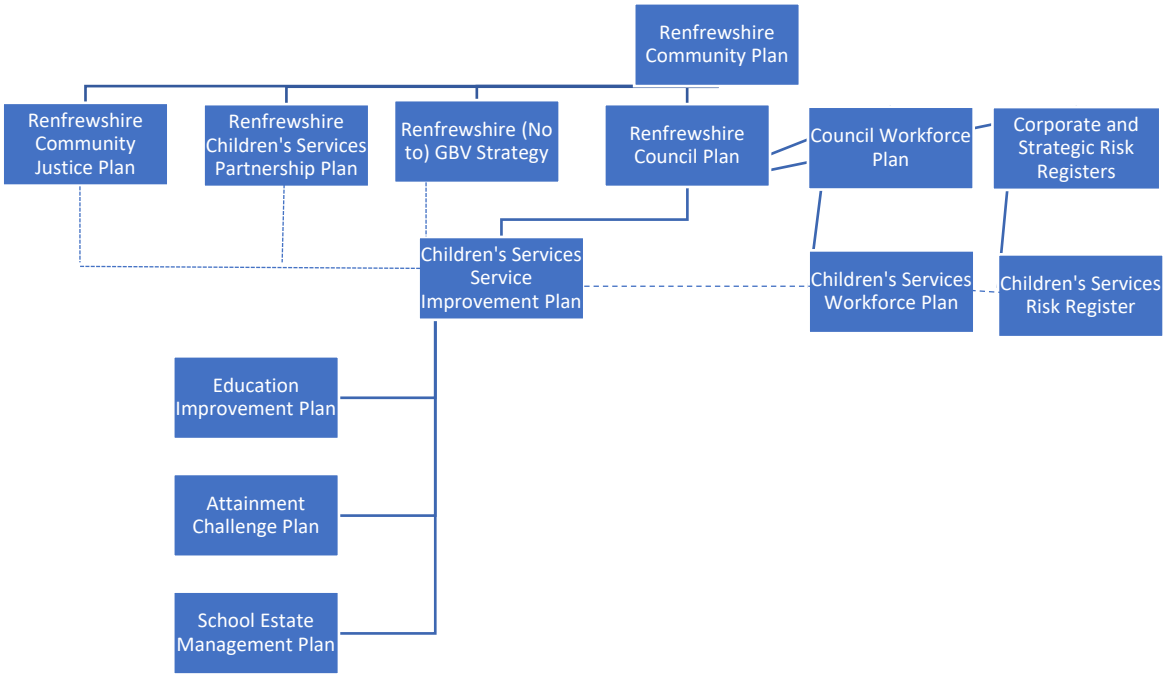
2.2 The Director of Children's Services is the Council's Chief Education Officer and the Head of Child Care and Criminal Justice is the Chief Social Work Officer (CSWO) for the Council and the Health and Social Care Partnership. Each local authority is required to designate a senior member of staff to act as CSWO under the Social Work (Scotland) Act 1968.

2.3 The objectives of the service are:



3. Strategic Context

3.1 Children's Services operates in a complex strategic environment and delivers many services on a statutory basis. As such, the service produces and reports on a number of plans, whether to elected members, the Scottish Government, or multi-agency partnership boards. The key plans are set out here:



3.2 Service delivery is shaped and influenced by a wide range of internal and external factors. Current drivers impacting Children's Services include:

a. National Policy and Legislative Change

- the requirement to increase early years provision per child to 1140 hours annually by August 2020;
- the findings of the Independent Care Review which were published in February 2020 and set a clear national direction for how looked after children should be supported;
- ongoing implementation of the Scottish Attainment Challenge, including Pupil Equity Funding and the Care Experienced Fund;
- the ongoing Scottish Child Abuse Inquiry, and the legal duties on local authority services arising from this;
- ongoing implementation of the extension of the right to continuing care and aftercare for care leavers;

- the extension of a presumption against short prison sentences which is generating additional demands on Criminal Justice Social Work to manage community sentences;
- new duties emerging for Criminal Justice Social Work in relation to support for Home Detention Curfews, provision of Bail Supervision, increased intervention in relation to Diversion from Prosecution, Structured Deferred Sentences, support to Electronic Monitoring, and expectations around increasing the uptake of Voluntary Throughcare; and
- preparation for any policy and legislative change arising from the UK's withdrawal from the European Union.

b. Demographic and Social Change

- managing the reduction in the number of looked after children from historically high levels, whilst mitigating the impact of deprivation, substance misuse, and parental neglect;
- societal inequalities which mean children from poorer areas may not have the same opportunities and life chances as children from more affluent areas;
- increasing numbers of care-experienced children and young people accessing continuing care, Throughcare services and other supports;
- increasing numbers of children with additional support needs being supported;
- managing an increase in the volume and complexity of community sentences, partly as a result of a national impetus to reduce the prison population;
- managing changing patterns of demand for school places in response to local population migration and new housing provision; and
- supporting an increasingly diverse population in terms of ethnicity, including a need for specialist support for some groups of the population, for example refugees and those seeking asylum.

c. Internal resource factors

- continuing to deliver high quality services at a time of financial constraint for all local authorities;
- pressures in the recruitment and retention of teaching staff, particularly senior leadership roles;
- pressures in the recruitment of early years staff to support delivery of 1140 hours;

- a Criminal Justice Social Work grant which has steadily reduced over recent years and continues to reduce at a time of increasing demands on the service; and
- an ongoing need to modernise the school estate.

Equalities

3.3 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups. The Council recognises that equality both needs to be mainstreamed fully into its policies and procedures and ensure that its equality outcomes are given high priority, by being part of mainstream progress reporting.

3.4 All Children's Services' plans and policies support this mainstreaming and contribute to the Council's six equality outcomes. Examples of how this is delivered within the service are given below.

Public spaces improve access and promote dignity for disabled and older people	Our existing programme of new builds and refurbishments supports positive work to make public spaces accessible and inclusive. Our schools provide accessible environments and our unpaid work squads regularly carry out environmental improvements which contribute to safe and accessible spaces.
Our staff and communities fully understand the causes and consequences of gender-based violence and are equipped to respond	The service plays an active role in the Gender Based Violence Working Group and delivers specialist services to support women and children affected by GBV. The service is committed to the Renfrewshire Multi Agency Risk Assessment Conference (MARAC) which supports high risk victims of domestic abuse and raises awareness of the issue in Renfrewshire. We continue to embed the Safe and Together approach in our work with families, offer Up2U to individuals who have been through the Court system and deliver CEDAR to children who have experienced domestic violence.

Equalities-led organisations are supported to become sustainable and influential partners	The work of equalities-led organisations informs our policy and practice. A current example is schools working towards the LGBT Charter Award.
Council services are responsive to the needs of equalities groups, with well-designed and flexible services	The service will continue to be responsive to equalities groups.
Renfrewshire Council promotes itself as and becomes an employer of choice for disabled people	The service adopts all corporate initiatives to support greater inclusion.
Equalities implications are clearly and consistently considered in decision making.	All policy board papers include a statement concerning equalities groups. Our policies promote diversity and equality.

Partnerships and Providers

3.5 Children's Services maintains close links to other partners through the Renfrewshire Children's Services Partnership, the Renfrewshire Community Planning Partnership and Community Justice Renfrewshire, as well as participating in other partnership work on a thematic basis, such as the Renfrewshire Child Protection Committee, the Renfrewshire Gender Based Violence Strategy Group and joint working with Police Scotland in relation to Multi-Agency Public Protection Arrangements (MAPPA) processes.

3.6 In addition, the service continues to have strong links with Renfrewshire Health and Social Care Partnership which provides adult social work and social care services. There are a number of key areas where Children's Services will work closely with the HSCP. The mental health and wellbeing of young people, tackling substance misuse, promoting physical activity, supporting women and children impacted by gender-based violence (including women involved with justice), supporting adults with convictions with their addiction and mental health issues and improving the transition between children's and adult services are reflected in the actions in the strategic plans of both agencies.

3.7 Children's Services provides a number of services directly, but also commissions from a range of providers across sectors and works with specific partners on the delivery of specialist services. In 2019, the service embarked on a long-term strategic partnership with Barnardos; this has a focus on the mental health of children and young people.

Best Value

3.8 Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. Overall progress against the Council's Best Value Audit actions are monitored annually by the Leadership Board. Actions from the improvement plan are embedded within the Council and Community Plans and will be driven at a service level through the Service Improvement Planning process. There are no actions specific to Children's Services; however, we will contribute to the corporate actions particularly around community engagement, partnership working and workforce planning.

Risk

3.9 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk & Scrutiny (ARS) Board, and all services represented on the Corporate Risk Management Group. Actions related to strategic or corporate risks, where Children's Services are the owner or joint owners of the risks, are reflected in this Service Improvement Action Plan; this ensures an additional layer of monitoring in our management of these risks. Other risks which may occur only for, or within our own service are contained within a service risk register used for operational management purposes.

3.10 In terms of strategic risks for the council, Children's Services is the joint lead (with Communities, Housing and Planning Services) for Community Safety and Public Protection. This is considered a high risk but is managed as 'business as usual' through a robust set of policies and procedures and strong partnership working.

3.11 At a service level, Children's Services currently has no risks evaluated as very high or high on the service risk register. Current service risks are listed here:

Area of risk	Evaluation	Council Priority
Unaccompanied Asylum Seeking Children	Moderate	Building strong, safe and resilient communities
Integrated service arrangements	Moderate	Working together to improve outcomes
Development of early intervention and preventative services for children, whilst seeking to maximise opportunities for all	Moderate	Tackling inequality, ensuring opportunities for all

Failure of major providers	Moderate	Working together to improve outcomes
Continuous improvement	Moderate	Working together to improve outcomes
Property	Moderate	Working together to improve outcomes
Implementation of new case management system for Children & Families social work	Moderate	Working together to improve outcomes

Continuous Improvement

3.12 Children's Services is committed to delivering high-quality services. It has a Quality Improvement Framework for schools and early years establishments. Social work services and educational establishments are subject to considerable, robust, external scrutiny from the Care Inspectorate and Education Scotland. Consideration is also being given to how we develop a Quality Improvement Framework which will be applied to Children's Social Work. Reports on every school inspection are taken to the Education and Children's Services Policy Board and from 2020/21 on, that Policy Board will also receive regular updates on the inspection of registered services within Children and Families Social Work. The service contributes to multi-agency self-evaluation work and is currently involved in an evaluation being carried out by the Gender Based Violence Strategy Group.

3.13 The service will continue to contribute to the Council's Right for Renfrewshire transformation programme; leading on Early Intervention and Prevention and providing support to other service reviews as required, ensuring the Council continues to deliver the best possible services for our customers/service users now and in the future. More detail on this is provided in paragraphs 3.22, 3.23 and 3.24.

Workforce Planning

3.14 All council services have a workforce plan based on the six key objectives of the Council Workforce Plan:

- A Strategic Workforce
- A Flexible Workforce
- A Modernised Workforce
- A Skilled Workforce
- A Developing Workforce
- A Resilient Workforce

3.15 Teacher recruitment continues to be a challenge for most Scottish local authorities. The situation regarding non-promoted teachers in the primary sector is improving but there remains a greater challenge in securing secondary staff in some subject disciplines, particularly for supply cover purposes. Renfrewshire's Aspiring Leadership programme continues to support recruitment to promoted vacancies.

3.16 Securing the required early years workforce to support the 1140 expansion remains a priority. Professional development opportunities will continue to be progressed to support the development of new and existing staff to maintain the provision of high quality early learning and childcare. A school estate programme of new builds, refurbishments and extensions is providing increased capacity and all eligible children will be able to access their 1140 hours from August 2020.

3.17 Professional development remains a priority for the service. A focus on leadership continues and in 2020/21 work will be undertaken on co-coaching, building resilience, empowerment, and the mental health and wellbeing of leaders. The continued development of support for carers, particularly kinship carers, remains a core element of service development and will require additional focus in relation to the recommendations of the Independent Care Review. The Unpaid Work service is participating in a multi-council pilot project developing learning and training for paraprofessionals working in that field. Once the next element of the Scottish Government's child protection improvement plan is published, implementation will become a priority for the service and the wider Renfrewshire Child Protection Committee.

UK Withdrawal from the EU

3.18 The UK began withdrawal from the European Union on 31 January 2020. Given the uncertainty which remains around this process, the Council and its partners have developed a range of contingency processes for any incidents which arise in the event of a "no deal Brexit". This is led by the Brexit Readiness Steering Group. Nonetheless, the situation requires continued close monitoring as there may be impacts on, for example, contractual arrangements with third parties, or on legislation impacting on food standards and trading standards. The Council is also cognisant of the fact that some staff are EU nationals and that this is a time of uncertainty for them in relation to their status.

3.19 Social work services have a duty to support any looked after children who are EU nationals and wish to apply for settled status in the UK. Processes will also be put in place to support other vulnerable groups through the EU Settlement Scheme.

Climate Change

3.20 Following the Council's declaration of a climate emergency in June 2019, the service will continue to contribute to working groups on climate change to develop a range of plans to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. As part of the development of the school estate, Children's Services works with colleagues in Property Services to deliver sustainable school buildings. At present, 31 Renfrewshire schools and pre-five centres have been awarded the Green Flag as an eco-school, with most others signed up to the scheme and working towards this. One of the focus areas for STEM learning in 2020 will be events themed around climate change in the run-up to the international conference being held in Glasgow in November 2020.

Developments for 2020/21

3.21 In light of the publication of the findings of the Independent Care Review in February 2020, Children's Services will consider the implications of this for policy and practice and will develop plans to support the implementation of any changes to national policy and/or legislation arising from the review. It is anticipated that this may include elements relating to continuing care and to preventing siblings being separated in care placements.

3.22 Children's Services will continue to work with other council services on the Right For Renfrewshire transformation programme. Children's Services leads on the Early Intervention and Prevention workstream which is focused on delivering services and supports at an earlier stage in people's lives to prevent a need for crisis services at a later date. This aligns with the national agenda outlined in the Independent Care Review which includes a long-term goal to render crisis services obsolete in family social work. It also aligns with the national community justice agenda in taking a more holistic approach to preventing offending behaviour.

3.23 Work done in 2019/20 to evaluate Family Group Decision Making as a model for supporting families will be further developed. This will be a key component of a new model of family support which will build on the service's success in reducing overall numbers of children in care over the past decade. The service will also explore opportunities to expand the provision of kinship care and foster care, re-emphasising the commitment to place children in care in a family setting whenever possible.

3.24 In order to maximise the benefits of having Children & Families social work services managed alongside education, Children's Services will be developing an 'early help' model which will draw on staff and resources from both areas of the service and will involve partners from the third sector and other universal services. The service will also look at how this model could support the work of criminal justice social work and community justice. The aim of the new model will be early intervention and this will be underpinned by a Family Support Strategy and a Parenting Strategy for Renfrewshire.

3.25 The expansion of Early Years provision will continue with a view to meeting the target of 1140 hours for all eligible children by August 2020. Recruiting additional staff and ensuring suitable professional development opportunities remains a priority. A programme of new builds, extensions and refurbishments will continue to ensure that nursery classes and early years centres have the facilities to allow them to provide the additional hours.

3.26 The review of Additional Support Needs provision is nearing completion and proposals will be presented to elected members for approval in 2020/21. Three tiers of support will ensure schools are empowered to make decisions which will meet the needs of learners in their establishment wherever possible.

3.27 The service has entered into a strategic partnership with Barnardos and the seven-year arrangement will focus on the mental health of children and young people. During 2020/21, consultation with communities will help determine where changes need to be made in order to shape support which tackles the causes of poor mental health as well as the symptoms. One gap that has been identified as a priority is for those whose needs are greater than can be met by counselling services but which don't meet the threshold for specialist health services such as CAMHS (Child and Adolescent Mental Health Services).

3.28 The service will build on the successes highlighted by Education Scotland and continue to focus on raising attainment for all children, whilst closing the poverty related attainment gap through the work of the Attainment Challenge, Pupil Equity Fund, and the Care Experienced Fund, as well as everyday service provision. In addition to the well-established partnership with the University of Strathclyde on literacy, the service now has a partnership with Stanford University to develop approaches to teaching mathematics. Children's Services will host colleagues from Stanford at a practitioner conference (the first to take place in Europe) in May 2020.

3.29 The refreshed narrative launched by Education Scotland in September 2019 and the recently announced national review that will be led by OECD will set the context for the continuing work to strengthen 3-18 curriculum with a view to ensuring it is coherent, flexible and provides appropriate progression and levels of attainment for all children and young people.

3.32 Renfrewshire's Alcohol and Drug Commission is due to report its findings in 2020. These will reflect the role of addictions in contributing to multiple disadvantage and vulnerability. Children's Services will work with partners on implementing the recommendations of the commission.

3.33 A revised strategy on parental engagement with education was launched in October 2019. During 2020/21, a priority will be developing a professional learning plan on parental engagement which will promote consistency of practice and ethos and set the foundations for collaborative working with parents. A test of change approach is underway in four school clusters looking at how to best support a family learning approach.

3.34 Children's Services will support the emerging work on corporate values following on from the large-scale staff consultation during 2019. The four corporate values will be embedded in policies and practice.

4. Our Resources

4.1 Local government continues to operate in a challenging financial environment. The financial challenges are expected to continue in 2020 and beyond. Renfrewshire Council, together with other Scottish local authorities, face a significant financial challenge over the next few years. The Council is taking a long-term view of financial planning on the basis of:

- reducing resources given the uncertainty over when and at what level sustained budget growth may return;
- rising cost and demand pressures continuing to be a feature of the Council's financial outlook;

- an increasing and ongoing need for the Council to prioritise spend to focus on the delivery of strategic priority outcomes; and
- delivering change, transformation and savings continuing to be a necessary feature of the Council's planning arrangements.

4.2 Particular areas of resource pressure for Children's Services include:

- historically higher than average incidences of child protection cases and looked after children, due in part to parental substance misuse and areas of significant deprivation within Renfrewshire;
- increasing numbers of young people in continuing care, and those leaving care and accessing throughcare and aftercare services;
- managing the expansion of early learning and childcare to 1140 hours;
- increasing numbers of children with additional support needs in our schools; and
- ongoing annual reductions in the grant payable to Renfrewshire Council to deliver Criminal Justice Social Work services alongside a growth in the number of community sentences to be managed.

4.3 A variety of performance measures are applied across the service which includes external suites of indicators. Performance against selected indicators is reported quarterly to the Council's Corporate Management Team. Performance against all indicators in this Service Improvement Plan is reported to elected members in the mid-year monitoring report and the outturn report.

4.4 The following pages provide details of how the service contributes to the delivery of council priorities and includes a list of specific actions and performance measures for each priority.

5. Contributing to the Council's Strategic Priorities

5.1 This Service Improvement Plan includes actions and performance measures aligned to four of the five priorities set out in the Council Plan. Whilst Children's Services has no specific actions or indicators under 'Creating a sustainable Renfrewshire for all to enjoy", it works in collaboration with other services to support delivery of all Council Plan priorities. This section of the Service Improvement Plan gives a brief outline of how Children's Services contributes to each priority and lists some of the service's key achievements in this area over the last year. An action plan and performance indicators are provided to show the specific detail of how we will contribute to each priority over the life of this plan.

5.2 Children's Services also makes use of the indicators in the Local Government Benchmarking Framework to monitor performance. These indicators are included as an appendix to this plan.

5.3 Strategic Priority 1 Reshaping our place, our economy and our future

5.3.1 Achievements

Key achievements in 2019/20 against this priority include:

- outcomes from school inspections being significantly higher than national averages;
- achieving performance consistently above the national average against expected levels in literacy and numeracy, including particularly strong performance in P7 and S3. This positive trend continues into the senior phase with Renfrewshire Council performing above national average and virtual comparator across key measures;
- offering a range of professional learning opportunities on pedagogical leadership for early years practitioners and leaders, improving knowledge and understanding of how children learn, particularly through play;
- accessing professional training provided by Stanford University on Mathematical Mindsets and having six primary schools participate in an immersive Maths Camp;
- establishing successful partnerships with Glasgow Science Centre and the Scottish Science Education Research Centre (SSERC) to support the delivery of Science, Technology, Engineering and Mathematics (STEM) subjects;
- continuing work on employability skills in schools facilitating improvement in positive post-school destinations; and
- increase in young people applying for Foundation Apprenticeships as part of the joint delivery of vocational programmes by schools, West College Scotland and the council;
- the introduction of bespoke pathways for a group of young people in construction, manufacturing, and early learning and childcare; and
- the inclusion of St Catherine's Primary in an Education Scotland thematic review as a case study of highly effective assessment practice.

5.3.2 Actions

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Develop high quality learning and teaching that leads to improved levels of attainment and achievement in all of our establishments.	Staff are skilled and knowledgeable and able to effectively support children and young people in their learning and development.	31-Mar-2021	Education Manager (Curriculum)
Improve employability skills and support all of our young people to enter positive destinations and sustained post-school destinations.	Equipping children and young people with the skills needed in the workplace improves opportunities and life chances for all.	30-Jun-2020	Education Manager (Senior Phase)

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Develop and strengthen our partnership with the Winning Scotland Foundation and Stanford University in the field of Mathematical Mindsets.	Equipping children and young people with the skills needed in the workplace improves opportunities and life chances for all.	31-Mar-2021	Education Manager (STEM)
Expand the support offered to young people to develop leadership skills and increase levels of pupil participation in schools and beyond.	Equipping children and young people with the skills needed in the workplace improves opportunities and life chances for all.	31-Mar-2021	Education Manager (Professional Development and Leadership)
Review the curriculum for a specific focus on learner pathways (2-18) and the S3 curriculum.	The curriculum will be coherent and flexible and provide progression and levels of attainment for all children and young people.	31-Mar-2021	Head of Curriculum and Quality
Develop progression pathways on literacy and numeracy which align with national expectations but can be tailored to ensure they are relevant to the context of individuals schools.	The curriculum will be coherent and flexible and provide progression and levels of attainment for all children and young people.	31-Mar-2021	Education Manager (Curriculum)
Develop the breadth of choice available to young people by expanding the curriculum offer in the senior phase to include a wider range of accredited achievement opportunities and vocational programmes including the expansion of Foundation Apprenticeships.	Equip children and young people with the skills knowledge and experience to be successful in life beyond schools.	31-Mar-2021	Education Manager (Senior Phase)

5.3.2 Performance Measures

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/PD/01	% of School leavers in a positive destination	Annual	⚠	93.1%	95%	95%	95%	95%
CHS/ATT/01a	% of Leavers attaining literacy SCQF Level 4	Annual	✔	96%	98%	98%	98%	98%
CHS/ATT/01b	% of Leavers attaining numeracy SCQF Level 4	Annual	✔	92%	95%	95%	96%	96%
CHS/ATT/01c	% of Leavers attaining literacy SCQF Level 5	Annual	✔	87%	86%	86%	88%	88%
CHS/ATT/01d	% of Leavers attaining numeracy SCQF Level 5	Annual	✔	76%	75%	75%	77%	77%
CHS/ATT/12	Average Complementary Tariff (S4)	Annual	New for 2018/19: no target	311	313	316	320	322
CHS/ATT/13	Average Complementary Tariff (S5)	Annual	New for 2018/19: no target	546	554	560	565	570

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/ATT/04	No. of opportunities for young people to achieve through accredited awards	Quarterly	✔	296	282	1200	1200	1250
CHS/PD/02	No of foundation apprenticeships accessed by Renfrewshire school pupils	Annual	New for 2020/21; baseline to be established	New for 2020/21; baseline data to be gathered and targets presented in 2021/22 plan.				

5.4 Strategic Priority 2: Building strong, safe and resilient communities

5.4.1 Achievements

Key achievements in 2019/20 against this priority include:

- successfully delivering 1140 hours to 41% of eligible children as part of the phased implementation, with full roll-out on target to complete by the due date of August 2020;
- being one of the areas to pilot a new trauma-informed approach to joint investigative interviewing for child protection cases;
- forming a multi-year strategic partnership with Barnardos focused on the mental health of children and young people;
- delivering a range of interventions and initiatives to promote improved health and wellbeing in children and young people, including the social and emotional literacy programme PATHS (implemented in 7 early years settings, 27 primaries and 1 ASN school) and the cognitive behavioural therapy programme Living Life to the Full (in 1 ASN and 7 secondary schools);
- expanding the availability of the Mentors in Violence programme in secondary schools as part of a multi-faceted, multi-agency approach to tackling gender-based violence;
- achieving a sustained increase in the number of young people being diverted from court to Children's Hearings for offending behaviour as a result of the intervention and support of the Whole Systems Team, meaning a reduction in stigma and a greater likelihood of completing community sentences;
- contributed to the engagement activity of the Alcohol and Drugs Commission, with over 100 secondary school pupils being supported to take part in focus groups;
- contributed to community projects via the Unpaid Work team, including the creation of mud kitchens for schools, dementia blankets for care homes, ongoing work with the Renfrewshire Environmental Trust, landscaping improvements to a local historic building and painting and decorating projects in the community; and
- continuing to expand the Renfrewshire Nurturing Relationships Approach (which is now in 90% of Renfrewshire schools) and rolling it out to early years providers.

5.4.2 Actions

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Further explore the opportunities presented by embedding a Family Group Decision Making approach within Children and Families social work.	Early intervention supports families to make positive changes which improve relationships and may prevent compulsory measures.	31-Mar-2021	Quality Assurance and Practice Development Manager
Further develop support for and use of kinship care	Families are supported to be able to provide a stable and safe environment for children and young people.	31-Mar-2021	Children's Services Manager
Further develop the fostering service, with a focus on placements for older children.	Families are supported to be able to provide a stable and safe environment for children and young people. Older children are able to remain in a family placement rather than a residential care service.	31-Mar-2021	Children's Services Manager
Implement recommendations flowing from the national reviews of child protection and the care system.	Child protection practice is further enhanced and strengthened in line with recommendations.	31-Mar-2021	Child Protection Advisor
Work with partners on delivering the recommendations of Renfrewshire's Alcohol and Drugs Commission.	Agencies work together to reduce the impact of addictions on the lives of Renfrewshire residents.	31 Mar 2022	Head of Childcare and Criminal Justice

5.4.3 Performance Measures

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/CJ/CPO/02	% of NEW unpaid work orders/requirement complete by the required date	Quarterly	✅	77%	72%	72%	75%	75%
CHS/CJ/CPO/01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week	Quarterly	🛑	43%	85%	85%	85%	85%
CHS/CJ/CPO/04	Percentage of NEW unpaid work clients seen within 1 working day of the order	Quarterly	✅	79%	70%	70%	70%	70%
CHS/CJ/CPO/05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order	Quarterly	🛑	62%	75%	75%	75%	75%
CHS/CJ/CPO/06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order	Quarterly	✅	68%	65%	65%	65%	65%

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/CPR/01	Percentage of children registered in this period who have previously been on the Child Protection Register	Quarterly		28%	n/a	n/a	n/a	n/a
RCPC/01	Number of children on the Child Protection Register at quarter end date	Quarterly		80	n/a	n/a	n/a	n/a
CHS/LAC/01	The percentage of children made subject to a supervision order that were seen by a supervising officer within 15 days	Quarterly		78%	100%	100%	100%	100%
CHS/LAC/02	Percentage of accommodated Looked After Children placed with families	Quarterly		81%	83%	83%	85%	87%
CHS/LGBF/01	Percentage of Looked After Children cared for in the community	Quarterly		93%	89.9%	89.9%	89.9%	89.9%

5.5 Strategic Priority 3: Tackling inequality, ensuring opportunities for all

5.5.1 Achievements

Key achievements in 2019/20 against this priority include:

- continuing to narrow the poverty-related attainment gap for children in Renfrewshire;
- developing a quality assurance framework for looked after children;
- enhancing the provision of counselling services in all secondary schools and in targeted primary and ASN schools;
- launching a new Parental Engagement Strategy; and
- rolling out the Locality Inclusion Support Network (LISN) approach as a peer support model for those with additional support needs to all schools following two successful pilots;
- delivering activity programmes for young carers during school holiday periods; and
- national recognition for approaches to engaging families and communities, with Todholm Primary winning the Family and Community Learning Award at the 2019 Scottish Education Awards and Mary Russell school highlighted as a good practice example by Education Scotland.

5.5.2 Actions

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Continue to work towards providing 1140 hours of high quality early learning and childcare for all eligible children in Renfrewshire.	Children are given the best start and are supported to reach their full potential.	31-Jul-2020	Head of Curriculum and Quality
Ensure Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.	All children in Renfrewshire have the best possible start in life.	31-Mar-2021	Director of Children's Services
Provide high quality education and support to narrow the outcomes gap for children from disadvantaged groups.	Children are given the best start and are supported to reach their full potential.	31-Jul-2021	Director of Children's Services
Review support for young carers, identifying opportunities to improve life chances.	Young carers have time away from their responsibilities and are supported to make time for themselves.	31-Mar-2021	Quality Assurance and Practice Development Manager
Implement the national Health and Wellbeing census and collaborate with the West Partnership to use the results to inform improvement.	Children and young people have increased resilience and are supported in social and emotional development.	31-Mar-2021	Education Manager (Health and Wellbeing)
Develop the Mental Health and Wellbeing Strategic Partnership with Barnardos to address the causes and symptoms of poor mental health in children and young people.	Children and young people enjoyed improved mental health and can access appropriate support if and when they need it.	31-Mar-2021	Head of Childcare and Criminal Justice
Provide enhanced educational support to care experienced children and young people through an intensive family supports service, leadership development and a bespoke attainment mentoring programme.	All children in Renfrewshire have the best possible start in life.	31-Mar-2021	Children's Services Manager
Implement the recommendations of the ASN review.	Children and young people are supported to remain in mainstream education with their peers.	31-Mar-2021	Head of Schools

5.5.3 Performance Measures

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/EY/04	% of entitled 2 year olds accessing 1140 hours of early learning and childcare	Quarterly	New for 2020/21; baseline data to be gathered and targets presented in mid-year update					
CHS/EY/03	% of 3 and 4 year olds accessing 1140 hours of early learning and childcare	Quarterly	New for 2020/21; baseline data to be gathered and targets presented in mid-year update					

CHS/LAC/CL/01	Percentage of care leavers participating in employment, training or education	Quarterly		42%	51%	53%	55%	57%
CHS/LAC/CL/02	Percentage of care leavers who have had a period of homelessness in the last 6 months	Quarterly		4%	0%	0%	0%	0%
CHS/ATT/07	Percentage gap in average total tariff score of school leavers resident in SIMD 30% most deprived and those from the 70% least SIMD deprived Renfrewshire areas.	Annual	n/a	2018/19 data not yet available	36%	32%	28%	TBC once 2018-19 data becomes available (expected by end of Feb)
CHS/ATT/08	Average Total Tariff Score of Looked After Children (school leavers)	Annual	n/a	2018/19 data not yet available	310	320	320	TBC once 2018-19 data becomes available (expected by end of Feb)
CHS/ATT/09	Gap between the Average Total Tariff Score of Looked After Children (school leavers) and that of the total Renfrewshire leavers cohort	Annual	n/a	2018/19 data not yet available	65%	64%	63%	62%
CHS/ATT/14	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)	Annual		12	9	8	7	6
CHS/ATT/15	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)	Annual		10	9	8	7	6
CHS/ATT/16	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils entitled to Free School Meals and pupils not entitled	Annual		18	17	16	15	14

CHS/ATT/17	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils entitled to Free School Meals and pupils not entitled	Annual		14	17	16	15	14
CHS/SCH/07	% of children attending school (Primary)	Annual		94.9%	95.5%	95.5%	95.5%	95.5%
CHS/SCH/08	% of children attending school (Secondary)	Annual		90.3%	91%	91%	91%	91%
CHS/SCH/09	% of young people choosing to stay onto S5 after January (as % of S4 roll at September previous year)	Annual		93%	92%	92%	92%	92%
CHS/SCH/10	% of young people choosing to stay onto S6 (as % of S4 roll at September two years before)	Annual		74%	68%	69%	70%	71%

5.6 Strategic Priority 4: creating a sustainable Renfrewshire for all to enjoy

5.6.1 Achievements

Children's Services did not previously have any actions for this priority. However, the school estate management plan promotes environmentally sustainable and energy efficient practices for new builds and the service works with other council services on this.

5.6.2 Actions

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Continue to work with other council services to deliver improvements to the school estate which offer a high degree of environmental sustainability and energy efficiency.	Following the Council's declaration of a climate emergency in June 2019, the delivery of this action will make a critical contribution towards Renfrewshire being carbon neutral by 2030.	31 Mar-2021	Education Manager (Resources)
Progress consultation and development work in relation to the priority schools identified in the School Estate Management Plan.	Pupils and staff enjoy a modern, fit for purpose, school estate which supports learning and achievement.	31 Mar 2021	Education Manager (Resources)
Deliver a programme of events in schools related to the COP26 climate change conference in partnership with the West STEM Partnership Hub.	Our children and young people are better informed about the impact of climate change and the importance of sustainability and are supported to develop skills to meet the challenges of a climate emergency.	31 Dec 2020	Education Manager (STEM)

5.6.3 Performance Measures

Children's Services currently has no performance measures in relation to this priority.

5.7 Strategic Priority 5: Working together to improve outcomes

5.7.1 Achievements

Key achievements in 2019/20 against this priority include:

- providing a programme of leadership development activity for school-based staff;
- providing ongoing professional learning opportunities, including certificated qualifications, to new and existing early years practitioners and leaders;
- appointing a number of internal candidates to promoted posts within early years, demonstrating the impact of our professional development programme on leadership skills;
- delivering on a challenging recruitment programme to support early years expansion, with 63% of the staff required to deliver additional hours in August now recruited;
- recognition, through the General Teaching Council of Scotland revalidation process, of the improved outcomes for children resulting in part from high quality professional learning and a positive culture which supports teacher and school empowerment;
- mainstreaming the Just Learning employability programme which helps people with convictions develop the skills to progress in education, employment and/or training;
- introducing a positively received mentoring service to support vulnerable children and families which provides care experienced children with one of our 56 trained mentors to help them reach their potential; and
- identifying external funding to create a post of Addictions Development worker to support the service's community justice work.

