

Notice of Meeting and Agenda Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 22 May 2018	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 Stephen Burns: Councillor Andy Doig: Councillor Natalie Don: Councillor John Hood: 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):

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

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

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Items of business

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

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|----------|--|--------------|
| 1 | Minute of Police and Fire & Rescue Scrutiny Sub-Committee Meeting | 5 - 8 |
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Minute of meeting of Police and Fire & Rescue Scrutiny Sub-Committee held on 13 March, 2018.

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BUDGET MONITORING REPORTS

- | | | |
|----------|---|---------------|
| 2 | Revenue Budget Monitoring Report | 9 - 18 |
|----------|---|---------------|

Joint report by Director of Finance & Resources, Director of Development & Housing Services, Director of Children's Services and Director of Environment & Communities.

- | | | |
|----------|---|----------------|
| 3 | Capital Budget Monitoring Report | 19 - 24 |
|----------|---|----------------|

Report by Director of Finance & Resources.

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PROPERTY

- | | | |
|----------|---|----------------|
| 4 | Disposal - Shop premises at 11 Thorn Brae, Johnstone | 25 - 28 |
|----------|---|----------------|

Report by Director of Finance & Resources.

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SERVICE IMPROVEMENT PLANS

- | | | |
|----------|------------------------------------|----------------|
| 5 | Children's Services 2018/21 | 29 - 80 |
|----------|------------------------------------|----------------|

Report by Director of Children's Services.

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|----------|--|-----------------|
| 6 | Development & Housing Services Outturn Report 2017/18 - 2019/20 | 81 - 110 |
|----------|--|-----------------|

Report by Director of Development & Housing Services.

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|----------|---|------------------|
| 7 | Environment & Communities Outturn Report 2017/18 | 111 - 128 |
|----------|---|------------------|

Report by Director of Environment & Communities.

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COMMUNITY SAFETY AND PUBLIC PROTECTION

- | | | |
|----------|--|------------------|
| 8 | Public Protection Annual Update | 129 - 140 |
| | Report by Director of Environment & Communities. | |
| 9 | Building Safer and Greener Communities Update | 141 - 150 |
| | Report by Director of Environment & Communities. | |

HOUSING

- | | | |
|-----------|--|------------------|
| 10 | High Rise Blocks - Further update | 151 - 156 |
| | Report by Director of Development & Housing Services. | |
| 11 | Housing Energy Efficiency and Carbon Reduction Programmes | 157 - 160 |
| | Report by Director of Development & Housing Services. | |

Item Title

DEVELOPMENT PLANNING

- | | | |
|-----------|---|------------------|
| 12 | Review of Protocol for Planning Application Site Visits | 161 - 166 |
| | Report by Director of Development & Housing Services. | |
| 13 | Renfrewshire Biodiversity Action Plan 2018/22 | 167 - 170 |
| | Report by Director of Development & Housing Services. | |
| 14 | Deafhillock Roundabout - Merchiston Hospital Development | 171 - 176 |
| | Joint report by Director of Development & Housing Services and Director of Environment & Communities. | |
| 15 | BAE Systems Bishopton - Section 75 Agreement | 177 - 188 |
| | Report by Director of Development & Housing 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.

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| 16 | Proposal of Application Notices | 189 - 192 |
| | Reports by Director of Development & Housing 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.

17 Planning Applications

193 - 242

Reports by Director of Development & Housing Services.

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 13 March 2018	13:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Marie McGurk, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

S MacDougall, Director of Environment & Communities; O Reid, Head of Public Protection; and C Dalrymple, Regulatory & Enforcement Manager (all Environment & Communities); and R Devine, Senior Committee Services Officer and K O'Neill, Assistance Democratic Services Officer (both Finance & Resources).

Also in Attendance

Superintendents R Horan and S Wright; N Alder, Planning Performance Officer and D Middleton, Analyst Co-ordinator (all Police Scotland); and G Binning, Local Senior Officer and M Gallacher, Group Manager (both Scottish Fire and Rescue Service).

Declarations of Interest

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

1 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.

The report summarised the key performance indicators and the appendix to the report provided statistics for the period April to December 2017, relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2014/17, together with comparative data for 2016. The report also provided local updates in relation to the Police Scotland priorities of violence, disorder and anti-social behaviour; serious and organised crime; counter terrorism and domestic extremism; protecting people at risk of harm; road policing; and acquisitive crime. The report reaffirmed Police Scotland's commitment to work with Community Planning partners in all sectors to keep the people of Scotland and its communities safe and that partnership working was a critical element of the strategy.

DECIDED: That the report be noted.

2 Scottish Fire & Rescue Service - Scrutiny Report

There was submitted a report by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the period December 2017 to January 2018. Following his appointment the new Local Senior Officer intimated he would take the opportunity to review processes and procedures.

The report highlighted improvements across a range of performance indicators and identified areas where further interventions were required. Over the period there had been an increase in the number of accidental dwelling fires from 23 in the same period in 2016/17 to 33 in the current reporting period; the total number of all non-fatal fire casualties had increased from 5 to 6; the total number of incidents involving deliberate fire raising had remained the same at 11 during both periods; the total number of fires in non-domestic premises had decreased from 19 to 6 in the current reporting period; the number of unwanted fire alarm signal incidents had increased from 202 to 260; the total number of non-fatal road traffic collisions attended by the Service had decreased from 15 to 3. The appendix to the report provided an analysis of performance and activities. It was noted that a consultation exercise was currently being undertaken on the safe and planned future of the SFRS.

The report also detailed a number of priorities and interventions, specifically highlighting the Local Area Liaison Officer's attendance at the daily tasking meeting within Renfrewshire Safety Hub; the Community Action Team (CAT) engagement with a number of key partners to promote fire safety in preparation for this year's Safe Kids event; a number of information/awareness events that had been conducted by the CAT to support the work of the SFRS Winter Thematic Action Plan which included talks on deliberate fires and the number of Home Fire Safety Visits (HFSV) carried out in Renfrewshire during the reporting period. It was proposed that arrangements be made to provide further analysis of the 123 high risk HFSVs undertaken to identify whether those involved were familiar to the Council and/or its partners. This was agreed.

DECIDED:

- (a) That the report be noted; and
- (b) That further analysis of the 123 high risk HFSVs undertaken be provided.

3 Consultation on HM Inspectorate of Constabulary in Scotland (HMICS) Scrutiny Plan 2018-19

There was submitted a report by the Director of Environment & Communities relative to consultation on HM Inspectorate of Constabulary in Scotland (HMICS) Scrutiny Plan 2018-19.

The report advised that HMICS had undertaken strategic engagement with Police Scotland, Force Executive and Divisional Commander between November 2017 and January 2018 which allowed them to maintain a good understanding of current issues which affected policing and to ensure that their future scrutiny activity focused on the right issues in the right areas.

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 2018-19 scrutiny plan. The response developed and submitted by Renfrewshire Council, prior to the deadline of 2 February 2018, was appended to the report for homologation. It was noted that the response welcomed the development of a HMICS scrutiny plan for 2018-19 and sought continued focus on key national issues such as Counter Terrorism, Serious Organised Crime and Cybercrime. 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 annual scrutiny plan be noted; and
- (b) That the action by the Director of Environment & Communities in submitting the Council's consultation response, as detailed in Appendix 1, to the report be homologated.

4 Police Scotland's Annual Police Plan 2018-19

There was submitted a report by the Director of Environment & Communities relative to the development of Police Scotland's Annual Police Plan 2018-19.

The plan had been shaped around the areas of focus within the Policing 2026 strategy "Serving a Changing Scotland" of prevention, protection, communities, knowledge and innovation. The plan detailed the Policing priorities for 2018/19 and summarised the planned activities to address these priorities. Police Scotland was keen to engage with its partners and offered an opportunity to comment on extracts from the draft plan via the Citizen Space web Survey. The deadline for submissions to the consultation was 21 February 2018. A response had been submitted by Renfrewshire Council within the timescales set by Police Scotland and was attached as Appendix 1 for homologation.

DECIDED:

- (a) That the consultation on Police Scotland's Annual Police plan 2018-19 be noted; and
- (b) That the action by the Director of Environment & Communities in submitting the Council's consultation response as detailed in Appendix 1 to the report be homologated.

5 Spotlight: Police Scotland - Review of Performance Framework Update

Superintendent R Horan gave an update relative to the review of the performance framework.

Reference was made to the desirability of developing a performance reporting framework suite of documents which linked operational activity, statistics and resultant actions, outcomes, scrutiny and targets in terms of all of Police Scotland's strategic plans.

It was noted that the Renfrewshire area would be included in a pilot project to assist in the development of an improved national scrutiny report template, to ensure that it provided appropriate detail, narrative, quantitative and qualitative data and was in a format which met the requirements of local authorities to undertake their scrutiny role.

DECIDED: That the information provided be noted.



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Finance and Resources, Director of Development and Housing Services, Director of Children's Services and Director of Environment & Communities

Heading: Revenue Budget Monitoring to 2 February 2018

1. **Summary**

1.1 Gross expenditure is £72,000 (0.1%) over budget and income is £72,000 (0.1%) greater than anticipated which results in a **breakeven position** for the services reporting to this Policy Board. The summary position for services reporting to this Policy Board is summarised in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	Breakeven	-
Other Housing	Breakeven	-	Breakeven	-
Criminal Justice	Breakeven	-	Breakeven	-
Renfrewshire Wardens	Breakeven	-	Breakeven	-
Civil Contingencies Service	Breakeven	-	Breakeven	
Policy and Regeneration	Breakeven	-	Breakeven	-
Development Standards	Breakeven	-	Breakeven	-
Community Learning and Development	Breakeven	-	Breakeven	-

2. **Recommendations**

- 2.1 Members are requested to note the budget position.
- 2.2 Members are requested to note that since the report there have been no budget adjustments.
-

3. **Housing Revenue Account**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

Although the HRA is projecting a breakeven position for both year to date and projected year end positions, there are some significant compensating variances to be noted. Expenditure on repairs within property costs is now projecting a £200k overspend position, largely due to the adverse weather in February. Within payments to other bodies, year-end underspends are being reported in respect of void loss £260k and irrecoverable rent £500k based on current performance, delays in the roll out of Universal Credit and ongoing improvements in these areas. A corresponding overspend is being reported against loan charges to reflect the current policy of utilising any HRA underspends to repay debt.

3.1 **Projected Year End Position**

At this stage in the financial year, it is projected that the HRA will achieve a breakeven position at the year.

4. **Other Housing**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

4.1 **Projected Year End Position**

It is projected that the Other Housing division will achieve a breakeven position by the year end.

5. **Renfrewshire Wardens**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

5.1 **Projected Year End Position**

It is projected that Renfrewshire Wardens will achieve a breakeven position by the year end.

6. **Civil Contingencies**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

6.1 **Projected Year End Position**

It is projected that the Civil Contingencies will achieve a breakeven position by the year end.

7. **Policy and Regeneration**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

7.1 **Projected Year End Position**

It is projected that Policy and Regeneration will achieve a breakeven position by the year end.

8. **Development Standards**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

8.1 **Projected Year End Position**

It is projected that Development Standards will achieve a breakeven position by the year end.

9. **Community Learning and Development**

Current Position:	Breakeven
<i>Previously Reported:</i>	<i>Breakeven</i>

At this stage in the financial year the account reflects a breakeven position, with no significant variances to report.

9.1 **Projected Year End Position**

It is projected that Community Learning and Development will achieve a breakeven position by the year end.

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
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

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Valarie Howie, Ext 7796
Lisa Dickie, Ext 7384

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 02 February 2018

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
£000's	£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs	18,248	15,189	15,212	(204)	15,008	181	1.2%	underspend
Property Costs	78,597	71,181	70,383	970	71,353	(172)	-0.2%	overspend
Supplies & Services	809	739	907	(192)	715	24	3.2%	underspend
Contractors and Others	80	55	138	(59)	79	(24)	-43.6%	overspend
Transport & Plant Costs	149	130	144	9	153	(23)	-17.7%	overspend
Administration Costs	7,694	818	694	42	736	82	10.0%	underspend
Payments to Other Bodies	6,520	4,908	3,587	(35)	3,552	1,356	27.6%	underspend
CFCR	0	0	0	0	0	0	0.0%	breakeven
Capital Charges	23,614	5,456	6,952	0	6,952	(1,496)	-27.4%	overspend
GROSS EXPENDITURE	135,711	98,476	98,017	531	98,548	(72)	-0.1%	overspend
Income	(121,293)	(97,467)	(99,210)	1,671	(97,539)	72	0.1%	over-recovery
NET EXPENDITURE	14,418	1,009	(1,193)	2,202	1,009	0	0.0%	breakeven

	£000's	
Bottom Line Position to 02 February 2018 is breakeven of	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven of	<u>0</u>	<u>0.0%</u>

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 02 February 2018

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
£000's	£000's	£000's	£000's	£000's	£000's	£000's	%	
Housing Revenue Account	0	(16,749)	(17,627)	877	(16,749)	0	0.0%	breakeven
Other Housing	4,435	9,927	9,440	487	9,927	0	0.0%	breakeven
Criminal Justice	3,323	2,330	2,331	0	2,331	0	0.0%	breakeven
Renfrewshire Wardens	2,789	2,217	2,385	(168)	2,217	0	0.0%	breakeven
Civil Contingencies Service	115	61	63	(2)	61	0	0.0%	breakeven
Policy and Regeneration	2,831	2,899	1,884	1,015	2,899	0	0.0%	breakeven
Development Standards	(241)	(671)	(664)	(7)	(671)	0	0.0%	breakeven
Community Learning and Development	1,166	995	995	0	995	0	0.0%	breakeven
NET EXPENDITURE	14,418	1,009	(1,193)	2,202	1,009	0	0.0%	breakeven

	£000's	
Bottom Line Position to 02 February 2018 is breakeven of	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven of	<u><u>(0)</u></u>	<u><u>0.0%</u></u>

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 02 February 2018

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING : HOUSING REVENUE ACCOUNT