5.7.2 Actions

What we will do	What difference it will make	When we will do it by?	Who will lead on this?
Evaluate options and develop a model of joint working through an integrated children's services team which delivers an 'early help' service to families in Renfrewshire.	Families benefit from universal and targeted interventions which help them overcome challenges and supports children remaining at home, cared for by their parents.	31-Mar-2022	Director of Children's Services
Through Community Justice Renfrewshire further develop the Just Learning employability programme for people with convictions.	By addressing some of the factors which lead to offending behaviour, the rate of re-offending can be reduced. People with convictions can be supported to make positive changes.	31-Mar-2021	Criminal Justice Service Manager
Managing the use of Attainment Challenge, Pupil Equity Fund, and Care-Experienced Fund to	Additional funding is deployed effectively to support Children's	31-Mar-2021	Head of Curriculum and Quality

maximise the benefits from additional funding.	Services in delivering the priorities of the Council.		
Support and challenge staff in more effective use of data to understand children's needs and drive further improvements.	Staff are comfortable using data to support their understanding of local needs and use this to inform service delivery and support improvement.	31-Mar-2021	Head of Curriculum and Quality
Implement and embed a new case management system for Children and Families Social Work.	Information systems are fit for purpose and future proofed ensuring all records are robust and support practice and information sharing.	31-Mar-2021	Head of Childcare and Criminal Justice
Roll out the leadership programme for early learning and childcare heads, deputes and middle leaders, including professional learning and qualification opportunities.	Staff at all levels recognise their individual responsibility to facilitate improved outcomes for children and young people.	31-Jul-2020	Head of Schools
Contribute to a pilot and learning exercise on national training for Unpaid Work paraprofessionals.	Staff at all levels have the opportunity for personal and professional development which supports the delivery of good quality services.	31 Mar 2021	Criminal Justice Service Manager
Implement a new programme of leadership development within social work.	Staff at all levels have the opportunity for personal and professional development which supports the delivery of good quality services.	31 Mar 2021	Head of Childcare and Criminal Justice

5.7.3 Performance Measures

Code	Performance Indicator	Frequency	Status	Current Value	2019/20 Target	2020/21 Target	2021/22 Target	2022/23 Target
CHS/CORP/01a	% of Stage 1 complaints responded to within timescales agreed with customers	Quarterly	New for 2020/21	New for 2020/21	New for 2020/21	95%	95%	95%
CHS/CORP/01b	% of Stage 2 complaints responded to within timescales agreed with customers	Quarterly	New for 2020/21	New for 2020/21	New for 2020/21	95%	95%	95%
CHS/CORP/03	% of FOI requests completed within timescale by Children's Services	Quarterly		94%	100%	100%	100%	100%
CHS/SCH/05	Percentage of pupils satisfied with establishments Education Scotland Survey	Annual		82.4%	85%	85%	85%	85%

Appendix 1: Local Government Benchmarking Framework Indicators

Code	Performance Indicator	Current Value	Last Update	Short Term Trend	Long Term Trend
CHS/LGBF/01	Percentage of Looked After Children cared for in the community	93%	Q3 2019/20	↑	↑
CHS/LGBF/02	Gross cost of "Children Looked After" in residential based services per child per week	£3,532.57	2017/18	↑	↑
CHS/LGBF/03	Gross cost of "Children Looked After" in community placements per child per week	£438.13	2017/18	↑	↓
CHS/LGBF/04	Cost per pupil for primary schools	£4,753.00	2018/19	↓	↓
CHS/LGBF/05	Cost per pupil for secondary schools	£6,518.00	2018/19	↓	↓
CHS/LGBF/06	Cost per pre-school education place	£5,787.00	2018/19	↓	↓
CHS/LGBF/07	% of pupils gaining 5+ awards at level 5	65%	2018/19	↓	↑
CHS/LGBF/08	% of pupils gaining 5+ awards at level 6	36%	2018/19	–	↑
CHS/LGBF/09	% of pupils living in the 20% most deprived areas gaining 5+ awards at level 5	45%	2018/19	↑	↑
CHS/LGBF/10	% of pupils living in the 20% most deprived areas gaining 5+ awards at level 6	18%	2018/19	↑	↑
CHS/LGBF/11	% of adults satisfied with local schools	80%	2016-19	↓	↓
CHS/LGBF/12	% of pupils entering positive destinations	93.1%	2017/18	↑	↑
CHS/LGBF/13	Overall average total tariff	911	2018/19	↓	↑
CHS/LGBF/14	Average total tariff SIMD quintile 1	652	2018/19	↑	↑
CHS/LGBF/15	Average total tariff SIMD quintile 2	807	2018/19	↑	↑
CHS/LGBF/16	Average total tariff SIMD quintile 3	968	2018/19	↑	↑
CHS/LGBF/17	Average total tariff SIMD quintile 4	1,062	2018/19	↓	↓
CHS/LGBF/18	Average total tariff SIMD quintile 5	1,215	2018/19	↓	↓
CHS/LGBF/31	% of children meeting developmental milestones	58%	2017/18	↑	↓
CHS/LGBF/32	% of funded early years provision which is graded good/better	96.9%	2018/19	↑	↑
CHS/LGBF/33	School attendance (%)	93%	2018/19	?	↓
CHS/LGBF/34	School attendance rates (LAC%)	91.3%	2016/17	?	↓
CHS/LGBF/35	School exclusion rates per 1,000 pupils	21.7	2016/17	?	↓
CHS/LGBF/36	School exclusion rates per 1,000 looked after children	74.36	2016/17	?	↓
CHS/LGBF/37	% participation for 16-19 years olds (per 100)	91.7%	2018/19	↑	↑
CHS/LGBF/38	% of child protection re-registration within 18 months	9.4%	2017/18	↓	↓
CHS/LGBF/39	% LAC with 1 or more placement in the last year (Aug to July)	16%	2017/18	↑	↑

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Communities, Housing and Planning Services - Service Improvement Plan 2020-23**

1. Summary

1.1 This Service Improvement Plan for Communities, Housing and Planning Services covers the period from 2020/21 – 2022/23. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.

1.2 The Service Improvement Plan sits beneath the Council Plan and Community Plan, alongside the Risk Management Plan and Workforce Plan to form a suite of documents which provide the strategic direction for the service.

1.3 The plan sets out our service priorities, the key tasks to be implemented and by when, and how we will measure progress.

1.4 This Service Improvement Plan is being presented to the Communities, Housing and Planning Policy Board, but it is also being presented to the Infrastructure, Land and Environment Policy Board to approve elements covered within that Board's remit. A mid-year progress update on the Service Improvement Plan will be submitted to each of these Policy Boards in November 2020.

2. Recommendations

2.1 It is recommended that the Communities, Housing and Planning Policy Board:

(i) approves the attached Service Improvement Plan as specific to the areas of activity delegated to this Policy Board;

(ii) note that the attached Service Improvement Plan for Communities, Housing and Planning Services is also being presented to the Infrastructure, Land and Environment Policy Board to approve elements covered within that Board's remit; and

(iii) agrees that mid-year progress with the Service Improvement Plan be reported to this Board in November 2020.

---

3. Background

3.1 The Communities, Housing and Planning Service plays a key role in the creation, development, support, protection and empowerment of Renfrewshire's communities.

3.2 The service has a key strategic role in the development of the Local Development Plan and Local Housing Strategy, which set out the strategic frameworks for development and regeneration of Renfrewshire, including facilitating major regeneration and investment zones such as the City Deal projects and Community Growth Areas.

3.3 The service is responsible for planning and placemaking; for driving forward the cultural regeneration ambitions of the Council; for the management of approximately 12,000 council homes; delivering housing regeneration and new build programmes; providing support to tenants and prospective tenants; providing housing advice and assistance to residents, including vulnerable and homeless people; and for working with partners to ensure that communities are safe, and that public health, the environment, individual consumers, and local communities are safeguarded, and that robust civil contingency and public protection arrangements are in place. The service also plays a key role in reducing inequalities, encouraging people to fulfil their potential and ensuring they have access to a range of learning and development opportunities, working with schools to support achievement and attainment. The service also contributes to creating healthy and attractive places through enforcement activity and air quality monitoring and through the Team Up to Clean Up campaign.

3.4 The Service Improvement Plan is one way in which elected members can scrutinise the work of Communities, Housing and Planning Services and consider policy options as necessary. Refreshing service improvement plans annually allows each service to consider the context in which they operate, and revise plans where appropriate. Importantly, the Service Improvement Plan also links the Council and Community Plan priorities to strategic and operational activity within the service, which enables employees to understand how they contribute to the Council delivering its objectives. The priority actions set out in section 6 of the attached Service Improvement Plan, details how the service will work towards achieving the Council's priorities and help deliver improved outcomes for Renfrewshire.

---

4. Key Achievements 2019/20

4.1 During 2019/20 key achievements of the service include:

- Working with partners to progress the delivery of the Future Paisley action plan to deliver cultural regeneration in Renfrewshire. We have also continued to support talented individuals and across Renfrewshire to develop new cultural projects through the Cultural Organisations Development Fund (CODF) and the Culture, Heritage and Events Fund (CHEF).

- Developing the Proposed Renfrewshire Local Development Plan which was submitted to Scottish Ministers in January 2020.

- We developed and submitted our Rapid Rehousing Transition Plan (RRTP) to the Scottish Government which detailed how we will improve outcomes for homeless applicants in Renfrewshire and secured funding of £186,000 for 2019/20 and the same amount for 2020/21.

- We are well on our way to deliver our ambitious commitment to build 1,000 affordable new homes for the people of Renfrewshire over the five years up to 2021. During the current year a total of 213 new affordable homes are due to be completed.

- £1.8M of funding was secured from the UK Government Department for Business, Energy and Industrial Strategy. This funding will be supplemented with £2.7M from the Council's own financial resources allocated from the Housing Revenue Account (HRA) Capital Programme. 75 Council properties will benefit from a retrofit salutation which will greatly improve energy efficiency and significantly reduce heating bills for the tenants.

- We have worked closely with colleagues in the Chief Executive's Service who are leading on the Community Empowerment Fund to ensure communities are consistently supported. Work is ongoing to support the delivery of the £1.87m funding programme for communities for greenspaces, parks, play areas and villages.

- Significant progress has been made on developing a revised service structure and approach for the delivery of community safety partnership services.

- The service has played in key role in the preparation for Brexit including a significant amount of time working with colleagues in national and professional partners to assess and develop plans to mitigate the potential regulatory issues that could arise in the event of a no deal exit from the EU.

- The Team Up 2 Clean Up (TU2CU) programme continued to build momentum and through the year and clean ups have increased by 474%. This innovative project won the "Community Engagement Award" at the Scottish Public Service Awards and the "Strong and Sustainable Communities Award" at the COSLA Excellence Awards. In January 2020 it also won the Chief Executive's award at the Renfrewshire Staff Recognition Awards.

- During 2019 Renfrewshire Youth Voice (RYV), supported by Youth Services developed the Council's first Participatory Budgeting exercise, giving young people a direct say on how £150,000 of grant funding was to be spent through local area partnerships.

5. Key Priorities

5.1 The key priorities for the service this year include:

- Communities, Housing and Planning Services will continue to contribute to the Right for Renfrewshire transformation programme; providing support to service reviews as required, ensuring the Council continues to deliver the best possible services for our customers/service users now and in the future both in delivering tranche 1 and supporting tranche 2 of the programme.

- Continuing to support the Cross-Party Working Group on Climate Change to develop a range of plans to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. Communities, Housing and Planning Services activities will make a critical contribution towards Renfrewshire being carbon neutral by 2030.

- Monitoring progress through the transition period after the United Kingdom left the EU in January 2020. There are a number of possible implications for a number of areas of our work which are governed by European legislative frameworks around our environmental, health, safety and technical policies and standards, for example, air quality, food regulation and product safety via Glasgow Airport.

- Leading the Future Paisley cultural regeneration programme, supporting and developing partnerships and identifying new opportunities. In addition, the team will continue the coordination, delivery and monitoring of the Future Paisley Partnership Board's action plan and reporting on progress and impact.

- Delivering the approved housing-led regeneration plans for Ferguslie Park, Paisley's West End and Johnstone Castle; and creating attractive, sustainable communities.

- Over the next three years, in partnership with service providers and Registered Social Landlords, we will deliver our Rapid Rehousing Transition Plan (RRTP), ensuring those who are homeless are provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.

- During 2020 the proposed Renfrewshire Local Development Plan will be subject to an examination by a reporter appointed by Scottish Ministers. The outcome of this is expected later in 2020 and will be reported to the Communities, Housing and Planning policy board with a view to formal adoption.

- Implementing the requirements and provisions of the Planning (Scotland) Act 2019.

- Raising ambition, attainment and achievement through our approach to Community Learning and Development, while widening opportunities for communities across Renfrewshire.

- Working with colleagues across services, we are working to empower and value our communities and transform the relationship between the Council and the communities we serve.

- Leading the public protection agenda, focusing on combatting terrorism and serious organised crime and protecting communities, consumers and businesses across a wide range of service areas.

- For Community Protection, revised service structures will be developed that increase resilience and the sustainable delivery of regulatory services over the course of 2020/21. We will work with teams to develop and implement these proposals.

6. Monitoring Progress

6.1 Progress on our Service Improvement Plan is monitored by our extended Senior Management Team every quarter. Progress will also be reported to both Communities, Housing and Planning Policy Board and Infrastructure, Land and Environment Policy Board on a six-monthly basis, with a mid-term update to be brought to this Board in November 2020.

Implications of the Report

1. **Financial** - The Service Improvement Plan highlights resourcing pressures arising from increasing demand for services and the current financial environment.

2. **HR & Organisational Development** – In partnership with our colleagues in Organisational Development, continue to roll out our Workforce Plan actions across the service.

3. **Community/Council Planning –** The report details a range of activities which reflect local council and community planning themes.

4. **Legal** – none

5. **Property/Assets** – none

6. **Information Technology** – Service developments relating to information technology are key enablers of service improvement and modernisation and support service-level and corporate objectives.

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

8. **Health & Safety** – none

9. **Procurement** – none

10. **Risk** – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.

11. **Privacy Impact** - none

12. **COSLA Policy Position** – none

13. **Climate Risk -** Section 5.1 highlights supporting the work of the Cross-Party Working Group on Climate Change as a key priority of the service

---

List of Background Papers: None

MC/DM
3 March 2020

Author: Douglas Morrison, Service Planning & Policy Development Manager,
Tel: 0141 618 6263; Email: douglas.morrison@renfrewshire.gov.uk

Communities, Housing and Planning Services

Service Improvement Plan

2020 - 2023

Renfrewshire Council

Communities, Housing and Planning Services
Service Improvement Plan 2020-2023

Contents

		Page
1	Executive Summary	2
2	Introduction to the Service Improvement Plan	3
3	What We do.	4
4	Our Strategic Context	7
5	Our Resources	13
6	Actions and Performance Indicators by Council Plan Theme • Achievements 2019/20 • Council Plan Strategic Outcomes • Priorities 2020/21 • Priority Actions • Performance Indicators	14
7	Appendix 1 – Communities, Housing and Planning Services – Local Government Benchmarking Framework Scorecard	44

1. EXECUTIVE SUMMARY

1.1 This Service Improvement Plan (SIP) sets out the strategic direction for Communities, Housing and Planning Services and outlines key programmes, actions and improvements which we intend to deliver over the next three years based on the resources likely to be available. This plan describes the services we provide, considers the needs of our customers and communities and outlines how our workforce can best meet the needs of Renfrewshire communities, now and in the future. The Service Improvement Plan contains high level actions which will help to deliver the strategic outcomes of the Council Plan and Community Plan. We also report a range of performance indicators which help us monitor progress towards achieving our priorities.

1.2 Key priorities for Communities, Housing and Planning Services over the next three years include:

- continuing to support the Cross-Party Working Group on Climate Change to develop a range of plans to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. Communities, Housing and Planning Services activities will make a critical contribution towards Renfrewshire being carbon neutral by 2030;

- monitor progress through the transition period after the United Kingdom leaves the EU in January 2020. There are a number of possible implications for a number of areas of our work which are governed by European legislative frameworks around our environmental, health, safety and technical policies and standards, for example, air quality, food regulation and product safety via Glasgow Airport;

- delivering the approved housing-led regeneration plans for Ferguslie Park, Paisley's West End and Johnstone Castle; creating attractive, sustainable communities, where people want to live and thrive;

- delivering the current Local Development Plan and during 2020, adopting the new Local Development Plan. The Local Development Plan is central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place, delivering sustainable inclusive growth and will make a critical contribution towards Renfrewshire being carbon neutral by 2030;

- leading the ongoing cultural regeneration that builds from the UK City of Culture bid process, supporting and developing partnerships and identifying new opportunities. In addition, the team will continue the coordination, delivery and monitoring of the Future Paisley Partnership Board's action plan and reporting on progress and impact;

- raising ambition, attainment and achievement through our approach to Community Learning and Development, while widening opportunities for communities across Renfrewshire;

- working with colleagues across services, we are working to empower and value our communities and transform the relationship between the Council and the communities we serve;

- leading the public protection agenda, focusing on combatting terrorism and serious organised crime and protecting communities, consumers and businesses across a wide range of service areas; and

- enhancing our environment through improving air quality, cleaning up contaminated land and delivering the multi-award winning Team Up to Clean Up campaign, encouraging communities to deliver environmental improvements in their neighbourhood. Community clean ups will remain a focus, however, community capacity building will become more important as the programme progresses.

1.3 The Service Improvement Plan also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform. This is outlined in more detail in section 2.3.

2. INTRODUCTION TO THE SERVICE IMPROVEMENT PLAN

2.1 The Service Improvement Plan (SIP) for Communities, Housing and Planning Services covers the period from 2020/21 to 2022/23. Our SIP sets out the strategic direction for the service and outlines key programmes, actions and improvements for the next three years based on the resources likely to be available.

2.2 The SIP outlines how we will help to deliver the key priorities of the Council Plan and Community Plan and also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform.

2.3 For Communities, Housing and Planning Services, in common with other services across the Council, we experience a range of demand and financial pressures. As part of our landlord role, this includes managing the existing Council housing stock with its debt burden while keeping rents affordable. The implementation of Universal Credit is also being managed to support tenants to sustain their tenancies and to protect the service's largest income stream. Our service also experiences demand pressures on services for Renfrewshire's most vulnerable people and from the business community across Renfrewshire. In addition, a range of health controls for the protection of public and animal health are enforced at Glasgow International Airport.

2.4 The Council Plan outlines the Council's priorities for Renfrewshire, and along with the Community Plan, sets out an ambitious programme of work. Communities, Housing and Planning Services will work together with partners, businesses, local people and communities to target the 5 strategic outcome areas of the Council Plan, creating opportunities for all. These are outlined below:

- **Reshaping our place, our economy and our future;**
- **Building strong, safe and resilient communities;**
- **Tackling inequality, ensuring opportunities for all;**
- **Creating a sustainable Renfrewshire for all to enjoy; and**
- **Working together to improve outcomes.**

2.5 This SIP details our achievements, priorities and future plans under each of these strategic outcome areas. We also show key performance measures which we continue to monitor closely against agreed targets to ensure we are delivering as expected in each of these areas.

2.6 The SIP outlines the range of strategies which set the context for the work of Communities, Housing and Planning Services, including the Local Housing Strategy, the Local Development Plan, the Community Learning and Development Plan and our public protection plans, including our resilience planning, counter terrorism and tackling serious and organised crime strategies.

2.7 Service planning helps to inform the budget process by enabling budget proposals to be seen in a wider policy development context. In turn, the outcome of the budget process shapes this plan. Integration of the budget and the service planning process assists elected members to arrive at budget decisions in the full knowledge of how these will impact at a service level.

2.8 The SIP also sits alongside the Communities, Housing and Planning Services workforce plan and our risk register which also help set the programme of development and improvement activity within our service. They too help to set the context for budget decisions.

Employee Engagement

2.9 The people who work in Communities, Housing and Planning Services are responsible for successfully delivering the aims and ambitions of the service and the actions detailed within this Service Improvement Plan.

2.10 During the summer of 2019 the Director of Communities, Housing and Planning Services carried out a series of visits to staff teams in locations in Paisley, Renfrew and Johnstone. As well as hearing the director outline the strategic and operational priorities of the service, these visits also gave staff the opportunity to ask any questions they had in relation to the service and discuss what they believe to be the priorities of the service.

2.11 Communities, Housing and Planning Services have a well-established Staff Panel comprising employees from all areas of the service and through their quarterly meetings panel members are encouraged to identify priorities for the service and to highlight challenges and opportunities from their perspective as mainly frontline staff. At the staff panel meeting held in December 2019 the panel members identified what they considered the priorities of Communities, Housing and Planning Services over the next few years to be.

2.12 During April 2020 a staff engagement session will be held with approximately 40 staff from each area of the service. This session will include a discussion on the main challenges to, and priorities of the service, as outlined within this Service Improvement Plan and in the context of the Right for Renfrewshire transformation programme.

2.13 Our staff and the service will continue to contribute to the Council's Right for Renfrewshire transformation programme; providing support to service reviews as required, ensuring the Council continues to deliver the best possible services for our customers and service users now and in the future.

3. WHAT WE DO

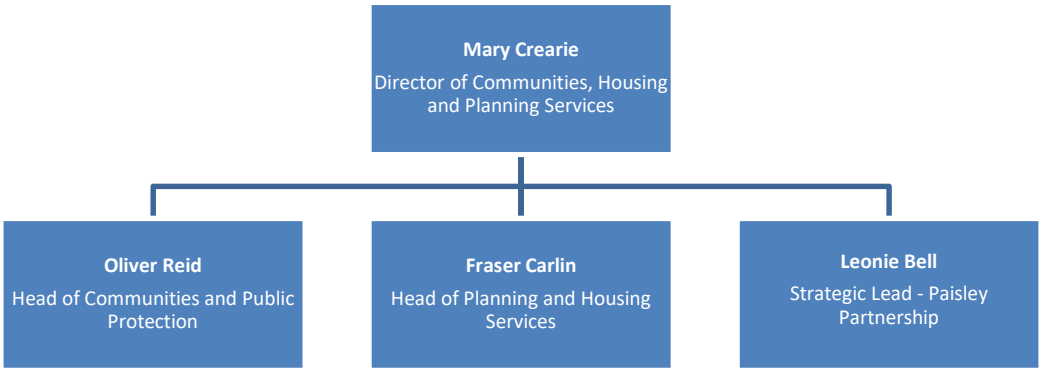
3.1 Communities, Housing and Planning Services aim to create, develop, support, protect and empower Renfrewshire' communities. From planning and placemaking to managing our housing stock of approximately 12,000 houses and providing housing advice and assistance to vulnerable people, we ensure people have safe and healthy places to live. This work links closely with our public protection role safeguarding public health and protecting the environment, consumers, workers and local communities.

Within these communities, we encourage people to fulfil their potential and ensure they have equal access to a range of learning and development opportunities. Community Learning and Development teams work to build this capacity in individuals, families, groups and communities and will also play a key role in the Council's new approach to community empowerment.

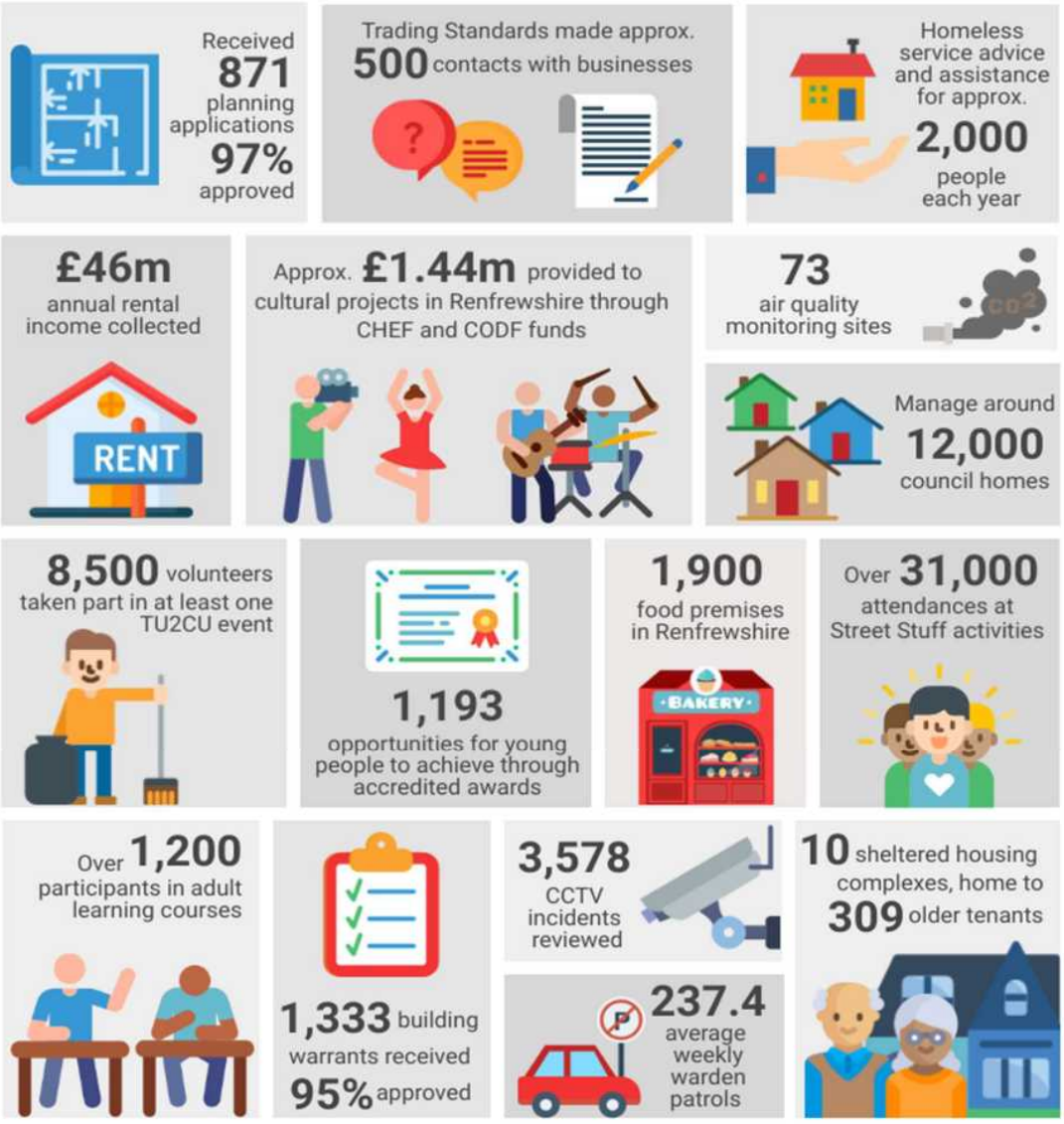
The cultural regeneration programme is also central to achieving our strategic outcomes in Renfrewshire through reimagining and rediscovering our sense of place and helping our communities to flourish.

3.2 These services are delivered by approximately 480 employees employed on a full-time or part-time basis, and in the 2019/20 budget the service had a gross expenditure budget of £17.3 million for general fund activities and just under £51.2 million budget for the Housing Revenue Account, which is ring fenced for the provision of social housing.

3.3 **Communities, Housing and Planning Services Senior Management Team Structure**



3.4 **Communities, Housing and Planning Services – facts and figures**



Our Service

3.5 Communities, Housing and Planning Services plays a key role in many of the Council's priority projects, but we also deliver many crucial activities which have a significant impact on the people of Renfrewshire:

- Housing Services manage approximately 12,000 houses in Renfrewshire, making the Council the largest landlord in the area; ensuring tenants are supported and manage their rent accounts, empty properties are quickly re-let and neighbourhoods are well managed and desirable places to live.

- This work links with extensive capital investment programmes, ensuring housing is of a high standard and our housing stock is maintained effectively for the future. There are also a number of energy efficiency projects which significantly benefit Renfrewshire Council tenants, proactively tackling fuel poverty and ensuring tenants live in warm, dry, fuel efficient homes.

- The Council owns and manages 10 sheltered housing complexes throughout Renfrewshire, where 309 older tenants are provided with support 7 days a week from a team of Sheltered Housing Officers.

- The Council owns and manages 14 high rise properties and provides concierge and caretaking services to the tenants who live there.

- For Renfrewshire residents who find themselves in need of more complex housing options advice or at a crisis in their lives, specialist teams continue to offer advice and assistance to prevent and tackle homelessness and provide housing support to some of Renfrewshire's most vulnerable people.

- Development Management and Building Standards provide regulatory controls through consenting and enforcement which ensure that amenity and public safety is protected and communities are engaged throughout the development and planning processes. The work in this area underpins many of the Council's high-profile projects; ensuring planning procedure is adhered to effectively and efficiently and ultimately helping attract millions of pounds worth of investment to Renfrewshire through the delivery of key housing, business and infrastructure developments.

- The Community Learning and Development team works with individuals, families, young people, groups and communities to help them become actively involved in their local communities and engage in learning opportunities to develop their own skills and knowledge, including adult literacy.

- Trading Standards and Licensing regulate products and services supplied to businesses and consumers. Officers provide advice and support in relation to general consumer and business advice complaints, as well as more involved support to victims of doorstep crime and mass media marketing scams.

- Business Regulation primarily undertakes enforcement and investigation in terms of food law, health and safety law and imported food. In addition, the team are responsible for enforcing a range of health controls for the protection of public and animal health at Glasgow International Airport and providing information to the Licensing Board.

- Environmental Improvements undertake investigation and regulation of a range of issues including non-domestic noise, artificial light, odours, insects, smoke; disrepair within private housing and private rented property; waste within private gardens and tenement courtyards; Houses in Multiple Occupation and enforcement of the regulation of private landlords. In addition, officers carry out regulatory functions relating to private water supplies, contaminated land and local air quality management. This team also includes Pest Control Officers and Public Health Technicians who investigate and address issues of household waste within private sector or owner-occupied homes.

- Renfrewshire Community Safety Partnership is a partnership between Renfrewshire Council, Police Scotland and the Scottish Fire and Rescue service and covers a wide range of services including wardens, who carry out patrols and respond to community safety and environmental crime issues, and the Rapid Response Team, who engage with residents and businesses to prevent and/or investigate litter and flytipping. We also have Animal Wardens, Community Safety Mediators who help to resolve low level neighbour disputes, Youth Officers who work to reduce disorder through engagement and Community Safety Investigators who work on serious anti-social behaviour cases. The public space CCTV Operations Centre is also part of the Partnership, reviewing and monitoring 48 fixed CCTV cameras and 27 mobile CCTV cameras as well as 2 CCTV vans for the detection and prevention of crime. We also lead on Multi Agency Risk Assessment Conferences (MARAC) to support high risk victims of domestic abuse.

- Street Stuff is a diversionary project run in partnership between Renfrewshire Council, Police Scotland, Scottish Fire and Rescue Service, Engage Renfrewshire and St Mirren Football Club. The programme began in 2009 in Renfrewshire contributing to a reduction in youth disorder and anti-social behaviour by 75 per cent over the first five years with a sustained reduction of 65 per cent.

- Team Up to Clean Up is a joint initiative between the Council and communities to improve the local environment in Renfrewshire. Gully cleaning, road sweeping, recycling, litter picking, fly tipping, community clean ups are all part of the campaign which seeks to make Renfrewshire a more attractive place to live, work and visit.

- The Civil Contingencies Service (CCS) sits within Communities, Housing and Planning Services and is a joint service covering Renfrewshire, East Renfrewshire, Inverclyde and West Dunbartonshire council areas. The CCS ensures that each Council effectively plans for and responds to different emergencies.

- I Am Me also sits within Communities, Housing and Planning Services and aims to change attitudes and behaviours so that disabled and vulnerable people in Scotland feel safe in their communities. It has two key initiatives; *I Am Me* and *Keep Safe. I Am Me* aims to educate young people and the wider community about disabilities, bullying exclusion and hate crime. *Keep Safe* is a partnership initiative which works with local communities to create a network of places where people can 'Keep Safe'.

4. OUR STRATEGIC CONTEXT

4.1 The SIP sits underneath the Council and Community Plans and links to a number of strategic and operational plans at a service level. It takes account of key local and national reviews and policies which have implications for the future delivery of public services in Renfrewshire and Scotland against a backdrop of increasing demand for services, demographic change and resource pressures.

National policy context

4.2 Scotland's climate change legislation (The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019) sets a target of net-zero emissions of all greenhouse gases by 2045. The act makes provision about advice, plans and reports in relation to those targets. The objective is to contribute appropriately to the world's efforts to deliver on the Paris Agreement reached at the 21st Conference of the Parties of the United Nations Framework Convention on Climate Change. In November 2020, Glasgow will host the 26th Conference of the Parties, known as COP26, which is designed to produce an international response to the climate emergency.

4.3 Following the Council's declaration of a climate emergency in June 2019, we will continue to support the Cross-Party Working Group on Climate Change to develop a range of plans to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. There are a number of our priority actions detailed in section 6 of the SIP which will make a critical contribution towards Renfrewshire being carbon neutral by 2030.

4.4 Communities, Housing and Planning Services activities will make a critical contribution towards Renfrewshire being carbon neutral by 2030. This includes our Housing Investment programme and achieving compliance with the Energy Efficiency Standard for Social Housing (EESSH) which will improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases.

4.5 Our proposed Local Development Plan promotes and supports measures to reduce and mitigate the effects of climate change. For example, the management and protection of carbon-rich soils is a key element of Scotland's climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. Furthermore, we lead and coordinate the Local Biodiversity Action Plan Steering Group and Growing Grounds Forum to supporting partners to deliver a range of biodiversity actions.

4.6 Following the general election on 12 December 2019, the United Kingdom left the European Union on 31 January 2020. There remains considerable uncertainty about the longer-term implications of withdrawal from the EU. Renfrewshire Council's Brexit Readiness Group has been stepped down with longer-term issues being progressed by the Strategic Brexit Officer Group (SBOG).

4.7 The Council's Strategic Brexit Officers Group will continue to monitor progress throughout the transition period and engage with COSLA, the Scottish Government and other organisations as appropriate. It is likely that there may be implications for Communities, Housing and Planning Services. Beyond the potential financial uncertainty, we also anticipate implications for a number of areas of our work which are governed by European legislative frameworks around our environmental, health, safety and technical policies and standards, for example, air quality, food regulation and product safety via Glasgow Airport.

4.8 The Requirements for Community Learning and Development (Scotland) Regulations 2013 place a statutory duty on local authorities to produce a 3-year plan detailing how Community Learning and Development will be delivered within the Council area. Each local authority is required to produce a clearly defined framework for planning and delivering community learning and development, through consultation with learners and in partnership with providers. Our plan for 2018-21 was published in summer 2018 and shapes the work of this service area.

4.9 September 2018 saw full roll out of Universal Credit across Renfrewshire. To assist Council tenants with this and other welfare reform changes such as the Benefit Cap we have looked to advise and signpost tenants to the appropriate services we can provide to assist and mitigate any financial or other pressures this may present - including applications to the Discretionary Housing Payment fund administered by our colleagues in Finance and Resources.

4.10 There is a range of ongoing activity focused on supporting new tenants to settle and sustain tenancies and through mitigating any detrimental effects from the roll out of Universal Credit and promoting access to suitable affordable housing. Officers also continue to attend meetings at local and national level to share/inform current and future challenges relating to Universal Credit.

Local policy context

4.11 Renfrewshire's Community Plan was developed in tandem with the Council Plan ensuring the two plans are closely aligned; focusing the work of the Council and our Community Planning partners towards shared objectives and a shared vision for Renfrewshire.

4.12 While the SIP feeds directly into the Council Plan strategic outcomes, many of the actions will also contribute to the Community Plan objectives, reflecting the golden thread through these three strategic documents showing the role that Council services have in delivering our shared vision for Renfrewshire.

4.13 On 18 September 2019 the Leadership Board approved the next phase of the Council's change and transformation programme, 'Right for Renfrewshire'. The programme will deliver a leaner and more efficient organisation that is right for people and right for communities, where resource is focused on where it can make the biggest impact.

4.14 During 2019 the Council launched its 'Our Values' campaign through a series of interactive engagement sessions. The campaign sought to define the Council's culture and core values going forward. Communities, Housing and Planning Services will be actively involved in the roll-out of the value statements arising from the campaign during 2020.

4.15 Communities, Housing and Planning Services have established close working with our colleagues in the Health and Social Care Partnership (HSCP) and have common strategic links, particularly between our Local Housing Strategy and the HSCP's Strategic Plan – ensuring we deliver housing that meets the varied and multiple needs of our people and empowering them to live independently for as long as possible.

4.16 Communities, Housing and Planning Services also supports the work of the Alcohol and Drugs Commission for Renfrewshire, recognising that through our multiple roles working in and supporting our community, we have insight, expertise and opportunities that we can share while also learning from other providers and specialists.

4.17 Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan, approved by Council in September 2017. Actions from the improvement plan are embedded within the Council and Community Plans and will be driven at a service level through the Service Improvement Planning process. There are no actions specific to Communities, Housing and Planning Services however we will contribute to the corporate actions particularly around community engagement, partnership working and workforce planning.

4.18 Communities, Housing and Planning Services supports and helps deliver the Renfrewshire Economic Strategy 2020-30 and its action plan. Through the planning process and the LDP, the Council will allocate land for housing development of all types and tenures for delivery by the private sector and by social housing providers. CHAPS will also support the work around the establishment of an economic land commission to evaluate and make recommendations for land and building requirements.

4.19 CHAPS also support the development of the creative industries and visitor economy in alignment with the new Renfrewshire Economic Strategy, harnessing the power of culture to lead as well as support positive social, economic and physical change.

4.20 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk and Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Actions related to corporate and strategic risks, where Communities, Housing and Planning Services are owner or joint owners of the risks (shown below), are reflected in our service improvement action plan; this ensures an additional layer of monitoring in our management of these risks. Other risks, which may occur only for or within our own service, will be contained in our service risk register which are reported to the Audit, Risk and Scrutiny Board. Our top strategic, corporate and service specific risks are shown below for information.

Risks	Evaluations
Our strategic risks	
Community Safety and Public Protection (co-owner with Children's Services)	High
Serious organised crime (owner)	High
Our corporate risks	
Insider threat and corporate fraud	High
Organisational resilience	High
Our top service-specific risks	
Air Quality	High
Housing investment and safety	High
House building and community regeneration	High

Tenant Participation and engaging with our communities

4.19 Communities, Housing and Planning Services engages extensively with communities through a variety of groups and forums and, as a landlord, has a strong track record of tenant participation across Renfrewshire. We have a number of different engagement opportunities to ensure our customers, particularly our tenants, are at the heart of service design and improvement including:

- Quality Circles – tenant-led inspections currently in high rise tower blocks and sheltered housing to ensure standards continue to be met and identify any areas for improvement.
- Tenant's Scrutiny Panel – detailed investigation into more complex issues, such as void letting standard, customer experience and on tenancy sustainment. The panel examines these issues at a series of monthly meetings and then prepares and presents a report with recommendations to the Senior Management Team and convener. The Tenant's Scrutiny Panel is recognised as good practice and Renfrewshire Council was an early adopter of this approach.
- An annual rent consultation is carried out to help inform the decision on the rent level for the coming year. In early 2020, external consultants carried out a telephone survey on behalf of the Council, with a sample of 600 Council tenants.
- There are 9 Neighbourhood Forums comprising representatives from Tenants and Residents Associations across Renfrewshire who meet regularly to discuss local housing issues and performance and to direct a small budget on estate management projects.
- Council Wide Forum – annual meeting to bring together Tenants and Residents Associations to discuss relevant housing and community issues.
- Focus groups have been established for service users of our Housing Support team.

Our current Customer Engagement Strategy is being reviewed and, as part of this, the methods and structures we use to engage with our tenants will be evaluated to ensure they are robust, meet the needs of our differing client groups and ensure getting involved in engagement activities is inclusive and accessible.

4.20 As well as our ongoing support to tenant and resident groups and the opportunities outlined above, we have an extensive programme of additional consultations, across our service areas, to gather feedback from current and potential service users to determine future direction, service improvement activities and engagement on specific pieces of work such as the Local Development Plan. Significant work is also undertaken to seek community input at an early stage on specific projects and the development of plans where these relate to particular communities, such as our Housing Regeneration Strategies.

4.21 The Community Empowerment (Scotland) Act 2015 and Review of Community Planning aims to empower community bodies through supporting them in taking ownership or control of land and buildings, and by strengthening their voices in decisions about public services. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for the Council and other public services.

4.22 Communities, Housing and Planning Services are well placed to support the delivery of this new way of working together with our communities, particularly our Community Learning and Development (CLAD) team who have well established relationships with Renfrewshire's communities, including our harder to reach citizens. To help drive the direction of our CLAD plan, the team used a variety of methods to collate information from learners, community groups and providers. This included learner evaluations, community planning events, an annual youth assembly, adult learner forum events and a senior manager/young people's commission.

4.23 During 2019 Renfrewshire Council had its first Youth Participatory Budgeting exercise, giving young people a direct say on how £150,000 of grant funding was to be spent. This project marks an important first step in participatory budgeting for Renfrewshire, and the feedback from the young people involved was that the whole process was genuinely led by young people.

4.24 Our Housing Support Team liaise with Gypsy/Travellers who visit Renfrewshire and share information with our partners (such as HSCP and Children's Services) to make sure their needs are being met.

4.25 Consultants are currently producing a report on how Renfrewshire can meet the needs for culturally appropriate accommodation for Gypsy/Travellers.

Self-Evaluation

4.26 Communities, Housing and Planning Services remains committed to self-evaluation and improvement and is working with the Chief Executive's service to develop and agree an appropriate model that can be used across all staff groups which is easily accessible and fit-for-purpose.

Workforce Planning

4.27 The Council's Organisational Development Strategy ensures that the Council can continue to deliver its core business and service objectives, with an engaged and motivated workforce during an anticipated climate of continued financial and resource constraints. Communities, Housing and Planning Services has a workforce plan which provides analysis of the key workforce considerations for the service. The aim of the plan is to ensure our employees are deployed to the right place with the right skills at the right time. The workforce plan is closely linked to the SIP, and is cognisant of the strategic context and related challenges and opportunities which arise from the environment in which the service continues to operate.

4.28 The workforce plan is also aligned to the Council Plan and outlines a number of actions to be progressed under the following key themes:

- A modernised and flexible workforce
- A developing workforce
- A resilient workforce
- A skilled workforce
- A partnering workforce

4.29 We will also provide our employees with the appropriate support to manage their attendance to ensure sickness absence levels and costs will be minimised.

Equalities

4.30 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.

4.31 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that equality outcomes are given high priority, by being part of mainstream progress reporting. Communities, Housing and Planning Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas, through this SIP and through the relevant operational plans.

4.32 The regeneration of the West End of Paisley is being undertaken with care to protect the needs of local residents, with many from BME backgrounds and older people. We also the recognise the broader role for the area, as many local businesses in the area cater for a large diversity of cultural needs.

4.33 Renfrewshire Multi Agency Risk Assessment Conference (MARAC) continues to support safety planning for high risk victims of serious harm with a robust partnership approach and compliance with Renfrewshire's MARAC Operational Protocol (MOP). Multi agency forums such as MARAC provide a framework in which agencies can upskill each other in their particular area of expertise and share examples of good practice to help establish links to fit the local need. The approach adopted in Renfrewshire is now being viewed as a model of best practice nationally and internationally.

4.34 Street Stuff is a youth engagement and diversionary project, delivered throughout Renfrewshire in locations which are identified through the Renfrewshire Community Safety Partnership using relevant datasets. These include areas of multiple deprivation as well as areas with high incidences of youth disorder and anti-social behaviour and targets engagement with those hardest to reach. Street Stuff are also delivering activities throughout the school holiday periods as part of the tackling poverty agenda providing football, gaming, DJ sessions and much more in the popular culture buses. A healthy meal is provided each day as part of the activities.

5. OUR RESOURCES

5.1 Local government continues to operate in a challenging financial environment. The financial challenges are expected to continue to 2023 and beyond. Renfrewshire Council, together with other Scottish local authorities, face a significant financial challenge over the next few years. The Council is taking a long-term view of financial planning based on:

- Reducing resources given the uncertainty over when and at what level sustained budget growth may return
- Rising cost and demand pressures continuing to be a feature of the Council's financial outlook
- An increasing and ongoing need for the Council to priorities spend to focus on the delivery of strategic priority outcomes
- Delivering change, transformation and savings continuing to be a necessary feature of the Council's planning arrangements

5.2 The current economic climate in the UK means that the Council, in common with the wider public sector, continues to face financial pressures and challenges in both the medium and long term. On 18 September 2019 the Leadership Board approved the next phase of our ongoing change programme 'Right for Renfrewshire'. Right for Renfrewshire will deliver a leaner and more efficient organisation that is right for people and right for communities, where resource is focused on where it can make the biggest impact. It will also ensure communities are empowered to do more for themselves, provide greater collaboration with partners and give us the right culture to unlock and develop the skills and potential of our workforce.

6. ACTIONS AND PERFORMANCE INDICATORS BY COUNCIL PLAN THEME

6.1 The Council Plan, 'Thriving People, Connected Communities', describes the Council's priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work. To deliver these priorities, Communities, Housing and Planning Services has focussed its work and activities to ensure close alignment with the key strategic outcomes of the Council Plan.

6.2 The following pages detail how Communities, Housing and Planning Services will contribute to the delivery of these outcomes. This section of the plan provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. It does this by:

- Outlining the service's achievements for the year up to 31 March 2020
- Highlighting the key priorities the service aims to achieve over the duration of the Plan
- Identifying the key actions to be undertaken to meet the priorities
- Setting out the performance indicators to be used to monitor progress

6.3 A six monthly update on the SIP was presented to board in October 2019. This report detailed achievements and progress over the first six months of 2019/20. Below are the main achievements of the service over the last six months. As in previous years, an outturn report outlining in more depth what was achieved in 2019/20 and the progress of each action within the 2019-22 Service Improvement Plan will be presented to this board in May 2020.

- On 18 September 2019 the Leadership Board approved the next phase of the Council's change and transformation programme, 'Right for Renfrewshire'. Two of the service design projects are being led by the Directorate within Communities, Housing and Planning Services namely "Community Protection" and "Developing Communities". The service has also supported the other service redesigns included within tranche 1 of the programme.

- Developing and delivering a Future Paisley action plan to deliver cultural regeneration in Renfrewshire. This has included ongoing development of cultural venue capital projects, including Paisley Museum, Paisley Town Hall, Paisley Arts Centre, the new Learning and Cultural Hub on Paisley High Street and redesign of outdoor events spaces. It has supported extensive programmes of arts, culture and events delivered by Renfrewshire Council Events team, Renfrewshire Leisure and partners. We have also continued to support talented individuals and across Renfrewshire to develop new cultural projects through the Cultural Organisations Development Fund (CODF) and the Culture, Heritage and Events Fund (CHEF).

- The Proposed Renfrewshire Local Development Plan was approved by the Communities, Housing and Planning Policy Board in March 2019. A 12-week consultation on the Proposed Plan resulted in 1,487 representations being submitted. All of the representations received during the consultation have been reviewed and the Proposed Plan and unresolved representations was submitted to Scottish Ministers in January 2020.

- Along with our partners, we submitted our Rapid Rehousing Transition Plan (RRTP) to the Scottish Government which detailed how we will improve outcomes for homeless applicants in Renfrewshire and secured funding of £186,000 for 2019/20 and the same amount for 2020/21.

- We introduced several measures to improve the resettlement assistance provided to homeless applicants and the RRTP funding will be used to increase the number of homeless applicants who are supported through the 'wraparound' support, a key element of the Housing First approach delivered by Turning Point Scotland for people with complex needs. The funding has allowed the further development of the Shared Living Pilot Project for 16-25-year olds in partnership with the Simon Community, to help prevent feelings of social isolation in young people. It aims to help decrease the amount of time spent in temporary accommodation.

- We are well on our way to deliver our ambitious commitment to build 1,000 affordable new homes for the people of Renfrewshire over the five years up to 2021. During the current year a total of 213 new affordable homes are due to be completed with the first tenants moving into the new Council homes at Bishopton in December 2019 and the first tenants due to move into Johnstone Castle spring 2020.

- Our Strategic Housing Investment Plan has been developed after discussions with developing Housing Associations in Renfrewshire for the five-year period 2020/21 to 2024/25, and consultation took place during August and September 2019. This involved all housing associations operating in Renfrewshire, local stakeholder groups such as Community Councils and tenants and residents' associations, community planning partners and other stakeholder groups and residents.

- Over the past six years the Housing Asset and Investment Team have successfully applied for and managed over £14million of Scottish Government funding. This has translated into the delivery of energy improvement works to approximately 6,000 homes throughout Renfrewshire. These projects have sustainability at the heart – ensuring council housing stock meets the Energy Efficiency Standard in Social Housing (EESSH) requirements for the future, this both improves energy efficiency and delivers energy bill savings to residents, helping to address fuel poverty.

- Across Scotland, the EESSH will contribute to reducing greenhouse gas emissions by 42% by 2020, and 80% by 2050, in line with the requirements set out in the Climate Change (Scotland) Act 2009. A new Climate Change Bill was introduced to Parliament on 23 May 2018. The Bill amends the 2009 Act and will immediately increase the 2050 target to 90%.

- Renfrewshire Council secured a funding award of £1.455M from the HEEPS:ABS (Home Energy Efficiency Programmes for Scotland: Area Based Schemes) programme for 2019/20 on the 7th June 2019. These funds are being used for external wall insulation projects across Renfrewshire including Whitehaugh, Blackstoun Oval, Gallowhill, Bridge of Weir, Howood, Kilbarchan and Inchinnian.

- The Council has secured funding of £1.8M from The Department for Business, Energy and Industrial Strategy. This funding will be supplemented with £2.7M from the Council's own financial resources allocated from the Housing Revenue Account (HRA) Capital Programme. 75 Council properties will benefit from a retrofit salutation which will greatly improve energy efficiency and significantly reduce heating bills for the tenants.

- Following approval at the Communities, Housing and Planning Policy Board in January 2020, the Council has reached agreement with Paisley Housing Association to enable them to start the acquisition process and take forward further planning activity to facilitate delivery of the proposed Comprehensive Tenement Improvement project in Orchard Street in Paisley.

- The final phase (phase 4) of the Paisley town centre regeneration project based around the site of the former Arnott's department store has been progressed. The LINK Group will provide 70 affordable homes (a mixture of social rented and shared equity properties) with work due to commence later in 2020. This innovative project which involved partnership working between Renfrewshire Council, LINK Group and the Park Lane Developments has been shortlisted for the Housing Initiative award at the 2020 LGC Awards with the winner being announced in March 2020.

- We submitted our first Annual Assurance Statement to the Scottish Housing Regulator in October 2019. This is a new requirement which was included in the Scottish Housing Regulator's Framework for the Regulation of Social Housing in Scotland in 2019 and the purpose of which is for the Council to providing assurance that we comply with all necessary regulatory requirements.

- The Renfrewshire Food Growing Strategy 2020 - 2025 was approved in January 2020. It has been prepared in partnership with the Renfrewshire Health and Social Care Partnership along with the Renfrewshire Growing Grounds Forum, representing partner organisations which are active in Renfrewshire and a range of key stakeholders. The strategy provides a positive framework for delivery of the Council's statutory duties under the Community Empowerment (Scotland) Act 2015 in relation to food growing.

- Continue to work with communities to enhance capacity building and resilience. We liaise closely with colleagues in the Chief Executive's Service who are leading on the Community Empowerment Fund to ensure communities are consistently supported. Work is ongoing to support the delivery of the £1.87m funding programme for communities for greenspaces, parks, play areas and villages. To date, £360,100 has been issued, or is secured, to deliver 17 community green space or park improvement projects across Renfrewshire, with a further £34k provided from the Villages Investment fund.

- Significant progress has been made on developing a revised service structure and approach for the delivery of community safety partnership services. The approach being discussed with employees and unions simplifies the structure of roles and shift patterns, which will improve the flexibility and responsiveness of the service and minimise the number of significant changes for most individuals. The proposals also protect frontline roles in a sustainable and resilient way and offer opportunities for career progression.

- During 2019/2020 Environmental Health and Trading Standards Officers have spent a significant amount of time working with colleagues in national and professional partners to assess and develop plans to mitigate the potential regulatory issues that could arise in the event of a no deal exit from the EU. Work has been undertaken to strengthen relationships across Scotland to seek to support businesses that currently rely on exports and imports while ensuring that essential statutory public, consumer and health protection services are maintained

- During December 2019 and January 2020, a new coronavirus emerged in China now identified as Covid–19. Since then, Renfrewshire Council Environmental Health Officers have worked closely with Glasgow Airport, Greater Glasgow and Clyde Health Board and Health Protection Scotland (HPS) to monitor the position as it develops and have ensured that robust policies and plans are in place should there be a need to respond to any port health incidents. Currently services and port health operating procedures are operating as normal.

- Officers from Communities and Public Protection have been participating in working groups being led by the Home Office and the Scottish Government on the content of updated guidance on the Prevent management process being developed by both the UK Home Office and the Scottish Government. In addition, support has been given to the Scottish Government in developing an updated approach to the provision of a CONTEST Annual Threat overview which will replace the previous Emerging and Residual Threats counter terrorism process.

- Team Up 2 Clean Up (TU2CU) – Community clean ups have increased by 474% and The Spotless September campaign saw every town and village in Renfrewshire challenged to host a clean-up in their area, whether that was a lone litter pick for example or every class in a school taking part. During 2019 this innovative project. won the "Community Engagement Award" at the Scottish Public Service Awards and the "Strong and Sustainable Communities Award" at the COSLA Excellence Awards. In January 2020 it also won the Chief Executive's award at the Renfrewshire Staff Recognition Awards.

- During 2019 Renfrewshire Youth Voice (RYV), supported by Youth Services developed the Council's first Participatory Budgeting exercise, giving young people a direct say on how £150,000 of grant funding was to be spent through local area partnerships. This project marks an important first step in the delivery of participatory budgeting for Renfrewshire, and the process developed and run by young people, led to over 3,500 votes being cast across all the partnership areas and the holding of a major community networking event at the Tannahill Centre.

- Youth Services have also been instrumental in supporting Renfrewshire Youth Voice (RYV) input into the review of how local decision-making structures should be developed which led to the formation of Local Partnerships during 2019.

- Renfrewshire Council along with its key Community Planning Partners, believe that domestic abuse is unacceptable and are committed to supporting both employees and our service users who are impacted by this. Within Renfrewshire Council, our Domestic Abuse Policy exists to support Council's employees who are experiencing domestic abuse. The development of the policy was driven by staff within Communities and Public Protection in partnership with our colleagues in HR and OD and was approved by the Finance, Resources and Customer Services Policy Board in November 2019. Under the Council's Special Leave Policy, employees who experience domestic abuse can request up to 10 days paid Safe Leave per leave year to seek help and support for themselves and their families.

Strategic Outcome 1: Reshaping our place, our economy and our future

6.4 We deliver a responsive and dynamic planning function, which supports the ambitious economic and physical regeneration plans for Renfrewshire, links with our City Deal team and contributes to the Council's long-term vision for Renfrewshire. Place making is at the heart of what we do; working closely with communities, partners and other stakeholders to create vibrant, sustainable towns and villages across Renfrewshire to serve the people who already live and work here and to attract more people to the area.

6.5 Repositioning Renfrewshire's place and future sits at the heart of this strategic outcome. Paisley: The Untold Story and the UK City of Culture bidding journey radically transformed our thinking about regenerating Paisley and Renfrewshire culturally, physically, economically and socially. The Future Paisley cultural regeneration programme is the next step in this journey. With a focus on investing in our strongest assets: culture, heritage and communities, the Future Paisley Partnership Board brings together 21 key local and national partners determined to move forward together with shared ambitions for cultural regeneration. The Strategic Lead for this work sits within Communities, Housing and Planning Services and the team delivers on the Future Paisley plan, develops new opportunities and coordinates partnership efforts across the Council and beyond. Future Paisley is the radical and wide-ranging programme of events, activity and investment using the town's unique and internationally significant cultural stories to transform its future.

6.6 **Priorities 2020/21**

The key priorities the service aims to achieve over the duration of the improvement plan are:

- Future Paisley continues to build on the collective ambition galvanised by the UK City of Culture bid. We continue to deliver the Future Paisley Action Plan including:
- Establishing Future Paisley as a new, visible identity that acts as an emblem for Paisley's ambitions.
- Developing a high-level evaluation framework for Future Paisley activity that demonstrates impact and reviews the step changes with the Centre for Culture, Sport & events, UWS and partners.
- Working to support the development of a community led vision for Ferguslie Park that brings the expertise and ideas of residents and communities to the fore and holistically and creatively considers the long-term potential of the area.
- Supporting the Culture, Arts, Health and Social Care Strategic Planning and Development Group to embed culture across health and social care, including social prescribing, art in hospitals and new opportunities within Renfrewshire HSCP, amongst other areas.

- During 2020 the proposed Renfrewshire Local Development Plan will be subject to an examination by a reporter appointed by Scottish Ministers. The outcome of this is expected later in 2020 and will be reported to the Communities, Housing and Planning policy board with a view to formal adoption.

- The Proposed Plan presents the Council's settled view on land use priorities and associated policies that will guide planning decisions in Renfrewshire for the next 5 years. It provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
To develop Paisley's ongoing plans for cultural regeneration	We will make progress against the 6 step changes with targets for 2027 and 2035: • To grow significant new dimensions to Paisley's economy, e.g. creative, cultural and tourism. • Radically change Paisley's image and reputation. • Paisley will be recognised for its cultural excellence. • Lift communities out of poverty and inspire a generation to fulfil their potential. • Transform Paisley into a vibrant cultural town centre. • Establish Paisley as a centre of excellence for cultural regeneration through leadership, partnership, participation and collaboration.	Strategic Lead	31-Mar-2021
Deliver the Economic Strategy within the current Local Development Plan (LDP)	Economic Strategy will help deliver the following LDP objectives • Development locations supported by existing or planned physical infrastructure and services An enhancement in the natural and built environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery.	Planning and Housing Manager	31-Mar-2021
Deliver the Centres Strategy within the current Local Development Plan (LDP)	Centres Strategy will help deliver the following LDP objectives • The housing-led regeneration and evolution of strategic centres and other town and village centres as places of municipal, commercial and community value • An enhancement in the natural and built heritage environment of	Planning and Housing Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
	Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery • Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places		
Deliver the Infrastructure Strategy within the current Local Development Plan (LDP)	Infrastructure Strategy will help deliver the following LDP objectives • Development locations supported by existing or planned physical infrastructure and services • A framework for local solutions to energy needs, waste generation • Measures to reduce and mitigate for the effects of climate change	Planning and Housing Manager	31-Mar-2021
Develop the new LDP 2	The Renfrewshire Local Development Plan (LDP) sets out the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire, with a focus on supporting sustainable inclusive economic growth. Work on the next Renfrewshire Local Development Plan has progressed to an advanced stage with the submission of the Renfrewshire Local Development Plan Proposed Plan to the Scottish Ministers. In reviewing the Plan, it is considered that the main components of the current adopted Renfrewshire Local Development Plan remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable inclusive economic growth.	Planning and Housing Manager	31-Dec 2021

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Amount of land brought forward for re-use and development contributing to economic activity and enhancing the built and natural environment	Annual	24 (2018/19)	20		20	20	20	The updated Vacant and Derelict Land Strategy was approved by CHAPS board in January 2020. The Renfrewshire Vacant and Derelict Land Strategy 2020 sets out actions which aim to reduce the amount of vacant and derelict land in Renfrewshire by regenerating neighbourhoods, improving local environments, creating new employment opportunities and assisting in mitigating the effects of climate change.

Strategic Outcome 2: Building strong, safe and resilient communities

6.7 This outcome describes multiple role of Communities, Housing and Planning Services. Firstly, in our role as the area's largest landlord, providing safe, comfortable, affordable homes for rent across Renfrewshire, our strategic role ensuring that housing of all tenures is available, at the right cost, in the places people want to live now and in the future and that our housing options continue to meet the needs of our changing population and support those who find themselves homeless or at risk of homelessness.

6.8 We have a range of measures in place to tackle and prevent homelessness, and our performance is considerably better than the national average for:

- ensuring those who are in housing need have their applications processed quickly, and
- the length of time homeless applicants then have to wait to be provided with a settled housing option

Temporary furnished accommodation is provided for anyone who has nowhere to stay, and there is no reliance on hostels or bed and breakfast to provide this interim accommodation.

We were the first Scottish local authority to fund a 'Housing First' approach to providing enhanced support to homeless households, in partnership with Turning Point Scotland. This model is now being rolled out across Scotland and forms a key part of the Scottish Government's new Rapid Rehousing programme.

The Renfrewshire Homelessness Partnership continues to monitor homelessness trends, and a range of partners including RAMH, local and national Housing Associations, Shelter Scotland, and Renfrewshire Women's Aid meet regularly to review the impact of initiatives and services and agree actions to strengthen the multi-agency approach to homeless prevention.

6.9 The service also leads on public protection, working with a range of partners to make Renfrewshire a safer place. Initiatives such as the Renfrewshire Community Safety Partnership and daily tasking have been recognised as best practice nationally. Challenges remain around levels of gender-based violence and drug-related crimes. Partnership work in relation to counter terrorism and civil contingencies are also key priorities of the service, ensuring that Renfrewshire continues to respond effectively to emerging challenges.

6.10 There is a thriving network of community groups, organisations and expertise locally. Working with colleagues across the council and beyond, Communities, Housing and Planning Services, particularly through our Community Learning and Development team, will continue to value, support and involve communities. We work together on joint priorities that will transform the relationship we have with the communities we serve.

6.11 **Priorities 2020/21**

- The ongoing delivery of the key priorities within the Local Housing Strategy will directly link to the delivery of this Council Plan strategic outcome through
  - Ensuring the right supply of homes in the right places – utilising our LDP to identify appropriate sites and linking to our SHIP to deliver partnership approaches to affordable housing
  - Creating sustainable communities through housing-led regeneration in targeted areas

- Improving conditions in the private rented sector through a range of activities
- Enabling people to live independently in their own homes through the availability of a wide range of appropriate support measures

- The Council newbuild programme will result in new homes across Renfrewshire, including;
  - Johnstone Castle phase 1 – 95 new homes due to complete in April 2020
  - Bishopton phase 1 – 80 new homes across two sites due to complete in April 2020
  - Ferguslie Park – 101 new homes due to complete in phases between March 2021 and January 2022
  - Auchengreoch Road, Johnstone – 39 new homes due to complete in phases between March 2021 and January 2022

- In line with Scottish Government guidance, the Strategic Housing Investment Plan programme has been rolled forward to 2024/25. At this point the level of grant funding for the period beyond March 2021 has not been confirmed, with a flexible programme management approach being promoted by the Scottish Government. With this in mind, Renfrewshire's Strategic Housing Investment Plan 2020/21 to 2024/25 includes some new affordable home projects which may be brought forward in the later stages of the plan period, where grant funding is available.

- Continue to work with communities to enhance capacity building and resilience. We liaise closely with colleagues in the Chief Executive's Service who are leading on the Community Empowerment Fund to ensure communities are consistently supported. Work is ongoing to support the delivery of the £1.87m funding programme for communities for greenspaces, parks, play areas and villages. To date, £360,100 has been issued, or is secured, to deliver 17 community green space or park improvement projects across Renfrewshire, with a further £34k provided from the Villages Investment fund.

- Continue to lead on the public protection agenda for Renfrewshire, incorporating requirements from national legislation.

- Carry out a strategic review of Public Space CCTV cameras in Renfrewshire. This will review the data (both Council and Police Scotland) around anti-social behaviour and usage of cameras to ensure they are sufficiently utilised and are in the correct locations. This will provide reassurance to the public and Elected Members. The strategic review will also highlight potential gaps and where future public space CCTV cameras could be located (funding dependent).

- Increase consumer product safety activity in relation to importations at Glasgow Airport, specifically in relation to the EU Withdrawal.

- Introduce and host a Monthly Tasking meeting with partners to review and assist repeat offenders coming though Daily Tasking. This will allow partners to tackle the most vulnerable in the community that need more intervention than initially believed. Data will be used to identify key individuals or locations that need further partner interventions to seek resolution.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Implement revised Housing Asset Management Strategy	A revised strategy will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard (SHQS) and programmes to maintain delivery of the standard in coming years.	Housing Asset and Investment Manager	31-Mar-2022
We will deliver key outcome 1 from the Local Housing Strategy (LHS) - *The supply of homes is increased.*	The LHS sets out plans to increase the supply of housing by: • Ensuring that sufficient land is made available for new housing through the Local Development Plan process and that brownfield sites are brought forward for development; • Delivering new build affordable housing projects through the SHIP programme in partnership with housing associations; • Developing a better mix of housing of the right tenure, type and size and in the right places; and, • Developing innovative approaches which facilitate mixed tenure housing developments on brownfield sites.	Planning and Housing Manager	31-Mar-2021
We will deliver key outcome 2 from the Local Housing Strategy (LHS) - *Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.*	The LHS sets out plans to create sustainable communities by: • Building new affordable homes in housing regeneration areas – including Johnstone Castle, Ferguslie Park, Paisley West End; • Developing area-based strategies for areas with low demand / low value housing stock and creating opportunities for graduated housing markets with greater tenure mix; and, • Continuing to support housing investment in Renfrewshire's town and village centres to increase the number of people living in the town centres and promote economic growth.	Planning and Housing Manager	31-Mar-2021
We will deliver key outcome 3 from the Local Housing Strategy (LHS) - *People live in high quality, well managed homes.*	The LHS sets out plans to improve the quality of homes by: • Developing the information base on private tenemental property which is in poor condition and inform policy development; • Working in partnership with Paisley Housing Association to achieve the comprehensive improvement of 5 tenement blocks at Orchard Street and Causeyside Street; and, • Working in partnership with other council services to improve conditions in the private rented sector through registration enforcement activity and raising awareness.	Planning and Housing Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
We will deliver key outcome 5 from the Local Housing Strategy (LHS) - *Homelessness is prevented and vulnerable people get the advice and support they need.*	The LHS sets out plans to tackle homelessness with focus around four key themes: • Preventing homelessness occurring in the first place through a range of initiatives; • Developing the housing options approach which looks at an individual's housing options and choices in the widest sense at an early stage in the hope of avoiding a housing crisis; • Ensuring there is access to appropriate services, particularly for people with convictions, complex needs associated with alcohol misuse, substance abuse and/or mental health issues; and, • Providing sustainable solutions for homeless households through the provision of appropriate support. • Delivering our Rapid Rehousing Transition Plan (RRTP), ensuring those who are homeless are provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.	Planning and Housing Manager/ Homeless and Housing Support Service Manager	31-Mar-2021
We will deliver key outcome 6 from the Local Housing Strategy (LHS) - *People are able to live independently for as long as possible in their own home.*	The LHS sets out plans to: • Ensure that appropriate community-based supports and preventative services are provided to enable people to live as safely and independently as possible within the local community and which help to prevent the need for more expensive and disruptive interventions at a later stage; • Identify, facilitate and deliver an appropriate range of accommodation options, that gives people choice and an appropriate home environment; and, • Consider and address the housing needs of key groups	Planning and Housing Manager	31-Mar-2021
Deliver the Places Strategy within the current Local Development Plan (LDP)	Our Places Strategy will help deliver the following LDP objectives • Development locations supported by existing or planned physical infrastructure and services • Creation of strong communities and attractive places focusing on housing-led regeneration and renewal of existing urban areas, supporting sustainable development and a low carbon economy	Planning and Housing Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Lead on the development of an Empowering Communities model for the Council	Communities will be better engaged and involved in the development of their community assets	Senior Management Team (SMT)	31-Mar-2022
Develop community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities	Safer and stronger communities delivered through provision of the Your Home, Your Street, Our Community Programme. Tailored interventions to meet the specific needs of communities and: Introduce Monthly Tasking and review high tariff cases with partner agencies to tackle issues including vulnerability.	Communities and Regulatory Manager	31-Mar-2022
Work with key partners to develop a multi-agency counter terrorism strategy	Officers and partners confident in understanding the risks posed by terrorism and aware of threat levels and current guidance	Head of Communities and Public Protection	31-Mar-2022
Carry out a strategic review of Public Space CCTV cameras in Renfrewshire	This will review the data (both Council and Police Scotland) around anti-social behaviour and usage of cameras to ensure they are sufficiently utilised and are in the correct locations. This will provide reassurance to the public and Elected Members. The strategic review will also highlight potential gaps and where future public space CCTV cameras could be located (funding dependent).	Communities and Regulatory Manager	31-Mar-2021
Increase awareness of the Renfrewshire Community Partnership, including the Renfrewshire Community Safety Hub to highlight the partnership working taking place.	This will provide reassurance to the public that the partnership exists, and work is being undertaken to tackle issues across Renfrewshire	Communities and Regulatory Manager	31-Mar-2021
Review and refresh the conditions with regards to Animal Licensing to ensure they remain fit for purpose.	Licensing is a key component to ensuring safety and good conditions for animals, including reducing potential issues for neighbouring properties and other members of the public. These conditions ensure that businesses comply and there is an acceptable standard of care.	Communities and Regulatory Manager	31-Mar-2021
Introducing and reviewing the provision of trainees in regard to Fair Trading and Trading Standards	The increase in trainee provision and introduction of Fair Trading Officers will allow the Service to tackle key issues for the community in relation to fair trading, public safety and vulnerability.	Communities and Regulatory Manager	31-Mar-2021
Increase consumer product safety activity in relation to importations at Glasgow Airport,	Increasing the level of checks at Glasgow Airport, including sampling and testing of products in line with direction from the Office for Product Safety & Standards (OPSS), will	Communities and Regulatory Manager	31-Mar-2022

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
specifically in relation to the EU Withdrawal.	increase assurance across Renfrewshire and Scotland as a whole, that products are safe.		
Increased inspection regime with regards to Food Law inspections to ensure full compliance with national the Code of Practice.	Ensures that all businesses in Renfrewshire are compliant with Food Law requirements.	Communities and Regulatory Manager	31-Mar-2021

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service	Quarterly	369 (Q3 2019/20	420 (quarter)		1,800	1,800	1,800	There has been a significant reduction in complaints of ASB due to a decrease in ASB vehicles issue complaints. Some of these complaints are now being reported to the DVLA & Police Scotland instead of Renfrewshire Council due to our improved webpage which clearly signposts residents to report these issues to the appropriate agencies.
Percentage of adults who agree that Renfrewshire is a safe place to live.	Annual	84.6% (2017/18)	84%		85%	85%	85%	This is an annual indicator from the Council's Public Services Panel survey. The next survey is due to take place in the first half of 2020.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Percentage of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".	Annual	83.5% (2017/18)	87%	⚠	88%	88%	88%	This is an annual indicator from the Council's Public Services Panel survey. The next survey is due to take place in the first half of 2020.
Percentage of Council housing stock which meets the Scottish Housing Quality Standard	Annual	94.49%* (2018/19)	100%	✓	100%	100%	100%	Last year the service brought a further 128 properties up to SHQS. At the end of 2018/19, 11,341 of the Council's stock of 12,002 properties met the SHQS. *After applying allowable exclusions and abeyances, the Council remains 100% compliant with the SHQS target
Average time from household presenting themselves as homeless to completion of duty (number of weeks)	Quarterly	22.5 (Q3 2019/20)	23	✓	23	24	24	We continue to be considerably below the Scottish average of 36 weeks. Our draft Rapid Rehousing Transition Plan, which has resulted in funding awarded to Renfrewshire of £186k for 2019/20 and the same for 2020/21 which will help ensure performance remains strong in this area. The proposed increase in lets from all housing providers will also have a positive impact.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Affordable housing completions	Annual	127 (2018/19)	144		127	413	300	Renfrewshire's Housing Supply Target is set out in the Local Housing Strategy (LHS) to deliver 1,000 new affordable homes over the five-year period to 2021 and we are on track to deliver this, although completions are not evenly distributed across the five-year period. New LH will be drafted this year 20/21. Target will be set based on Scottish Government's budget no target can be set for 21/22 until budget has been set by Scottish Government.
Private housing completions	Annual	783 (2018/19)	500		500	500	500	Targets are set using detailed analysis of the region (Glasgow and Clyde Valley) from the Housing Need Demand Assessment and form part of the LHS.

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

6.12 Many of the programmes outlined in the previous two sections also feed into this outcome – from working with our communities, particularly our young people to ensure they can access opportunities to improving housing conditions and access to housing advice and options – our actions in this section all have fairness, equality and improving opportunities at the core.