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
£000's	£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs	7,526	6,476	6,387	5	6,393	83	1.3%	underspend
Property Costs	13,754	12,447	11,534	1,003	12,537	(90)	-0.7%	overspend
Supplies & Services	323	284	188	1	189	95	33.5%	underspend
Contractors and Others	23	19	12	0	12	7	36.8%	underspend
Transport & Plant Costs	4	4	4	0	4	0	0.0%	breakeven
Administration Costs	2,714	493	401	0	401	92	18.7%	underspend
Payments to Other Bodies	3,719	3,357	2,048	0	2,048	1,309	39.0%	underspend
CFCR	0	0	0	0	0	0	0.0%	breakeven
Capital Charges	22,784	5,266	6,762	0	6,762	(1,496)	-28.4%	overspend
GROSS EXPENDITURE	50,847	28,346	27,336	1,009	28,346	0	0.0%	breakeven
Income	(50,847)	(45,095)	(44,963)	(132)	(45,095)	0	0.0%	breakeven
NET EXPENDITURE	0	(16,749)	(17,627)	877	(16,749)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 02 February 2018 is breakeven of	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven of	<u>0</u>	<u>0.0%</u>



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 22 MAY 2018

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

1.1 Capital expenditure to 2nd March 2018 totals £8.740m compared to anticipated expenditure of £8.780m for this time of year. This results in an under-spend position of £0.040m 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)	£0.044m <i>u/spend</i>	1% <i>u/spend</i>	£0.006m <i>u/spend</i>	0% <i>u/spend</i>
Housing (PSHG)	£0.000	0%	£0.020m <i>u/spend</i>	3% <i>u/spend</i>
Development & Housing Services	£0.004m <i>o/spend</i>	3% <i>o/spend</i>	£0.018m <i>u/spend</i>	10% <i>u/spend</i>
Total	£0.040m <i>u/spend</i>	1% <i>u/spend</i>	£0.044m <i>u/spend</i>	1% <i>u/spend</i>

1.2 The expenditure total of £8.740m represents 71% 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.
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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 Development & Housing Services.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 2nd March 2018, and is based on the Housing Capital Investment Plan which was approved by council on 23rd February 2017 and the Private Sector Housing Investment Programme approved by the board on 14th March 2017, adjusted for movements since its approval.
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4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £0.475m have arisen which reflects the following:-

- **HRA**

Budget re-profiled from 2017/18 to 2018/19 (£0.423m):

- Improvement to Existing Properties (£0.350m);
- Professional Fees (£0.073m).

Budget re-profiled from 2018/19 to 2017/18 (£0.127m):

- Council House New Build £0.127m.

- **PSHG**

Budget re-profiled from 2017/18 to 2018/19 (£0.046m).

- **Development & Housing**

Budget re-profiled from 2018/19 to 2017/18 (£0.133m):

- Townscape Heritage CARS 2 (£0.099m);
- Local Green Area Networks (£0.034m).

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. **Cosla Policy Position** – none.

List of Background Papers

- (a). Capital Investment Programme 2017/18 & 2018/19 – Council, 23rd February 2017.
- (b). Housing Revenue Account Budget and Rent Levels 2017/18 and Housing Capital Investment Plan 2017/18 to 2019/20 – Council, 23rd February 2017.

The contact officers within the service are:

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

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Communities, Housing & Planning - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Approved Programme @23/02/17	Current Programme MR 12	Year To Date Budget to 02-Mar-18	Cash Spent to 02-Mar-18	Variance to 02-Mar-18	% Variance	Cash to be Spent by 31-Mar-18	% Cash Spent
HOUSING(HRA)								
Improvements To Existing Properties	9,685	6,733	4,338	4,325	13	0%	2,408	64%
Regeneration	4,390	170	100	93	7	7%	77	55%
Other Assets	2,025	2,266	1,704	1,699	5	0%	567	75%
Non Property Expenditure	10	23	20	20	0	0%	3	87%
Council House New Build	1,840	132	1	1	0	0%	131	1%
Professional Fees	1,945	1,627	1,360	1,341	19	1%	286	82%
Future Years Allowances	0	0	0	0	0	0%	0	-
Total Housing(HRA) Programme	19,895	10,951	7,523	7,479	44	1%	3,472	68%
HOUSING(PSHG)								
Private Sector Housing Grant Programme	2,500	1,069	1,069	1,069	0	0%	0	100%
Total Housing(PSHG) Programme	2,500	1,069	1,069	1,069	0	0%	0	100%
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage CARS 2	2,810	192	150	154	-4	-3%	38	80%
Local Green Area Networks Projects	39	38	38	38	0	0%	0	100%
Total Development & Housing(THI/LGAN)	2,849	230	188	192	-4	-2%	38	83%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,244	12,250	8,780	8,740	40	0%	3,510	71%



To: Communities, Housing and Planning Policy Board

On: 22nd May 2018

Report by: Director of Finance and Resources

Heading: Shop Premises at 11 Thorn Brae, Johnstone

1. Summary

- 1.1 This report seek consent to declare the shop property at 11 Thorn Brae, Johnstone surplus to the Council's requirement, to enable a disposal to the sitting Tenant, Ms. R. Islam.
-

2. Recommendations

It is recommended that the Board:-

- 2.1 Declare the shop property at 11 Thorn Brae, Johnstone surplus to the Council's requirements to enable a disposal to the sitting Tenant, Ms. R. Islam.
- 2.2 Note that the proposed disposal will be concluded by utilising the delegated powers of the Head of Property Services, subject to appropriate terms and conditions of sale being agreed with the Head of Property Services and the Head of Corporate Governance.
- 2.3 Note that in terms of Scottish Ministers' consent when disposing of HRA assets, the property disposal will be under the General Consent available and will be self-certified by the Council.
-

3. **Background**

- 3.1 Ms. R. Islam, (preceded by her father Mr. M. Islam) has been the Tenant of the Council owned shop property at 11 Thorn Brae, Johnstone based on a monthly lease since 28th May 2015. The current annual rental is £5,300. The premises trade as a Newsagent.
- 3.2 The shop is located on the ground floor within a 3-storey red sandstone tenement building with flats above. Johnstone Town Centre lies a short distance to the north. The Council ownership in the area relates to 4 ground floor shops located within this and the adjacent tenements at Thorn Brae/ Ellerslie Street, all of which are factored by Linstone Housing Association. We do not own any of the flats within these tenements.
- 3.3 Ms. Islam is keen to invest in the property, but considers she will have more incentive to do so if she has outright ownership. Following discussions with Property Services as to the value of the property, she has submitted an offer to purchase in the amount of £70,000, which the Head of Property Services believes to be a fair and acceptable offer.
- 3.4 Development and Housing Services has confirmed that as it has no other interest in the building, it would have no objection to the proposed sale, should the board be mindful to declare the shop as surplus.

Implications of the Report

1. **Financial** – purchase price of £70,000 to be received and credited to the Housing Revenue Account.
2. **HR & Organisational Development** - none
3. **Community Planning** –
Our Renfrewshire is thriving – evidence of further investment within the local community of Johnstone.
4. **Legal** – Disposal of property required.
5. **Property/Assets** – The Council will be relieved of responsibility for this property once sold.
6. **Information Technology** – none.

7. **Equality & Human Rights -**

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

8. **Health & Safety** – none.

9. **Procurement** – none.

10. **Risk** – none.

11. **Privacy Impact** – none.

12. **Cosla Policy Position** – none.

Author: John Mitchell, tel. 0141 618 6177
Email john.mitchell@renfrewshire.gov.uk

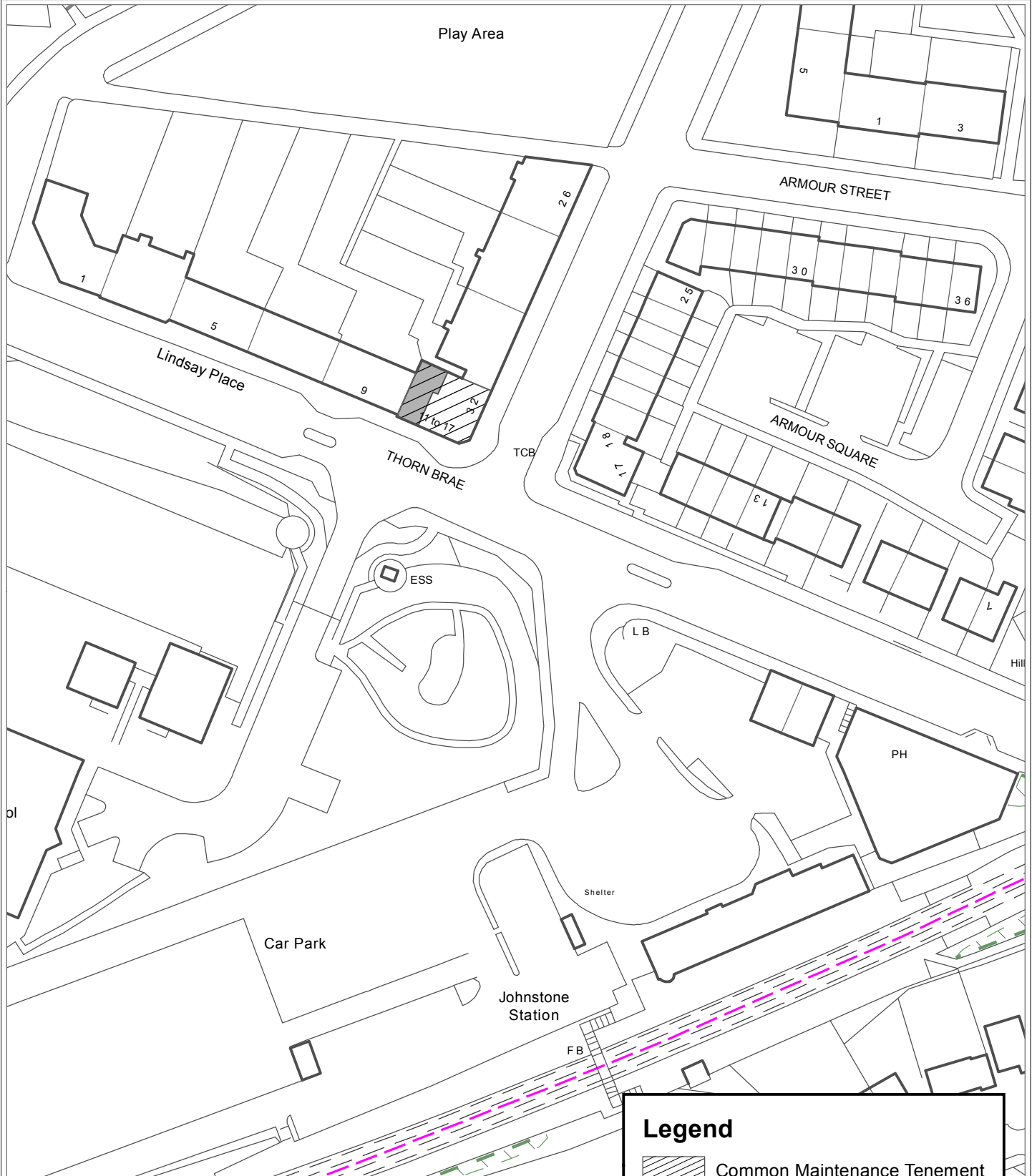
Disposal of 11 Thorn Brae, Johnstone

Report Plan Ref. E2706



User: howardhaughj2

Date: 27/04/2018



Legend

Common Maintenance Tenement

Shop to be disposed

Notes:

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To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Children's Services

Heading: Children's Services Service Improvement Plan 2018- 21

1. Summary

- 1.1 This Service Improvement Plan for Children's Service covers the period from 2018/19 – 2020/21. 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 alongside 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.
- 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 November 2018.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Services Board:
 - (a) approves the elements of the attached Service Improvement Plan which fall within the remit of this Board;
 - (b) agrees that progress with this plan be reported to the Board in November 2018

- (c) notes that this report and the attached Service Improvement Plan will also be presented to the Education and Children's Services to approve elements covered within that Board's remit.

3. Background

- 3.1 The Children's Services directorate in Renfrewshire Council are responsible for the delivery of social work services to children and families, criminal justice social work, early years, primary and secondary education, and community learning and development. Much of what the service does is statutory; that is, there is a legal requirement for the Council to provide that service.
- 3.2 The service accounts for over half of the Council's overall budget and delivers a range of provisions, such as:
- 49 Primary Schools;
 - 11 Secondary Schools;
 - 11 Early Years Centres;
 - 2 Schools for children and young people with Additional Support Needs;
 - 5 children's houses;
 - Supported accommodation for young people leaving care;
 - Social Work Fieldwork Teams;
 - Criminal Justice Social Fieldwork and Through Care service;
 - Criminal Justice Women's Community Justice service;
 - Criminal Justice Court and Drug Treatment and Testing Orders;
 - Criminal Justice Unpaid Work service;
 - Criminal Justice Group work service;
 - Fostering and Adoption services;
 - Kinship Care;
 - Youth Support service; and
 - Community Learning and Development.
- 3.3 Children's Services has an approach which is strongly focused on prevention, early intervention and providing additional support for the most vulnerable. Whilst children's health services sit within the Health and Social Care Partnership (HSCP), a key priority of both organisations will be the continuation of effective integrated working.
- 3.4 Strong working relationships between Criminal Justice Social Work and Addictions and Mental Health services will also be maintained. The service also supports the Community Planning Partnership to play a greater role in the planning and delivery of community justice services across Renfrewshire.
- 3.5 The Service Improvement Plan is one of the ways 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.

- 3.6** 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 7 of the attached Service Improvement Plan, details 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 2017/18

4.1 During 2017/18, key achievements of the service include:

- The expansion of the Whole Systems approach to youth justice to work with young people up to the age of 21, rather than 18.
- Embedding the Up2U model for tackling violence in interpersonal relationships. Renfrewshire Council won the 'Research into Practice' category at the 2017 Social Work Scotland awards for Up2U.
- Increasing the percentage of pupils who achieved the expected level for their educational stage in the Broad General Education.
- At all stages (S4, S5 and S6), Renfrewshire pupils performed as well or better in all literacy and numeracy measures than the virtual comparator and national average figures.
- Supporting high numbers of our young people to enter positive destinations and sustained post-school destinations.
- Developing the 'Family Firm' approach to co-ordinating employment opportunities for care experienced young people. The approach brings together corporate partners within the Council as well as from partner agencies to deliver practical employability support and real jobs for some of our most vulnerable young people.
- Completing the Young Carers' strategy which will be implemented from 1 April 2018. The service has also appointed a dedicated worker for young carers.

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’.

The core aims of the service are to:

- Provide support to, and protection of, vulnerable children and families and manage offenders in the community;
- Provide children and young people with high quality learning and teaching within nurturing and innovative environments;
- Reduce the poverty related attainment gap while raising attainment for all;
- Value wider achievements 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;
- Deliver high quality community learning and development opportunities across Renfrewshire whether alone or in partnership with others; 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. The key priorities for the service are:

- Closing the poverty related attainment gap while raising attainment for all and support young people to enter positive and sustained post-school destinations.
- Reduce inequalities and deliver improved health and wellbeing outcomes for children and young people.
- Expansion of early learning and childcare to almost double the current provision.
- Celebrating the Year of Young People 2018 by valuing their contribution and achievements in communities and creating new opportunities for them to shine.

- Address the impact of adverse childhood experiences through early and preventative intervention's, working closely with partners using the Getting it Right for Every Child (GIRFEC) approach.
- Children, young people and families are supported within the community and we continue to reduce the number of children looked after and accommodated, where it's safe to do so.
- Ensuring Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.
- Reducing imprisonment, where appropriate/safe to do so, by promoting the management of those with convictions within the community. Enabling the provision of essential community supports to reduce reoffending.

7. Reporting 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 Communities, Housing and Planning Policy Board on a six monthly basis. A review of progress will be brought to this Board in November 2018.

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 mobile/remote working and 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 Risk Register.

11. Privacy Impact - none

12. COSLA Policy Position – none.

List of Background Papers: None

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CHILDREN'S SERVICES

SERVICE IMPROVEMENT PLAN 2018-2021



Service Improvement Plan 2018-2021

Content

Page

1	Executive Summary	1
2	Introduction to the Service Improvement Plan	2
3	What We Do	3
4	Our Strategic Context	9
5	Our Resources	16
6	How Children's Services contributes to the delivery of the Council Plan	18
7	Council Plan Strategic Outcomes	19
	Key Achievements 2017/18	
	• Priorities 2018/19	
	• Priority Actions	
	• Performance Indicators	

1. Executive Summary

The Children's Services Service Improvement Plan covers the three year period from 2018/19 to 2020/21. This plan will assist in shaping the strategic direction for the service and outlines the key priorities, programmes, actions and improvements which we will deliver.

Our integrated approach to Children's Services 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 and aims.

The key priorities for the service are:

- Closing the poverty related attainment gap while raising attainment for all and support young people to enter positive and sustained post-school destinations.
- Reduce inequalities and deliver improved health and wellbeing outcomes for children and young people.
- Expansion of early learning and childcare to almost double the current provision.
- Celebrating the Year of Young People 2018 by valuing their contribution and achievements in communities and creating new opportunities for them to shine.
- Address the impact of adverse childhood experiences through early and preventative intervention's, working closely with partners using the Getting it Right for Every Child (GIRFEC) approach.
- Children, young people and families are supported within the community and we continue to reduce the number of children looked after and accommodated, where it's safe to do so.
- Ensuring Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.
- Reducing imprisonment, where appropriate/safe to do so, by promoting the management of those with convictions within the community. Enabling the provision of essential community supports to reduce reoffending.

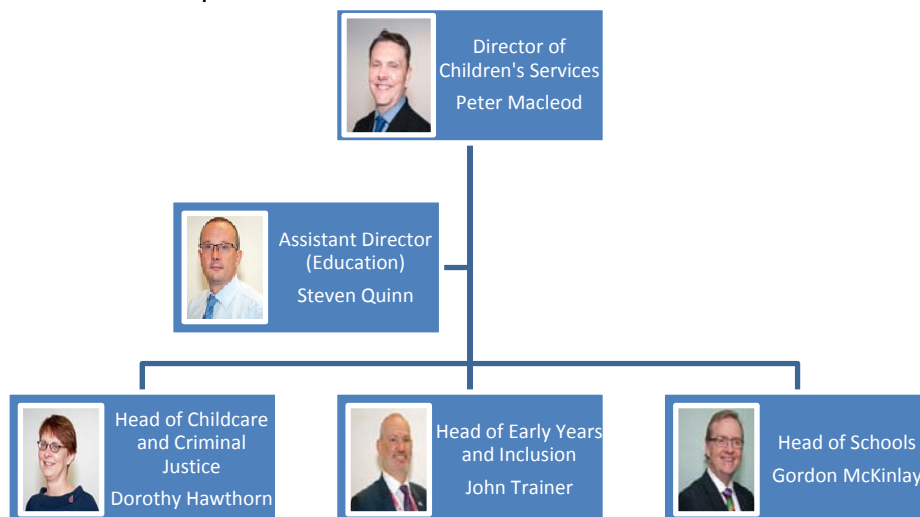
The service recognises the importance of working together across and beyond Council services with our partners, parents and communities to improve the outcomes for children, families and communities.

2. Introduction to the Service Improvement Plan

- 2.1 This Service Improvement Plan for Children's Services covers the three year period from 2018/19 to 2020/21. The plan outlines what the service intends to achieve based on the financial and employee resources expected to be available.
- 2.2 The plan assists in shaping the strategic direction for the service and outlines key programmes, actions and improvements which we will deliver during the next three years.
- 2.3 The major factors that this Service Improvement Plan will require to respond to are the challenging financial environment, public sector reform 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.
- 2.4 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 5 strategic outcome areas of the Council Plan, creating opportunities for all. These are outlined below:
- 1. Reshaping our place, our economy and our future.**
 - 2. Building strong, safe and resilient communities.**
 - 3. Tackling inequality, ensuring opportunities for all.**
 - 4. Creating a sustainable Renfrewshire for all to enjoy.**
 - 5. Working together to improve outcomes.**
- 2.5 Service level workforce plans, financial plans and risk plans are closely aligned to the Service Improvement Plan, and translate into team and individual development plans.
- 2.6 Service planning informs the budgeting process by enabling budget proposals to be seen in a wider policy development context. In turn, the outcomes of the budget process shape the final content of the Service Improvement 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. Financial information and data are also linked to outcomes and priorities.

3. What we do

- 3.1 Children's Services are responsible for the delivery of social work services to children and families, criminal justice social work, early years, primary and secondary education, and community learning and development. The service is led by the Director, Peter Macleod, supported by an Assistant Director for education services, and three Heads of Service. This directorate team is supported in strategic and operational responsibilities by the Extended Senior Leadership Team.



- 3.2 The Director of Children's Services also fulfils the statutory role of Chief Social Work Officer for the Council, whilst the Assistant Director (Education) fills the statutory role of Chief Education Officer. Each local authority is required to designate a senior member of staff to fill these roles under the Social Work (Scotland) Act 1968 and the Education (Scotland) Act 2016 respectively.
- 3.3 The service accounts for over half of the Council's overall budget and delivers the following provisions:
- 27,000 children and young people in early years, primary, secondary and additional support needs schools and centres;
 - 3,100 full time equivalent staff;
 - 49 primary schools; 22 of which have a nursery class;
 - 11 secondary schools;
 - 11 early years centres;
 - 2 schools for children and young people with additional support needs;
 - 5 children's houses;
 - Supported accommodation for young people leaving care;
 - Social work fieldwork teams;
 - Criminal Justice Social Fieldwork and Throughcare service;
 - Criminal Justice Women's Community Justice service;
 - Criminal Justice Court and Drug Treatment and Testing Orders;
 - Criminal Justice Unpaid Work service;
 - Criminal Justice Group work service;
 - Fostering and Adoption services;
 - Kinship Care;
 - Youth Support service; and
 - Community Learning and Development.

3.4 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'.

The core aims of the service are to:

- Provide support to, and protection of, vulnerable children and families and manage offenders in the community;
- Provide children and young people with high quality learning and teaching within nurturing and innovative environments;
- Reduce the poverty related attainment gap while raising attainment for all;
- Value wider achievements 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;
- Deliver high quality community learning and development opportunities across Renfrewshire whether alone or in partnership with others; and
- Support all services to raise standards through continuous improvement and self-evaluation in line with local and national priorities.

3.5 The Children's Services directorate recognise that in order to raise attainment for all of our children and young people, while closing the poverty related attainment gap, we must work together across and beyond the directorate with our partners, parents and communities.

To support this agenda, we have also developed an Education Improvement Plan taking into account our learning from the Attainment Challenge. This Education Plan outlines our priorities, the actions we will undertake to support these and the intended outcomes we expect to see. The plan focuses on the main priority areas of learning and teaching; leading at all levels; working with our families and communities; and supporting our process of evaluation and performance improvement.

The Children's Services Improvement Plan along with the Education Improvement Plan will support our aims of meeting the outcomes highlighted within the National Improvement Framework for Scottish Education: Achieving Excellence in Equity which was published in December 2016.

We work closely with Skills Development Scotland, local businesses, further and higher education to review and ensure the curriculum in our schools provide a good skills match based on the regional skills assessment for the Glasgow City Region. This has included the introduction of Foundation apprenticeships for pupils in S5 and S6 from all secondary schools in Renfrewshire.

- 3.6 Children's Services is committed to ensuring that the expansion to 1140 hours of early learning and childcare is underpinned by the guiding principles of quality, accessibility, flexibility and affordability. Quality will continue to be at the heart by ensuring positive learning experiences for children in order to achieve secure attachments and better outcomes for them. A continued investment in staffing and commitment to partner providers will aim to ensure quality provision across Renfrewshire.
- 3.7 Renfrewshire's Getting it Right for Every Child (GIRFEC) policy is intended to ensure that children, young people and their families receive the help they need when they need it. As children and young people progress on their journey through life, some may have temporary difficulties, some may live with challenges and some may experience more complex issues. Sometimes they and their families are going to need help and support. The GIRFEC approach ensures that when we provide support, it is based on the level of need for each child. This approach ensures that anyone providing that support puts the child or young person and their family at the centre.
- 3.8 We are committed to improving opportunities for all children and young people. However, we recognise that we have a special responsibility for those who are looked after and in our care. Together with other "corporate parents", we work together to improve the help and support we provide. Importantly, children and young people are working with us to help us understand what they need to see improved, as have those who care for them. This is evident in our Champions Board approach and the recent development of our Family Firm.

In Partnership with Renfrewshire Health and Social Care Partnership, we have updated our Children's Services Partnership Plan. The voice of young people has been at the heart of this plan. The result of our whole children survey, completed by over 10,000 of our young people has confirmed our priorities.

- 3.9 On 29 November 2016, 300 young people attended the first Renfrewshire Youth Assembly. The key themes which were discussed were: education, jobs and training; social and cultural issues; Paisley 2021 UK City of Culture Bid; health and wellbeing; and Youth Voice. Following a series of interactive workshops, the Assembly voted for the key theme that presented the biggest challenge in Renfrewshire. This resulted in 65% of young people voting for mental health, therefore setting the agenda for a Youth Commission to take forward into 2018 and beyond. As a result, improving the mental health and wellbeing of our children will be the overarching priority of the Partnership Plan.

During 2018, the Youth Commission will identify the key factors for step change in Young People's Mental Health in Renfrewshire, and draft proposals and recommendations for Council and partners to consider. The final Youth Commission Report will be presented back to the Youth Assembly in May/June 2018.

Service Delivered



Over
23,000
pupils educated across
our establishments



13,238 primary



9,920 secondary



389 ASN





92%
of school leavers enter
positive desination




85%
of accommodated
children were placed
with families



61%
of looked after children were at
home, rather than away from home



77%
of new unpaid work
clients seen within
one working day of
the order



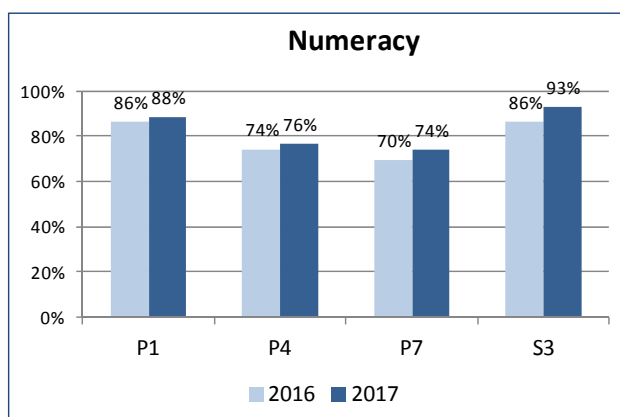
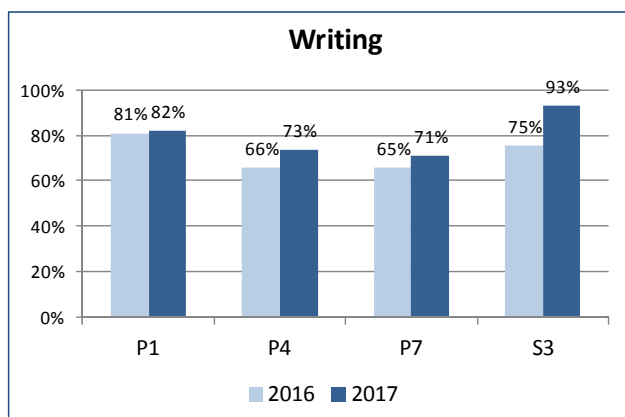
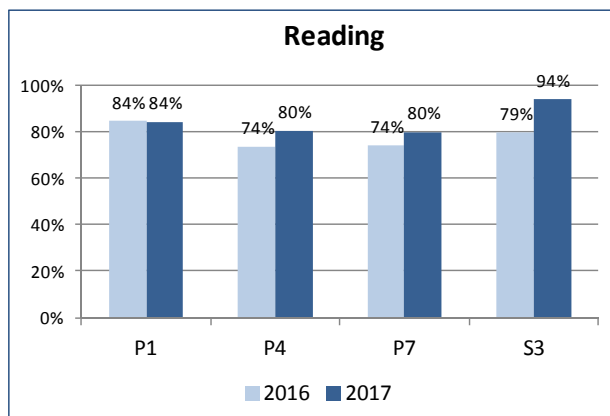
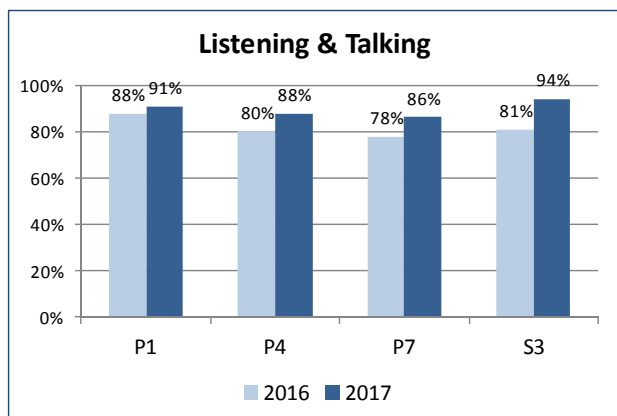
75% of 3-4 year olds and
65% of entitled 2 year olds
accessing **600** hours of
early learning and childcare