6.13 **Priorities 2020/21**

- To compliment the implementation of the Council's Domestic Abuse Policy, awareness training for managers, employees and HR & OD will commence from January 2020, including the development of an e-learning package by the Domestic Abuse Working Group, in partnership with 'SafeLives'.
- In addition to this, Renfrewshire Council Community Protection service is working closely with SafeLives to roll out a programme of ongoing and comprehensive training across the local authority area to raise awareness of domestic abuse more generally and support the implementation of the recently approved HR Policy
- We will continue to monitor the impact of our Refugee resettlement programme.– providing ongoing support to integrate the families into the wider Renfrewshire community, living in settled accommodation and be provided with tailored employability support and advice.
- Linked to the Local Housing Strategy outcome 7, there is a range of ongoing activity focused on supporting new tenants to settle and sustain tenancies promoting access to suitable affordable housing.
- Develop and enhance youth voice and participation initiatives which ensures youth issues are a key element of local and regional decision-making processes.
- Build capacity in communities of need by working in partnership with residents, interest groups and community partners

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
We will deliver key outcome 7 from the Local Housing Strategy (LHS) - *Affordable housing is accessible to people who need it.*	The LHS sets out plans to: • Strengthen the housing options approach and pilot new ways of delivering housing and related advice; • Implement a common housing allocation policy for the Council and local RSLs; • Manage the impact of the roll out of Universal Credit in Renfrewshire and monitor and prepare for the potential impact of any future welfare changes • Work towards a full Common Housing Register (CHR) with RSL partners • Assist applicants to access housing of a suitable size • Support new tenants to settle and sustain tenancies	Planning and Housing Manager	31-Mar-2021
Deliver enhanced enforcement activity in the private rented sector	The standard of housing provided through private landlords in Renfrewshire will be improved and maintained	Communities and Regulatory Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Work with and guide SafeLives on the new Domestic Abuse e-learning package and look to roll out across staff within Renfrewshire Council.	Staff will be trained via an e-learning course on Domestic Abuse, in particular the signs to spotting domestic abuse and what steps can be taken to assist colleagues.	Communities and Regulatory Manager	31-Mar-2021
Take forward and deliver the nationally recognised Duke of Edinburgh programme offering young people 14 to 25 years old skills for life and work	Corporate approach to service delivery will have a transformative effect on young people disadvantaged by poverty. Participation in the Award scheme will improve physical and mental wellbeing and enhance the opportunities of attainment and employability skills.	Community Engagement and Participation Manager	31-Mar-2023
Develop and enhance youth voice and participation initiatives which ensures youth issues are a key element of local and regional decision-making processes.	Young people are actively engaged in influential decision-making processes which brings a positive personal change locally and nationally	Community Engagement and Participation Manager	31-Mar-2023

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Number of young people engaged in community programmes	Annually	1,700 (April 2019 to January 2020)	2,000		2200	2400	2600	We offer a range of targeted and open youth work programmes to engage young people in their communities based on identified needs
Number of Young people in receipt of Young Scot National Entitlement Card	Annually	17,618 (Year to date)	17,618		18,818	20,000	21,200	We provide Primary 7 rollout to every Renfrewshire school pupil, which allows us to sustain the level of saturation. Locally set target indicative of number of young people entitled to the card in Renfrewshire.

Number of Young Scot reward users	Bi annually	307 (Year to date)	307	✅	350	450	550	Young people are credited with reward points for participating in activities in voluntary youth work activities. This number is low (lower than in previous years) as Young Scot had refreshed their rewards platform last year and had effectively started again from zero – going from 80,000 to 7,000 nationally. It is expected that through the national drive and Youth Services efforts on registration for reward campaigns, this figure will steadily increase local level.
Number of online engagements in local Young Scot information platform	Bi annually	4,558 (Year to date)	4,558	✅	5,000	5,500	6,000	We provide a 'go – to' portal for young people to access information about health/travel etc. The portal provides local content and keeps up to date with relevant youth information
Number of young people aged 14 plus registered and participating in the Duke of Edinburgh Award programme	Quarterly	261 (April 2019 to January 2020)	270	✅	350	400	450	Following a review of the programme a corporate model is being developed to enhance the learning experience, completion rates and enable sustainability

The number of individual participants engaged in learning programmes.	Quarterly	1700 (April 2019 to January 2020)	2000		2200	2400	2600	The current value includes the annual target of 1000 for Adult Learning And Literacy services. This figure also includes wider achievement accreditation.

Strategic Outcome 4: Creating a sustainable Renfrewshire for all to enjoy

6.14 Creating strong, sustainable and well connected places in which people enjoy living, visiting and working underpins the work of the service. A focus on place making and housing-led regeneration is central to our Local Development Plan, with our Biodiversity Action Plan, Outdoor Access Strategy and Core Path Plan supporting delivery of physical, social and environmental outcomes which support successful and thriving communities.

6.15 We have a key role in ensuring our spaces are there to be enjoyed by all. We help to create healthy places particularly through enforcement and monitoring air quality, but also attractive places, through Renfrewshire's Team Up to Clean Up campaign – our call to arms to communities to do their bit and tackle littering and fly tipping.

6.16 This also links to our landlord role ensuring we have effective estate management measures in place so our tenants can enjoy their local environment. Our stock of around 12,200 homes is also a significant asset in the Council's portfolio and as such ongoing investment is required to ensure it is sustainable for the future, helps our tenants to reduce their energy costs and also contributes towards lowering the overall carbon emissions of the Council.

6.17 **Priorities 2020/21**

- Maintain and build on the success of the Team Up to Clean Up Campaign, continuing to work closely with communities, schools and businesses, publicising good news stories and encourage more communities to participate. Community clean ups will remain a focus, however, community capacity building will become more important as the programme progresses. One of the key successes is the Facebook page which allows groups to interact and celebrate success with over 800 members now communicating daily.
- Deliver the qualifying projects within the Renfrewshire Council area as part of the Scottish Government's HEEPS:ABS programme. This will help deliver key outcome 4 from the Local Housing Strategy (LHS) – "Homes are Energy Efficient and Fuel Poverty is minimised" and this will make a critical contribution towards Renfrewshire being carbon neutral by 2030.
- Air quality in Renfrewshire is closely monitored by the service and for the level of particulate matter which are 10 micro-meters or less in diameter (PM10) across Renfrewshire's 4 automatic monitoring sites it has shown a figure of 13.75 which is well within the nationally based target of 18. Paisley Air Quality Management Area (AQMA) has had no exceedances for 4 years therefore Communities, Housing and Planning Services will review the data in 2020 with a view to possibly revoking or amending the AQMA.
- A review of the existing Core Path Plan and a revised draft plan for public consultation will be published during 2020.
- Continue to work with public, private and voluntary sector partners to deliver actions within the Outdoor Access Strategy.
- Introduce and implement the Voluntary Professional Dog Walking Scheme which will ensure consistency across the profession and allow targeted enforcement for non-compliance leading to a cleaner Renfrewshire.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Deliver the Environment Strategy within the current Local Development Plan (LDP)	The Environment Strategy will help deliver the following LDP objectives • Development that neither individually nor cumulatively causes significant environmental impacts. • An enhancement in the natural, built and cultural heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy • Measures to reduce and mitigate for the effects of climate change	Planning and Housing Manager	31-Mar-2021
We will deliver key outcome 4 from the Local Housing Strategy (LHS) - *Homes are Energy Efficient and Fuel Poverty is minimised.*	The LHS sets out plans to make homes more energy efficient and tackle fuel poverty by: • Improving energy and fuel efficiency of existing and newbuild housing • Maximising grant funding secured from national energy efficiency programmes. • Working with other services to ensure that people have access to good quality, easily accessible, fuel poverty and energy efficiency advice; • Working with other services to maximise household budgets; • Working with other services to assist householders to use their energy efficiently to reduce their fuel costs;	Planning and Housing Manager/ Housing Asset and Investment Manager	31-Mar-2021
Deliver the Team Up to Clean Up campaign throughout Renfrewshire, involving local communities	Renfrewshire will be a cleaner place to live work and visit. Communities will be engaged and participating in Team Up to Clean Up activities	Communities and Regulatory Manager	31-Mar-2022

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Air Quality - Annual average PM10 value across all continuous monitoring sites	Annual	13.75ug/m^3 2018/19	18ug/m^3		18ug/m^3	18ug/m^3	18ug/m^3	Stats are annual values there is work to ratify the raw data (external process which is undertaken by Scottish Government advisors) the values for 2019/2020 data won't be available until March/April.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
								Target reflects the statutory requirement
Air quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits	Annual	40.8 ug/m^3 2018/19	42ug/m^3		41ug/m^3	40ug/m^3	40ug/m^3	stats are annual values there is work to bias adjust the raw data the values for 2019 data won't be available until March/April 2019/20 Target of 40ug/m3 reflects the statutory requirement which we will be moving toward achieving by 2021/22
Food Hygiene Information Scheme - % of premises which currently achieve a Pass rating	Quarterly	98% (Q3 2019/20)	97%		95% (+/-3%)	95% (+/-3%)	95% (+/-3%)	From 2020/21 the target has been set as a range of 95% plus or minus 3%
Percentage of council dwellings that are energy efficient	Annual	99.81% (2018/19)	100%		100%	100%	100%	This is an LGBF and Charter indicator

Strategic Outcome 5: Working together to improve outcomes

6.18 Communities, Housing and Planning Services strive to deliver efficient and effective services with our tenants and other customers at the heart. We regularly review our services in partnership with our employees, tenants and other customers to gain insight into their experience and to drive service improvements.

6.19 We report our performance to several national bodies including the Scottish Housing Regulator, Scottish Government, Association for Public Service Excellence (APSE) and the Improvement Service through the Local Government Benchmarking Framework (LGBF). The LGBF indicators relating to Communities, Housing and Planning Services are included as appendix 1 and a number are also integrated into the performance scorecard for this SIP.

6.20 **Priorities 2020/21**

- We will develop an Improvement Plan within Building Standards to improve performance and this will be submitted to the Scottish Government in May 2020 performance will continue to be closely monitored.
- We will continue to use our robust performance management regime to drive service improvement – reporting nationally on our performance but also identifying areas where we can learn from others or need to consider new ways of working.
- Communities, Housing and Planning Services' workforce plan has been developed, addressing age profiling, learning and development and skills development. The plan is action-focused, with a suite of actions under 5 key themes as outlined in section 4 of this SIP. In partnership with our colleagues in Organisational Development, we will continue to roll out the actions across our workforce and progress will be reported through the Service Improvement Planning process.
- We will also provide our employees with the appropriate support to manage their attendance to ensure sickness absence levels and costs will be minimised. We are working with our colleagues in HR to develop and implement further measures to proactively manage absences.
- For Community Protection, revised service structures will be developed that increase resilience and the sustainable delivery of regulatory services over the course of 2020/21. We will work with teams to develop and implement these proposals.
- Income generating and charging opportunities will be reviewed over the course of 2020/21 and evaluated across a range of activities. This will include a review of licensing and other regulatory fees and charges to ensure they are in line with other Councils; and action to ensure enforcement and fees income are being collected consistently and appropriately. Alongside this, opportunities for improved use of information systems and technology will be explored - particularly where these might improve the customer journey, improve operational efficiency or support improved working practices.
- Significant work will be required to raise awareness of the newly developed NOTICE-CHECK-SHARE vulnerability awareness and referral process. This will be launched at a CONTEST Prevent training event on 30 April 2020 and will be continued over the next 3 years as updated processes and procedures are developed in relation to counter terrorism in line with recently reviewed and updated Home Office and Scottish Government Guidance

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
We will use the Annual Return on the Charter (ARC) to Scottish Housing regulator (SHR) process to drive improvements across housing services.	The ARC tracks the quality of service provided to tenants and provides benchmarking and tenant scrutiny of the services provided. We use this to inform what areas we will focus on for improvement.	Planning and Housing Manager	31-Mar-2021
Implement Communities, Housing and Planning Services' workforce plan	Implementing the plan will ensure our employees are deployed to the right place with the right skills at the right time.	All Senior Management Team (SMT)	31-Mar-2021
Develop and implement a programme of self-assessment	We will ensure staff across all service areas within Communities, Housing and Planning Services have an opportunity to be involved in a self-assessment exercise. This work will drive service improvements and identify better ways of working to benefit both staff and service users.	Strategic Planning and Policy Development Manager	31-Mar-2022
Improve Tenant Participation by delivering the Customer Engagement Action Plan.	The Action Plan outlines how we will strengthen and increase tenant participation and support engagement, to help inform ongoing service development and continuous improvement. During 2020, we will undertake a review of the Customer Engagement Strategy, to include: • Review of consultative processes • Review of the Neighbourhood Housing Forums • Scope out opportunities to consult and engage with tenants using digital methods	Planning and Housing Manager	31-Mar-2020
Ensure Council Officers with incident response duties are suitably trained to carry out this role	Trained Council Officers able to carry out role incident duties effectively and efficiently	Senior Civil Contingencies Officer	31-Mar-2022

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarterly	6.57% (Q3) 2019/20	6%	⚠	6%	6%	6%	The number of claimants in receipt of the housing cost element of UC has increased from 870 last year to 2,157 this year. The 6.57% for Q3 compares with 6.29% at the same point last year which

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
								with the continuing rollout of UC is in line with expectations. Current performance is already in line with expectations to achieve target by the end of the financial year.
Rent collected as percentage of total rent due in the reporting year.	Quarterly	99% (Q3 2019/20)	98%		98%	98%	98%	This is a Charter indicator. Target was revised from 95% in 2017/18 to 98% to reflect the improving performance.
Average length of time taken to re-let properties in the last year	Quarterly	37 days (Q3 2019/20)	38 days		38 days	35 days	34 days	Our average days to lets performance has remained stable last year. This included a number of long term void properties being re-let. This indicator is monitored monthly and quarterly reviews are carried out to ensure progress is maintained.
Percentage of rent loss due to voids	Quarterly	1.41% (Q3 2019/20)	1.5%		1.5%	1.4%	1.4%	This is an LGBF and Charter indicator
Percentage of reactive repairs carried out in the last year completed right first time	Annual	88.1% (2018/19)	93%		93%	93%	93%	Just under 33,000 reactive repairs were completed 'right first time' last year. Although down from the previous year it remains that

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
								almost 9 out of 10 repairs are completed on the first visit.
Percentage of Overall Repairs Completed Within Target	Quarterly	95.1% (Q3 2019/20)	95%		95%	95%	96%	This is a Charter indicator
Average length of time taken to complete non-emergency repairs (days)	Quarterly	8.0 (Q3 2019/20)	15		15	15	15	This is an LGBF and Charter indicator. 15 days is the target as that is the maximum time to complete a non-emergency repair.
Average Time for processing Planning Applications (Householder)	Bi-annually	5.9 (Q2 2019/20)	8 weeks		8 weeks	8 weeks	8 weeks	This indicator is now verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures along with the 2019/20 yearly analysis will be available in May 2020. A new target has been set of 8 weeks (statutory target), previously reported as data only. Performance improved from 6.1 weeks in Quarter 1 to 5.9 weeks in Quarter 2.
Application Approval Rate	Bi-annually	99.4% (Q2 2019/20)	Data only		Data only	Data only	Data only	This indicator is now verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures along with the 2019/20 yearly analysis will be available in May 2020.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Percentage of applications dealt with under delegated authority	Bi-annually	98.3% (Q2 2019/20)	Data only		Data only	Data only	Data only	This indicator is now verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures along with the 2019/20 yearly analysis will be available in May 2020.
Time to issue a building warrant or amendment to warrant from receipt of application (days)	Quarterly	93.4 Days (Q3 2019/20)	60 days		60 days	60 days	60 days	There are three indicators relating to Building Standards and all three are red for quarter 3 – time to issue a building warrant or amendment to warrant from receipt of application; time to issue a first report; and time to issue a building warrant or amendment from receipt of satisfactory information. As part of our performance scrutiny, the quarter 3 figure was examined further, particularly as this measure calculates the combined response times of both the local authority verifier and the agent /architect. Investigation has shown that within that average 93 days in Q3, building warrants spent on average 55

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
								days with Building Standards and 38 days with agents/ architects.
Percentage of first reports issued within 20 days (Building Standards)	Quarterly	55.1% (Q3 2019/20)	95%		95%	95%	95%	Performance is affected by external factors – economic activity has been more buoyant in 2019, particularly in terms of house building, the realisation of City Deal and the Council's own capital investment projects. This has led to an increased number and complexity of building warrant applications being received. Posts requiring experienced building standards officers have been very difficult to fill. To address this – adjustments have been made to the structure of the Building Standards service and job roles have been revised to attract staff and two assistant building standards surveyor posts have recently been filled.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2020/21 Target	2021/22 Target	2022/23 Target	Comments
Percentage of building warrants or amendments issued within 10 days of receipt of all satisfactory information	Quarterly	62.85% (Q3 2019/20)	90%		90%	90%	90%	See note above
Total Percentage of frontline (stage 1) complaints responded to within 5 days	Quarterly	91% (Year to date)	95%		95%	95%	95%	Timescales are set by the SPSO
Total Percentage of investigation (stage 2) complaints responded to within 20 days	Quarterly	100% (Year to date)	95%		95%	95%	95%	Timescales are set by the SPSO
Average number of work days lost per full time equivalent (FTE) employee. (cumulative)	Quarterly	5.43 (Q1 and Q2 cumulative)	4.1		8.5	TBC	TBC	Absence up to end of Q2 was 5.43 days lost per FTE. This is higher than the current CHAPS target of 4.1 and is slightly better than the Council average which was 5.47 days lost per FTE.

Appendix 1 – Communities, Housing and Planning Services LGBF Scorecard

Renfrewshire Council

LGBF						
PI Name	2016/17		2017/18		2018/19	
	Value	Target	Value	Target	Value	Target
Cost of Trading Standards and environmental health per 1,000 of population	£8,128	Data only	£8,672	Data only	£16,840	Data only
Cost of Environmental Health per 1,000 of population	£6,608	Data only	£7,324	Data only	£4.995	Data only
Cost of trading standards, money advice and citizens advice per 1,000 population	£1,520	Data only	£1,348	Data only	£11,845	Data only
Percentage of council dwellings that are energy efficient	98.0%	100.0%	99.95%	100.0%	99.81%	100.0%
Average length of time taken to complete non-emergency repairs (days)	7.4 days	15.0 days	7.06 days	15.0 days	6.9 days	15.0 days
Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	5.35%	8.00%	4.88%	8.00%	5.76%	6.00%
% of rent loss due to voids	1.53%	2.50%	1.31%	2.40%	1.43%	1.80%
% of Council housing stock which meets the Scottish Housing Quality Standard	91.4%	100%	93.51%	100%	94.49%	100%
Cost per planning and Building Standard Services per planning application	£3,957	Data only	£8,001	Data only	£1,048	Data only
Average time per business and industry planning application (weeks)	11.14	Data only	9.04	Data only	7.74	Data only

Contact:

Service Planning and
Policy Development Team
(Communities, Housing and
Planning Services)

Renfrewshire
Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Response to Scottish Government Consultation – "*Housing to 2040, Consultation on outline policy options*"**

1. Summary

1.1 The Scottish Government published a paper, '*Housing to 2040: Consultation on outline policy options*' in early December 2019 and asked for responses by 28 February 2020.

1.2 The consultation document invites views on the Scottish Government's draft vision and principles and seeks proposals across a number of areas of housing policy.

1.3 Following this latest consultation, the Scottish Government plans to publish its final vision and route map for 2040 in summer 2020

2. Recommendations

2.1 It is recommended that the Policy Board:

i. notes the consultation response which was submitted to the Scottish Government from Renfrewshire Council by the due date of 28 February 2020.

3. Background

3.1 In September 2018, the Scottish Government issued a discussion paper called 'Housing Beyond 2021'. This discussion paper considered the whole housing system over the period 2021-2040 with the Scottish Government advising contributors that feedback received from the discussion paper would be used to make connections between housing and other policy areas such as health, equalities and climate change etc. Officers from Renfrewshire Council participated in a workshop discussion along with officers from the Scottish Government and housing association partners and feedback was provided to the Scottish Government at the end of November 2018

3.2 The Scottish Government went on to publish '*Housing to 2040, A Vision for our Future Homes and Communities*' in July 2019 which set out a draft vision and principles following the initial round of stakeholder engagement. In December 2019, the Government issued a further paper, '*Housing to 2040, Consultation on Outline Policy Options',* inviting responses on the contents of both papers. These documents are available on the Scottish Government's website.

3.3 The vision set out in the July paper is structured around four themes and 15 principles. These are listed below. The December 2019 paper includes some additional information relating to the key drivers of change (such as population, health and economic factors) and financial and labour market constraints. The December consultation paper invites views on the draft vision and principles and also policy suggestions in relation to affordability, accessibility, energy efficiency, quality standards and state of repair, and the space around people's homes. A copy of the response which was submitted from Renfrewshire Council by the consultation response deadline of 28 February 2020 is attached to this report (Appendix 1).

HOUSING TO 2040 PRINCIPLES

A WELL-FUNCTIONING HOUSING SYSTEM

PRINCIPLE 1
The housing system should supply high-quality affordable homes for living in, to shift the balance away from the use of homes as a means to store wealth.

PRINCIPLE 2
Government policy (including taxes and subsidies, for example) should promote house price stability, to help underpin Scotland's standard of living and productivity and promote a Fairer Scotland.

PRINCIPLE 3
Everybody should be able to save for the future (as well as be secure in their home and make significant changes to it) whether they rent or own.

PRINCIPLE 4
Housing provision should be informed by whole life economic costs and benefits in the round and help to address inequalities in health, wealth and education.

HIGH QUALITY, SUSTAINABLE HOMES

PRINCIPLE 5
Tenure-neutral space and quality standards for new homes (and existing homes where possible) should be set specifically to improve and protect quality of living and of place.

PRINCIPLE 6
Government policy should promote a greater diversity of home builders and broader availability of land for development to reduce prices and improve building quality.

PRINCIPLE 7
All tenures should apply the same high quality and safety standards and levels of consumer protection.

PRINCIPLE 8
New homes for sale should be built to high standards, defects should be identified and remedied quickly and all owners should be required to maintain the condition of their home.

PRINCIPLE 9
Decisions around the quality, location and utilisation of existing stock and new build should be ambitious in enhancing biodiversity, promoting Scotland's energy security, and be consistent with the target for Scotland's emissions to be net zero carbon by 2045.

SUSTAINABLE COMMUNITIES

PRINCIPLE 10
New housing, and the required community resources, should only be provided where they help to create safer, stronger, attractive, sustainable and integrated communities.

PRINCIPLE 11
Local communities should be empowered to respond to housing need in their area, as part of a coherent regional economic approach (creating and maintaining jobs) and supported by provision of the right infrastructure.

PRINCIPLE 12
Government intervention should help existing and new communities to be physically, digitally, culturally and economically connected within a coherent geographic region; this includes retaining and attracting vibrant communities in areas facing depopulation.

HOMES THAT MEET PEOPLE'S NEEDS

PRINCIPLE 13
Government should ensure that there are affordable housing options across Scotland for households at all income levels.

PRINCIPLE 14
Housing and the housing market should be highly flexible to enable people to meet their changing needs.

PRINCIPLE 15
Everyone has a right to an adequate home.

Implications of the Report

1. **Financial -** None

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

3. **Community/Council Planning –**

   Our Renfrewshire is thriving – None.

4. **Legal** – None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -
   The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. 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

Background Papers

(a) None

FC/LM
18 February 2020

***Author**: The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 7259, email: lesley.muirhead@renfrewshire.gov.uk*

RESPONDENT INFORMATION FORM

Scottish Government
Riaghaltas na h-Alba
gov.scot

Please Note this form **must** be completed and returned with your response.

Are you responding as an individual or an organisation?

☐ Individual

☒ Organisation

Full name or organisation's name

Renfrewshire Council

Phone number

0141 618 6259

Address

Strategy & Place Team, Communities, Housing and Planning Services, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1JD

Postcode

PA1 1JD

Email

strategyandplace@renfrewshire.gov.uk

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

☒ Publish response with name

☐ Publish response only (without name)

☐ Do not publish response

Information for organisations:

The option 'Publish response only (without name) is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

☒ Yes

☐ No

GUIDELINE QUESTIONS

Q1	Earlier this year we published our draft vision and principles. A short and longer version are available here: www.gov.scot/housing2040. Do you have any comments on the draft vision and principles? *Please be specific and identify what you would change and why.*
	▪ We strongly agree with the view set out in 'Housing to 2040' that housing has a vital role to play in tackling poverty and homelessness, promoting inclusive growth and addressing climate change. ▪ We think that investment in housing should be seen in this context, providing significant benefits across a number of different policy areas beyond housing. These benefits are captured at Principle 4, with respect to new housing. However, we think that investment in improving the standard of existing housing across all tenures also delivers significant benefits in terms of tackling inequality and improving health and education. ▪ We agree that the vision for housing should be ambitious and aspirational. ▪ The July 2019 paper sets out a vision for housing to 2040 and key principles, organised around four themes: o a well-functioning housing system o high quality sustainable homes o sustainable communities o homes that meet people's needs. In general terms, these themes and principles are helpful in providing a focus for policy development and prioritisation. ▪ Principles 1 and 2 stress the importance of high quality affordable housing for people to live in, rather than for commercial return and asset growth. Principle 2 could perhaps more strongly focus on the benefits of house price stability in terms of life-outcomes for households, rather than reduced pressure on wages. ▪ Principle 8 correctly stresses the importance of ensuring owners maintain the condition of new homes, including outside space and common areas. However, greater attention should be given to ensuring that owners of existing properties adequately maintain their properties.

	▪ While it is acknowledged that assistance is given through the provision of social rented housing and assistance with housing costs on the basis of need, the wording of principle 13 could be improved to recognise the importance of households across all income groups being able to exercise choice.
Q2	Do you have any comments on the scenarios and resilience of the route map or constraints? *These are set out in sections 3 and 4 of **Annex C**.*
	▪ Sections 3 and 4 set out the main drivers for change and constraints (financial and labour market) that affect delivery of a whole-system approach post 2021. We have no comments on these sections. ▪ Funding remains a core concern for local authorities and partners. At present there is no information available about future subsidy levels post 2021 and this is creating a great deal of uncertainty in the system. There is currently a great deal of momentum in the system as councils, RSLs and private sector partners focus on successful delivery of 2021 newbuild targets. However, there is an urgent need for clarity on the position post March 2021 if we are to avoid a loss of programme capacity.

For questions 3 to 7 below, when making proposals, please be as specific as you can about:

- Who needs to make it happen and what type of action is required? E.g. facilitation, regulatory, financial, infrastructure, training etc.
- How much it costs and who will pay?
- Who is needed to do the work (workforce)?
- How long the proposal would take to implement and whether it is a temporary or permanent measure?
- When in the period 2021 to 2040 should it begin and does anything need to be done first?
- Who will benefit (who is it for)? And who might lose out and how could this be mitigated? (Think about equality groups and different types of organisation and geography and the impact on the wider community.)

• How does it help deliver the draft vision? Does it align with the draft principles? We recognise you may not be able to answer all of these questions – please do not let that put you off responding to us with your proposals.	
Q3	Do you have any proposals that would increase the **affordability** of housing in the future?
	▪ Maintaining a rolling programme for the ongoing delivery of newbuild affordable housing is crucial to the future affordability of housing. To support this, Resource Planning Assumptions (RPAs) several years into the future are needed to facilitate long term planning by councils and RSL partners. Clarification on future funding would allow Councils and developing RSLs to produce realistic development programmes and plan for the longer term. Lead-in times, development staff capacity, construction workforce capacity and private finance could all become issues if there was a significant reduction in financial support for new build affordable development. ▪ Newbuild social rented provision should continue to be prioritised over other affordable tenures as this tenure is the most accessible affordable option for people in housing need. Whilst it is acknowledged that other tenure options may require less subsidy per unit to deliver, social rented housing provides high quality housing that meets the needs of the lowest income and most vulnerable groups whilst also providing benefits across wider society. Other affordable products such as low-cost home ownership and Mid-Market Rent promote tenure choice, however these options will be out of reach for households in the lowest income groups. The recently published Joseph Rowntree Foundation report, 'Poverty in Scotland 2019', stresses the importance of housing supply and rents in the social rented sector in tackling poverty. ▪ The benefits of housing investment across the full range of public policy agendas such as health improvement, economic development, educational attainment, tackling homelessness and meeting particular needs should be taken into account alongside the financial cost of providing affordable housing. Investment in good quality, affordable housing brings wider benefits and can help to reduce financial pressures and challenges in other public policy areas in the longer term.

	▪ Options should be considered for raising additional resources for affordable housing from volume housebuilding where this is generating significant profit from private residential development focused on the delivery of larger detached homes outwith the reach of lower income households.
Q4	Do you have any proposals that would increase the **accessibility and/or functionality** of existing and new housing (for example, for older and disabled people)?
	▪ There should be continued support for the provision of both accessible and purpose-built accommodation through the affordable housing supply programme. Funding for particular needs housing is essential in the period to 2040 in order to meet increasing demand from an ageing population and to ensure there is choice in terms of property type and location. ▪ Ongoing provision of accessible housing within the affordable newbuild supply programme is essential, as the private sector is unlikely to develop appropriate housing on the scale required. This needs to be planned in partnership with Health and Social Care Partnerships at a local level, with appropriate funding available to support ongoing revenue requirements where appropriate, as well as the capital cost of providing suitable housing ▪ Best use should be made of existing stock through financial support for the reconfiguration and comprehensive improvement of properties to better meet current and future need. Reconfiguration of existing dwellings can be expensive with older buildings required to meet current building regulations and standards; therefore, any programme of scale would require clear and stable funding support. ▪ Lifetime flexible homes and peer living developments that can adapt to meet people's changing needs over time should be supported. Such developments can assist in creating supportive and cohesive communities and provide affordable and accessible accommodation that meets the needs of both current and future older generations. These types of development are in line with the health and wellbeing agenda with the Council, housing association partners and Health and Social Care Partnership all keen to promote such developments moving forward.

	▪ New technology should be incorporated into newbuild affordable homes with connectivity and assistive technologies used to help meet the needs of tenants with particular needs. Consideration could be given to the provision of an enhanced subsidy rate, similar to the 'Greener Standard,' for enhanced technology units and technology companies should be encouraged to assist in developing innovative and cost-efficient approaches. ▪ The guidance on Housing for Varying Need should be updated.
Q5	Do you have any proposals that would help us respond to the global climate emergency by **increasing the energy efficiency and warmth and lowering the carbon emissions** of existing and new housing?
	▪ The majority of newbuild affordable housing in Renfrewshire will be delivered to greener standard through the use of a range of energy saving measures such as PV solar panels to allow for the heating of water etc. ▪ Principle 9 in the 'Housing to 2040' paper highlights the scale of the challenge which includes addressing the energy efficiency of existing housing as well as new supply housing. While there is a need for greater innovation in terms of techniques and materials to deliver higher levels of energy efficiency, owners, social landlords and builders need to be confident that new approaches are reliable (as opposed to 'experimental') as well as affordable and capable of delivering the anticipated benefits. Ideally, measures should focus on achieving much higher levels of airtightness, but at the moment capital costs can still be prohibitive.
Q6	Do you have any proposals that would improve the **quality, standards and state of repair** of existing and new housing?
	▪ Regulation of the private rented sector currently relies on a light touch system of registration. Consideration should be given to a stricter system of regulation which takes account of the characteristics and condition of the property being let rather than just the 'fit and proper' person test which currently applies to the landlord.

	▪ In order to address issues relating to the physical condition and maintenance of private and mixed tenure housing, options for making the appointment and retention of a factor mandatory in mixed tenure blocks should be considered. ▪ Provision could be made in law for the establishment of sinking funds in mixed ownership blocks. This could include a requirement for landlords to pay a proportion of rental income (eg a set percentage of rental income collected) into a government backed scheme. These funds would then be drawn upon by the factor to support the ongoing maintenance of properties. ▪ Support should be provided to social landlords to acquire private sector properties within mixed tenure blocks to help improve stock condition, add to the supply of affordable housing and address challenges progressing common works. At present, there is some scope for such an approach within the affordable housing supply programme, with grant funding used to supplement the acquiring organisation's own finances. However, there would be benefit in developing a specific initiative, with clearly defined qualification criteria to ensure that such properties represent value for money and that repairs bring properties up to an appropriate standard. ▪ Property condition in the social rented sector has improved in recent years through the completion of the Scottish Housing Quality Standard (SHQS) and will improve further through EESCH in the coming years. However much of the affordable stock is ageing with a lot of tenemental stock now 70 to100+ years old. The lifespan of such properties is not infinite, even with investment and some regard must be given to future reprovisioning requirements to replace this stock in the coming decades. Planning for this is made more difficult by the dispersed pattern of Right to Buy sales over the last four decades, pepper-potted throughout geographic areas and within blocks of social rented housing. These private properties, many of which now form part of a growing private rented sector, represent a significant constraint in terms of planning for future reprovisioning. Private rented properties also represent a considerable constraint where retention and comprehensive improvement is otherwise a viable option for social landlords, with private landlords often focusing on maximising revenue income potential rather than longer term asset management which requires capital investment and ongoing revenue maintenance.

	▪ Recent legislative changes have promoted improvements in housing standards with improvements in fire safety and energy efficiency. These higher standards should also be applicable to private landlords who in some instances may look at their rental properties as purely investments that generate income. Private landlords should be held to the same health and safety and energy efficiency standards as social landlords. ▪ To help regenerate and sustain communities, financial assistance should be available to enable social landlords to support local communities and local residents to deliver community projects. Linked to this, the Scottish Government could promote a more coordinated approach to grant funding for community growth and development, enabling greater joint working, area coverage and efficiencies through partnership working.
Q7	Do you have any proposals that would improve the **space around our homes** and promote connected places and vibrant communities?
	▪ Linked to the previous point, greater use could be made of the potential for social landlords to work with and support local communities and residents to deliver community projects. At present social landlords are applying for grant funding separately to fund a range of activities. Collective working between social landlords could make better use of available resources. A big challenge facing social landlords is the requirement to match fund, with social landlords using their own resources from rental income to support communities in areas beyond core housing services.
Q8	Any other comments?
	▪ Getting some certainty on the future funding arrangements for the delivery of new supply affordable housing beyond March 2021 is a key and immediate concern. This is essential to allow the Council and RSL partners to plan for the future, through delivery of a rolling development programme that meets identified housing need. ▪ A long-term financial view would allow a rolling programme to run through 2021 to 2040 with developers able to plan ahead efficiently whilst ensuring that the right staff base is in place with the right skills to deliver these homes.

	▪ The current Renfrewshire Strategic Housing Investment Plan 2020/21 – 2024/25 already has an ambitious new build programme in place to deliver a range of general and particular needs homes across Renfrewshire. However, this programme is only deliverable if grant funding levels from the Scottish Government are maintained ▪ Delivery of the Strategic Housing Investment Plan benefits all of society through the creation of communities with attractive high quality homes that are energy efficient and meet peoples housing needs and aspirations. These homes will provide high quality housing for households not in a position to access market housing, including people who need accessible or specially designed/ adapted housing. ▪ The current disparity in grant subsidy rates for social rented housing (£72,000 benchmark for RSLs and £59,000 for local authorities) should be removed and parity should be created within the sector. There is no longer any justifiable basis for this differential. ▪ Opportunities should be reviewed to identify land held in public ownership which could be used for affordable housing. ▪ Good quality, affordable and accessible housing supports life chances in terms of educational attainment, health improvement and economic development. Suitable housing can help combat social isolation. It supports sustainable communities and helps address inequalities between those that can afford market housing and those who cannot. The development of affordable housing can assist in terms of regeneration, tenure diversification, community cohesion and environmental improvements through the re-use of brownfield and vacant and derelict land.

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning**

Heading: **Consultation on Planning Performance and Fees - 2019**

1. Summary

1.1 The Scottish Government have set out a work programme 'Transforming Planning in Practice' which aims to support the implementation of the Planning (Scotland) Act 2019. As part of this work programme, a consultation on Planning Performance and Fees was issued on the 18 December 2019.

1.2 The deadline for submissions closed on 14 February 2020 and in this context the response from the Head of Planning & Housing is set out in Appendix 1.

2. Recommendations

2.1 It is recommended that the Board:

(i) notes the response submitted by the Head of Planning & Housing in relation to the Consultation by the Scottish Government on Planning Performance and Fees – 2019 by the requested date of the 13 February 2020.

3. Background

3.1 The Planning Bill was passed by the Scottish Parliament on the 20 June 2019 and the Planning (Scotland) Act 2019 received Royal Assent on the 25 July 2019.

3.2 The majority of the provisions of the Act are not yet in force but Scottish Ministers have been introducing some of the provisions through Regulations and will continue to do so in the coming years.

3.3 A Consultation on Planning Performance and Fees – 2019 was issued by the Scottish Government which seeks to reflect the Scottish Ministers commitment to the principle that any increase to planning fees must be linked to performance.

3.4 The consultation paper proposes a new approach to how the performance of planning authorities is measured, the appointment and role of a planning improvement co-ordinator and a new structure for the planning fee regime along with the introduction of additional services which may be charged for and the ability to waive or reduce planning fees in certain circumstances.