Attainment

Broad General Education (BGE) Attainment, P1 – S3

The percentage of pupils achieving the expected Curriculum for Excellence level for their stage increased in all curricular areas



Attainment Gaps

Percentage Point Change in number of pupils achieving expected level from 2016 to 2017

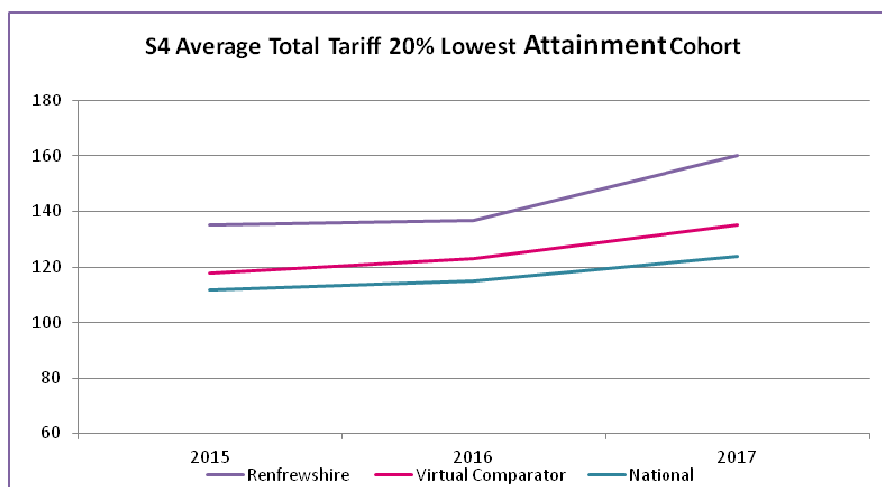
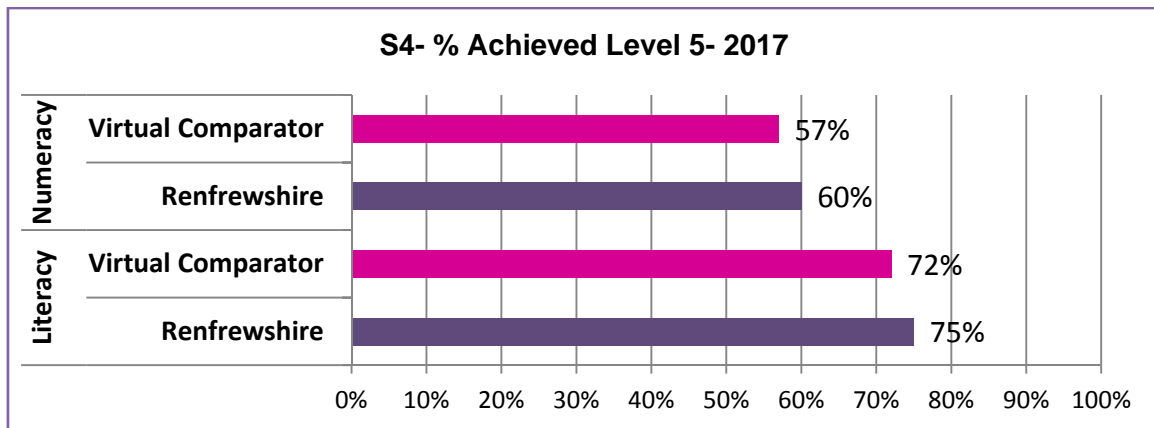
SIMD:
30% Most Deprived/70% Least Deprived



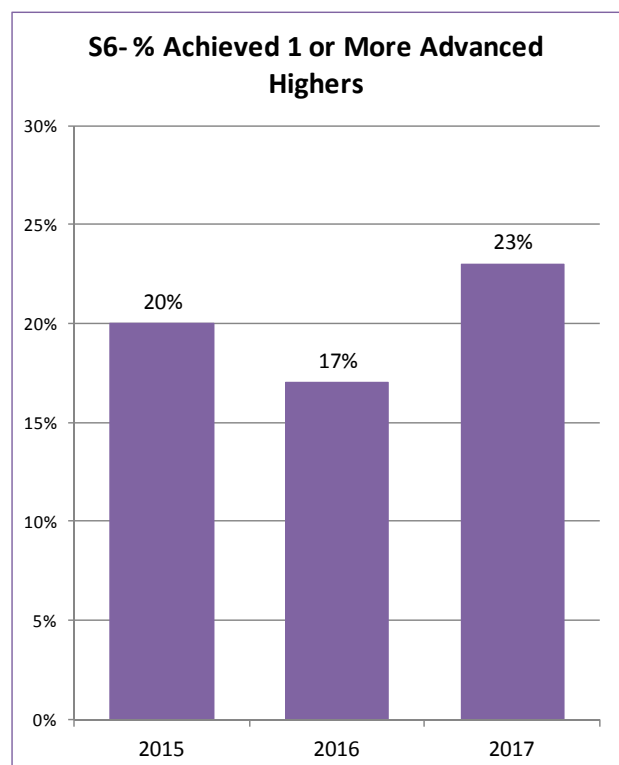
**FME: Pupils Entitled to Free Meals/
Pupils not Entitled to Free Meals**



Attainment in S4



Attainment in S5 and S6



3. Our strategic context

3.1 The delivery of council services is shaped by a wide range of internal and external factors. Children's Services is currently impacted by:

a) National Policy and Legislative Change

- The potential impact of national reviews relating to child protection and to the care system for looked after children and young people;
- The ongoing review and reform of educational governance, which will be set out in the Education Act expected to be in draft by summer 2018;
- The Scotland-wide requirement to increase early years provision from 600 hours to 1140 hours per child, per year by 2021;
- Implementation of the Scottish Attainment Challenge;
- The Scottish Child Abuse Inquiry, with local authority services having a legal duty to support information requests related to this;
- A presumption against short prison sentences, which are likely to be extended to all custodial sentences under 12 months' duration, rather than the current 6 months'. This increases pressure on Criminal Justice Social Work to manage community sentences;
- Working towards the aims of the National Improvement Framework;
- Implement the transfer policy for unaccompanied asylum seeking children; and
- Implementation of the Carers (Scotland) Act 2016 which introduces a duty to provide a statement for young carers.

b) Demographic and Social Change

- Inequalities in society which can mean children from the poorest areas may not have the same life chances as children from more affluent areas;
- Managing changing patterns of demand for school places in response to new housing and patterns of population migration;
- Continuing high numbers of looked after children, linked to levels of deprivation, substance misuse, and parental neglect;
- Increasing numbers of care experienced children accessing throughcare and alternative support;
- Increasing numbers of children with additional support needs who are supported by education and social care services; and
- An increasingly diverse population in terms of ethnicity and a need for specialist support for some groups of the population, for example refugees and those seeking asylum.

c) Internal resource factors

- An ongoing need to modernise the school estate;
- Pressures in the recruitment and retention of staff;
- Expand the early years' workforce in line with the increase in entitlement to childcare to 1140 hours; and
- Delivering good quality services at a time of financial constraint for all local authorities.

3.2 Internal drivers

The complexity of service delivery is reflected in the range of plans and strategies which cover the scope of Children's Services. In addition to commitments in the Council Plan and Community Plan, Children's Services together with the Health and Social Care Partnership are responsible for the publication of the Renfrewshire Children's Services Partnership Plan and lead on the Community Justice Renfrewshire Plan. The service also produces an Education Improvement Plan for the Scottish Government, and is a partner in the Alcohol and Drugs Partnership. Moreover, the service is a lead contributor to the Renfrewshire Child Protection Committee Plan, the Renfrewshire Adult Protection Committee Plan, and reports to the Chief Officers' Group which covers broader public protection. Children's Services chairs the local Gender Based Violence Strategy Group. The service has produced a Young Carers' Strategy and an Early Years Strategy and is delivering an Attainment Challenge Plan. This is in addition to the many policies and pieces of statutory guidance which govern how services are delivered.

Further evidence of working to and implementing national initiatives include:

Youth Voice

- In response to Part 3 of the Children and Young People (Scotland) Act 2014, whereby all public authorities are required to develop and evaluate their Children's Services plans. Renfrewshire was well placed to adapt to the new requirements of the Act. In 2011, we led the way in Scotland by developing a truly evidence-based Children's Services Plan. We were the first local area in Scotland to collect wellbeing data from our children and young people. The data from more than 10,000 children and young people informed our subsequent plan, 'Reach for a Better Future'. The plan included a suite of evidence-based and best practice approaches to support children to have the best start in life and to provide early and effective help to families in need.

Within this plan we committed to significantly reducing the proportion of our children looked after away from home. We have made good progress and reduced our use of external residential and fostering placements, having reduced the overall capacity within our residential houses while improving the quality of care. We have also reduced the time taken for children to secure permanent alternative care where this is necessary. All these actions have supported improved outcomes for children and young people. This is an important area that we will continue to focus on.

We have recently repeated the wellbeing survey in Renfrewshire. The data shows that Renfrewshire's children and young people are generally doing very well. In relation to a number of important aspects, our children and young people are having more positive developmental experiences than their peers elsewhere in Scotland. The wellbeing data will underpin the development of our new Children's Services Partnership Plan 2018-2021.

This also aligns with the requirements of the Community Empowerment (Scotland) Act 2015 which gives communities of place and communities of interest the right to request participation in the planning and delivery of services. Since Community Justice has been embedded in local community planning partnership areas, there is a real opportunity to engage with the community in the planning of services.

- One of the first-ever motions raised by a Member of the Scottish Youth Parliament (MSYP) at a local authority decision-making board was heard and approved in Renfrewshire. More than 3,000 young people were surveyed by a member of the MSYP and expanding the Personal, Social and Health Education remit was voted their top priority.

Year of Young People 2018

- The Scottish Government has designated 2018 as the Year of Young People (YoYP). The YoYP will inspire Scotland through its young people, celebrating their achievements, valuing their contribution to communities and creating new opportunities for them to shine locally, nationally and on the international stage. There are more than 200 young ambassadors who are representing every local authority across Scotland, including ten from Renfrewshire. Their role is to build awareness of the activities throughout the Year of Young People 2018 so their communities know what's happening.

Children's Rights

- We take a rights based approach to our work with children and young people and the United Nations Convention on the Rights of the Child (UNCRC) underpins our work. We recognise the importance of ensuring that children and young people are aware of their rights and that they are able to give their views and participate in decisions affecting them in line with Article 12 of the UNCRC.

Our children and young people are routinely provided with information about their rights, offered independent advocacy to support their meaningful participation in decisions affecting them and offered access to mechanisms (such as our Champions Board) to enable them to directly influence policy and practice.

In line with section 1 of the Children and Young People (Scotland) Act 2014, our multi-agency Children's Rights and Participation Strategy sets out how services and organisations will work in partnership to secure better or further effect of, the UNCRC requirements.

Corporate Parenting

- The Children and Young People (Scotland) Act 2014: Statutory Guidance on Part 9 defines Corporate Parenting as 'An organisation's performance of actions necessary to uphold the rights and safeguard the wellbeing of a looked after child or care leavers, and through which physical, emotional, spiritual, social and educational development is promoted.'

As a good corporate parent, we want the best outcomes for our looked after children, we accept responsibility for them, and we make their needs a priority. We want each and every one of our care experienced children and young people to reach their full potential.

We are proud corporate parents to our 681 looked after young people and to our care leavers. As a service we have direct responsibility for Renfrewshire's care experienced young people and we take our corporate parenting responsibilities very seriously.

The views, needs and wishes of our children and young people are at the centre of our approach in Renfrewshire and we ensure that our services are directly influenced by them. This is evident in our Champions Board approach and the recent development of our Family Firm.

Unaccompanied Asylum Seeking Children and Child Refugees

- In April 2017, the UK Government announced that it will work with the United Nations High Commissioner for Refugees to resettle children and adults from the Middle East and North Africa region and created a new scheme, the Vulnerable Children's Resettlement Scheme (VCRS). Children's Services have already responded to two humanitarian appeals from the Home Office relating to a small number of unaccompanied children from Northern Africa. Given the level of vulnerability in these particular cases, the Home Office has granted refugee status to the children, giving them leave to remain in the UK for five years. Thereafter, they will be entitled to apply for indefinite leave to remain. This reaffirms the Council's ongoing commitment to support unaccompanied minors.

3.3 Partners and Providers

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 Gender Based Violence Strategy Group. 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.

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.

3.4 Best Value

Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. 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.

3.5 Risk

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, (strategic risks being more outward in nature, whereas corporate ones are more inward and often affect more than one service department.) Actions related to strategic or corporate risks, where we 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 are contained within our service risk register that is reported to the ARS Policy Board. Our top service risks are also shown below for information and actions relating to these are further detailed in our Service Improvement Action Plan.

Risk	Evaluation Low/Moderate/High/Very High
Our Strategic Risks	
Poverty levels in Renfrewshire	Evaluation: Very High
Opportunity Management – Key Regeneration Outcomes	Evaluation: High
Opportunity Management – Key Cultural & Heritage Outcomes	Evaluation: High
Disrupting the pattern that exists between poverty and attainment	Evaluation: High
Community Safety & Public Protection	Evaluation: High
Our Corporate Risks	
Financial Sustainability	Evaluation: Very High
Asset Management	Evaluation: High
Our TOP service-specific risks	
Poverty levels in Renfrewshire	Evaluation: Very High
Disrupting the pattern that exists between poverty and attainment	Evaluation: High
Workforce Planning and Organisational Development: Recruitment of teachers	Evaluation: High

3.6

Continuous Improvement

Children's Services is committed to continuous improvement and undertakes a range of activities to assure the quality of our services and develop better ways of working. The services we provide are subject to external scrutiny from the Care Inspectorate and Education Scotland. Therefore, self-evaluation activity and improvement planning are embedded in our service delivery. In addition, Renfrewshire Council has a mature and well-developed approach to self-evaluation which has been in place corporately since 2008, and is based on the Public Services Improvement Framework (PSIF). During 2018 the Council will introduce a new approach to self-evaluation, the Renfrewshire Continuous Improvement Model (RCIM). The model will be based around a checklist of statements across a number of key themes: Leadership, Service Planning, Workforce, Partnership and Resources, Processes and Services, and Results. Children's Services will use the model to help identify what is working well and what needs to improve within the service. In addition, the service has introduced the a Quality Improvement Framework for schools and early years centres.

3.7 Workforce Planning

The Council's Organisational Development Strategy will ensure that it can continue to deliver its core business and service objectives, with an engaged and motivated workforce during a climate of financial and resource constraints.

The plan will take forward the following key objectives:

- **A Strategic Workforce** – to ensure Children's Services workforce can deliver key services within budgetary and service constraints. A strategic service needs analysis will be undertaken to inform the opportunities and risks 1 year, 3 years and 5 years into the future.
- **A Flexible Workforce** – to ensure employees are deployed to the right place with the right skills at the right time with the capacity and understanding to deliver generic working requirements across the service.
- **A Modernised Workforce** – to develop a sustainable long-term workforce plan for Children's Services that ensures that it has the capacity, resilience and skills to align with the Council, service, and team objectives. This includes recruitment strategies, employer branding and the workforce motivators to promote Children's Services as a workplace of choice.
- **A Skilled Workforce** – to identify key skills, gaps and opportunities for improved flexibility within Children's Services. This will work towards improving the skills mix within these areas and to promote the service as an exemplar employer with a skill's ready workforce. A new, interactive electronic Child's Plan form has been developed by Children's Services to improve the quality of wellbeing assessments. The form includes embedded practice guidance, legal information and best practice examples to ensure practitioners have at their fingertips all of the information they require to produce robust GIRFEC assessments and care plans. The form is the first of its kind in Scotland and we will continue to monitor its impact upon service improvement and refine it accordingly.
- **A Developing Workforce** – to identify career pathways within Children's Services that supports workforce supply, demand, retention, succession planning, flexibility and facilitate business continuity at all times, maximising the use of resources. A competency based professional supervision and development approach is being implemented for all Children's Services social workers and care-holders. The approach aligns with the Council's Organisational Development Strategy and is linked to wider service improvement objectives.
- **A Resilient Workforce** – to establish succession planning for key sections of Children's Services, which reflects workforce availability and demand and is aligned to service planning priorities with appropriate training and support.

3.8 Equalities

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 integrated fully into its policies and procedures and ensure that its equality outcomes are given high priority, by being part of mainstream progress reporting. The Council has agreed that this is undertaken through departmental Service Improvement Plans. This will allow actions to be monitored on a quarterly basis.

The Council is committed to reporting progress to local equalities led community groups. It is recognised that circumstances for individuals and organisations can change over time and by establishing a clear reporting structure, the Council can demonstrate whether its equality actions and priorities are contributing to overall outcomes and can be reviewed and amended accordingly.

Children's Services will actively promote equality and diversity mainstreaming through the work of its three main service area/groupings, through this Service Improvement Plan and through the relevant Operational Plans. Children's Services will contribute to the development of the Council's six equality outcomes listed below as follows:

Outcome 1: Public spaces improve access and promote dignity for disabled and older people – the service will build on the existing positive work it delivers including the completion of new schools continuing to support this outcome through increased capacity.

Outcome 2: Our staff and communities fully understand the causes and consequences of gender based violence and are equipped to respond - the service will continue to make a positive contribution to this outcome through the Gender Based Violence Working Group. 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.

Outcome 3: Equalities-led organisations are supported to become sustainable and influential partners – the completion of new buildings including schools and new childrens house continues to support this outcome through increased capacity.

Outcome 4: 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.

Outcome 5: Renfrewshire Council promotes itself as and becomes an employer of choice for disabled people – the service will seek to contribute to this outcome by playing an active role in employee network groups.

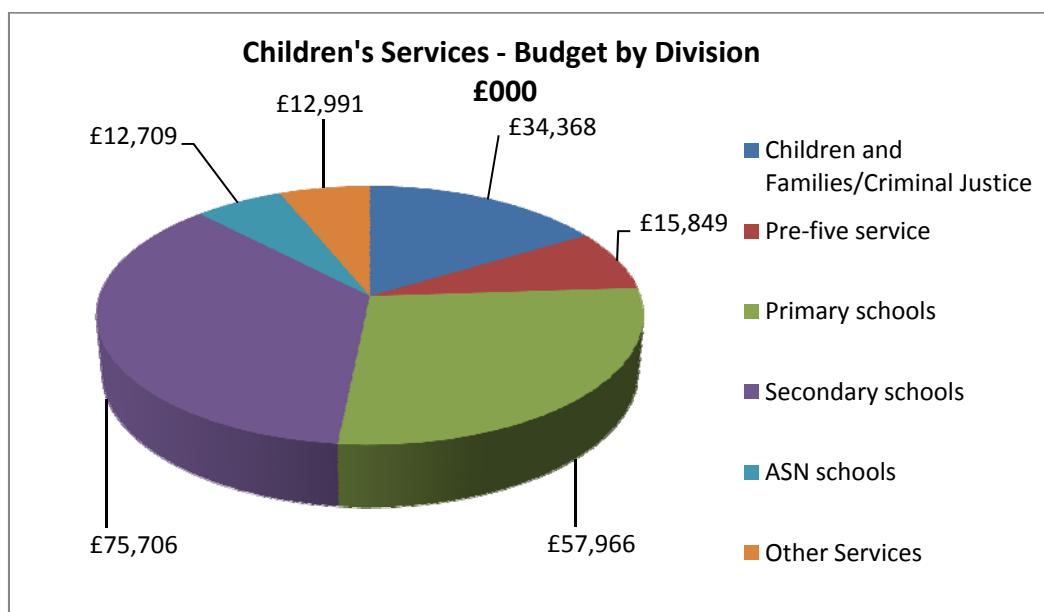
Outcome 6: Equalities implications are clearly and consistently considered in decision making – the service will carry out equality impact assessments as appropriate, and raise awareness through development of case studies of the large projects it is undertaking.

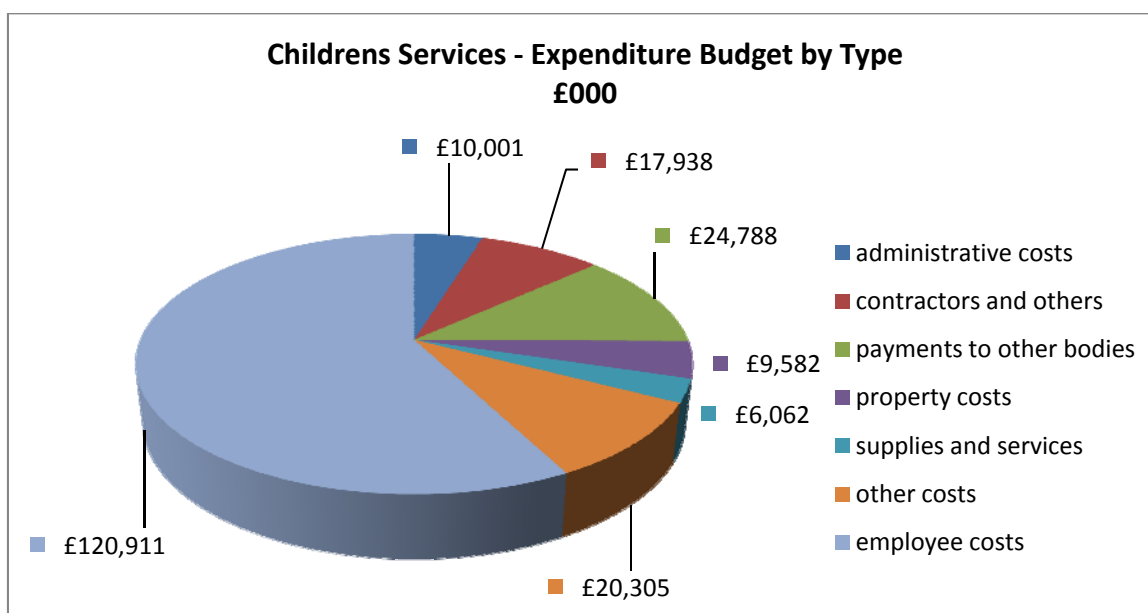
4. Our resources

4.1 Local government continues to operate in a challenging financial environment. The financial challenges are expected to continue to 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 The revenue budget agreed for Children's Services in 2018/19 is £209,588.000. The charts below show how this is allocated across areas of service and different types of cost.





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

- Historically higher than average incidence of looked after children and child protection cases, due in part to areas of significant deprivation, and parental drug and alcohol misuse;
- Growing demand for kinship throughcare and aftercare services;
- Increasing numbers of children with additional support needs in our schools;
- Legislative duty to expand the provision of early years' provision from 600 to 1140 hours per year, per child, by 2020;
- A year-on-year reduction in the grant payable to Renfrewshire Council to deliver Criminal Justice Social Work services within the context of increasing numbers of community sentences to manage and the likelihood of further increases within 2018/19 as the 12 month presumption of short sentences and support for electronic monitoring, anticipated to be introduced in November 2018; and
- Challenges around the continued reserve of supply and permanent teachers.

4.4 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 will be reported to elected members in November 2018 and May 2019.

5 How Children's Services contributes to the delivery of the Council Plan

5.1 The Council Plan 'Thriving People, Connected Communities', clearly articulates the Council's priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work.

5.2 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 partners towards shared objectives and a shared vision for Renfrewshire.

The four Community Plan themes are:

- Our Renfrewshire is thriving: maximising economic growth that is inclusive and sustainable.
- Our Renfrewshire is well: supporting the wellness and resilience of our citizens and communities.
- Our Renfrewshire is fair: addressing the inequalities that limit life chances.
- Our Renfrewshire is safe: protecting vulnerable people, and working together to manage the risk of harm.

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

5.3 To deliver the Council and Community Planning priorities, Children's Services has focussed its work and activities to ensure alignment with these key strategic outcomes.

5.4 The Service Improvement Plan details how Children's Services will contribute to and deliver these outcomes. Section 6 of the plan provides an overview of how the service will contribute to four of the Council's strategic outcomes of the Council Plan. It does this by:

- Highlighting the service's achievements for the year up to 31 March 2018;
- Outlining the key priorities the service aims to achieve over the duration of the Improvement Plan;
- Identifying the key actions to be undertaken to meet the priorities; and
- Setting out the performance indicators to be used to monitor progress.

In addition, Appendix 1 details the Local Government Benchmark Framework (LGBF) suite of performance indicators. All Scottish local authorities participate in comprehensive performance scrutiny through the LGBF. This framework brings together performance indicators covering information about a wide range of key services, such as education, housing and social care.

The LGBF data is collated, verified and published for all Scottish Councils by the Improvement Service. The draft data for 2016/17 was published on 27 November. The Council was ranked in the top quartile (1st to 8th) of Scottish councils for fifteen of the framework indicators including the following Children's Services related indicators include:

- Percentage of pupils gaining 5+ awards at Level 5 (National 5) – rank 8
- Percentage of adults satisfied with local schools – rank 6
- Average total tariff SIMD Quintile 2 – rank 8

6. Strategic Outcomes

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

- 6.1 Children's Services contributes to this priority through ongoing work to support our children and young people to develop skills and qualifications which will help them move into a positive destination – whether further or higher education, training, or employment – after leaving school. The service has strong links with further and higher education providers, employers, and other agencies involved in business and economic development. A range of employability programmes are offered in schools, designed to meet different needs at different ages and stages, and provide a range of options for all of our young people.
- 6.2 During 2017/18, the service's achievements in relation to this priority included:
- Supporting high numbers of our young people to enter positive destinations and sustained post-school destinations;
 - Continued to build links with further and higher education establishments, offering taster sessions for students in S2, S3 and S4;
 - Renewed our focus on positive destinations, with an Education Manager now assigned to tackle this as a priority. Performance has been improving in Renfrewshire in recent years and the service has confidence that it will continue to improve;
 - Organised work placements for young people with particular needs, including pupils at the Mary Russell School and Kibble School;
 - Continued to support young people in wider achievement through activities such as the Duke of Edinburgh's Award and Dynamic Youth;
 - Support the Developing the Young Workforce West region to help employers shape their future workforce by developing sustainable links between employers of all sectors / sizes and their local schools and college (as recommended by the Wood Commission);
 - Established a working group to review and identify gaps in the course provision in relation to looked after and accommodated children and how these children can be best supported; and
 - Investigation of a 'Family Firm' approach to co-ordinating employment opportunities for care experienced young people. The approach brings together corporate partners within the Council as well as from partner agencies to deliver practical employability support and real jobs for some of our most vulnerable young people.