---

4 Consultation on Planning Performance and Fees - 2019

4.1 The Scottish Government set out that following on from the Planning (Scotland) Act 2019 they want to bring forward detailed proposals for substantial changes to the planning fee structure. The intention is that the new fee arrangements will be in place by mid-2020.

4.2 The consultation seeks to move planning fees towards covering the costs of determining applications for planning permissions as well as seeking views on what additional services which Planning Authorities provide should be subject to a fee, the circumstances whereby the Planning Authority may reduce or waive a planning fee and the introduction of charges for appealing planning decisions.

4.3 The consultation paper does recognise that the Planning (Scotland) Act 2019 will place additional duties on planning authorities, and it is not the role of planning fees to cover these new duties unless they relate specifically to the determination of an application.

4.4 It is highlighted that increasing fees is not the only solution to resourcing the planning service. Smarter resourcing and the opportunities which digital services can bring to the planning service require to be considered. The paper outlines that the overall resourcing of local planning services is the responsibility of local authorities.

4.5 The proposed increase in fees to be implemented in 2020 covers a range of applications and includes an increase in fees of around 50% for residential developments, an increase from £202 to £300 for extensions and alterations to dwellings. Increases in fees for retail and leisure developments up to 70%. Business and commercial developments decreasing in fee rates. There are also proposed increases and decreases in fees for agricultural developments. The consultation paper considers applying fees for listed building consent.

4.6 Extending the scope of discretionary charging and services which planning authorities can charge for carrying out such as pre-application discussions, processing agreements, monitoring and discharging of conditions, planning agreements and charging for appeals is also considered within the Consultation Paper.

4.7 Reducing and waiving fees is another new provision introduced in the Planning (Scotland) Act 2019, where planning authorities have the ability to use this power where they consider appropriate.

4.8 The Planning (Scotland) Act 2019 also includes the power for the Scottish Ministers to appoint a National Planning Improvement Co-ordinator to monitor and provide advice to planning authorities and others on the performance of general or specific functions. It is likely that the co-ordinator will sit within government and reports to the Scottish Ministers. The Consultation Paper asks for comments/suggestions about the role and responsibilities of a National Planning Improvement Co-ordinator.

---

5 Next Steps

5.1 Further updates in relation to the Planning (Scotland) Act 2019 and the subsequent Scottish Government work programme for assisting in implementing the new Planning Act with be presented to the Board when significant sections of the Act come into force and/or other relevant consultations are issued.

Implications of the Report

1. **Financial** – Possible financial implications which will be confirmed as new Regulations are set out by the Scottish Government.

2. **HR & Organisational Development** - Possible resource implications which will be confirmed once the Regulations are outlined by the Scottish Government.

3. **Community/Council Planning –** None

4. **Legal** – Possible legal implications which will be confirmed as new Regulations emerge

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights**

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

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** - None

12. **Cosla Policy Position** – The implications will require further analysis and engagement through COSLA as the details in relation to the Regulations are outlined by the Scottish Government.

13. **Climate Risk** - None

List of Background Papers

I. The Scottish Government work programme 'Transforming Planning in Practice' https://www.gov.scot/publications/transforming-planning-practice-post-bill-work-programme/

II. Consultation on Planning Performance and Fees – 2019 https://www.gov.scot/publications/planning-performance-fees-consultation/

III. Appendix 1 – Renfrewshire Council's response to Scottish Government Consultation on Planning Performance and Fees – 2019

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk

Appendix 1

Renfrewshire Council Response to the Scottish Government Consultation on Planning Performance and Fees - 2019

Planning Performance

1 Should we set out a vision for the Planning Service in Scotland? **Yes.**

1a Do you agree with the vision proposed in this consultation? **Yes.**

1b Do you have any comments about the proposed vision?

Renfrewshire Council would suggest that transparency and equality are also important qualities for the Planning System.

2 Is the proposed approach to the content of the Planning Performance Framework correct? **Yes.**

3 Do you have any comments on the Proposed content of Planning Performance Reports?

Renfrewshire Council consider that by using the outcomes in the National Performance Framework that this aligns Planning well with the purpose, the values and national indicators for Scotland. It provides an opportunity for the profile of Planning to be raised.

3a Do you have any comments or suggestions as to how reports should be prepared?

Reports require to be streamlined and to provide progress on actions, lessons learned from others and outcomes provided by case studies.

There needs to be a move a away from business as usual aspects such as reporting that the Enforcement Charter/LDP is up to date this should be monitored elsewhere.

The Planning Performance Framework should be a marketing document which promotes high quality planning.

3b What statistical information would be useful/valuable to include and monitor?

It is considered that there is no need to replicate the statistical information. This information can be obtained from the Scottish Government webpages.

The PPF should be a yearly update of how Planning is delivering the high quality system and what outcomes are required to improve as well as an opportunity to learn from others.

3c What are the key indicators which you think the performance of the system and authorities should be measured against?

Customer Service, Engagement, Outcomes and Improvements are the key areas.

3d Do you have any other comments to make with regards to how the Performance of the Planning System and Authorities is measured and reported?

Can the Reporting date for the PPF be moved to September to enable PPFs to be reported to Boards/Committee before submission to the Scottish Ministers.

3e Do you have any suggestions about how we could measure the outcomes from planning such as:

- Placemaking
- Sustainable Development
- Quality of decisions

Case studies which are used at present provide a good measurement for the outcomes.

3f Do you have any suggestions about how planning's contribution to the National Outcomes contained in the National Performance Framework should be measured and presented?

Again, case studies provide a good indication of Planning's contribution to the National Outcomes.

4 Do you agree with the proposed responsibilities of the planning improvement co-ordinator?

Renfrewshire Council consider depending on the role and responsibilities outlined for this post, that this role could enhance the sharing of good practice where the co-ordinator identifies improvements, where thing have worked well or not so well for Planning Authorities.

4a Do you have any comments/suggestions about the role?

In applying a consistent approach across Planning Authorities in Scotland it would be beneficial if the co-Ordinator role provided assistance with interpretation of legislation, Government Policy and assisted in consistency with advice from Key Agencies and the reports from the DPEA.

Planning Fees

5 Do you agree with the proposed planning fees for Category 1 - Residential Development?

Yes. In terms of applications for Permission in Principle, the amount per 0.1ha is lower than that for other categories of development. It is considered the same amount should apply across all categories to provide consistency.

6 Do you agree with the proposed planning fees for Categories 2, 3, 4 and 5 - Extensions and Alterations to Existing Dwellings?

Yes, it is agreed that officer time to consider matters such as windows and fences does not need the same amount of work as an extension. However, the erection of decking/balconies in some instances can lead to considerable time and effort for the Planning Authority, this may need to be considered.

7 Do you agree with the proposed planning fees for Category 6 – Retail and Leisure including extensions?

No. It is considered that an increase in fees for applications which require careful consideration along with sometimes quite complex retail assessments in large scale application is justified. However, given the need to try and protect and where possible enhance the retailing sector back into centres, it is considered the fee increases for the smaller retail/leisure developments should be lowered.

In line with Category 7 – Businesses and Commercial, we should be trying to encourage development in the right areas. Small to medium sized retailing/leisure uses should be encouraged rather than discouraged by a high fee rate.

8 Do you agree with the proposed planning fees for Category 7 - Business and Commercial including extensions?

Yes. However as set out above, there requires to be a consistent approach in relation to small/medium scale retailing and small/medium scale business and commercial operations.

9 Do you agree with the proposed planning fees for Category 8 - Agricultural Buildings? **Yes.**

10 Do you agree with the proposed planning fees for Category 9 - Glasshouses?

Yes, this increase would provide more consistency between agricultural buildings and glasshouses.

11 Do you agree with the proposed planning fees for Category 10 - Polytunnels?

Yes.

There should not be a separate category established for the erection of polytunnels on land that is not agricultural land. The same amount of officer time is required regardless.

12 Do you agree with the proposed planning fees for Category 11 – Windfarms – access tracks and calculation? **Yes.**

13 Do you agree with the proposed planning fees for Category 12 - Hydro Schemes?

No. These applications can be very complex with significant amount of work and assessment required as well as consultation and engagement.

14 Is the definition and the proposed method for calculating the planning fee correct for Category 13 - Other energy generation projects? **Yes.**

14a Do you have any comments on the proposed fees and for calculating the planning fee for Solar Farms, energy storage developments, heat networks ?

No, fee level appropriate. A separate category for energy storage developments is not required they should be included within energy generation projects.

15 Do you agree with the proposed planning fees for Category 14 – Exploratory Drilling for Oil and Natural Gas? **Yes.**

16 Do you agree with the proposed planning fees for Category 15 – Fish Farming? **Yes.**

17 Do you agree with the proposed planning fees for Category 16 – Shellfish Farming? **Yes.**

18 Do you agree with the proposed planning fees for Category 17 – Plant and Machinery? **Yes.**

19 Do you agree with the proposed planning fees for Category 18 – Access, Car Parks etc. for Existing Uses? **Yes.**

20 Do you agree with the proposed planning fees for Category 19 - Winning and Working of Minerals? **Yes.**

21 Do you agree with the proposed planning fees for Category 20 - Peat? **Yes.**

22 Do you agree with the proposed planning fees for Category 21 – other operations? **Yes.**

23 Do you agree with the proposed planning fees for Categories 22 and 23 – Waste Disposal and Minerals Stocking – does not cover waste management (recycling)? **Yes.**

24 Do you agree with the proposed planning fees for Category 24 - Conversion of Flats and Houses? **Yes.**

25 Do you agree with the proposed planning fees for Category 25 - Changes of Use of a Building? **Yes.**

26 Do you agree with the proposed fees for Category 26 - Changes of Use of Land? Y**es.**

27 How should applications for planning permission in principle and Approval of Matters Specified in Conditions (AMSC) be charged in future?

At present the fee structure is not appropriate at all for large complex development sites that some Planning Authorities have been and will continue to work on for years.

At present Renfrewshire have applications at Dargavel Village in Bishopton where there are applications for hundreds of houses going for the £401 fee. The amount of work and consultation is extensive for the fee.

Renfrewshire Council also consider that the current fee structure didn't seem very fair on either the developers who are first in who have to pay full fee.

28 How should the fee for AMSC applications be calculated?

Renfrewshire Council suggestion would be to keep the same fee's for permission in principle, but then charge a fee for AMSC's thereafter which would be 50% of the fee which would be levied if it were an application for full planning permission.

The rationale being that half the work associated with the application has already been done i.e. establishing the principle of the development. The flat rate of 50% of the standard planning fee would be maintained until the development is built out, so you wouldn't get a situation where the full fee is met, and subsequent applications are for the minimum fee. Instead the Council would take in more fees overall which would accurately reflect the work done, but the fees would also be spread more evenly across the life of the development.

29 Should the fee for cross boundary applications be split between the respective authorities?

- No change
- 100% to authority where majority of development occurs with remaining 50% to other authority
- Fee divided as per how the development is split across the authority boundaries
- Other

Renfrewshire Council consider that the current fee procedure for cross boundary application is not appropriate. A complex application can have a significant of work for all authorities involved before and after the decision due to complex conditions, submission of assessment.

Renfrewshire Council consider that where the majority of the development occurs 100% should go to that authority and 50% to the other. If there are more than two authorities involved, then the fee should be spread more equal amongst the authorities.

30 Do you agree or disagree with the proposal that where applications are required because permitted development rights for dwellings in conservation areas are restricted, then a reduced fee should be payable?

No. The amount of work in considering these applications tends to be more onerous on planning officers. As well as this they generate interest from the general public, community council and Councillors and can be time consuming for the Planning Authority.

31 Is the introduction of a fee for applying for Listed Building Consent appropriate?

Yes. Although the Planning Authority would not want to discourage applicants from protecting and preserving their property particularly when the cost of adding or changing materials, etc to listed buildings are more costly that buildings which are not listed.

31a How should the fee be set

A flat fee is required. However, there needs to be a separation of the fee as to whether the application accompanies a detailed application, or it is proposals that would otherwise be permitted development.

32 Should the fees for Hazardous Substances Consent be increased?

Yes. Again, there needs to be a degree of knowledge, understanding, time and resources factored into decision making on these applications.

33 Are the proposed increases in fees for the categories CLUDS, Advertisement, Prior Approval appropriate? **Yes.**

34 Are there other fees which have not been considered?

The current fee required for a section 42 application appears disproportionate to the work an assessment involved in some applications.

A fee level that is relevant to the scale and type of proposal is required in the new fee regulations.

35 Do you think we should set out the range of services which an authority is allowed to charge for?

Yes. This would provide clarity as there are various Planning Authorities across Scotland charging for functions/services with a range of fees and charges. This does not provide stakeholders confidence and transparency in the Planning System with different Authorities charging for different functions/services.

36 How should the fee for pre-application discussions be set?

If the Scottish Government consider that Planning Authorities should be charging for pre-application discussions then it needs to be a fair, open, transparent charging system that is fully evidenced and not open to interpretation. It needs to set out standards and what people can expect from being charged.

It has to be proportionate and not hinder or stop people asking for pre-application advice.

There has been a lot of good work which is highlighted in Planning Authorities Planning Performance Framework each year about the advantages of good pre-applications, good design and good outcomes.

In looking at the vision and purpose of Planning outlined in page 9 of this consultation document, 'Planning must provide certainty, consistency and clarity to all of those who participate……' Charging for a service that adds value must provide that certainty.

It is also considered that the fee levels and the right to waive the fee should be allowed to be set locally to reflect local circumstances.

36a Should the fees for pre-application discussions be subtracted from the full fee payable on submission of an application?

Renfrewshire Council would await the fee structure set by the Scottish Government before making that decision.

37 Do you think that there should be an additional charge for entering into a processing agreement to reflect the additional resource required to draft and agree the timescales to be included?

No. The amount of time and resources to prepare and add to a template is minimal.

38 Where a non-material variation is required should an authority be able to charge for each change which is made?

R**enfrewshire Council would consider that there should be a fee and it should be on a pre request basis.**

Should we set the fee for that or an upper limit allowing authorities the flexibility to set their fee within clear parameters?

Yes. The fee should be allowed to be set locally to reflect local circumstances.

39 Should authorities be able to charge for carrying out the monitoring of conditions?

Yes, this may facilitate new roles within Planning taking on graduates and those wishing to progress a career in Planning.

39a Should a fee for monitoring be limited to certain types of monitoring requirements?

Yes. The fee structure should be per application rather than per condition, which would be subject of review.

40 Do you think there should be a fee payable for the discharge of conditions? -

Yes. Discharging of conditions involves resources which are not accounted for in day to day workload.

41 Do you think that Planning Authorities should be able charge for the drafting of planning agreements? **No.**

42 Should an authority be able to charge for development within a MCA (building, or changes or use) in order to recoup the costs involved in setting one up?

Yes. There could be considerable work involved which requires officers from across planning to assist.

43 Should the ability to offer and charge for an enhanced project managed service be introduced? **No.**

44 Do you think charging for being added or retained on the register of interested people should be included in the list of services which Planning Authorities should be allowed to charge for? **No.**

45 Do you think that, in principle, fees should be charged for appeals to Planning and Environmental Appeals Division (DPEA)?

Yes, appeals can generate work which requires to be prioritised to meet deadlines set by the DPEA.

45a Should we limit the circumstances in which a fee can be charged for lodging an appeal? **No.**

45b In what circumstances do you think a fee should be paid for lodging an appeal?

Each circumstance.

45c Do you think that the fee should be refunded in the event of a successful appeal? **No.**

45d Do you think that a fee scale should be provided in relation to appeals to Local Review Bodies and, if so, should the arrangements differ from appeals to DPEA?

No, the resource implications are less onerous than an appeal to the DPEA.

46 Do you have any suggestions as to the circumstances in which authorities could waive or reduce a planning fee?

Waiving or reducing a fee should be allowed to be set locally to reflect local circumstances.

47 Retrospective Applications, should the surcharge be set at 100%? **Yes.**

47a Authorities will need to apply discretion when applying this surcharge. Should authorities need to clearly set out the reasons why the surcharge has been applied or not in each individual case? **Yes.**

48 Given the success of ePlanning, the continuing increase in its use and the savings which are made to both an applicant and authority in submitting an application electronically, do you think it is appropriate to apply an increased fee for submitting a paper application due to the additional work involved?

Please provide reasons for your answer

Yes. Planning Authorities require to continue to purchase hardware and software as well as provide staff time and resources to download paper copies of application forms and plans. There needs to be more encouragement to submit electronically to ensure we are all moving forward in this digital agenda.

48a Do you consider the use of rebates, discounts or other incentives, a useful tool delivering a more efficient service?

No. The delay is normally caused because the applications are complex and require time to ensure the right decision is made. The responses on complex applications take time for consultees and the general public as well as officers to go over all of the information, assessments, investigations.

49 Do you consider there should be a single advertising fee? **Yes.**

50 Do you consider that submission of an Environmental Impact Assessment (EIA) should warrant a supplementary fee in all cases? **No.**

51 Do you think that applications for planning permission in principle should continue to be charged at half the standard fee? **Yes.**

52 Should there be a different fee for 'hybrid applications' as described? **No.**

53 Should the Scottish Government introduce a service charge for submitting an application through eDevelopment (ePlanning and eBuilding Standards)? **No.**

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Orchard Street Housing Renewal Area Update**

1. Summary

1.1 At the meeting on 10 January 2020, the Housing and Community Safety Policy Board authorised the Director of Communities, Housing and Planning Services in consultation with the Head of Corporate Governance to enter into a legal agreement with Paisley Housing Association. The purpose of the legal agreement was to give Paisley Housing Association sufficient comfort to start acquiring privately owned properties and take forward further planning activity to enable delivery of the proposed Comprehensive Tenement Improvement project in the Orchard Street Housing Renewal Area.

1.2 A legal agreement has now been signed by both parties and Paisley Housing Association has contacted all owners with a view to acquiring properties as quickly as possible.

1.3 This report seeks authority for the Director of Communities, Housing and Planning Services to transfer ownership of two flats within the Orchard Street Housing Renewal Area, which were recently acquired by the Council, to Paisley Housing Association for the same price paid by the Council.

2. Recommendations

2.1 It is recommended that the Board:

(i) authorises the Director of Communities, Housing and Planning Services to dispose of Flat 1/3, 33 Causeyside Street and Flat 1/2, 5 Orchard Street to Paisley Housing Association for the sum paid by the Council.

3. Background

3.1 In December 2019 and January 2020, during negotiations between the Council and Paisley Housing Association on the proposed legal agreement, three properties within the Orchard Street Housing Renewal Area were advertised for sale on the open market.

3.2 It was considered that a change in ownership could be detrimental to the progress of the refurbishment project and may add further risk and delay. As Paisley Housing Association was not at that point in a position to buy these properties, the Council sought to assist the partnership project by purchasing these properties. The Council's offers for two flats were accepted (Flat 1/3, 33 Causeyside Street and Flat 1/2, 5 Orchard Street). The offer for the third flat was not accepted by the owner.

3.3 A legal agreement has now been signed by both the Council and Paisley Housing Association and the Association is seeking to acquire properties within the Housing Renewal Area in order to deliver the planned comprehensive tenement improvement scheme. Paisley Housing Association has now written to all owners to advise of their intention to take forward the planned improvement project

3.4 Authority is sought to transfer ownership of the two properties identified at para 3.2 above to Paisley Housing Association for the sum paid by the Council, to assist the Association in consolidating ownership and taking forward the comprehensive tenement improvement project.

Implications of the Report

1. **Financial** – Sales receipts equal to value paid

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

3. **Community/Council Planning –**

   - *Our Renfrewshire is thriving*– town centre regeneration/improving housing conditions and local neighbourhoods
   - *Working together to improve outcomes* – Partnership working between the Council and Paisley Housing Association.

4. **Legal** – There will be a requirement for Legal Services to carry out conveyancing work.

5. **Property/Assets** – Disposal of property purchased to help facilitate refurbishment of poor-quality tenement blocks.

6. **Information Technology** – None

7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising directly 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. **Risks –** None

11. **Privacy Impact** – None

12. **Cosla Policy Position** – N/A

13 **Climate Risk –** N/A

List of Background Papers

Report to Housing and Community Safety Policy Board, 8 November 2016, "Orchard Street Housing Renewal Area Draft Designation Order 2016"

Report to the Housing and Community Safety Policy Board, 14 March 2017, " Orchard Street Housing Renewal Area Designation Order 2017"

Report to the Communities, Housing and Planning Board, 14 January 2020, "Orchard Street Housing Renewal Area"

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting.

FC/LM
27 February 2020

Author: Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.Muirhead@renfrewshire.gov.uk

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Johnstone Castle Housing Regeneration Update**

1. Summary

1.1 A housing regeneration strategy for Johnstone Castle was approved by the Housing and Community Safety Policy Board on 26 August 2014. This included the demolition of 288 tenement properties and the construction of new, modern, energy efficient Council homes for social rent on cleared sites in the area.

1.2 The first phase of redevelopment is nearing completion, with most of the demolition completed and 95 newbuild Council homes due to be ready for tenants to move in between March and early June 2020.

1.3 The attached Development Framework describes the progress made to date and provides a framework for the second phase of redevelopment in Johnstone Castle, incorporating land at Cedar Avenue, Elm Drive, Maple Drive and Chestnut Place, which will be taken forward in partnership with the Link Group and Linstone Housing Association.

1.4 This report seeks authority for the Director of Communities, Housing and Planning Services to pursue the compulsory acquisition of the three remaining privately owned properties at Cedar Avenue and Maple Drive to enable phase two of the regeneration strategy to be implemented.

2. Recommendations

2.1 It is recommended that the Policy Board:

(i) notes the positive progress made to date in delivering the housing regeneration strategy for Johnstone Castle;

(ii) notes the attached Johnstone Castle Development Framework; and

(ii) authorises the Director of Communities, Housing and Planning Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of the second Compulsory Purchase Order in respect of the 3 remaining privately owned properties as identified in Table 1 of this report, for housing purposes, to enable the Council's regeneration strategy to be completed.

---

3. Background

3.1 The housing regeneration strategy for Johnstone Castle approved by the Housing and Community Safety Policy Board in August 2014 included provision for the demolition of 257 Council and 31 privately owned tenement flats and the construction of high quality newbuild Council housing to meet current and future need and demand and the aspirations of local people.

3.2 Following the rehousing of tenants and the acquisition of most of the privately-owned housing, the existing tenements were demolished and newbuild construction started on site in Autumn 2018.

3.3 The 95 new Council homes are now almost complete, with the first tenants due to move into their new homes in March 2020. Existing Council tenants, who moved to enable demolition and newbuild on the cleared sites, were given the option of considering a move back into the area in one of the newbuild homes and it is anticipated that around half of these new properties will be let to Council tenants who previously lived in the area.

3.4 The lower density newbuild housing provides a much-improved mix of Council housing in the area, mainly back-and-front door family homes and cottage flats. Some of the ground floor cottage flats have been specially adapted to meet mobility needs and two bungalows have been designed for wheelchair users.

3.5 Over the last six years, there has been extensive community engagement in developing and delivering the housing regeneration strategy.

3.6 Phase 2 of the regeneration strategy will build on the progress already made in the area, with further newbuild housing for social rent planned in partnership with the Link Group and Linstone Housing Association and with grant funding support from the Scottish Government. Provision is included for this in Renfrewshire's Strategic Housing Investment Plan 2020/21 to 2024/25.

3.7 Further demolition is required to enable delivery of phase 2 of the regeneration strategy. This includes demolition of Council owned blocks at Cedar Ave and Maple Drive as approved in 2014, as well as demolition of housing owned by Linstone Housing Association at Chestnut Place.

---

4. Acquisition of Private Housing: Compulsory Purchase Order

4.1 Following approval of the housing regeneration strategy in 2014, officers sought to negotiate the voluntary acquisition of the 31 privately owned properties identified for demolition. The District Valuer was instructed to determine a market valuation for the properties and owners were offered compensation in terms of disturbance and home loss payments (where eligible) together with the current market value of their property. Owners were also given the opportunity to exchange their property for a Council-owned property through an excambium process.

4.2 To date, the Council has successfully acquired 28 of the 31 privately owned properties, 26 by voluntary acquisition and 2 properties through the first of two Compulsory Purchase Order applications. The 3 remaining privately owned properties are listed in the table below.

Table 1

Properties subject to Johnstone Castle Housing Regeneration Compulsory Purchase Order Application No: 2
24F Cedar Avenue, Johnstone Castle, Johnstone, Renfrewshire, PA5 9TH
26E Cedar Avenue, Johnstone Castle, Johnstone, Renfrewshire, PA5 9TH
11A Maple Drive, Johnstone Castle, Johnstone, Renfrewshire, PA5 9ST

4.3 In August 2014, the Housing and Community Safety Policy Board approved in principle the compulsory acquisition of privately-owned properties where negotiations to voluntarily acquire these properties were unsuccessful.

4.4 On the 24 January 2017, the Housing and Community Safety Policy Board authorised the Director of Development & Housing Services to pursue the compulsory acquisition of 8 remaining privately owned properties, including the three properties listed in Table 1 above. The subsequent Compulsory Purchase Order application was split in to two separate applications to reflect the phasing of the Johnstone Castle regeneration strategy. The first application, relating to two properties at Tower Road and Elm Drive, was submitted for confirmation to Scottish Ministers in 31 July 2017. Scottish Ministers confirmed this application on 4 September 2017 with the Council then taking ownership of these 2 properties in early 2018.

4.5 After protracted negotiations with the three remaining owners at Cedar Avenue and Maple Drive and ~~a~~ failure to reach mutually acceptable terms, the Director of Communities, Housing and Planning Services now wishes to instigate Compulsory Purchase Order proceedings through the promotion and submission of a second Compulsory Purchase Order (CPO) to the Scottish Government along with all required supporting evidence, in order to complete the regeneration of Johnstone Castle.

4.6 Throughout this process it is proposed that the Council will remain open to negotiations with all remaining owners. In the event of any of the properties being acquired voluntarily, the Compulsory Purchase Order process would cease in connection with that property.

Implications of the Report

1. **Financial** – Costs associated with the acquisition of private properties as identified in Appendix 1.

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

3. **Community/Council Planning –** Building strong, safe and resilient communities - Increasing the supply of affordable housing and regenerating communities.

4. **Legal** – There will be a requirement for Legal Services to carry out conveyancing work in relation to the acquisition of these 3 outstanding properties and with respect to the CPO application.

5. **Property/Assets** – The acquisition of these 3 properties would be followed by demolition to progress regeneration plans in the area.

6. **Information Technology** – None.

7. **Equality & Human Rights**

   The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report in that compulsory purchase will not breach the ECHR where it is authorised by law, is proportionate and where it can be demonstrated to be in the public interest. 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** – It is anticipated that Scottish Ministers would approve any CPO application based on the evidence, but until confirmation of any CPO application this is not guaranteed.

11. **Privacy Impact** – None.

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

13. **Climate Risk –** replacing unsuitable obsolete housing stock with high quality energy efficient new homes.

List of Background Papers

(a) Attachment – Appendix 1, List of addresses subject to the second Compulsory Purchase Order application

(b) Johnstone Castle Housing Regeneration Update and Request for Authorisation to Pursue Compulsory Purchase Orders, Housing and Community Safety Policy Board, 24 January 2017

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.
The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk

FC/LM
17 February 2020

***Author**: Lesley Muirhead, Planning and Housing Manager,*
Tel: 0141 618 6259, email: lesley.muirhead@renfrewshire.gov.uk

Renfrewshire Council

Johnstone Castle

Development Framework

Contents

1.0

1.0	Contents	3
2.0	Renfrewshire Context	4
3.0	Local Context	5
3.1	Development Context	6
3.2	Current Progress	7
3.3	Phase 1	8
4.0	Phase 2 Vision	9
4.1	Development Considerations	10
4.2	Existing Site Plan	11
4.3	Cedar Avenue Planning Consent	12
5.0	Phase 2 Design Principles	13
5.1	Policy Context	14
5.2	Neighbourhood Analysis	15
5.3	Indicative Layout	16
5.4	Key Concepts	19
5.5	Cedar Avenue & Chestnut Place	20

Renfrewshire Context

2.0

This framework has been prepared by Renfrewshire Council to support the ongoing regeneration and strategic housing investment programme in Johnstone Castle.

The preparation of a comprehensive housing regeneration strategy for the Johnstone Castle area was approved in 2014 by the Council. Implementation of this strategy has commenced with delivery of Phase 1 for 95 new Council homes with construction commencing in early 2019.

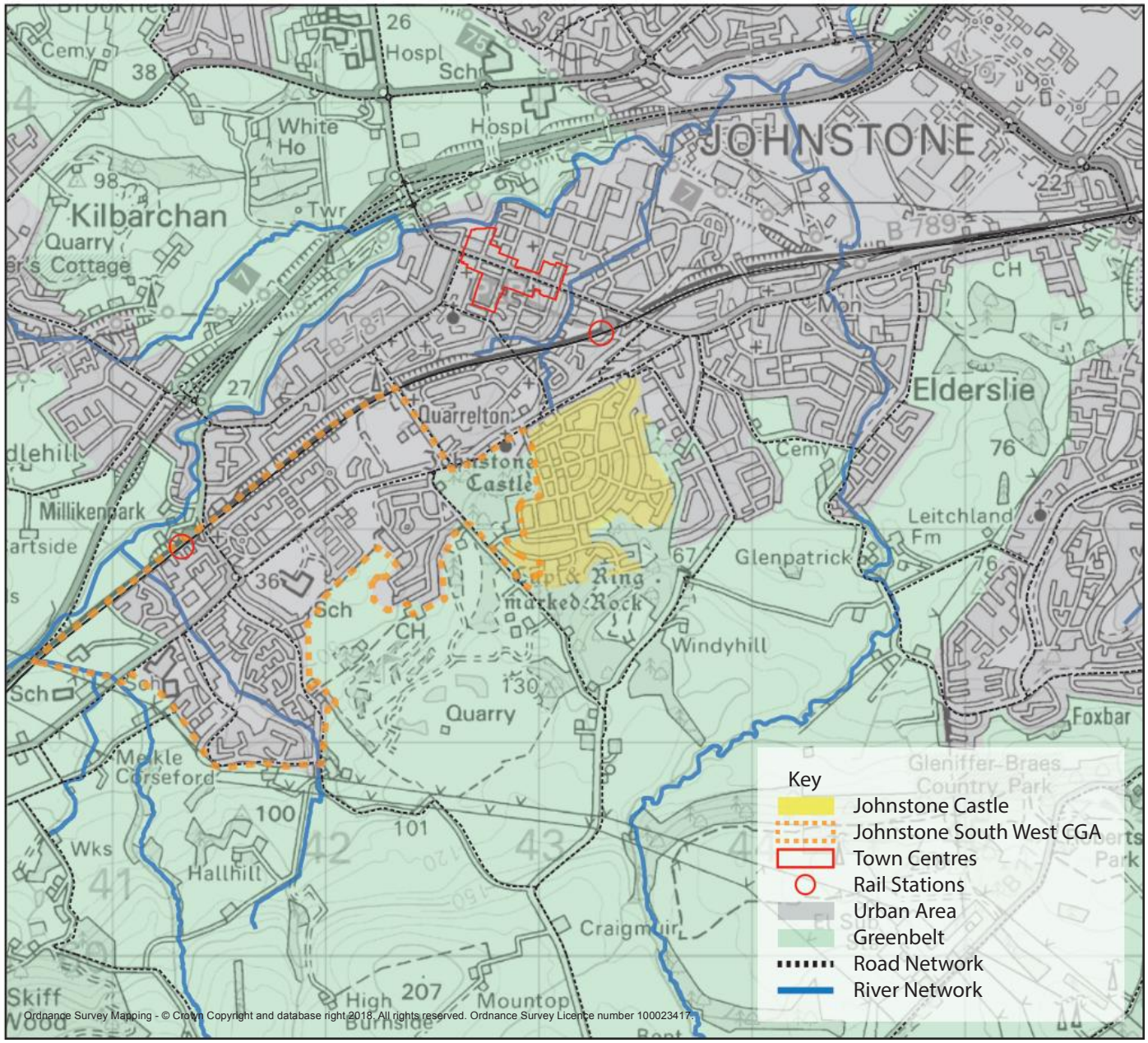
Phase 2 of the strategy will build on this successful delivery, focusing on specific flatted blocks while taking into consideration the wider Johnstone Castle area.

The aim is to ensure that new development builds on the existing strengths of the area, enhances the built fabric, providing the opportunity to create a successful place.

The aim is to rebalance the existing housing stock and provide good quality affordable homes that meets the needs and aspirations of local people.

The main objectives are as follows:

- To ensure that new housing meets current and future need and demand;
- To make the best use of housing and land assets;
- To facilitate high quality development;
- To promote high quality of urban design, incorporating place making principles;



Ordnance Survey Mapping - © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023417.

Local Context

3.0

Johnstone Castle is a predominantly residential neighbourhood of around 3,000 people located to the south of Johnstone Town Centre and west of Paisley.

The estate is bounded by Beith Road to the north and Bluebell Woods on all other sides. Beyond the woodlands to the south is Highcraigs Quarry and open countryside.

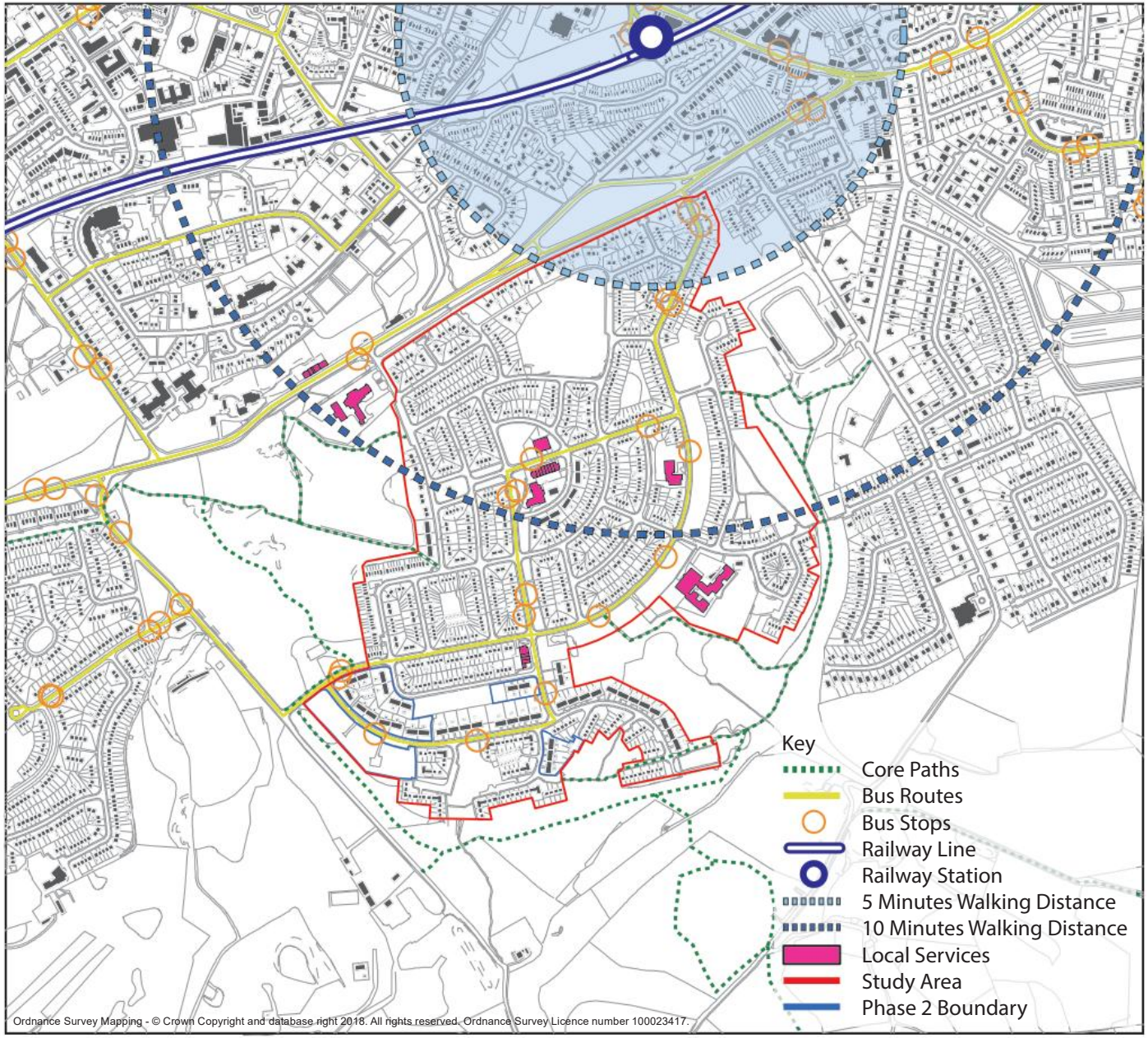
The area has an established community and is served by a number of local amenities and services characterised by access to a wide variety of open spaces. There are local shops on Beith Road, Hazel Avenue and Sycamore Avenue. Much of the north of the Johnstone Castle is also within a 10 minutes walk of Johnstone Town Centre.