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

6.3 Priorities 2018/19

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

- A relentless focus on improving attainment for all our children and young people;
- Work will continue on the development of a new residential resource for children and young people requiring more intensive support. The new house is scheduled for completion late 2018. Work on developing the school estate will also continue;
- Continue working with schools and with wider partners to give young people the skills and experience they need to progress in education, employment and training and be ready for the career opportunities that will be available in Renfrewshire; and
- Continue to develop the 'Family Firm' scheme to provide support and employment opportunities for care experienced young people; and evaluate the resources required to expand the scheme.

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


6.4 Priority Actions

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Develop and implement a strategic vision for learning and teaching within and across Early, Primary and Secondary sectors.	Improved practitioner confidence in the classroom and therefore improvements in overall attainment and achievement.	Assistant Director (Education)	31-Aug-2018
Support and improve approaches and planning to assessment and moderation.	Practitioners are more skilled in the effective use of moderation to inform learning and teaching and are signposted to best practice.	Assistant Director (Education)	31-Mar-2021
Support all establishments in developing data literacy to improve learning and teaching.	Staff at all levels are supported to use pupil data to plan and improve learning and teaching.	Assistant Director (Education)	31-Mar-2021
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.	Assistant Director (Education)	31-Mar-2021
Further develop the curriculum, and the opportunities for personal achievement, to maximise school leavers' skills to meet the needs of employers.	A more consistent approach is evident in schools in terms of successfully supporting young people into positive and sustainable destinations post school.	Assistant Director (Education)	31-Mar-2021
Support schools to deliver a Senior Phase which ensures appropriate pathways and provides the best possible opportunities for them to achieve a range of qualifications.	An increase in the number, and quality of qualifications being gained by young people. Increased numbers of young people particularly girls undertaking STEM qualifications.	Assistant Director (Education)	31-Mar-2021

6.4 Priority Actions			
What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Continue to develop partnership links and collaborative arrangements with the FE sector, employers and commerce in line with the Commission for Developing Scotland's Young Workforce Report.	A range of programmes are being delivered through these partnerships, enabling school leavers to secure a positive post school destination.	Head of Schools	31-Mar-2020
Evaluate the 'Family Firm' pilot and identify options for sustainability	A partnership approach which gives looked after children and care leavers additional support into employment and training will address some of the inequalities they face and result in more positive outcomes.	Integrated Children's Services Officer	31 Mar 2019
Support high numbers of our young people to enter positive and sustained post-school destinations.	Information and support which leads to young people finding a post-school option that fits with their goals will support them to have more positive experiences of further and higher education, employment and training.	Head of Schools	31 Mar 2019

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

6.5 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
CHS/P D/01	% of School leavers in a positive destination	Years	2016/17	92.2%	94%		95%	95%	95%
CHS/A TT/01a	% of Leavers attaining literacy SCQF Level 4	Years	New PI	New PI	New PI	New PI	97%	98%	98%
CHS/A TT/01b	% of Leavers attaining numeracy SCQF Level 4	Years	New PI	New PI	New PI	New PI	93.5%	95%	95%
CHS/A TT/01c	% of Leavers attaining literacy SCQF Level 5	Years	New PI	New PI	New PI	New PI	84%	86%	86%
CHS/A TT/01d	% of Leavers attaining numeracy SCQF Level 5	Years	New PI	New PI	New PI	New PI	73%	75%	75%
CHS/A TT/12	Average Complementary Tariff (S4)	Years	2016/17	310	New PI	New PI	New PI	317	322
CHS/A TT/13	Average Complementary Tariff (S5)	Years	2016/17	580	New PI	New PI	New PI	601	617

Note: We will also use a number of the LGBF indicators in Appendix 1 for this priority

Strategic Outcome 2: Building strong, safe and resilient communities

6.6 Children's Services plays a critical role in delivering this priority, particularly in relation to public protection. Staff across the service are on the frontline, delivering services to protect children and young people, and supporting people with convictions to address their offending behaviour and make positive changes in their lives in order to make our communities safer places. Renfrewshire has historically had high numbers of children impacted by parental drug and alcohol misuse and neglect, which creates a challenging service environment.

The management of public protection issues is a significant risk not only for Children's Services but for the wider council. The Council operates robust procedures for the management of child protection and public protection issues and works closely with partners on these, through the Renfrewshire Child Protection Committee, through statutory processes for managing violent and sexual offenders, domestic violence screening and the vulnerable young people's screening group.

6.7 During 2016/17, the service's achievements in relation to this priority included:

- In recognition of the vulnerability of young people within the adult criminal justice service, the Whole Systems approach to youth justice has been expanded to work with young people up to the age of 20, rather than 18;
- Contributing to the implementation of Renfrewshire's first Community Justice Improvement Plan and the development of a new plan for 2018/19;
- Embedding the Up2U model for tackling violence in interpersonal relationships. Renfrewshire Council won the 'Research into Practice' category at the 2017 Social Work Scotland awards for Up2U;
- As part of the implementation of the Nurture Strategy, the Educational Psychology service has been expanded to provide additional support to schools as they develop and embed the local Nurturing Relationships Approach; and
- Launched the Parents in Partnership initiative to tackle attendance issues in schools, which aims to promote greater parental engagement with their child's school.

Strategic Outcome 2: Building strong, safe and resilient communities

6.8 Priorities 2018/19

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

- Implement recommendations arising from national reviews in the areas of child protection and the care system;
- Effectively discharging our public protection role and working with partners to ensure that vulnerable children live as safely as possible within local communities;
- Maintain the strong health and development of the majority of children;
- Build on the success of our nurturing approach by extending the number of schools and establishments involved in this initiative;
- Supporting children in their local communities and with their families, where safe and appropriate;
- Finalise our strategy to build on our work with partners in relation to gender-based violence;
- Invest in physical assets, with further modernisation of the school estate and a new residential service for looked after children; and
- Criminal Justice service will prepare for the planned implementation of the presumption against short sentences.







Strategic Outcome 2: Building strong, safe and resilient communities

6.9 Priority Actions

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Continue to develop residential provision in childcare.	Young people are able to access levels of support they require from in-house services.	Children's Services Manager	31-Mar-2020
Extend the whole-school Nurturing Relationships Strategy (RNRA) in schools across Renfrewshire.	All staff in participating schools have an understanding of attachment theory and nurturing practices to help children develop socially and emotionally.	Head of Early Years and Inclusion	31-Mar-2021
Continue to modernise our school estate, maximising opportunities for communities to benefit from new facilities.	Schools are modern environments with facilities that allow more opportunity for activities and innovative learning and support a more positive experience of learning.	Education Manager (Resources)	31-Mar-2022
Embed a consistent approach to supporting children and families affected by domestic violence informed by a strength based model of intervention.	Children experiencing domestic violence are supported to be safe.	Head of Childcare and Criminal Justice	31-Mar-2020
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.	Child Protection Adviser	31-Mar-2020
We will respond to the planned presumption against short sentences.	Extend the opportunities for people with convictions to engage with community based services to address their offending behaviour.	Criminal Justice Manager	31-Mar-2019

Strategic Outcome 2: Building strong, safe and resilient communities

6.10 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
CHS/CJ/CPO/01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week	Years	Q3 2017/18	69%	92%		92%	92%	92%
CHS/CJ/CPO/02	% of NEW unpaid work orders/requirement complete by the required date	Years	Q3 2017/18	72%	72%		72%	72%	72%
CHS/CJ/CPO/04	Percentage of NEW unpaid work clients seen within 1 working day of the order	Years	Q3 2017/18	72%	65%		65%	65%	65%
CHS/CJ/CPO/05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order	Years	Q3 2017/18	77%	70%		70%	70%	70%
CHS/CJ/CPO/06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order	Years	Q3 2017/18	75%	50%		50%	50%	50%
CHS/CP R/01	Percentage of children registered in this period who have previously been on the Child Protection Register	Years	Q3 2017/18	18%	N/A		N/A	N/A	N/A

- It is important that people with convictions are seen quickly after an order is imposed and this performance is monitored closely. In this period half of those instances when people were not seen within the timescale an appointment had been arranged but was not kept by the individual. Administrative and personal reasons accounted for the remainder of instances.

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

- 6.11 The Council Plan has a clear focus on children and young people, and on tackling the significant inequalities which exist across Renfrewshire's communities. Children's Services therefore has a major role in delivering this priority, as a service which is delivering frontline service to children aged 3-16 and additional services from birth to 26 where there is a need.
- 6.12 During 2017/18, the service's achievements in relation to this priority included:
- Increasing the percentage of pupils who have achieved the expected level for their educational stage in all curricular areas. At all stages (S4, S5 and S6), Renfrewshire pupils performed as well or better in all literacy and numeracy measures than the virtual comparator and national average figures;
 - Continuing the successful partnership with the University of Strathclyde with the Literacy Development Programme. A recent publication of a literacy evaluation suggests improved performance on reading attainment for all pupils;
 - Completing the Young Carers' strategy which will be implemented from 1 April 2018. The service has also appointed a dedicated worker for young carers;
 - Rolling out our Nurturing Relationships Approach, focused on pupils' social and emotional wellbeing, to 27 schools;
 - Piloting "Parents in Partnership" in six schools. The programme has had a positive impact in engaging parents, increasing their confidence and capacity to support their child at school and at home;
 - Appointing Transition Teachers to track children's progress in literacy and numeracy and to support them in the transition from P7 to S1;
 - Delivering a range of interventions and approaches as part of our Attainment Challenge Plan;
 - Winning the 'Raising Attainment in Literacy' (Todholm Primary) award and the 'Transforming Lives through Partnership' award (Kersland School, Park Mains High School, and Youth Services Duke of Edinburgh Award Programme) at the Scottish Education Awards 2017;
 - Placing Inclusion Support Assistants in 9 secondary schools to support pupils in improving attendance, reducing exclusions and to encourage parental engagement;
 - Delivering the Pizza Family Learning Programme to almost 200 parents and children;
 - Implemented a new supervision policy for social work professionals, with a focus on professional practice and competency;
 - Opened Riverbrae School and completed the refurbishment of Mossvale and St James Primaries; and
 - Success in a multi-agency bid under the Scottish Government's Employment, Innovation and Integration Fund, for Criminal Justice services to improve employment opportunities for people with convictions.

6. 13 Priorities 2018/19

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

- Reduce inequalities and deliver improved health and wellbeing outcomes for children and young people and continue to work with partners towards the Council's goal of ensuring Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive;
- Disrupting the pattern between attainment and poverty are key priorities for Renfrewshire Council, and the implementation of the Scottish Attainment Challenge action plan will continue to be a key focus for Children's Services;
- Develop new ways of involving parents and carers in their child's learning and continue to provide targeted support for our most vulnerable young people to have positive opportunities when they leave school;
- Provide a dedicated staff resource focused on support for young carers;
- Develop a youth and equalities forum;
- Expand early years' provision, and to continue our approach to permanency planning for looked after children;
- Support and embrace the Scottish Governments 'Year of Young People' and build on existing work which champions the voice of young people, including supporting our Youth Commission and our Children's Champions Board;
- Ongoing evaluation and refinement of Family Firm approach and identification of new employability opportunities across the Partnership; and
- Create an employment pathway for those with convictions in Renfrewshire.

In delivering these actions, the service aims to address some of the inequality our children can face from an early age, whether this is because of family income, health and wellbeing, family circumstances, or other issues. Children's Services want all children to be equipped to make the most of opportunities available to them, and perhaps more importantly, we want all children to have the opportunity to thrive and have the best possible start in life and be equipped to make use of employment opportunities as they develop. We will measure our progress by looking at school attainment and at wider achievement. This will include measurement of how particular groups of children and young people are doing (such as looked after children) by comparison, with the aim of closing any gaps.

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all



6.14 Priority Actions












What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Provide high quality education throughout the BGE and Senior Phase to narrow the outcomes gap for disadvantaged groups.	Improved outcomes for disadvantaged young people in terms of total tariff points and positive destinations.	Assistant Director (Education)	31-Mar-2021
Further develop our EY curriculum and support new legislation.	Children are given the best start and are supported to reach their full potential.	Head of Early Years and Inclusion	31-Mar-2021
Encourage and support active collaboration and engagement with parents and families in supporting their child's learning.	Stronger relationships will exist between the school and the home leading to more successful learning partnerships.	Head of Early Years and Inclusion	31-Mar-2021
Support targeted children and young people at key transitions to close the attainment and achievement gaps.	Transition teachers will have a good understanding of curricular transition in order to better support targeted pupils and will cascade best practice.	Assistant Director (Education)	31-Mar-2021
Support inclusion of vulnerable pupils including those ASN through improving key processes.	Attainment and achievement is increased through access to relevant opportunities and enhanced pathways to success.	Head of Early Years and Inclusion	31-Mar-2021
Take forward a 'Celebrating Youth' programme, offering young people the chance to get involved and participate in various social, cultural, digital and sport activities.	Young people are engaged with their wider community and have opportunities for new experiences.	Director of Children's Services	31-Mar-2021
Introduce a youth and equalities forum as a key element of local engagement.	Children and young people have their voice heard by the services which support them. They feel listened to.	Head of Early Years and Inclusion	31-Mar-2022
Ensure Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.	All children in Renfrewshire have the best possible start in life.	Director of Children's Services	31-Mar-2022

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
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.	Integrated Children's Services Officer	31-Mar-2022
Deliver approaches in educational establishments which support the reduction of inequality and support improvements in health and wellbeing for children and young people.	Children and young people have increased levels of resilience and are supported in social and emotional development.	Education Manager (Wellbeing and Quality Improvement)	31-Mar-2021
Reinvigorate and refine existing high-quality approaches with partners to ensure we are Getting it Right for Every Child.	As part of a shared approach across the service and with partners, the service is meeting the needs of vulnerable children and young people, facilitating them to reach their full potential.	Head of Early Years and Inclusion	30-Jun-2019
Provide children and young people with opportunities to participate in activities which provide a vehicle for wider achievement.	Children and young people have opportunities to participate and achieve in a wider range of activities. Achievement is not focused solely on exam passes.	Head of Schools	30-Jun-2018
Work with schools to improve awareness of the needs of Looked After Children.	Children and young people benefit from a more holistic approach to their care. Schools are aware of particular needs.	Head of Early Years and Inclusion	31 Mar 2020
Work with a range of partners to ensure that skills and training for employment are a part of the rehabilitation journey and that access to the job market is fair for people with convictions.	People with convictions are supported not to re-offend and given the opportunity to demonstrate that they have made positive changes to their lives.	Criminal Justice Manager	30-Apr-2019