Auchenlodment Primary School and Nursery serve Johnstone Castle, much of which is within a five minute walk and all of which is within a 10 minute walk. There are also two churches in the area.

Johnstone Community Centre at Pine Crescent offers facilities for the community. This is also the home of the Johnstone Castle Learning Centre which offers a varied programme of classes.

The area is well connected for all modes of transport. Bus routes and stops run throughout the area, the northern half of the area is within a 10 minute walk from the Johnstone train station and there are multiple connections to the core path network.

The road layout has a strong, irregular grid pattern giving good connections through the area.



Development Context

3.1

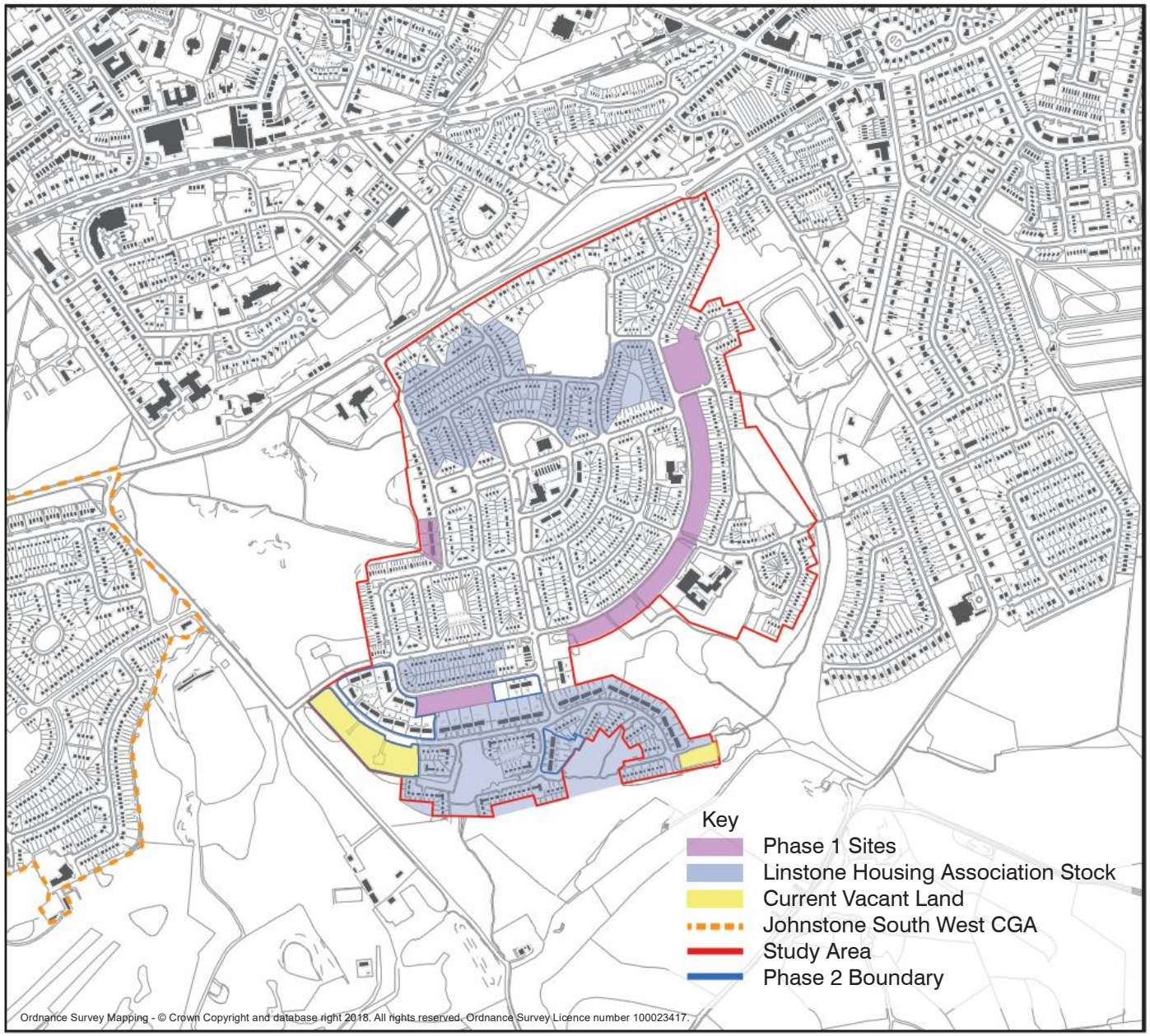
Renfrewshire Council and Linstone Housing Association's collective stock in the area is around 563 properties, with the Council's stock at around 255 properties, and Linstone's stock of around 308 properties.

Significant changes to Council stock since the 1980s due to Right to Buy as well as a downturn in demand for tenement properties in the area prompted Renfrewshire Council to consult tenants and local residents on the regeneration strategy for the area.

The focus of this strategy was on providing new high quality, lower density housing that meets the needs of the local community.

It is intended that these new build homes will help revitalise the existing community by providing accommodation that is fit for purpose for modern living and of a type that is desirable and in demand by local people.

Linstone Housing Association have also undertaken a programme of extensive works on their stock to modernise and ensure their properties meet resident's needs.



Current Progress

3.2

In August 2014 approval was given by Renfrewshire Council's Housing and Community Safety Policy board for the preparation of a comprehensive housing regeneration strategy for the Johnstone Castle area, to include the demolition of 288 tenements and replacement with around 100 new build homes. This work, in consultation with Linstone Housing Association and key partners will culminate in the current delivery for 95 new Council homes.

A number of properties have been demolished as part of phase 1, including:

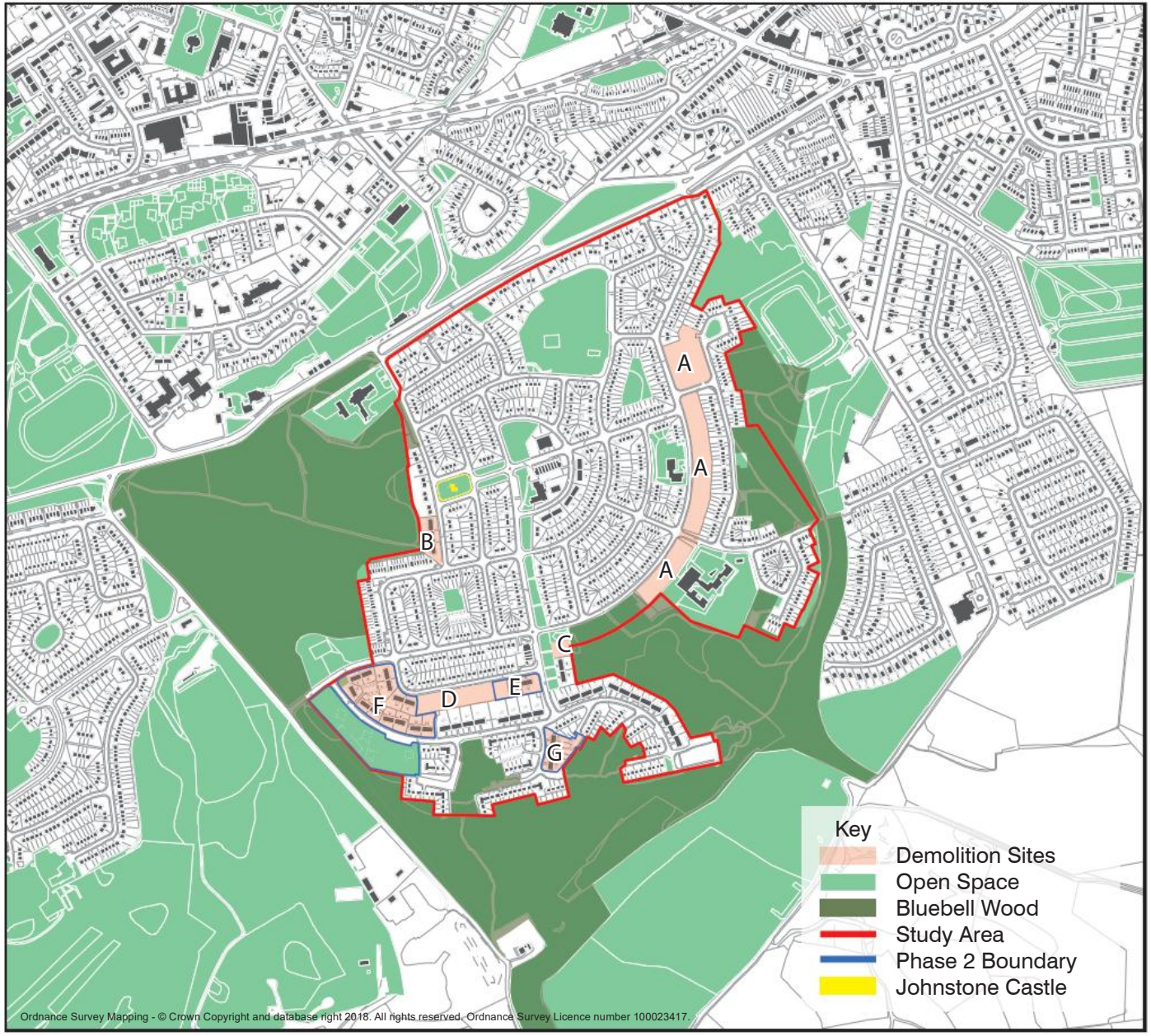
A: 67 - 109 & 155 - 157 Elm Drive
B: 18 - 22 Tower Road
C: 45 Sycamore Avenue
D: 2 - 22 Cedar Avenue

Phase 2 of the strategy will continue the work undertaken in phase 1. Proposed is the demolition of low demand properties and their replacement with homes of suitable size and t ype which reflect current demand, as well as investigating opportunities for water attenuation, enhanced amenity and community uses.

Demolition is planned for the following addresses to enable phase 2:

E: 24 - 26 Cedar Avenue
F: 1-13 Maple Drive
G: 1 - 5 Chestnut Place

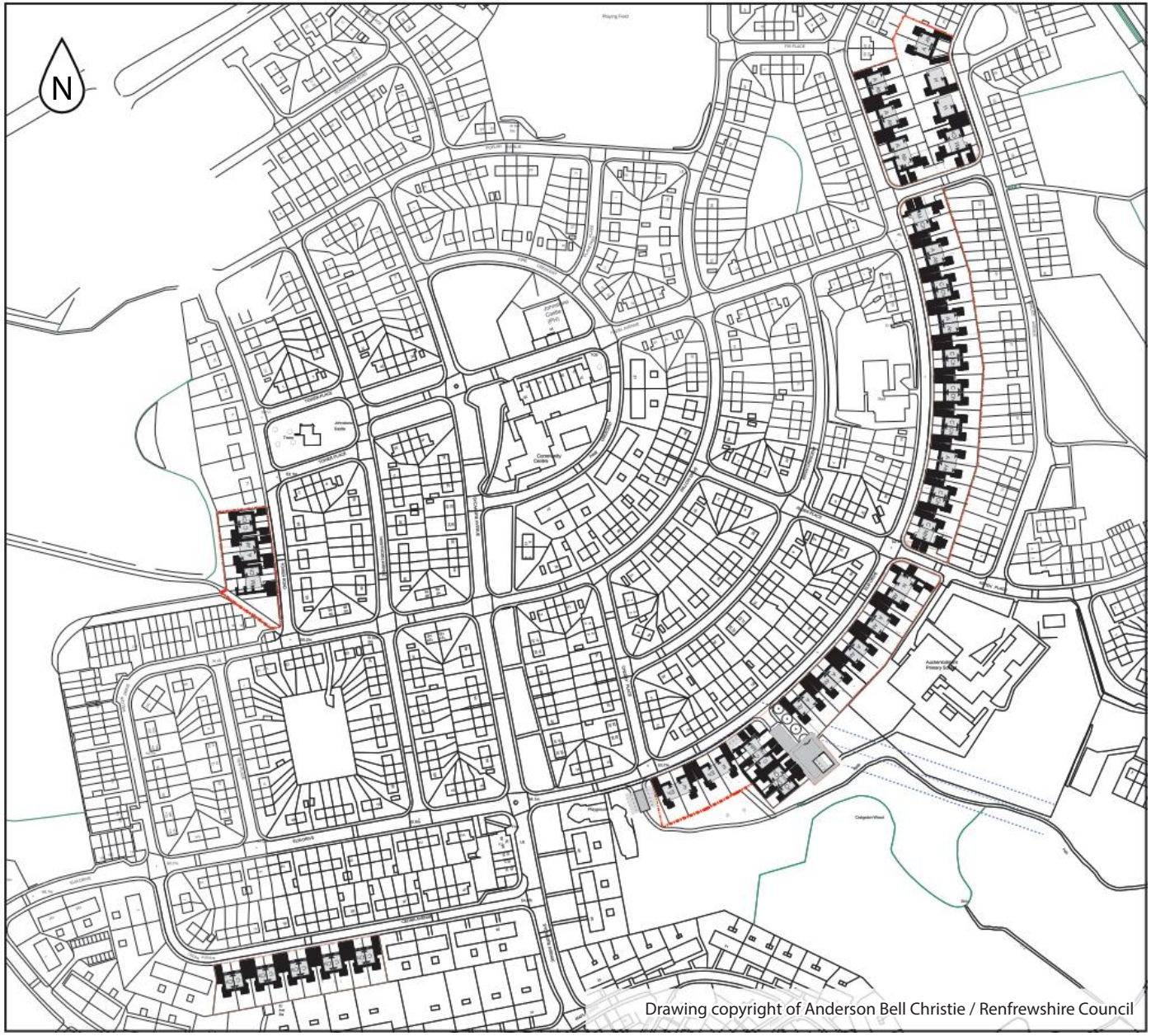
Linstone Housing Association's Board approved demolition of stock at Chestnut Place in 2014.



Phase 1 consists of 95 new build affordable and energy efficient homes, each with curtilage parking. This phase adopted a design approach of making the best use of existing roads infrastructure.

There will be a mix of mainly two and three bedroom homes, one and two bedroom, two four bedroom homes, own-door flats, as well as two specially designed bungalows for tenants with mobility requirements and four semi-detached homes with four bedrooms for larger families.

Visualisations of proposed Phase 1 Housing, Johnstone Castle



Drawing copyright of Anderson Bell Christie / Renfrewshire Council

Phase 2 Vision

4.0

Delivering high quality places requires a holistic approach to placemaking.

A Successful, Sustainable Place

Johnstone Castle is an established neighbourhood with a strong community. The housing led regeneration of the area will build on this to create a more sustainable mix of house types for social rent and increase the number of properties meeting contemporary energy efficiency standards.

A Low Carbon Place

Retention and reuse of existing infrastructure such as streets and utilities, as well as redevelopment of brownfield land is a resource efficient approach. New development will be required to meet modern energy efficient building standards. There is also an opportunity to provide carbon reducing technologies within new build housing.

A Natural, Resilient Place

The proposed vision aims to make the most of the natural assets in the area. The Bluebell woodland is a key feature of the area. Any new development will enhance connections to this woodland by forming a gateway.

A Connected Place

Improving the gateways into the neighbourhood and Bluebell Wood by creating overlooked routes and spaces will aim to enhance the environment for pedestrians and cyclists. Integrated parking within the development will assist in keeping routes clear for buses while retaining and reusing the existing roads infrastructure.

Coal - Development High Risk Area

The whole site is within the Scotland Coal Mining Reporting Area, with an area to the west designated as a High Risk Development Area area which overlaps with the phase 2 sites. As such it is likely a Coal Risk Assessment will be required to ascertain the legacy of coal mining operations, and new development in this area will require to take full account of former coal mining activities.

Pluvial Flood Risk

The culverted Craigbog Burn runs through the area, connecting the Black Cart Water with the Old Patrick Water to the south, and follows Sycamore Avenue before diverting underneath properties on Cedar Avenue and Maple Drive. This presents areas of flood risk in proximity to the study area during periods of high rainfall.

Potentially Contaminated Land

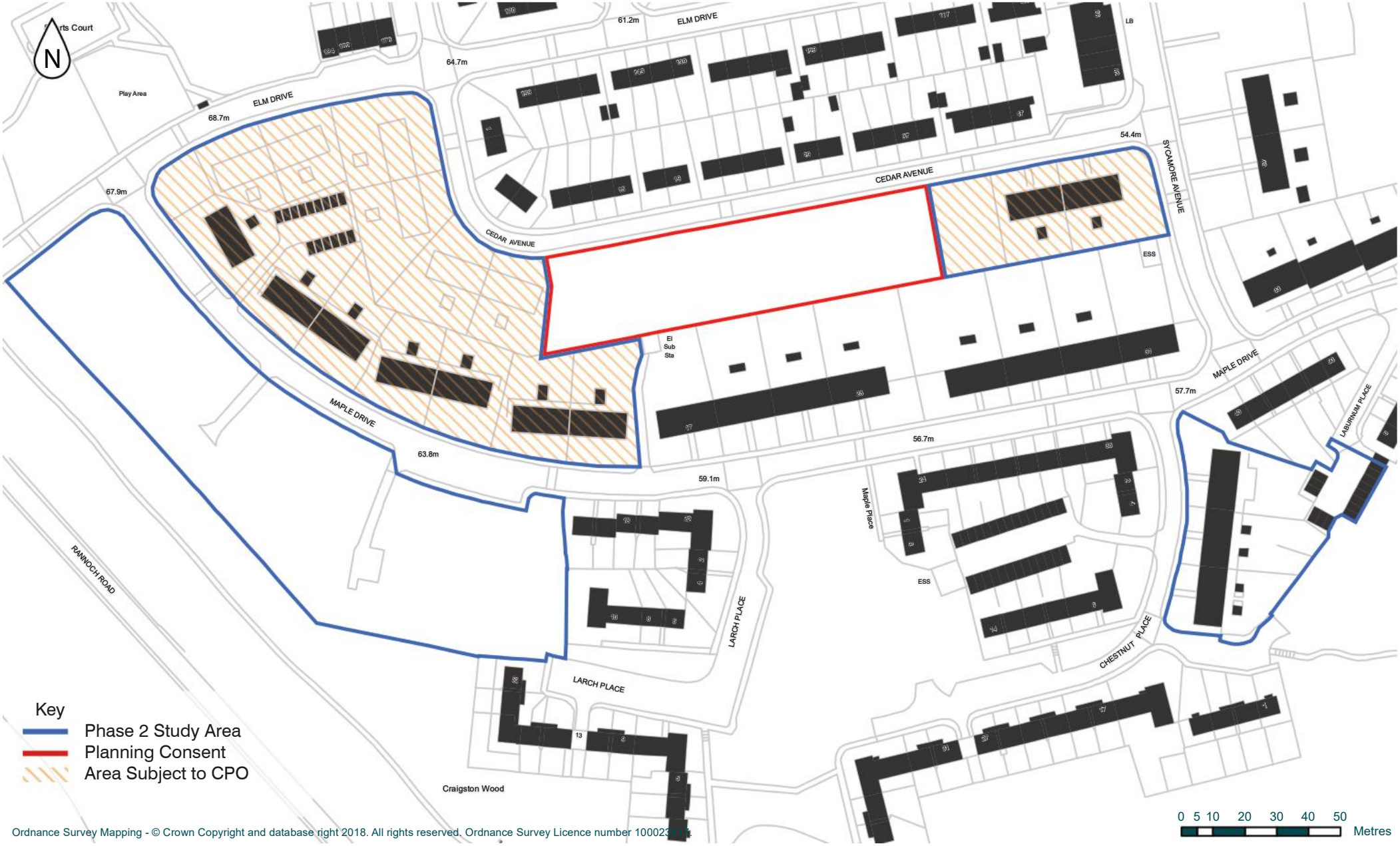
A large area of Johnstone Castle was used as a POW military camp from the 1940s until 1957 and is potentially contaminated. The area covers the north western corner of the phase 2 sites and will require site investigation to ascertain the exact level and nature of any contamination that may be present from the previous military use.

Tree Preservation Order

A Tree Preservation Order covers the entirety of Johnstone Castle to protect the Bluebell Woods, which were part of the original Johnstone estate and have significant amenity and environmental value. This Order requires the local planning authority's written consent prior to the felling, topping, lopping or uprooting of trees.

Phase 2 Existing Site Plan

4.2

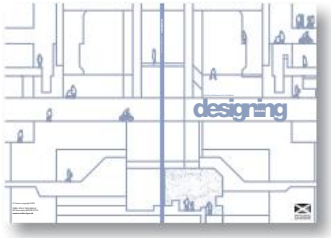
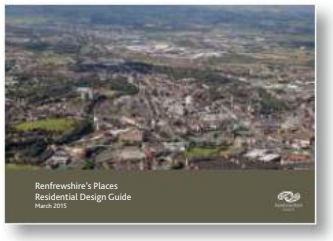


Ordnance Survey Mapping - © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023404.

17/0162/PP:
Demolition of flatted development and erection of residential development comprising 14 dwellinghouses with associated access, landscaping and parking.

Policy Context

5.1

National Policy	Designing Streets - A Policy Statement for Scotland Designing Places - A Policy Statement for Scotland Creating Places - A Policy Statement on Architecture & Place for Scotland	
Regional Policy	Renfrewshire Local Development Plan 2014	
Supplementary Guidance	Renfrewshire LDP Supplementary Guidance 2014 Renfrewshire's Places: Residential Design Guide 2015	

Placemaking Principles

Distinctive
Opportunities for creating a sense of identity

Safe & Pleasant
Opportunities for creating safe and pleasant spaces

Welcoming
Opportunities for creating a sense of welcome

Easy to Move Around
Opportunities for creating easier movement

Resource Efficient
Opportunities for making good use of resources

Adaptable
Opportunities for making a place adaptable

Neighbourhood Analysis

5.2

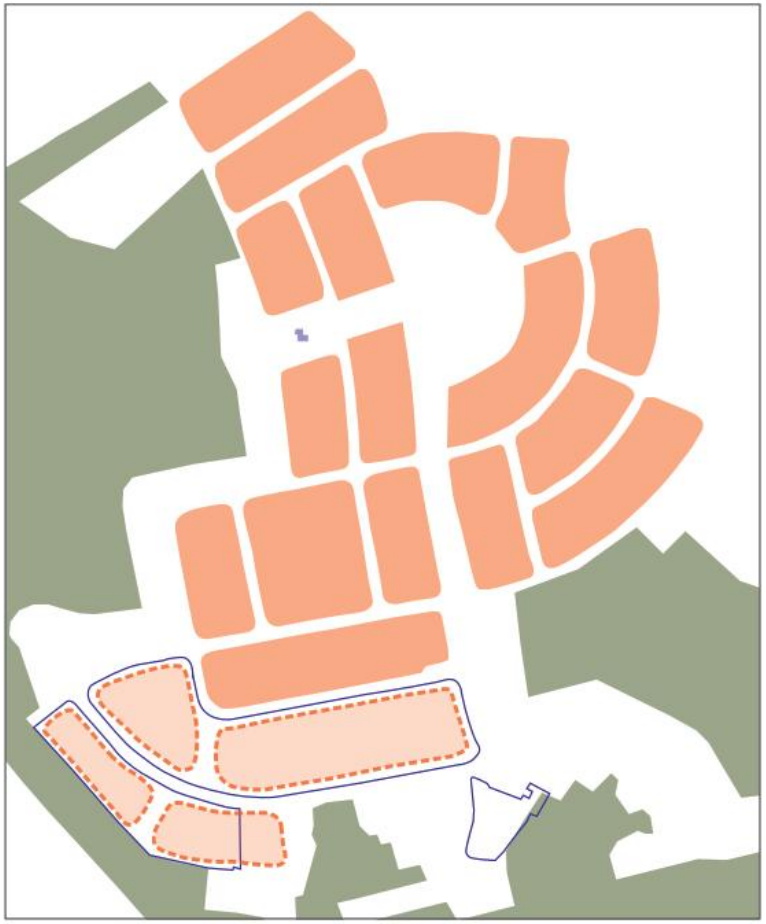
Aims and Aspirations

The Scottish Government sets clear design guidance and aspirations via three Policy Statements, which aim to embed design principles into relevant policy and decision making.

This guidance has been captured through Renfrewshire Council's own policy documents, culminating in six key placemaking principles.

These six placemaking principles have been the basis for the design of an indicative layout for the phase 2 study area, which aims to understand the 'DNA' of Johnstone Castle.

The following three diagrams explain a design process which has focused on reinforcing the key qualities that makes the area successful, while also testing key urban moves that create a strong connection to the Bluebell Woods and re-examine the street section.



Enhancing the Urban Fabric

It is important that the continued regeneration of Johnstone Castle takes into consideration the existing attributes of the area. Any new development should be based on a thorough analysis of what makes the existing built form in Johnstone Castle a successful urban environment.

The existing urban fabric of Johnstone Castle sets a strong organic grid pattern for the area, with largely consistent block and plot sizes for semi-detached and terraced houses.
The blue line indicates the phase 2 area, and indicative block sizes have been overlaid on the adjacent diagram to explore the scale differences with the wider Johnstone Castle context.

The diagram demonstrates that the blocks would benefit from additional through routes and connections to help create improved permeability for residents, particularly with the Bluebell Woods that surround the area.

The desired typology for the new build housing is semi-detached and terraced housing which will create additional space will be available for rear parking courts and public amenity space.

Placemaking Principles

Distinctive
Opportunities for creating a sense of identity

Safe & Pleasant
Opportunities for creating safe and pleasant spaces

Welcoming
Opportunities for creating a sense of welcome

Easy to Move Around
Opportunities for creating easier movement

Resource Efficient
Opportunities for making good use of resources

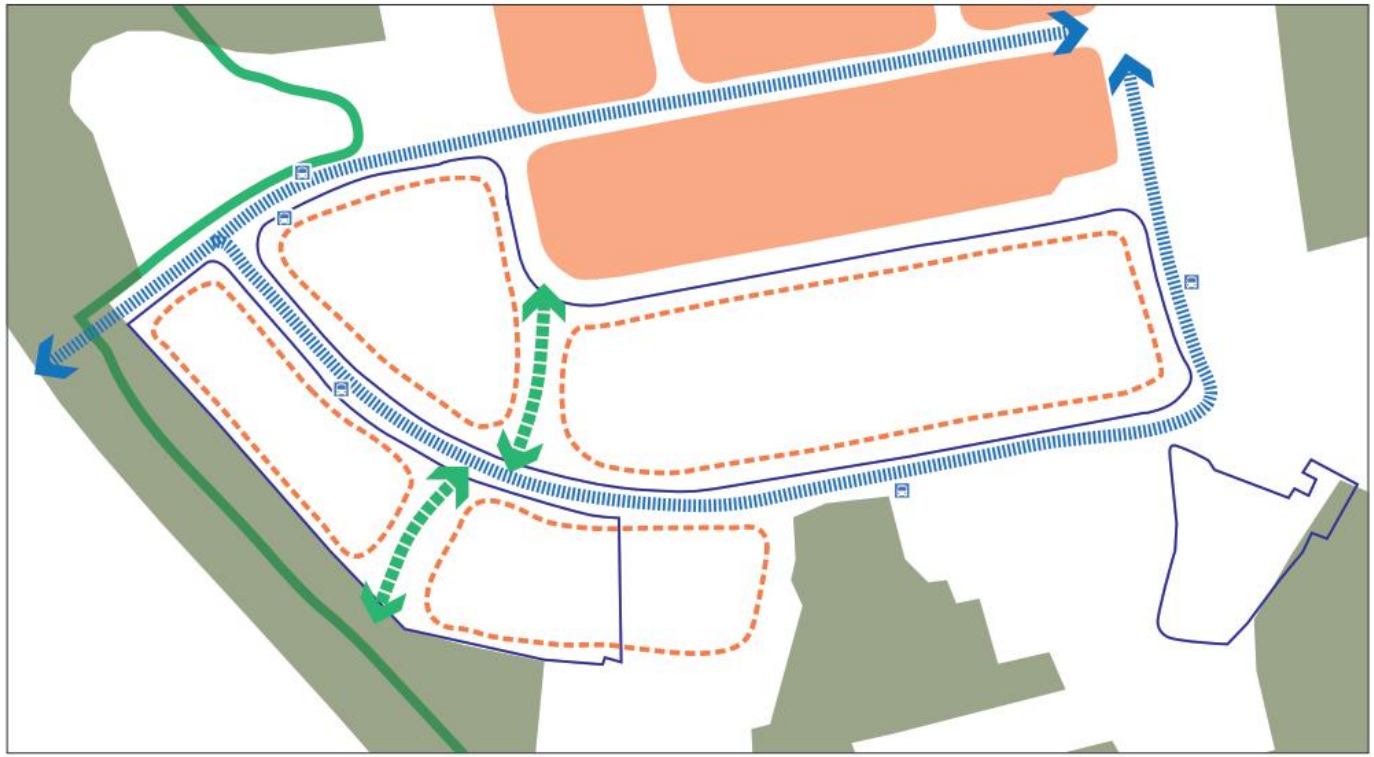
Adaptable
Opportunities for making a place adaptable

Reinforcing the Sense of Place

Johnstone Castle is surrounded by an area of natural woodland that provides setting and amenity value for residents. The existing fabric of Johnstone Castle is reasonably well connected with the Bluebell Woods, with informal paths visible in several locations and a core path indicated in green marking a north south route.

There is an opportunity in the phase 2 development to create a formal path link to the Bluebell Woods. Passive surveillance will be required to ensure that these connections feel safe and welcoming.

Existing bus routes connect Johnstone Castle with Rannoch Road to the west, with several bus stops on the streets surrounding the two sites. Cognisance has been taken of the requirements for bus access on these routes, with secondary roads provided to allow visitor parking and access to the deeper plots.



Placemaking Principles

Distinctive
Opportunities for creating a sense of identity

Safe & Pleasant
Opportunities for creating safe and pleasant spaces

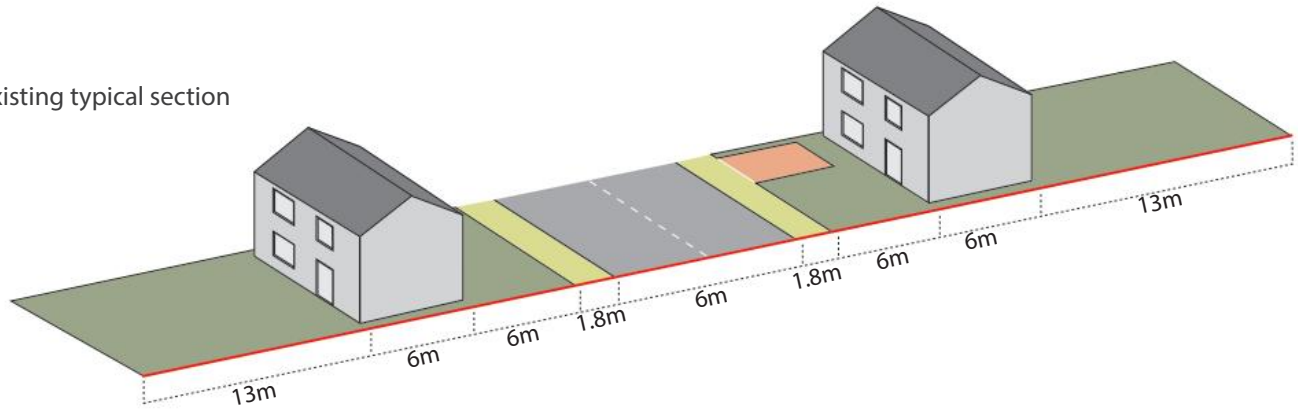
Welcoming
Opportunities for creating a sense of welcome

Easy to Move Around
Opportunities for creating easier movement

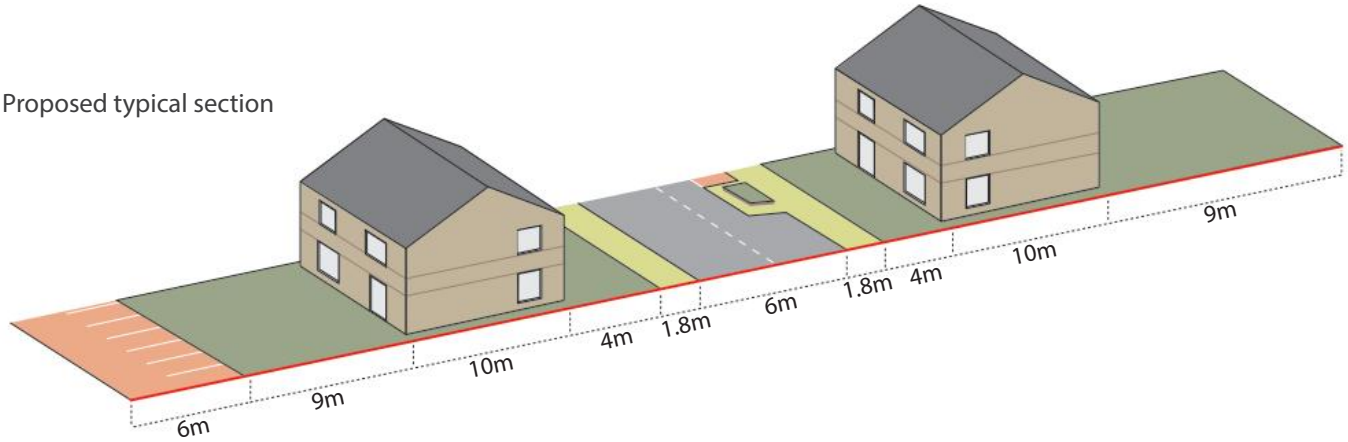
Resource Efficient
Opportunities for making good use of resources

Adaptable
Opportunities for making a place adaptable

Existing typical section



Proposed typical section



Refining the Street Edge

A typical section through Johnstone Castle features small 1970s era two storey council housing with a large rear garden. Front gardens are consistent and large enough to accommodate a parking space, though mostly gardens remain intact with mature hedgerows.

The phase 2 plots are larger than the typical Johnstone Castle urban block, which allows for potential improvements to the streetscape while still retaining the specific Johnstone Castle character.

This includes creating formalised visitor parking on street in combination with traffic calming measures and the creation of rear parking courts to move parking away from the street edge. The reduction in width of front gardens to 4 metres would also reduce the need to convert driveways and ensure the retention of a garden frontage to the street.