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

6.15 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
CHS/A TT/04	No. of opportunities for young people to achieve through accredited awards	Years	2016/17	1,004	1,030		1,130	1,130	1,130
CHS/A TT/06	Average total tariff score of pupils living in SIMD 30% most deprived areas	Years	2015/16	648.1	673		690	700	700
CHS/A TT/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.	Years	New PI	New PI	New PI	New PI	34%	32%	32%
CHS/A TT/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)	Years	2016/17	13	New PI	New PI	New PI	12	10
CHS/A TT/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)	Years	2016/17	12	New PI	New PI	New PI	11	9
CHS/A TT/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	Years	2016/17	21	New PI	New PI	New PI	20	18
CHS/A TT/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	Years	2016/17	17	New PI	New PI	New PI	16	14
CHS/A TT/08	Average Total Tariff Score of Looked After Children (school leavers)	Years	New PI	New PI	New PI	New PI	302	341	341
CHS/A TT/09	Gap between the Average Total Tariff Score of Looked After Children (school leavers) and that of the total Renfrewshire leavers cohort	Years	New PI	New PI	New PI	New PI	67.2%	63.4%	63.4%

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
CHS/CLD/01	Number of adults participating in literacy and numeracy classes	Years	2016/17	408	315		450	450	450
CHS/EY/01	% of 3 and 4 year olds accessing 600 hours of early learning and childcare	Years	Q2 2017/18	75%	N/A		N/A	N/A	N/A
CHS/EY/02	% of entitled 2 year olds accessing 600 hours of early learning and childcare	Years	Q3 2017/18	62%	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	Years	Q3 2017/18	88%	100%		N/A	N/A	N/A
CHS/LAC/02	Percentage of accommodated Looked After Children placed with families	Years	Q3 2017/18	83%	83%		N/A	N/A	N/A
CHS/LAC/CL/01	Percentage of care leavers participating in employment, training or education	Years	Q3 2017/18	54%	47%		47%	47%	47%
CHS/LAC/CL/02	Percentage of care leavers who have had a period of homelessness in the last 6 months	Years	Q3 2017/18	7%	N/A		N/A	N/A	N/A
CHS/LG BF/01	Percentage of Looked After Children cared for in the community	Years	Q3 2017/18	93%	N/A		N/A	N/A	N/A
CHS/SC H/07	% of children attending school (Primary)	Years	2016/17	95.3%	N/A		N/A	N/A	N/A
CHS/SC H/08	% of children attending school (Secondary)	Years	2017/18	90.6%	N/A		N/A	N/A	N/A
CHS/SC H/09	% of young people choosing to stay onto S5 after January (as % of S4 roll at September previous year)	Years	New PI	New PI	New PI	New PI	90%	92%	92%
CHS/SC H/10	% of young people choosing to stay onto S6 (as % of S4 roll at September two years before)	Years	New PI	New PI	New PI	New PI	67%	68%	68%
RCPC/01	Number of children on the Child Protection Register at quarter end date	Years	Q3 2017/18	107	N/A		N/A	N/A	N/A



When a child or young person is made subject to a supervision order by the children's hearing it is important that they are seen by the supervising social worker who will work with the family. This is monitored closely, occasionally there have been delays in carrying out these visits, however all staff have been made aware of the importance of this. Families are also required to make themselves available for the planned visit.

Strategic Outcome 5: Working together to improve outcomes

- 6.16 Renfrewshire Council has a strong track record in managing its resources effectively, even in recent years when financial constraints have been considerable. Children's Services is experiencing increasing demand for services at a time when fewer resources are available. Strong partnership working and innovation in service delivery will help the service support this priority. Partnership working includes meaningful engagement with communities as well as statutory agencies. The service already has a range of mechanisms to do this, including pupil and parent councils, the Children's Champions Board, and the Youth Commission. Our workforce is at the heart of this, and we will continue to provide opportunities for learning and development.
- 6.17 During 2017/18, the service's achievements in relation to this priority included:
- Forming the West Partnership, a regional improvement collaborative for education, with the neighbouring local authorities, comprised of the Glasgow City Region;
 - Delivered a programme of leadership training for teachers, including training for those aspiring to be Principal Teachers or Head Teachers;
 - Training in Froebelian Childhood practice – a method with a strong focus on play – for Early Years teachers;
 - In partnership with Respect Me (the national anti-bullying policy) provide training sessions for teachers on approaches to tackling bullying;
 - Commencing work on the new shared campus for Bargarran and St John Bosco Primaries, and at St Paul's Primary and Foxlea Pre 5 Centre;
 - Appointed 12 new Head Teachers to permanent posts, most of whom have risen through the ranks at Renfrewshire and taken part in the highly successful Leadership Development Programme;
 - Implementing mentoring support for newly-appointed Head Teachers; and
 - We have continued to develop social work services to shift the balance of care, enabling families to be supported in the community.

Strategic Outcome 5: Working together to improve outcomes

6.18 Priorities 2018/19

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

- Develop high quality leadership for staff at all levels;
- Continue to engage with the Scottish Government on planned changes to the governance of education;
- Improve outcomes for children living in Renfrewshire through evidence-based early intervention and preventative programmes and other initiatives which will aim to transform services for children;
- Continue with our approach to school improvement planning and also adopt the Council's new self-evaluation framework to enhance our ongoing continuous improvement work across the service;
- Training and development for staff will be a priority and we will implement our workforce plan to ensure that we have the right staffing levels and skills base to deliver on our priorities;
- Continue to work with partners in Community Justice on the factors which can cause offending and re-offending, such as lack of housing, unemployment, poor mental health and addictions;
- Improving the developmental outcomes for children entering primary school;
- Support young carers to have a life outside caring; and
- Explore mentoring opportunities to support our most vulnerable young people to achieve their potential.

Strategic Outcome 5: Working together to improve outcomes





6.19 Priority Actions


What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Develop and implement a quality improvement framework to ensure consistency and rigour which will support the ongoing cycle of self-evaluation and improvement planning.	A robust Quality Improvement Framework with clear procedures and guidance.	Assistant Director (Education)	31-Mar-2021
Provide high quality professional learning for establishment leaders.	Senior leaders look outwards and use experiences gleaned to improve practice and quality in their own establishments.	Head of Schools	31-Mar-2021
Support and challenge establishments in more effective use of data to assess children's progress and improve learning and teaching.	There is rigour in the monitoring of school performance which leads to improvements in monitoring and tracking at a school level.	Assistant Director (Education)	31-Mar-2021
Engage with proposed changes to education governance and local democracy, maximising opportunities for the organisation and communities.	Renfrewshire Council makes use of the opportunity to discuss and influence national policy.	Director of Children's Services	31 Dec 2018
Support and strengthen the professional capacity of staff through leadership and professional development.	Staff at all levels recognise their individual responsibility to facilitate improved outcomes for children and young people. Succession planning is embedded in the service's practice. Provide high quality care on a consistent basis to improve the outcomes for children and young people.	Head of Schools	31-Mar-2020
Further develop reporting of management information to inform educational policy and practice including meeting the needs of the National Improvement Framework.	Robust information is being reported to relevant stakeholders in line council and service priorities and within the reporting mechanisms of National Improvement	Assistant Director (Education)	31-Aug-2018


What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Ensure there is an appropriate level of staffing to deliver on the requirements of emerging policy developments relating to for example the Attainment Challenge, Pupil Equity Fund, and increasing early years provisions.	High quality workforce in place to deliver agreed levels of service.	Head of Schools	31-Mar-2020
Implement the service's workforce plan.	The service will have the right mix of staff, in sufficient numbers, and with the knowledge and skills to do their job effectively.	Head of Schools	31 Mar 2020
Implement the council's new approach to self-evaluation	The service maintains a focus on continuous improvement. Staff have an opportunity to identify areas for improvement and contribute to the process.	Director of Children's Services	31 Mar 2019
Through Community Justice Renfrewshire take forward national and local priorities, including housing for prison leavers, improved mental health and employability for persons with convictions.	By addressing some of the factors which lead to offending behaviour, the rate of reoffending can be reduced. People with convictions can be supported to make positive changes.	Criminal Justice Manager	31-Mar-2021

Strategic Outcome 5: Working together to improve outcomes

6.20 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
CHS/C ORP/01	% of complaints responded to within timescales agreed with customers	Quarters	Q3 2017/18	75%	100%		100%	100%	100%
CHS/C ORP/02	% of Children's Services employees having completed IDPs	Quarters	Q3 2017/18	not available	100%	n/a	100%	100%	100%
CHS/C ORP/03	% of FOI requests completed within timescale by Children's Services	Quarters	Q3 2016/17	96.6%	100%		100%	100%	100%
CHS/SC H/04	Percentage of parents satisfied with establishments Education Scotland Survey	Years	2016/17	91.1%	100%		100%	100%	100%
CHS/SC H/05	Percentage of pupils satisfied with establishments Education Scotland Survey	Years	2016/17	84.1%	100%		100%	100%	100%

 We value feedback from people who use our services and we take complaints very seriously. The small number of complaints made account for the high percentage when a small number are responded to out with the timescale. We will continue to monitor closely and strive to respond timeously.

 The percentage of pupils satisfied with establishments figure are taken from pupil responses to surveys sent out by inspectors; in this case, it is the proportion responding positively to the statement "I enjoy learning at my school". As such, they relate to a small proportion of pupils in a small number of schools.

LGBF Scorecard

PI Code & Name	2014/15	2015/16	Current Value	Latest Note
CHS/LGBF/01 Percentage of Looked After Children cared for in the community	93%	94%	93%	The percentage of looked after children cared for in the community has remained stable at 93% in Q3 of 2017/18. Please note, this indicator is also reported annually and the figure for the annual figure is derived from the Local Government Benchmarking Framework indicator CHN9 'Balance of care for 'looked after children': % of children being looked after in the community'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/02 Gross cost of "Children Looked After" in residential based services per child per week	£4,122.00	£4,415.29	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN8a 'The gross cost of "children looked after" in residential based services per child per week'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/03 Gross cost of "Children Looked After" in community placements per child per week	£374.00	£349.04	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN8b 'The gross cost of "children looked after" in a community setting per child per week'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/04 Cost per pupil for primary schools	£4,071.00	£4,088.00	£4,407.00	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN1 'Cost per primary school pupil'. The cost per pupil for primary schools has increased from £4,088 in 2015/16 to £4,407 in 2016/17 and was below the 2016/17 Scotland average of £4,806.
CHS/LGBF/05 Cost per pupil for secondary schools	£5,577.00	£5,767.00	£5,844.00	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN2 'Cost per secondary school pupil'. The cost per pupil for secondary schools has increased from £5,767 in 2015/16 to £5,844 in 2016/17 and was below the 2016/17 Scotland average of £6,814.
CHS/LGBF/06 Cost per pre-school education place	£3,175.00	£3,690.00	£3,634.00	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN3 'Cost per pre-school education place'. The cost per pupil for pre-school in 2016/17 was £3,634 and was below the 2016/17 Scotland average of £4,207.
CHS/LGBF/07 % of pupils gaining	58%	60%	64%	The figure for this indicator is derived from the Local Government Benchmarking Framework

PI Code & Name	2014/15	2015/16	Current Value	Latest Note
5+ awards at level 5				indicator CHN4 '% of pupils gaining 5+ awards at level 5'. The percentage of pupils gaining 5+ awards at level 5 in 2016/17 was 64%, which was higher than the 2016/17 Scotland average of 60%. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/08 % of pupils gaining 5+ awards at level 6	32%	32%	35%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN5 '% of pupils gaining 5+ awards at level 6'. The percentage of pupils gaining 5+ awards at level 6 in 2016/17 was 35%, which was slightly higher than the 2016/17 Scotland average of 34%. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/09 % of pupils living in the 20% most deprived areas gaining 5+ awards at level 5	36%	40%	42%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN6 '% of pupils living in the 20% most deprived areas gaining 5+ awards at level 5'. The percentage of pupils living in the 20% most deprived areas gaining 5+ awards at level 5 in 2016/17 was 42%, which was slightly higher than the 2016/17 Scotland average of 41%. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/10 % of pupils living in the 20% most deprived areas gaining 5+ awards at level 6	14%	14%	15%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN7 '% of pupils living in the 20% most deprived areas gaining 5+ awards at level 6'. The percentage of pupils living in the 20% most deprived areas gaining 5+ awards at level 6 in 2016/17 was 15%, which was slightly lower than the 2016/17 Scotland average of 16%. It is, however, an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/11 % of adults satisfied with local schools	89% (2012-15)	85% (2013-16)	86% (2014-17)	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN10 '% of adults satisfied with local schools'. The percentage of adults satisfied with Renfrewshire schools between 2014-17 was 86%, which was higher than the 2014-17 Scotland average of 75%.
CHS/LGBF/12 % of pupils entering positive destinations	91%	92%	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN11 '% of pupils entering positive destinations'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/13 Overall average total tariff	882.92	840.44	903.64	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12a 'Overall average total tariff'. The overall average total tariff score for Renfrewshire in 2016/17 was 903.64 which was higher than the 2016/17 Scotland average of 886.17. This is an increase on previous years data and represents a positive trend in pupil attainment.