Placemaking Principles

Indicative Layout

5.3

Chestnut Place:
No. of units: 10
- 3 Terraced
- 6 Semi-detached
- 1 Detached

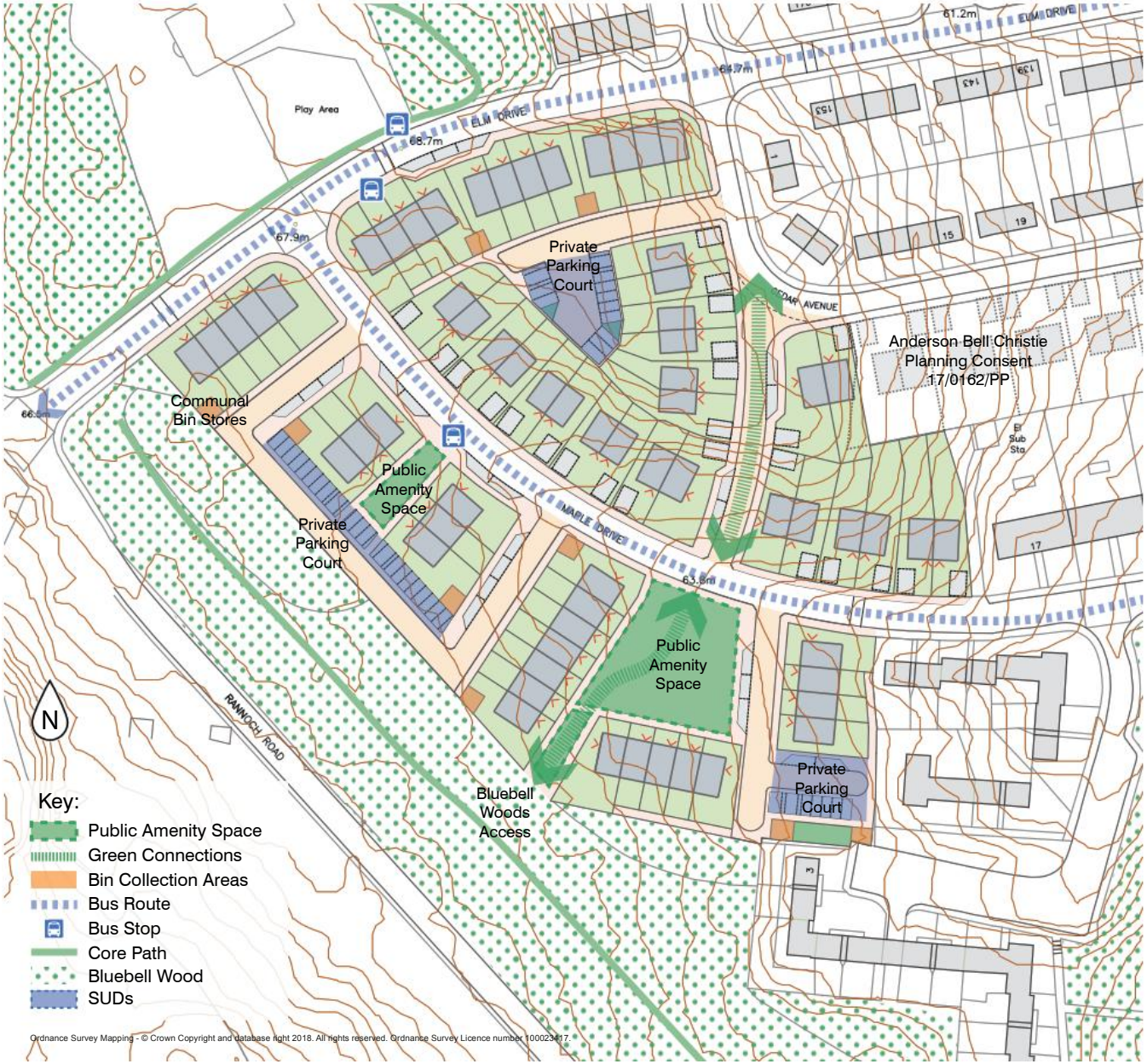
No. of Parking Spaces:
- 16 Resident spaces / 160%

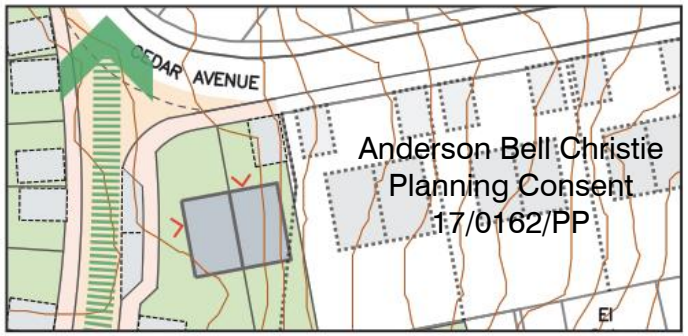
Maple Drive:
No. of units: 63
- 39 Terraced
- 24 Semi-detached

No. of Parking Spaces:
- 66 Resident spaces / 104%
- 40 Non-allocated spaces
- 6 Wheelchair spaces
- 21 Visitor parking spaces / 138%

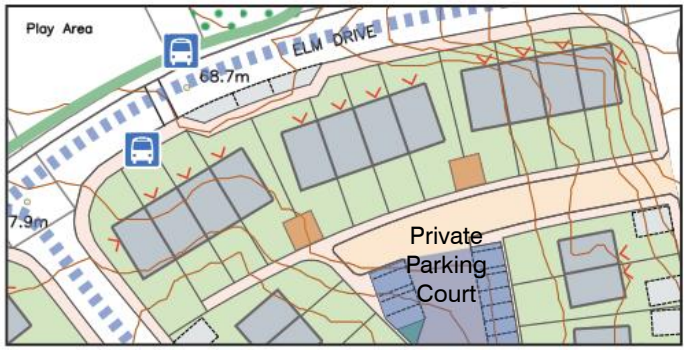
The layout is split into three areas; the western area encompasses a vacant brownfield site and proposed demolition site, where housing is proposed to be brought forward by a development partner. Testing of various layouts has arrived at a capacity of 63 units, featuring a mix of semi-detached and terraced dwellings. At least 130% parking has been achieved across the site, in-curtilage for semi's and a mixture of on street and private parking court for the terraces, with the remaining visitor. Servicing for the terraces is via communal bin collection areas with a nominated collection day. A series of small open spaces have been sited to create green links to Bluebell Woods on the southern perimeter. The two smaller sites to the east could also be redeveloped for amenity uses or further residential depending on constraints.

Key:
- Newbuild
- Private amenity
- Communal amenity
- Road/shared surface
- Footpath
- Parking spaces
- Informal Play
- Entrances

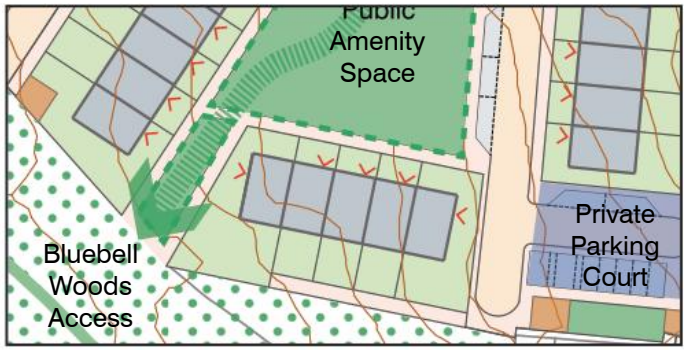




Unit typology ties in with existing consent on Cedar Ave.



Strong street edge to key streets (Elm Drive), with parking relocated to the rear to reduce impact on bus route.

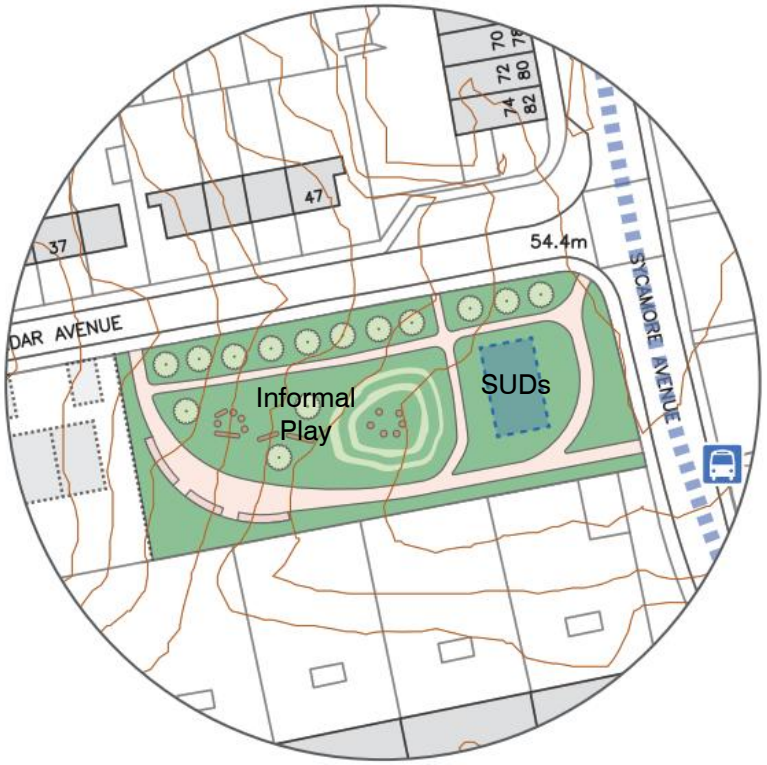


Active gables provide passive surveillance to enhance a feeling of safety while not compromising residents privacy

Cedar Avenue

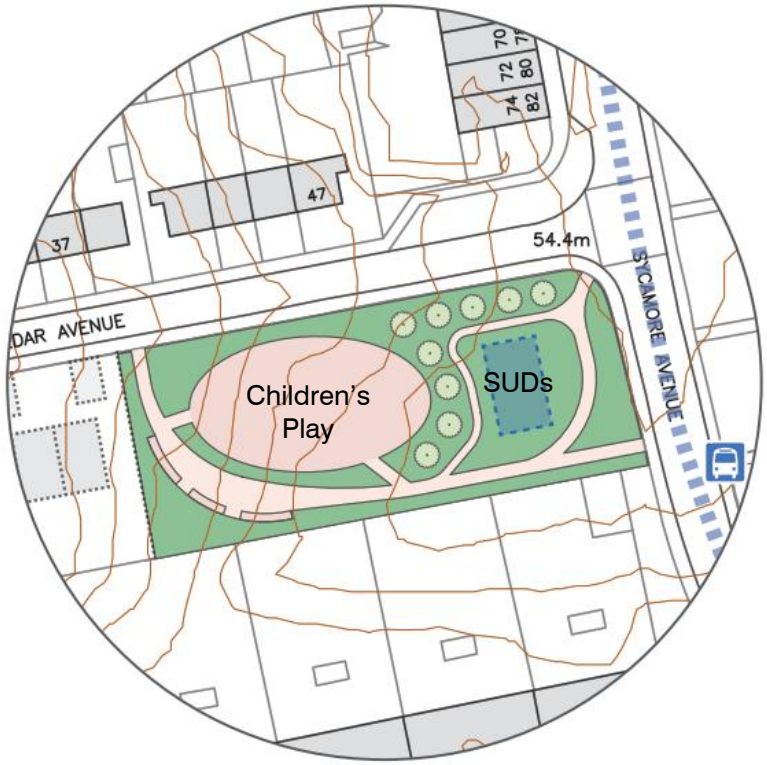
5.5

Typography and surface water constraints within the area are may preclude development at Cedar Avenue and Chestnut Place.
While opportunities for development will be considered, a range of alternative options have been considered in this context.



Informal Playground

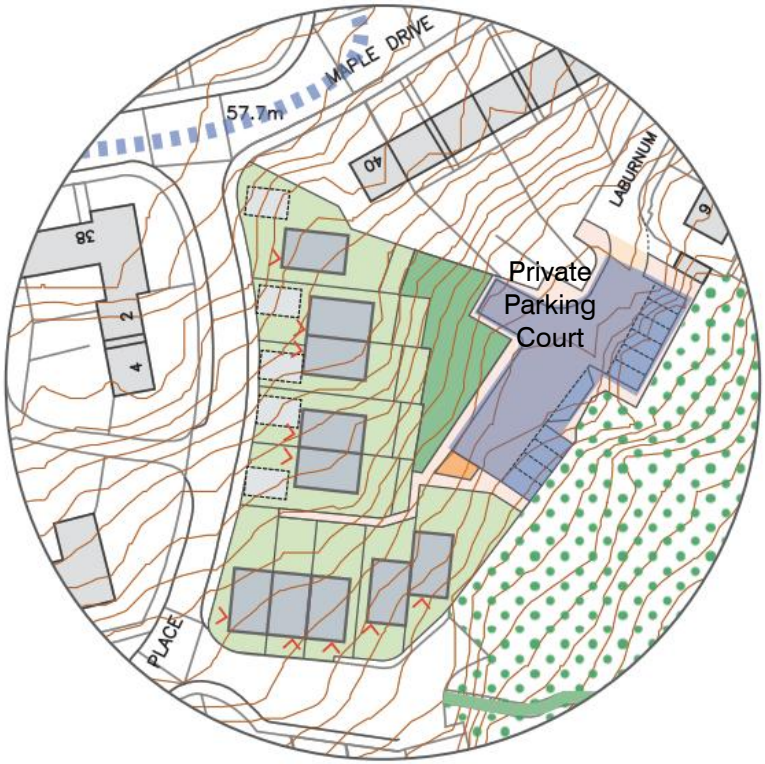
The demolition of the flatted block at 24 - 26 Cedar Avenue provides an opportunity to create an area of enhanced landscaping with a positive and functional use for the community. The above diagram demonstrates a layout for an informal play area with space provided for water attenuation.



Neighbourhood Park

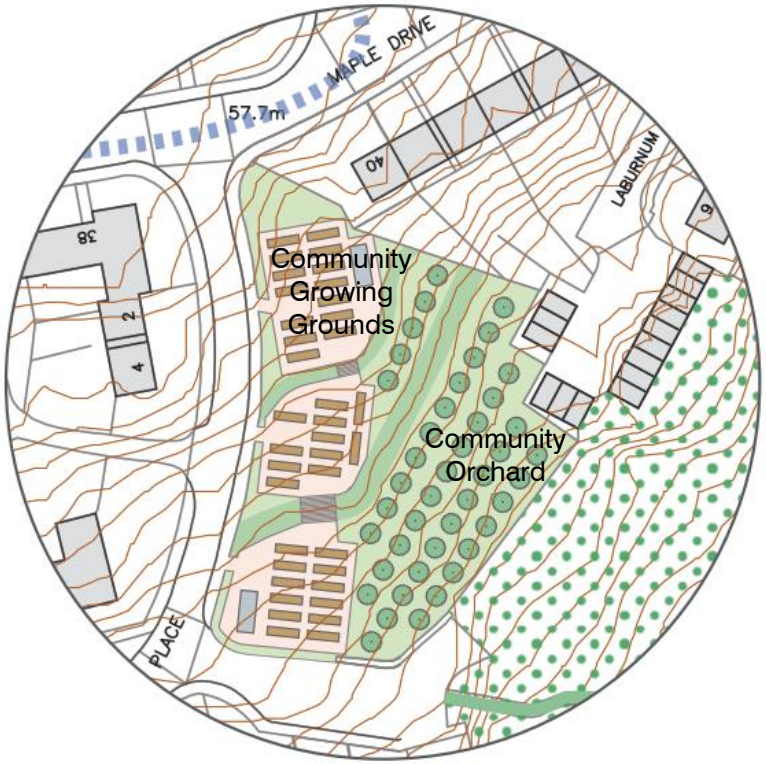
Alternatively the above diagram demonstrates that a formal playground would fit comfortably within the site area.

Chestnut Place



Redevelopment

The demolition of three tenement blocks on this site could provide an opportunity to redevelop and provide different housing types, taking cognisance of the steep topography. The above diagram demonstrates a layout for nine units including detached, semi-detached and terraced homes, with a mix of incurtilage parking and a private parking court to make effective use of the site.



Community Growing Grounds and Orchard

Three tenement blocks are proposed to be demolished on this site. In the event that no housing redevelopment was proposed, there could be an opportunity to provide a community use on this site - the above diagram demonstrates the potential for a community led allotment site, as well as a fruit orchard.

Communities, Planning & Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD
Tel: 0141 618 6259
E: lesley.muirhead@renfrewshire.gov.uk

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **High Rise Blocks - update**

1. Summary

1.1 This report provides an update on the on the range of measures that have been taken and are in place to ensure the safety of residents living in high rise properties across Renfrewshire.

2. Recommendations

2.1 It is recommended that the board:

(i) note the ongoing investment in our high rise blocks and the measures that have been taken to ensure that effective fire safety management practices are in place at the 14 high rise blocks owned and managed by Renfrewshire Council.

3. Background

3.1 Renfrewshire Council owns and manages fourteen high rise blocks of flats – thirteen in Paisley and one in Johnstone, providing homes to 1,132 tenants and residents. The council has 1,001 properties within the blocks which represents over 8% of the council's total housing stock.

3.2 High rise properties play an important role in the provision of housing and the council has committed significant amounts of investment in recent years to ensure they are maintained in a good condition and are sustainable and attractive to both current and future residents. High rise blocks remain popular with residents and our waiting list demonstrates a continuing demand for this property type.

3.3 Following the Grenfell Tower fire in June 2017, a group of key officers including representatives from the Scottish Fire & Rescue Service have been meeting regularly to:

- review the measures that are in place to ensure fire safety at our high rise blocks;
- agree any actions that may enhance these fire safety arrangements; and
- ensure tenants and residents are kept up to date and re-assured of our ongoing commitment to fire safety

3.4 Reports were presented to the Communities, Housing and Planning Policy Board in August and November 2017 and May 2018 detailing the range of measures that are in place to ensure the on-going safety of everyone living in our high rise properties and the advice that has been given to residents. The reports also set out a range of actions that had been undertaken, including:

- an independent assessment of the external cladding system at five blocks which concluded the materials used for both cladding and insulation are not the same as those used at Grenfell Tower and all materials used complied with the Scottish Building Regulations;
- a fire safety assessment of each of the five blocks where no adverse concerns in relation to the fire risk of the buildings were identified;
- installation of communal area fire alarm systems in five blocks, with all fourteen blocks linked to a 24 hour monitoring system;
- council properties had 60 minute fire resistant front doors fitted and this was extended to privately owned properties where it was identified that the existing door did not meet the necessary fire resistance rating; and
- written correspondence to all residents, as well as drop-in sessions to allow residents to meet face to face with Housing Services staff and Scottish Fire & Rescue Service officers
- an independent audit of fire safety measures within each of the fourteen blocks with the outputs informing future programmes of work – see section 6, below;
- installation of automatic fire suppression systems at the bin areas of each of the fourteen blocks;
- works to upgrade the smoke and CO2 detection alarms within tenants' properties to meet the new standard introduced by the Scottish Government have been completed in all 14 blocks;
- replacement of the balcony enclosure panels at George Court, and

- regular review of any callouts to high rise blocks which Scottish Fire & Rescue Service have responded to. The majority of these have been false alarms, many caused by members of the public smoking in common areas. This issue is being addressed through increased signage and advice to residents requesting their assistance in reducing these incidences.

4 Concierge and Caretaking service

4.1 A concierge and caretaking service is provided, with 24/7 concierge service on site at four blocks in Glenburn and Gallowhill, and the remaining 10 blocks benefitting from on-site Caretakers. The Caretaking service has in the past year been enhanced to provide cover over 7 days a week including at weekends and evenings instead of Monday to Friday 8am – 4pm.

4.2 As well as offering general advice and assistance to tenants and residents, the role of concierge and caretakers includes a range of security related duties and safety checks including daily inspections of landings, fire doors and bin chutes, as well as regular fire alarm tests, the safe removal of bulky items and so on. All staff have now attended specialist fire safety training.

4.3 Feedback has shown that the concierge and caretaker service is valued highly by residents and plays an important role in ensuring a safe environment for those living in high rise flats and their visitors, particularly in matters relating to fire safety.

5 Fire Safety Update

5.1 Following a recommendation from the Ministerial Working Group on Building and Fire Safety, the Scottish Government published guidance for those responsible for fire safety in high rise buildings. A document entitled ‘Practical fire safety guidance for existing high rise domestic buildings’ was published in December 2019.

5.2 This guidance provides practical fire safety advice on how to prevent fires and reduce the risks from fires in high rise domestic buildings and aims to assist the assessment of fire risk and the adequacy of existing fire safety measures. The focus is on communal areas and aspects of building design which could affect the safety of others.

5.3 The importance of good housekeeping in relation to ensuring common areas are kept clear of all items is included within the guidance and work is ongoing to with all residents in our high rise blocks to ensure landings and all common parts are kept clear from storage and obstruction at all times.

5.4 A fire safety leaflet has been produced by the Scottish Government and Scottish Fire and Rescue Service for high rise residents which outlines how to prevent fires within the home and what to do if one starts in their building. Links to both the guidance and the leaflet are included below:

https://www.gov.scot/publications/practical-fire-safety-guidance-existing-high-rise-domestic-buildings/

https://www.firescotland.gov.uk/media/2113380/high_rise_fire_safety_campaign_leaflet_final.indd.pdf

6 Ongoing Investment

6.1 A comprehensive programme of lift upgrade works is planned to commence during 2020 which will ensure the lifts within all 14 high rise are refurbished to ensure they operate safely and smoothly for the foreseeable future.

6.2 A stock condition survey has been commissioned for all 14 blocks, which will assess the condition of each block and associated external elements including roof, insulated render, rainwater goods and windows to inform our capital investment programme for future years.

6.3 Following the conclusion of the exercise to ensure all landings and common areas are cleared, it is intended that the condition of landing floorings is assessed and a programme to replace old flooring where required will be developed.

6.4 The considerations of fitting fire suppression systems (sprinklers) to all high rise flats is still being reviewed by both the UK and Scottish Governments and the council awaits their findings / guidance on this issue, A further report will be presented to the Policy Board on this and any other related fire safety matters in due course as findings / guidance are published by the respective Governments.

Implications of the Report

1. **Financial** – none that cannot be contained within existing budgets.

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

3. **Community/Council Planning**

   Our Renfrewshire is safe – the range of fire safety measures that are in place is helping to keep residents safe.

   Working together to improve outcomes – close working with the Fire and Rescue Service is helping to ensure all residents at all high rise blocks feel safe.

4. **Legal** – none

5. **Property/Assets** – none.

6. **Information Technology** – none.

7. **Equality & Human Rights**

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

8. **Health & Safety** – none.

9. **Procurement** – none

10. **Risk** - none

11. **Privacy Impact** – none.

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

13 **Climate Risk –** not applicable.

List of Background Papers

(a) Background Paper 1 - Report to Communities, Housing and Planning Policy Board on 29 August 2017 – Fire Safety – High Rise Blocks

(b) Background Paper 2 – Report to Communities, Housing and Planning Policy Board on 7 November 2017 – High Rise Blocks - Update

(c) Background Paper 3 – Report to Communities, Housing and Planning Policy Board on 22 May 2018.

The foregoing background papers will be retained within Communities, Housing & Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Tom Irvine / Louise Feely, 0141 618 6146 / 6049, Tom.irvine@renfrewshire.gov.uk / Louise.feely@renfrewshire.gov.uk.

FC/LF
27 February 2020

Author: Louise Feely, Housing Asset and Investment Manager, louise.feely@renfrewshire.gov.uk, 0141 618 6049

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning**

Heading: **Planning (Scotland) Act 2019 – Update**

1. Summary

1.1 This report seeks to update to the Board on the Planning (Scotland) Act 2019 which received Royal Assent on the 25th July 2019.

1.2 The Planning Act sets out high level changes to the Planning System intended to strengthen its contribution to promoting inclusive growth and empowering communities. The detail of how the new provisions will work in practice will be contained within secondary legislation and guidance provided by the Scottish Government.

1.3 The Scottish Ministers have been introducing some new provisions contained in the Act through Regulations and will continue to do so in phases over the next few years. The first phases of the provisions were introduced on the 8th November 2019, 1st December 2019, 20th December 2019 and 1st March 2020 and the elements that are relevant to the activity of the Communities, Housing & Planning Board are summarised in the report below.

2. Recommendations

2.1 It is recommended that the Board:

(i) notes the update on the Planning (Scotland) Act 2019 and the new provisions now in place.

3. Background

3.1 The Planning Bill was passed by the Scottish Parliament on the 20 June 2019 and the Planning (Scotland) Act 2019 received Royal Assent on the 25 July 2019.

3.2 The majority of the provisions of the Act are not yet in force but Scottish Ministers have been introducing some of the provisions through Regulations and will continue to do so in the coming years.

---

4. Key Provisions of the Planning (Scotland) Act 2019 that have come into force

4.1 The Planning Act introduced a new purpose for Planning which is '*The purpose of planning is to manage the development and use of land in the long term public interest.* This is now in force and relevant to all planning decisions.

4.2 New parameters have been set out as to what should be included within the National Planning Framework for Scotland. The National Planning Framework is a long term plan for development and investment across Scotland.

4.3 The fourth National Planning Framework (NPF4) will seek to present a framework for development in Scotland up to 2050 and will do so via national planning policies. The National Planning Framework is at this stage subject to consultation and engagement but when written by the Planning & Architecture Division of the Scottish Government will be laid before the Scottish Parliament around Autumn 2020.

4.4 There is now a requirement for Planning Authorities to prepare a Forestry and Woodland Strategy. At present there is no timescales set out by the Scottish Government of when a Forestry and Woodland Strategy requires to be prepared and it is noted that no funding is available to Local Authorities to deliver this new obligation.

4.5 Notwithstanding this, following the adoption of the Proposed Renfrewshire Local Development Plan, Officers will commence preparation of a Forestry and Woodland Strategy which will be presented to a future Board.

4.6 Increases to the maximum fines for enforcement notices came into effect on 20th December 2019. This includes the failure to comply with an enforcement notice or the contravention of a stop notice fine being increased from £20,000 to £50,000.

4.7 For planning applications received after 1st March 2020, notice must now be given for any major development to each local authority Councillor, MSP and MP. As such applications which are defined as Major within the terms of the Planning Acts will now be the subject of a separate email to Councillors, MSP's and MP's which will provide details of the application. This will be in addition to the existing suite of weekly lists that are already distributed to all Councillors, MSP's and MP's.

4.8 Members should also be aware that Decision Notices issued by the Planning Authority after 1 March 2020 must include a statement as to whether the applications accords with the Development Plan. While this will be covered in the Report of Handling produced by Officers, it should be noted that if a member of the Communities, Housing & Planning Board seeks to promote a decision on a Planning Application that is contrary to that suggested by Officers, they will be asked whether they consider the proposal is in accordance or contrary to the policies contained in the Development Plan and if so which particular Policies are relevant.

4.9 Further updates will be presented to the Board when significant sections of the Act come into force. Training and information sessions will also be organised throughout the implementation of the Planning Act for all members.

Implications of the Report

1. **Financial** – Financial implications in relation to implementing the provisions of the Planning (Scotland) Act 2029 will be confirmed once all of the Regulations are outlined by the Scottish Government.

2. **HR & Organisational Development** - Resource implications will be confirmed once the Regulations are outlined by the Scottish Government.

3. **Community/Council Planning –** None

4. **Legal** – Potential legal implications which will be confirmed once the Regulations are outlined by the Scottish Government.

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights**

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

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** - None

12. **COSLA Policy Position** – The implications will require further analysis and engagement through COSLA as the details in relation to the Regulations are outlined by the Scottish Government.

13. **Climate Risk** - None

List of Background Papers:

(i) Planning (Scotland) Act 2019 – http://www.legislation.gov.uk/asp/2019/13/contents/enacted

(ii) The Scottish Government work programme 'Transforming Planning in Practice' https://www.gov.scot/publications/transforming-planning-practice-post-bill-work-programme/

FC/SM
27 February 2020

***Author**: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, Tel: 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk*

Renfrewshire Council

To: **Communities, Housing and Planning Policy Board**

On: **10 March 2020**

Report by: **Director of Communities, Housing and Planning Services**

Heading: **Renfrewshire Planning Enforcement Charter**

1. Summary

1.1 This report presents the updated Renfrewshire Planning Enforcement Charter.

1.2 The Planning etc. (Scotland) Act 2006 requires the Planning Authority to review the Enforcement Charter every two years and this sets out the process and procedures to address a breach of planning control.

2. Recommendations

2.1 It is recommended that the Board:

(i) approves the Renfrewshire Planning Enforcement Charter 2020 as presented in Appendix 1.

3. Background

3.1. The Renfrewshire Planning Enforcement Charter sets out the process and procedures in relation to any breach of planning control. It also provides information and advice as to how a suspected breach of planning control can be brought to the attention of the Planning Authority.

3.2. Service standards and timescales are highlighted in the charter with a commitment to dealing with breaches of planning control through prioritisation of action depending on the seriousness of the breach.

4. **Renfrewshire Planning Enforcement Charter 2020**

4.1. The updated Planning Enforcement Charter outlines the importance of a Planning System which delivers good places along with enforcing planning controls that are fair and reasonable.

4.2. The document also stresses that an important element of enforcement is ensuring that everyone involved is kept informed and updated. In this context there are a range of Service Standards set out in the Charter to ensure that individuals are fully aware of Enforcement processes, procedures and timescales.

4.3. The use of Enforcement Powers is a discretionary function for Planning Authorities and their implementation is determined to a great extent on the nature of the breach of Planning control and the potential negative impact or damage that an activity or development could generate.

4.4. This is particularly relevant in relation to public safety or the impact on Listed Buildings and Conservation Areas. Within this context the updated Enforcement Charter aims to highlight the importance of these matters.

5. **Next Steps**

5.1. If approved, the updated Planning Enforcement Charter will replace the current Enforcement Charter on the Council web pages.

5.2. The Planning Service will continue to keep the effectiveness of the Enforcement Charter under review and future updates will be presented to the Board when required.

Implications of the Report

1. **Financial** - None

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

3. **Community Planning** –

   Reshaping our place, our economy and our future – The Charter assist in promoting Renfrewshire as a place to live, work and visit.

4. **Legal** - None

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights** -

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

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - None

11. **Privacy Impact** – None

12. **COSLA Policy Position** – None.

13. **Climate Risk** – None.

List of Background Papers

(a) None

Author: *The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: Sharon.marklow@renfrewshire.gov.uk*

Renfrewshire Council
Planning Enforcement Charter 2020

Renfrewshire Council

Enforcement Of Planning Control

A high quality planning system is essential in delivering good places and sustainable communities.

Public confidence in an efficient and effective planning service is also key to this delivery.

Input from the public and other stakeholders is central to assisting in delivery of a high quality planning system.

Enforcing planning control interests many members of the public. There is a role for the public in letting Planning know when there is a potential breach of planning control.

The aim of this charter is to make sure the procedures set out are fair and reasonable and that we keep everyone involved and informed when planning enforcement issues arise.

This Charter explains;

- How the enforcement process works,
- The role of Renfrewshire Council,
- The current powers available to the Council and,
- The Service Standards that are set out.

It also explains what happens at each stage of what can be a lengthy process.

Planning permission is required for certain types of development. There are occasions however, when developers or householders undertake work without planning permission or fail to keep to the permission they have been given.

Councils have powers to enforce planning controls in cases where they consider it is in the wider public interest to do so.

A breach of planning control is not a criminal offence.

The purpose of planning enforcement is to find a solution or deal with the issue rather than to punish for what is often a mistake. Any action taken has to be appropriate to the scale of the breach and the harm it may have caused.

Enforcement is a discretionary power. That means that, even where there is a breach of planning control, the Council has to consider if it is in the wider public interest to take enforcement action. Taking formal enforcement action is a last resort when other ways of solving the problem have been exhausted.

Where a satisfactory outcome cannot be achieved by negotiation, the Council can take action where it is proportionate and necessary.

Planning have legal powers to take formal enforcement action if unfortunately we can not negotiate a satisfactory solution to problems that have arisen.

More detailed information on the use of enforcement powers can be found in the Scottish Government publication Circular 10/2009: Planning Enforcement which can be found online at:

www.scotland.gov.uk/planning

Service Standard 1

By publishing our standards and targets, the aim is to ensure the enforcement service is fit for purpose making it responsive to the needs of our stakeholders. We will continuously monitor the contents of this Charter to ensure that standards and targets are being met.

Enforcement Of Planning Control

Possible breaches of planning control include:

- An unauthorised change of use;
- Work carried out or being carried out without planning permission or listed building consent;
- Failure to comply with conditions attached to a permission or listed building consent;
- Departures from approved plans or consent;
- Carrying out works to trees that are protected by a planning condition or a tree preservation order.

Householders

Planning permission is required for a range of developments including extensions to your house or building within the garden ground. Some minor works can be carried out without applying for permission (know as permitted development).

A link to the current permitted development rights for householders can be found at the link below to assist in confirming the requirement or otherwise for formal planning permission to have been sought prior to the commencement of any development works: *http://www.legislation.gov.uk/ssi/2011/357/schedule/made*

People sometimes carry out work without planning permission because they are unaware that permission is required. Contact should be made with Renfrewshire Council Planning for advice on what requires permission.

Advertisements

Planning enforcement also covers the physical display of advertisements such as billboards and advertisement hoardings: *https://www.legislation.gov.uk/uksi/1984/467/pdfs/uksi_19840467_en.pdf*
The actual content of an advertisement is not covered by planning control. Any complaints relating to content should be made directly to the Advertising Standards Authority: *https://www.asa.org.uk/*

Where the display relates to ad hoc banners and signs being displayed remotely from the business premises or activity to which they relate, and only where individual site-specific circumstances merit (e.g. either due to traffic safety or site sensitivity) limited opportunity will be given to the party responsible for the display to remedy the matter voluntarily if they can be readily identified. Direct action will be contemplated as the first response.

Trees

Trees are an important component of the landscape and make a contribution to the attractiveness of an area. Tree Preservation Orders (TPO) are used to protect trees, groups of trees or woodlands that add to the character and appearance of the area.

Trees in a Conservation Area are also protected and subject to TPO Controls. Further details on the Council's Tree Protection measures can be found at following link: *http://www.renfrewshire.gov.uk/article/2876/Trees-information-and-advice*

If you want to carry out work to any tree, or trees covered by a Tree Preservation Order or Trees in a Conservation Area, approval requires to be sought from the Council through the submission of a treeworks application.

High Hedge Legislation came into force in 2014. The purpose of the legislation is to consider issues in relation to high hedges which have an impact on the reasonable enjoyment of a property and when the issue has not been able to resolved amicably between neighbours. Scottish government guidance can be found at the following the link.

Implications Of Potential Breach

What are the legal implications of not complying with planning legislation?

Failure to gain planning permission, listed building consent, advertisement consent or treeworks consent, before development or works are carried out or an advertisement is displayed may have financial or legal implications which could prove problematic to resolve.

Not observing the regulatory requirements may significantly delay or impede the conveyancing transaction for the sale of a house, or letting of commercial premises.

In circumstances where works have been carried out without consent, the Council will usually expect the submission of the appropriate formal application to regularise matters. However there is no guarantee that consent will be granted.

The failure to comply with conditions to which permission or consents are subject, prior to, during or following development can have similar implications and may require amended Planning Permission or Listed Building Consent application to be submitted to regularise the situation.

What are the time limits on Enforcement Action?

It should be noted that Enforcement action has to be taken within time limits:

The four year limit - this applies to 'unauthorised operational development' (the carrying out of building, engineering, mining or other operations in, on, over or under land) and a change of use to a single dwellinghouse. After four years following this type of breach, the development becomes lawful, and no enforcement action can be taken.

The ten year limit - this applies to all other development including change of use (other than to a single dwellinghouse) and breaches of condition. After ten years, the development becomes lawful if no enforcement action has begun; and no enforcement action can be taken.

There is no time limit for breaches of Listed Building Control (works undertaken to a Listed Building).

How To Report A Potential Breach Of Planning Control

If you are concerned that there has been a potential breach of planning control, please contact us as follows:

By email:	dc@renfrewshire.gov.uk
In writing:	Development Management, Communities, Housing & Planning Services, Renfrewshire House, Cotton Street, Paisley, PA1 1JD
By Phone:	0300 3000 144

The following information is essential when reporting a suspected breach:

- The address of the property concerned;
- Details of the suspected breach of planning control, with times and dates if relevant;
- Your name and contact details; and
- Information on how the breach affects you and others.*

The Council will do its best to ensure confidentiality of those alerting Planning to potential breaches of Planning Control. We aim to do our best to honour requests for confidentially, this may limit our ability to take formal action.

* In line with the Data Protection Act, your signature, email address and telephone number will not be given out. We do not accept anonymous complaints in relation to breaches of planning control.

Contacting Your Local Councillor

In some instances, a councillor may be the first person made aware of a breach of planning control. In line with the Standards Commission Councils Code of Conduct** reporting the breach of planning control should be made by the complaint using the contact details opposite to enable direct contact with the relevant officers. Councillors being involved in cases may prevent them from making decisions on any potential application associated with the case and being involved in formal action.

** *https://www.standardscommissionscotland.org.uk/*

What Happens Next

Information received by the Council is checked to see if it involves a possible breach of control and includes all the detail required for a possible investigation.

Some complaints, such as neighbour disputes over boundaries and ownership, relate to legal matters over which Planning has no control and these matters cannot be investigated.

The Council will generally take action in the interests of the wider public amenity or safety.

Where enquiries relate to an area of the Council function other than Planning, the matter will be referred to the relevant Council Service, and the enquirer notified.

Service Standard 2

After preliminary checking and compliance with the requirements for investigation, the complaint will be recorded.
Once recorded, a written or email acknowledgement will be sent to the person who made the complaint within 10 working days.
The acknowledgement will include a reference number and contact details of the investigating officer.

Timescale

Any action that is taken has to be appropriate to the scale of the problem and also importantly the harm that it may be causing.

A priority system is used for investigating complaints based on matters such as the effect of the breach. Priority will be given to breaches of planning control, including:-

- Significant detrimental impact on public safety; and
- Irreversible damage to listed buildings;
- Significant detrimental impact on amenity;
- Protected by Tree Preservation Orders/in Conservation Areas.
- Unauthorised felling of trees and matters affecting trees

Service Standard 3

An investigation begins with the Planning officer visiting the site. Following this visit, the individual who has made the complaint will be informed of what action, if any, is proposed. In some cases, additional investigation may be needed.

Members of the public who provide information will receive a formal response within 10 working days of receipt of their letter or email. They will also be advised of the proposed action to be taken. This may include the need for additional investigation prior to deciding on a course of action. They will be advised if the matter does not involve a breach of planning control or if it is not intended to take further action.

Timeframes for Action

The length of time required to investigate and resolve a case can be affected by a number of factors, including gathering evidence, negotiations between parties or for formal action to be initiated and concluded.

Similarly, an application to regularise the breach of control or an appeal against a decision of Planning can also delay resolution of the case.

The Council recognises that delays can be a source of considerable frustration to those submitting information, particularly if they consider that their amenity is affected.

Consequently, it is appreciated that there is a need to keep interested parties informed of significant stages in the progress of a case. If you want and require regular updates you should contact the case officer for an update.

Please note that the preferred method of communicating with all parties is electronically, if this is possible, and where there is no legal or procedural need for letters.

Service Standard 4

The Council aim to keep people informed about significant stages in the progress of the case.
If there has been no progress for a period of 28 working days, the Council will write to complainants to provide an update.

Processes & Procedures

Planning has discretion on whether to take enforcement action in any given situation and various options are open to Planning.

Where possible, there will be a focus on trying to sort out a situation by negotiating with the person responsible for breaching planning control.

We will give the person responsible for the breach in planning control a specific amount of time to meet the requirements. The length of time will depend on how serious the issue is and the harm it may be causing.

Planning is unlikely to take formal action for developments which in planning terms, are deemed to be acceptable.

In some cases action may not be appropriate, even though planning controls have been breached.

There may be cases where it is appropriate to ask the person in breach of planning control to make a retrospective planning application. Until we make a decision on the retrospective application, we will not take formal action. If a retrospective application planning application is submitted, the normal neighbour notification and publicity will be carried out and we will fully consider any comments before a decision is made.

Planning has to consider each case on its merits and decide on the most appropriate solution.

Formal enforcement action will only be taken where, the breach of planning control is significant and would unacceptably affect public amenity, public safety or the use of land and buildings meriting protection in the public interest.

The action taken must be proportionate to the breach. We will not take action simply because someone does not have planning permission or refused to send us a retrospective planning application.

Service Standard 5

The Council also has powers to remove or destroy placards and posters that do not have advertisement consent or deemed consent. If the person who put up the advertisement can be identified, they have to be given at least two days notice that the Council intends to take the advertisement down. If they cannot be readily identified, then the advertisement can be removed immediately as can those affixed or erected on Council property.

Formal Action

Only a small number of cases require formal action. This begins within either an Enforcement Notice or Breach of Condition Notice being served on those involved in the development.

Both notices include the following information;

- A description of the breach of control that has taken place,
- The steps that should be taken to remedy the breach,
- The timescale for taking these steps,
- The consequences of failure to comply with the notice, and
- Where appropriate, any rights of appeal the recipient has and how to lodge an appeal.

Appeals

Appeals against Enforcement Notices are considered by Scottish Ministers and dealt with, in most cases, by independent Reporters from the Scottish Government Directorate of Planning and Environmental Appeals.

Anyone who has submitted information on a breach of planning control will be advised of the appeal either by the Council or the Scottish Government. There is no right of appeal against a Breach of Condition Notice.

Penalties

Failure to comply with a Notice may result in the planning authority taking further action. This can include a range of possible options including;

- Referring the case to the Procurator Fiscal for possible prosecution,
- Carrying out work and charging the person for the costs involved,
- Seeking a Court interdict to stop or prevent a breach of planning controls.

Service Standard 6

Where a planning breach cannot be resolved and action is justified, a formal notice will be served. This will be either an enforcement notice or a breach of condition notice. The Council will usually write to the developer in advance of serving any notice warning of the intent to do so. Thereafter, the recipient of the notice will be advised as to what action is required, the timescales involved and the available options to resolve the issue.

Enforcement Process

1

Acknowledgement and initial investigation to determine if it constitutes development.

10 working days

2

Response to complaint following initial site investigation.

28 working days

3

If breach is identified invitation to make planning application or advise of potential implications for selling property / premises in future or if no enforcement action is to be taken interested parties will be advised of the decision.

4

If no progress is made contact will be maintained with the complainant to advise of key developments going forward.

5

If no submission is made Planning Authority will consider taking further action.

Types Of Enforement Action

Section 33A Notice, Breach of Condition Notice, Stop Notice or Temporary Stop Notice

No appeal against the notice or its terms. If they are not complied with, the case may be referred to the Procurator Fiscal, or an interdict or interim interdict sought.

Enforcement Notice, Listed Building Enforcement Notice, Advertisement Enforcement Notice or Amenity Notice

The developer may lodge an appeal with the Scottish Ministers. Procedures are held in abeyance until the appeal is determined. The Ministers may vary the terms of the notice. Failure to comply with the notice can be reported to the Procurator Fiscal.

Details of Enforcement Notices, Breach of Conditions Notices, Stop Notices, Temporary Stop Notices and Notices under Section 33A (notice requiring the submission of a retrospective planning application) are entered into an Enforcement Register. You can inspect the register and these documents at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley.

Powers of Entry

Council officials have powers to enter land or buildings to:-

- Establish if there has been a breach of planning control;
- Check is there has been compliance with a formal notice;
- Check if a breach has been satisfactorily resolved.

This power applies to any land or buildings and may involve officials entering land adjacent to the site of the breach.

Service Standard 7

Renfrewshire Council is committed to providing the highest standards of service to our community.
If we do not meet these standards let us know as quickly as possible so that we can put things right.

Appendix - Enforcement Powers

The Planning Enforcement powers available to the Council are set out in Part IV of the Town and Country Planning (Scotland) Act 1997 and in Chapter IV of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The Planning Acts are available from The Office of Public Sector Information (OPSI) at *www.opsi.gov.uk.*

Government policy on planning enforcement is set out in Circular 10/2009, "Planning Enforcement". This document is available from the Scottish Government and can be viewed electronically at *www.scotland.gov.uk/planning.*

Request for Application Notice (Section 33A of the Town and Country Planning (Scotland) Act 1997)	This may be served where the Council requires the submission of a planning application for development which has already taken place without the appropriate planning permission. Technically, this constitutes formal enforcement action and extends the period within which other enforcement action may be taken.
Planning Contravention Notice	This is used to obtain information about activities on land where a breach of planning control is suspected. It is served on the owner or occupier, or a person with any other interest in the land or who is carrying out operations on the land. They are required to provide information about operations being carried out on the land and any conditions or limitations applying to any planning permission already granted. Failure to comply with the notice within 21 days of it being served is an offence and can lead to a fine in the Courts.

Breach of Condition Notice	This is used to enforce the conditions applied to any planning permission. It is effective from the date it is served. It may be used as an alternative to an enforcement notice (see below), and is served on any person carrying out the development and/or any person having control of the land. There is no right of appeal. Contravening a breach of condition notice can result in the Council referring the case to the Procurator Fiscal for possible prosecution, with a fine on conviction of up to £1,000.
Enforcement Notice	This is generally used to deal with unauthorised development, but can also apply to breach of planning conditions. There are similar notices and powers to deal with listed buildings (see below), and advertisements. An enforcement notice will specify a time period to take effect (a minimum of 28 days – but see the section below on advertisements), the steps that must be taken to remedy the breach and the time for this to be completed. There is a right of appeal to the Scottish Ministers and the terms of the notice are suspended until a decision is reached. Failure to comply with an enforcement notice within the time specified is an offence, and may lead to a fine of up to £20,000 in the Sheriff Court. Failure to comply may also result in the Council taking direct action to correct the breach (see other powers below).
Listed Building Enforcement Notice	This must be served on the current owner, occupier and anyone else with an interest in the property. The procedures are similar to those outlined above. The notice must specify the steps to be taken to remedy the breach and a final date for compliance. Failure to meet the terms of the notice by the date specified is an offence. There is the right of appeal to Scottish Ministers against the notice. Breaches of listed building control are a serious matter. It is a criminal offence to undertake unauthorised works to demolish, significantly alter, or extend a listed building. In certain circumstances, this can lead either to an unlimited fine or imprisonment.
Stop Notice	his is used in urgent or serious cases where unauthorised activity must be stopped, usually on grounds of public safety. When a stop notice is served, the planning authority must also issue an enforcement notice. There is no right of appeal against a stop notice and failure to comply is an offence. An appeal can be made against the accompanying enforcement notice. If a stop notice is served without due cause, or an appeal against the enforcement notice is successful, the Council may face claims for compensation. The use of stop notices therefore needs to be carefully assessed by the Council.

Temporary Stop Notices	Takes effect immediately when it is issued and, unlike a stop notice, does not require the issue of an enforcement notice. It would be used to stop an activity that would, in the Planning Authority's view, cause damage to the environment and/or local amenity. The temporary stop notice might not prohibit the activity over the entire site. For example, it might instead restrict it to certain areas or times. The maximum period a temporary stop notice can be in effect for is 28 days.
Fixed Penalty Notices	Issued where Enforcement Notice or Breach of Condition Notice not complied with - this can be served where a person is in breach of an enforcement notice or a breach of condition notice where the notice is served within the six month period immediately following the compliance period stated in the enforcement notice; and that no prosecution proceedings have been started in respect of the breach. There is no right of appeal against a fixed penalty notice. The penalty for breach of an enforcement notice or a breach of condition notice is £2,000 and £300 respectively. The amount payable is reduced by 25% if paid within 15 days Payment discharges any liability for prosecution but does not however discharge the requirements of the original enforcement or breach of condition notice and the Planning Authority retains the power to take direct action to remedy the breach and recover any costs associated with such work. There is no right of appeal against a fixed penalty notice.

Other Powers

Interdict and Interim Interdict (Section 146 of the Town and Country Planning (Scotland) Act 1997)	An interdict may be granted by the courts and is used to stop or prevent a breach of planning control. Court proceedings can prove costly and the Council normally only seeks interdicts in very serious cases e.g. where public safety may be involved or unauthorised works are taking place to a listed building. The Council can seek an interdict, however, in relation to any breach without having to use other powers first. Breaching and interdict is treated as a contempt of court and carries heavy penalties.
Direct Action	Failure to comply with the terms of an enforcement notice within the time specified can result in the Council carrying out the specified work. The Council may recover any costs it incurs from the landowner.

Contacts

Contact details for reporting suspected breaches of planning control	Development Management Section, Communities, Housing & Planning Services, Renfrewshire Council, Renfrewshire House, Cotton Street, PAISLEY PA1 1JD or e-mail dc@renfrewshire.gov.uk.
Contact details for general inquiries on planning issues	Telephone Development Management on 0300 3000 144.
Contact details regarding customer service	Complaints Office, Renfrewshire Council, Renfrewshire House, Cotton Street, PAISLEY PA1 1WB Email: complaints@renfrewshire.gov.uk
Other useful contacts – enquiries regarding building warrants	Building Standards, Communities, Housing & Planning Services, Renfrewshire House, Cotton Street, PAISLEY PA1 1JD. Telephone 0300 3000 144 or email bc@refrewshire.gov.uk.
Planning Aid for Scotland	If you need advice about a specific planning issue you can also contact Planning Aid for Scotland which provides a free and independent advice service for individuals and community groups across Scotland. They can be contacted at:- http://www.planning-aid-scotland.org.uk/ or by calling their helpline on 0300 323 7602.

Complaints Procedure

If you are unhappy about the way we have delivered a service, you can complain in person, by phone, in writing, by email or via our online form at www.renfrewshire.gov.uk. Please tell us your full name and address, as much as you can about the complaint, what has gone wrong, and how you want to resolve the matter.

Our complaints procedure has two stages:

Stage 1

Frontline Resolution

We aim to resolve complaints quickly. This could mean on-the-spot apology and explanation if something has clearly gone wrong and immediate action to resolve the problem.

We will give you our decision at Stage One in five working days or less, unless there are exceptional circumstances.

If we can't resolve your complaint at this stage, we'll explain and tell you what you can do next. We might suggest that you take your complaint to Stage Two.

Stage 2

Investigation

Stage Two deals with two types of complaint; those that have not been resolved at Stage One and those that are complex and need detailed investigation.

When using Stage two we will acknowledge receipt of your complaint within three working days; discuss your complaint with you to understand why you remain dissatisfied and what outcome you are looking for, and give you a full response to the complaint as soon as possible and within 20 working days.

If our investigation will take longer than 20 working days, we will tell you. We'll agree revised time limits with you and keep you updated on progress.

Who else can I contact?

We hope that by following our complaints procedure you will find that your problem is solved quickly and effectively. If however, after completing our complaints procedures you still remain dissatisfied, you may of course still refer the problem to the Scottish Public Services Ombudsman.

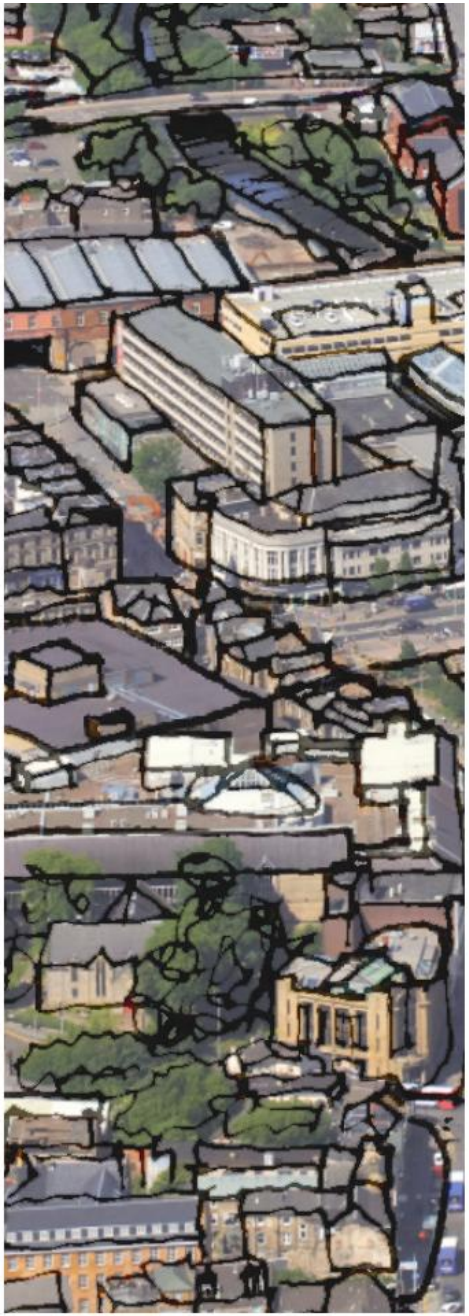
Generally, you must contact the Ombudsman within 12 months. You can contact the Scottish Public Services Ombudsman by:

Address : Bridgeside House, 99 McDonald Road, Edinburgh, EH7 4NS or Freepost SPSO

Email : ask@spso.org.uk

Website: www.spso.org.uk

Phone : 0800 377 7330
Fax : 0800 377 7331



Renfrewshire
Council

Communities, Housing & Planning Services
Renfrewshire Council
Renfrewshire House
Cotton Street, Paisley
PA1 1JD
T: 0300 300 0144
E: DC@renfrewshire.gov.uk

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO BE PRESENTED TO THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 10/03/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0865/NO **8 - Johnstone South and Elderslie**	Turnberry Homes Ltd	Site between Fordbank Stables and Corseford Avenue, Johnstone	Erection of residential development with associated roads, infrastructure and landscaping	A

Total Number of Applications to be presented = 1

Prospective Planning Application

Reference No. 19/0865/NO

Renfrewshire Council

KEY INFORMATION

Ward: (8)
Johnstone South & Elderslie

Prospective Applicant
Turnberry Homes Ltd

RECOMMENDATION

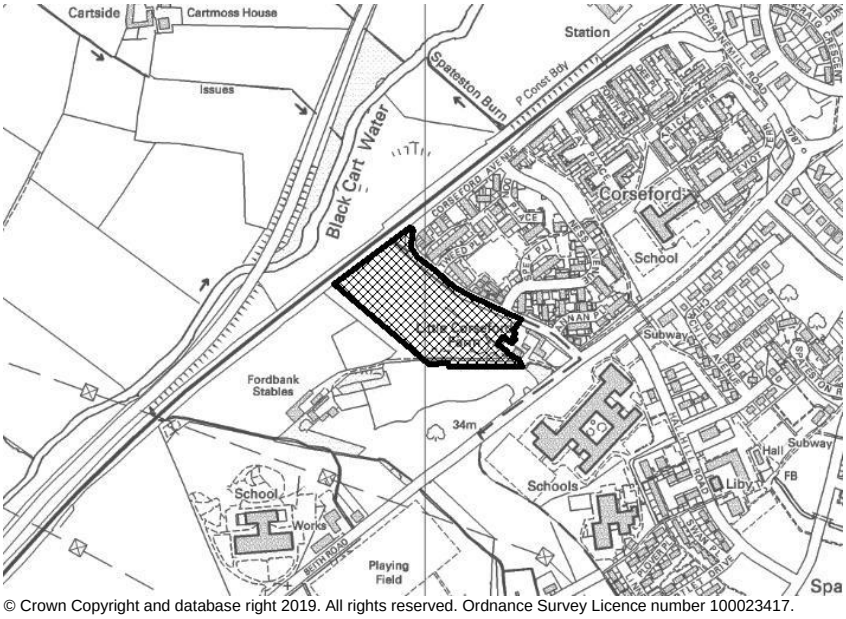
That the Board note the key issues identified to date and advise of any other issues.

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of residential development

LOCATION: Land to North West of Fordbank Equestrian Centre, South West of Corseford Avenue, Johnstone

APPLICATION FOR: Turnberry Homes Ltd.



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023417.

Fraser Carlin
Head of Planning and Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as P5 – Community Growth Areas and P1 – Renfrewshire's Places. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 – Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Site Description and Proposal

The site comprises an agricultural field located to the south west of an existing residential area known as Corseford, to the east of Fordbank Stables.

The site is bounded by Corseford Avenue to the north east, the access track to the stables and a recently developed residential area to the south, an open field to the west and the Glasgow to Ayr railway line to the west.

The proposal would be for a residential development on the site and comprises an area of approximately 2.6 hectares.

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a Public Meeting will take place in Johnstone Town Hall on 3 March 2020.

A copy of the Proposal of Application Notice has been sent to Johnstone Community Council as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;

(2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;

(3) Whether there is access and connectivity to walking, cycling and public transport networks;

(4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;

(5) Whether the local infrastructure, can accept the requirements of the proposed development;

(6) Whether there are any other environmental considerations that require to be addressed, and;

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 10/03/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0840/PP **2 - Renfrew South and Gallowhill**	Arnold Clark Automobiles Limited (t/a Harry Fairbairn)	Land to South of M8 motorway, Mossland Road, Hillington Park, Glasgow	Erection of a motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works	A
RECOMMENDATION:	GRANT subject to conditions			
19/0849/CC **4 - Paisley Northwest**	Sanctuary Scotland Housing Association Ltd	20 Underwood Lane, Paisley, PA1 2SL	Demolition of former Student Residences	B
RECOMMENDATION:	GRANT			

Total Number of Applications to be considered = 2

Planning Application: Report of Handling

Reference No. 19/0840/PP

Renfrewshire Council

KEY INFORMATION

Ward (4) :
Paisley South & Gallowhill

Applicant:
Arnold Clark Automobiles Limited
454 Hillington Road
Glasgow
G52 4FH

Registered:
13 December 2019

RECOMMENDATION

Grant subject to conditions

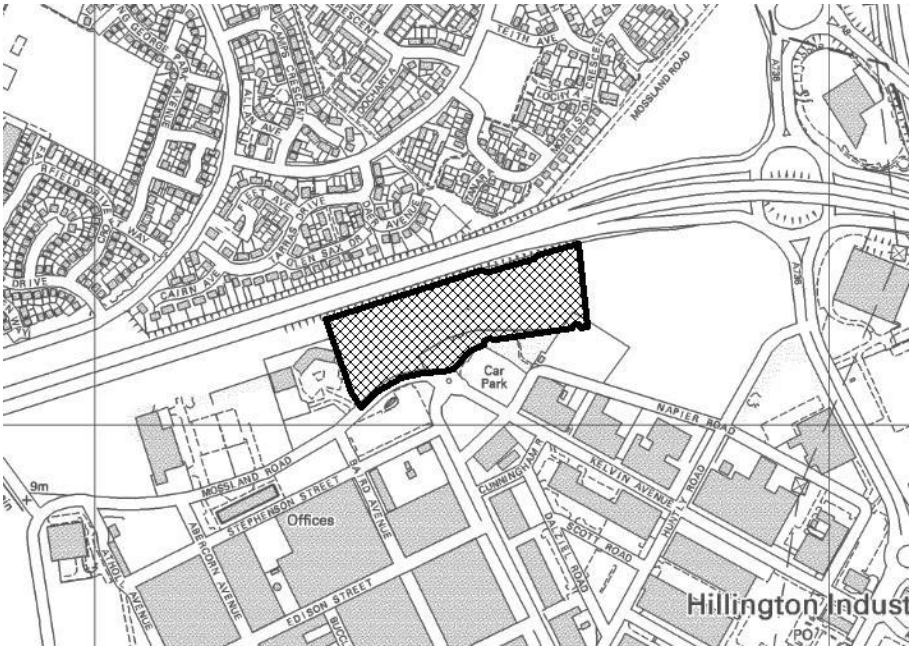
Fraser Carlin
Head of Planning and Housing

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of a motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works

LOCATION: Land to South of M8 motorway, Mossland Road, Hillington Park, Glasgow

APPLICATION FOR: Full Planning Permission



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 00023417.

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 'Strategic Economic Investment Locations.
- One letter of objection has been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposal involves the development of a vacant site, it supports new investment which strengthens Renfrewshire's economy and employment growth.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **(19/0840/PP)**

APPLICANT:	Arnold Clark Automobiles Limited
SITE ADDRESS:	Land to South of M8 motorway, Mossland Road, Hillington, Glasgow
PROPOSAL:	Erection of a motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	One objection has been received, the substance of which can be summarised as follows:- 1. Traffic congestion in the area. Response – Both Transport Scotland and the Director of Environment and Infrastructure has no objections in this regard. A detailed Transport Assessment was submitted with the application which outlined traffic flows, analysed junction capacity and road capacity of the local and trunk road network. The proposal will not have a significant impact. 2. Lack of parking within Hillington Park. Response - The applicant has demonstrated through the submission of layout plans and other assessments that the development will provide sufficient parking for the size and type of proposal in line with current guidelines. The Director of Environment and Infrastructure has no objections in this regard.
CONSULTATIONS:	**Director of Environment and Infrastructure (Design Services) -** A Drainage Impact Assessment was submitted with the application, which has been approved. **Response –** Noted. **Director of Environment and Infrastructure (Roads/Traffic) -** No objections, subject to conditions. **Response** – Noted. **Environmental Protection Section –** A site investigation report was submitted and approved. One condition regarding materials being imported to the site, is

	recommended. **Response** – Noted. **Transport Scotland -** No objections, subject to a condition relating to a plan which shows the external lighting arrangements for the site. **Response –** A plan was submitted by the applicant and was considered acceptable to Transport Scotland. **Glasgow Airport Safeguarding –** No objections, subject to the submission of a Bird Hazard Management Plan and Landscaping Plan. **Response** – Both the Bird Hazard Management Plan and Landscaping Plan was submitted by the applicant and Glasgow Airport Safeguarding consider both plans acceptable. **NATS -** No objections. **Response** – Noted. **West of Scotland Archaeological Service -** Requested a watching brief be placed on the site while the works are ongoing. **Response –** Noted, the applicant was informed of this request from the West of Scotland Archaeological Service. **The Coal Authority -** No objections. **Response –** Noted. **SEPA -** No objection. **Response –** Noted.

SUPPORTING STATEMENTS	**Coal Mining Risk Assessment** - A comprehensive assessment was submitted. The site is not within the zone of likely physical influence from past or present underground coal workings and no known coal mine entries within the site. **Flood Risk and Drainage Assessment -** The Flood Risk and Drainage Assessment submitted in support of the application advises that the proposed water management strategy shall improve the existing drainage characteristics of the site in accordance with the Council's Guidelines. The conclusion and recommendations on the report were accepted by the Director of Environment and Infrastructure. **Site Investigation Report -** An Site Investigation report was submitted with the application and has been approved by the Environmental Protection Section. **Transport Assessment -** Submitted in support of the

	application and considered acceptable. **<u>Design & Access Statement</u> -** Submitted in support of the application and considered acceptable.
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1: Renfrewshire's Economic Investment Locations <u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Strategic Economic Investment Locations <u>Proposed Renfrewshire Local Development Plan 2019</u> Policy E1: Local Industrial Areas <u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Strategic Economic Investment Locations
PRE-APPLICATION COMMENTS:	Several pre-application discussions were undertaken between the applicant and the Council in relation to design, layout, access, connections, routes for pedestrians and cyclists, flooding and drainage, landscaping and boundary treatments. These pre-application discussions informed the final layout and assisted in the submission of a comprehensive application along with the relevant supporting information.
PLANNING HISTORY	19/0616/NO - Erection of motor vehicle dealership with service facilities, formation of access and associated landscaping and infrastructure works - Accepted.
DESCRIPTION	Planning permission is sought for the erection of a car showroom building to the east of the site, a valeting/repair building to the west, with associated car parking areas, access and landscaping. The site is within the Hillington Business Park, on the frontage alongside the M8 motorway. The site currently consists of a large vacant area of land, directly south of the west bound carriageway. In close proximity are a mix of uses, including vehicle sales as well as business and industrial uses. The showroom building itself is proposed to be of two storeys in height, formed in aluminium cladding and large sections of glazing, to display vehicles for sale within. The valeting/repair building would be single storey in height and finished in composite cladding, with roller shutter doors for vehicle access. The land around the building would be formed in hard standing to provide car parking for staff, customers and vehicles which are on display.

	The site would be accessed from proposed and existing vehicular access points onto Mossland Road.
COMMENTS	Policy E1 of the Adopted and Proposed Renfrewshire Local Development Plans and the Delivering the Economic Strategy of the New Development Supplementary Guidance, identify and promote Strategic Economic Investment Locations as areas which supports new investment to strengthen Renfrewshire's diverse economy and deliver sustainable and inclusive economic and employment growth. Development proposals within Strategic Economic Investment Locations will require to meet the role and function of the Strategic Economic Investment Location and be compatible with the industrial/business character of the area. The Proposed Renfrewshire Local Development Plan (2019) sets out Hillington Business Park as a Place Plan in Illustrative Figure 5. The site is highlighted as being part of the 'Mixed Use Gateway Area' and a 'Development Opportunity Site'. The proposed use of the site for the erection of a car sales showroom (with associated valeting/repair building) is considered to comply with the policies of both the Adopted and Proposed Renfrewshire Local Development Plans. The main neighbouring use for the site is other vehicle sales premises, as such the use would not be incongruous within the area. The design of the proposed building is of a high standard, which is important given it's prominent location on the M8 frontage. The scale, form and massing of the building and works in general are suitable and appropriate within the context of the site and surrounding area and neighbouring buildings. The proposed layout, landscaping, connections, the construction of the buildings and development of the site as a whole, are considered appropriate, providing new employment opportunities and bringing economic benefit to the location bringing another section of vacant land back into use in this important Renfrewshire Business Park. The proposal will also be in accordance with the New Development Supplementary Guidance. Given the adjoining and surrounding uses there is unlikely to be any significant or unacceptable impact on amenity. Proposed landscaping and screening provision would be provided by the proposal. In terms of infrastructure, The Director of Environment and

	Infrastructure has no objections to the access and parking arrangements, or connectivity to the site, after the applicant made a number of changes to the layout. In terms of flooding and drainage issues, the applicant submitted a Drainage Impact assessment with the application, which has been reviewed and approved. With regards the objections received from a neighbouring business, regarding parking and traffic generation, these have been addressed in the foregoing assessment.
RECOMMENDATION	Grant subject to conditions

Reason for Decision
The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1 That traffic control measures shall be introduced on Mossland Road, to ensure vehicles can safely enter and exit the site. Details of these measures are to be agreed in writing with the Council before development commences on site and thereafter shall be implemented before the development hereby approved, is brought into use.

Reason: In the interests of road safety.

2 That before the development hereby approved is brought into use, the staff and customer parking areas shall be defined, in compliance with the National Roads Development Guidelines.

Reason: To ensure adequate parking provision within the site.

3 That prior to the site coming into use, where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 19/0849/CC

Renfrewshire Council

KEY INFORMATION

Ward: (4)
Paisley Northwest

Applicant: Sanctuary Scotland Housing Association Ltd

Registered:
16th December 2019

RECOMMENDATION

Grant

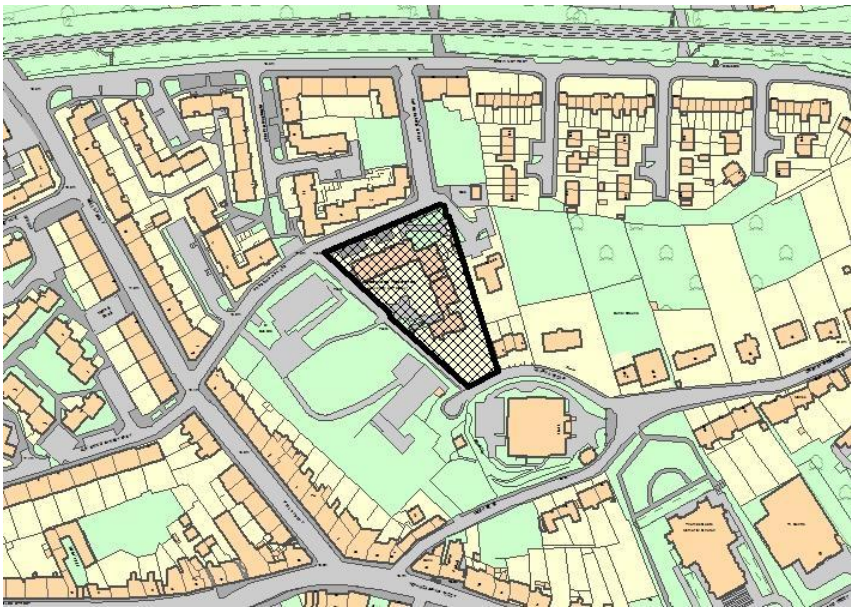
Fraser Carlin
Head of Planning and Housing

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Demolition of former Student Residences

LOCATION: 20 Underwood Lane, Paisley

APPLICATION FOR: Conservation Area Consent



(c) Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence Number 100023417

IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2014).
- There have been no objections to the proposed demolition.
- Historic Environment Scotland have made no comment on the proposed demolition.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (19/0849/CC)

APPLICANT:	Sanctuary Scotland Housing Association
SITE ADDRESS:	20 Underwood Lane, Paisley, PA1 2SL
PROPOSAL:	Demolition of former Student Residences
APPLICATION FOR:	Conservation Area Consent

NUMBER OF REPRESENTATIONS:	No representations received for the proposed demolition.
CONSULTATIONS:	**Historic Environment Scotland -** No comments. **Response -** The response form Historic Environment Scotland is noted, and the proposals will be determined in accordance with Development Plan Policy.
PRE-APPLICATION COMMENTS:	A number of pre-application discussions have taken place as part of the overall regeneration for the Paisley West End Area. Pre-application discussions regarding this particular part of the overall Paisley West End Project have primarily focused on the redevelopment of the site, in terms of the right type of development to add and enhance the place. The requirement for Conservation Area Consent to demolish the building was outlined during these pre-application discussions, given the part of the site is within the Conservation Area.

SUPPORTING INFORMATION	**Supporting Statement December (2019) -** This document provides a critique of the site and the building, and its contribution to the Conservation Area. The statement also provides background to the wider Paisley West End Regeneration Masterplan. With respect to the student residences, the statement concludes that it is a bland 3 / 4 storey building constructed from brick with little façade articulation. The topography of the site also elevates the building above the surrounding context, creating a dominant building which does not enhance the character of the Conservation Area. The outlines that the demolition of the building would create the opportunity to redevelop a brownfield site for new housing that

	will positively contribute to the wider regeneration of the West End of Paisley. **Response -** The statement sets out the proposed demolition within the context of the wider regeneration of the West End. The critique of the building is also noted, and I would agree with the concluding statement that the building does not enhance the Conservation Area.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>Development Plan</u> <u>Adopted Renfrewshire Local Development Plan August (2014)</u> Policy ENV2 – Natural Heritage Policy ENV3 - Built Heritage <u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy ENV2 – Natural Heritage Policy ENV3 – Built and Cultural Heritage <u>Material considerations</u> Scottish Planning Policy Historic Environment Scotland Policy Statement: June 2016 Historic Environment Circular 1

DESCRIPTION	This application seeks Conservation Area Consent for the demolition of a former student residence located on Underwood Lane within the Paisley Town Centre Conservation Area. The building is currently vacant and has been deemed surplus to requirements by the University of the West of Scotland. The site forms part of a wider masterplan to regenerate the West End of Paisley. The building sits within a triangular site extending to approx. 0.5 hectares in area. It comprises of a single L shaped former student residences flatted block spread over three to four stories in height. It is finished in brick, with slate to the roof. The window openings have been boarded up The site is bound by Underwood Lane to the north with three storey flats beyond, Oakshaw Brae to the west with vacant land beyond, Oakshaw Head to the south with the John Neilson Institute beyond, and a smaller block of flats and three terraced dwellinghouses to the east. The topography of the site rises from north to south, with the four storey element of the residences fronting Underwood Lane and the three storey element behind this.

COMMENTS	**Adopted Local Development Plan 2014** In considering the demolition of unlisted buildings in Conservation Areas, Historic Environment Scotland's Guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area. There is a presumption in favour of retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area. The existing student residence is functional in its design and appearance with little redeeming architectural detailing or features. It is considered that the building is out of context with respect to its scale, and it dominates the streetscene in a way that is not wholly desirable. The fact that it is vacant only reinforces the negative impact of the building on the appearance of the area. Overall it is not considered that the building makes a positive contribution to the character of the area It is acknowledged that a detailed planning application for the redevelopment of the site has not yet been submitted. However, pre-application discussions with Sanctuary Scotland Housing Association are well advanced, with initial layouts produced and the details of the planning application being finalised for submission. **Proposed Local Development Plan 2019** The policies within the Proposed Local Development Plan and the associated Supplementary Guidance reflect those of the currently adopted plan. The proposal is therefore found to be compliant with the proposed plan. **Conclusion** In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance. It is therefore recommended that Conservation Area Consent be granted.
RECOMMENDATION	Grant

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.