PI Code & Name	2014/15	2015/16	Current Value	Latest Note
CHS/LGBF/14 Average total tariff SIMD quintile 1	600	577	614	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12b 'Average total tariff SIMD quintile 1'. The average total tariff for SIMD quintile 1 for Renfrewshire in 2016/17 was 614 which was lower than the 2016/17 Scotland average of 624. It is, however an increase on 2015/16 and represents an increasing trend over 5 years. Detailed analysis of attainment in the senior phase indicates that pupils perform well in S4 and S5, however pupils in S6 achieve less Advanced Higher awards than their peers. Due to the high number of tariff points allocated to Advanced Higher awards, this significantly impacts on the Renfrewshire average. The depth and breadth of attainment in S6 will have to be a focus for the authority going forward.
CHS/LGBF/15 Average total tariff SIMD quintile 2	689	714	827	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12c 'Average total tariff SIMD quintile 2'. The average total tariff for SIMD quintile 2 for Renfrewshire in 2016/17 was 827 which was higher than the 2016/17 Scotland average of 750. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/16 Average total tariff SIMD quintile 3	901	883	922	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12d 'Average total tariff SIMD quintile 3'. The average total tariff for SIMD quintile 3 for Renfrewshire in 2016/17 was 922 which was higher than the 2016/17 Scotland average of 880. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/17 Average total tariff SIMD quintile 4	1,004	1,055	1,067	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12e 'Average total tariff SIMD quintile 4'. The average total tariff for SIMD quintile 4 for Renfrewshire in 2016/17 was 1,067 which was higher than the 2016/17 Scotland average of 999. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/18 Average total tariff SIMD quintile 5	1,233	1,162	1,223	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN12f 'Average total tariff SIMD quintile 5'. The average total tariff for SIMD quintile 5 for Renfrewshire in 2016/17 was 1,223 which was higher than the 2016/17 Scotland average of 1,207. This is an increase on 2015/16 and represents an increasing trend over 5 years.
CHS/LGBF/31 % of children meeting developmental milestones	66%	69%	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN17 '% of children meeting development milestones'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.

PI Code & Name	2014/15	2015/16	Current Value	Latest Note
CHS/LGBF/32 % of funded early years provision which is graded good/better	91.3%	88.1%	85.7%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN18 '% of funded early years provision which is graded good/better'. The percentage of early years provision in Renfrewshire that was graded good/better in 2016/17 was 85.7%, which was lower than the 2016/17 Scotland average of 91.7%. 95% of the local authority provision are graded good or better. In the independent and voluntary sector 78% are graded good or better. The early years team at headquarters are working on improvement plans with those services which aren't graded good or better.
CHS/LGBF/33 School attendance (%)	93.6%	Data Not Collected	93.3%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN19a 'School attendance (%)'. The school attendance percentage for Renfrewshire in 2016/17 was 93.3% which was in line with the 2016/17 Scotland average of 93.3%. This is a slight reduction from 2014/15, when the school attendance percentage for Renfrewshire was 93.6%. Data was not collected for this indicator in 2015/16 as this indicator is only reported on every 2 years.
CHS/LGBF/34 School attendance rates (LAC%)	94%	Data Not Collected	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN19b 'School attendance rates (LAC %)'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/35 School exclusion rates per 1,000 pupils	17.60	Data Not Collected	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN20a 'School exclusion rates per 1,000 pupils'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/36 School exclusion rates per 1,000 looked after children	30.79	Data Not Collected	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN20b 'School exclusion rates per 1,000 looked after children'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/37 % participation for 16-19 years olds (per 100)	Data Not Collected	90.7%	91.4%	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN21 '% participation for 16-19 year olds'. The percentage of 16-19 year olds in Renfrewshire participating in education or training in 2016/17 was 91.4%, compared to the Scotland average of 91.1%, and represents an increase in participation rates from the previous year.

PI Code & Name	2014/15	2015/16	Current Value	Latest Note
CHS/LGBF/38 % of child protection re-registration within 18 months	5%	6%	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN22 '% of child protection re-registrations within 18 months'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.
CHS/LGBF/39 % LAC with 1 or more placement in the last year (Aug to July)	18.8%	17.5%	Data Not Available	The figure for this indicator is derived from the Local Government Benchmarking Framework indicator CHN23 '% LAC with more than 1 placement in the last year (Aug-July)'. Figures for the 2016/17 reporting period have not yet been published for this indicator. It is anticipated the data for this indicator will be available by the end of February 2018.



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Development and Housing Services

**Heading: Development and Housing Services – Service Improvement
Outturn Report for 2017/18**

1. Summary

- 1.1 The Service Improvement Plan 2017/18 – 2019/20 for Development and Housing Services was approved by the Communities Housing and Planning Policy Boards in June 2017.
- 1.2 The attached Service Improvement Action plan (appendix 1) and Performance Scorecard (appendix 2) show progress against the agreed priorities for the service, aligned to the new Council Plan strategic outcomes as approved by Council on 28 September 2017.
- 1.3 This report details Development and Housing Services' performance for the 12 month period to 31 March 2018. The main purpose of the report is to provide:
 - Details of the key achievements of the service
 - A progress update on implementing the action plan linked to the 2017-20 Service Improvement Plan
 - An assessment of performance in relation to the service scorecard which comprises core performance indicators
- 1.4 Development and Housing Services has continued to progress an ambitious programme of service development throughout 2017/18 across all areas of service delivery. Key achievements included:

- In 2017 Paisley was successfully short-listed in the final five places for the title of UK City of Culture 2021 and was the only town in the running to be considered for the title, providing an international platform to promote Paisley and Renfrewshire.
- Throughout 2017/18 progress continued on Renfrewshire's City Deal projects - the extensive consultation process prior to submitting planning applications allowed communities the opportunity to input to the project development stages and influence the shape of the projects.
- We completed the £5m restoration of the iconic Russell Institute, within the approved budget and the building is fully occupied and operational.
- Following approval of the Paisley Town Centre Action Plan, we are now working towards the delivery of programme of short and medium term objectives focused on the identified activity areas.
- We are working with housing associations to deliver new build housing projects within the Strategic Housing Investment Plan (SHIP) with Sanctuary Scotland completing the first phase of development at Andrew Avenue in Renfrew.
- Business Start Up - two Business Start Up Advisers are now in place and are operating from our enterprise hub at InCube on the High Street with this location raising the profile of the programme and reminding people of the wide range of support mechanisms that can be accessed from Business Gateway.
- Business Growth - bringing the Business Gateway service in house has created a more structured approach to supporting businesses, focusing on those businesses with growth potential and ambitions to grow.
- In partnership with colleagues across the Council and other service providers, we have delivered an effective refugee resettlement programme. 28 Syrian families have now arrived in Renfrewshire and they are being provided with settled accommodation which meets their needs. They are also provided with tailored employability support and advice.
- A new draft Renfrewshire Biodiversity Action Plan has been developed in partnership with some 25 biodiversity organisations from the public, private and voluntary sectors setting out a positive and ambitious approach to support our natural heritage and make Renfrewshire a vibrant and attractive place to live, work and visit.
- We submitted our fourth Charter return to the Scottish Housing Regulator in May 2017, with service performance generally improving. Following previous submissions the Regulator has commented that Renfrewshire Council was one of 12 Councils (2015/16 return) for whom they had no cause for concern.

- 1.5 Service Improvement Plans are important documents which provide an opportunity for elected members to scrutinise service levels, activity and associated performance. Implementation of the Service Improvement Plan is monitored and reported to this Policy Board on a six monthly basis to allow the Board to review progress. A six month progress report was previously provided to the Board on the 2017 to 2020 Service Improvement Plan in November 2017.
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2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) Notes the progress that has been made by Development and Housing Services with implementation of the 2017 to 2020 Service Improvement Plan actions and performance indicators as detailed in the appendices
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3. Background

- 3.1 The Service Improvement Plan for Development and Housing Services provides a comprehensive statement of the outcomes the service aims to achieve, and the actions it will take to achieve these. It fits within the wider planning framework of the Council by taking account of Community Planning themes and Council priorities. It enables elected members to have oversight of developments within the service and to consider and develop policy options which reflect customer need and resource availability.
- 3.2 The Service Improvement Plan also provides a mechanism by which elected members can evaluate the performance of the service and this outturn report provides an update on progress against the 2017-18 Plan actions and performance indicators.
- 3.3 In June 2017, Development and Housing Services presented a Service Improvement Plan aligned to the then Council Plan, which was due to come to an end. A new Council Plan focusing on 5 strategic outcomes was approved by Council in September 2017 and consequently, Service Improvement Plans have been realigned to reflect these outcomes. The Council Plan 2017-2022 strategic outcomes are:
- Outcome 1: Reshaping our place, our economy and our future
 - Outcome 2: Building strong, safe, and resilient communities
 - Outcome 3: Tackling inequality, ensuring opportunities for all
 - Outcome 4: Creating a sustainable Renfrewshire for all to enjoy
 - Outcome 5: Working together to improve outcomes
- 3.4 The action plan lies at the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the outcomes and measures against which progress can be assessed.

- 3.5 Appendix 1 to this report provides a summary of progress achieved on the Development and Housing Services' Service Improvement Plan Action Plan to the end of March 2018. It highlights areas where significant advances have been made and any actions that may have been reviewed or delayed.
- 3.6 Aligned to the actions, there is a suite of performance indicators to measure progress - appendix 2 to this report details the performance of Development and Housing Services' strategic performance indicators.
- 3.7 The service improvement planning process is a key part of our Public Performance Reporting framework with additional performance reports produced and further information available on our council web pages.

4. Summary of main achievements

- 4.1 The key achievements of Development and Housing Services for the year to 31 March 2018 are highlighted below. Full details of the progress implementing the actions outlined in the Service Improvement Plan can be found in Appendix 1 to this report.
- 4.2 Outcome 1: Reshaping our place, our economy and our future
- In 2017 Paisley was successfully short-listed in the final five places for the title of UK City of Culture 2021 and was the only town in the running to be considered for the title. Our Bid brought together a wide range of Renfrewshire residents, partners and other stakeholders in a completely new way, shifting perceptions and providing an international platform to promote Paisley and Renfrewshire.
 - Throughout 2017/18 progress continued on Renfrewshire's City Deal projects - in May 2017 we carried out the third (statutory) round of consultations on the Glasgow Airport Investment Area (GAIA) and Clyde Waterfront and Renfrew Riverside (CWRR) City Deal projects prior to submitting the planning applications. The extensive consultation process allowed communities the opportunity to input to the project development stages and influence the shape of the projects.
 - Planning applications for the City Deal projects at the GAIA and the CWRR were submitted in July 2017, with consent granted for the core GAIA project in November 2017. Specimen designs for both the GAIA and CWRR projects have been completed.
 - We have established the Economic Leadership Panel to work with leading partners across sectors to deliver economic regeneration. We have developed 4 sectoral sub groups (tourism, manufacturing, care / healthcare, skills) led by the private sector to help formulate a new economic strategy for Renfrewshire. Two further groups on creative industries and transport are likely to be set up this year. The new Economic Strategy will be published in early 2019.

- We completed the £5m restoration of the iconic Russell Institute. This was completed within approved budget and the building is fully occupied and operational.
- We continue to develop and deliver cultural led regeneration projects across Renfrewshire, such as the proposed Learning and Cultural Hub at No22 High Street in association with the Paisley Museum Reimagined Project.
- Business Start Up - two Business Start Up Advisers are now in place and are operating from our enterprise hub at InCube on the High Street. Having had no High Street presence for a number of years the location has served to raise the profile of the programme and to remind people of the wide range of support mechanisms that can be accessed from Business Gateway.
- Business Growth - Bringing the Business Gateway service in house has created a more structured approach to supporting businesses focusing on those businesses with growth potential and ambitions to grow. A range of interventions to support the local business base continued to be delivered in order to stimulate investment and growth in the local economy.
- Within the £4.5m Townscape Heritage/ Conservation Area Regeneration Scheme (TH/CARS2) regeneration project, we have received 26 grant applications to date for building repair and shop front improvements.
- We carried out consultation on the Main Issues Report for the new Local Development Plan. A range of methods of engagement and consultation took place over the consultation period (which ended in May 2017) and 240 responses were received from a range of stakeholders including local residents, local businesses and developers.
- Following board approval, we have begun implementation of the Centre Strategies and Plans for Johnstone, Erskine, Renfrew, Linwood and Braehead. The key objectives of the Centre Strategies and Action Plans are to ensure town centres continue to grow, that they are fit for purpose and can adapt to changing markets.
- Following approval of the Paisley Town Centre Action Plan, we are now working towards the delivery of programme of short and medium term objectives focused on the identified activity areas.

4.3 Outcome 2: Building strong, safe, and resilient communities

- The annual Local Housing Strategy (LHS) update 2017 was presented to and approved by the Communities, Housing and Planning Board in August 2017. The annual update provides detailed information on progress made against the actions under each of the 7 outcomes of the new LHS which was approved in January 2017 and covers the period up until 2021.

- Our Housing regeneration programmes continue across Renfrewshire - rehousing and demolition in Johnstone Castle is progressing on target. Public consultations were held in June 2017 on the proposed West End Masterplan with the finalised masterplan being approved by the Leadership Board in December 2017. Housing development on the former ordnance factory site in Bishopton continues and officers from Development and Housing Services are reviewing options for housing investment in Ferguslie Park.
- We are working with housing associations to deliver new build housing projects within the Strategic Housing Investment Plan (SHIP). Sanctuary Scotland has completed the first phase of development at Andrew Avenue in Renfrew (77 new homes), with a further 67 new homes at Inchinnan Road in Renfrewshire under construction and due to be completed shortly. The second phase (60 new homes) at Andrew Avenue is due to be completed in December 2018.
- The Scottish Government requires the SHIP to be updated annually. Consultation on the new SHIP for the period 2018/19 to 2022/23 was carried out in August and September 2017 with the final SHIP being presented to the Communities, Housing and Planning Board in November 2017.
- We are delivering the Housing Capital Investment Plan 2017/18 to 2019/20 which was approved by the Council in early 2017. This sets out our approach to lifecycle replacement of key components to ensure Council housing stock is maintained at the required Scottish Housing Quality Standard.
- 94 private sector adaptation installations have been completed since April 2017, with grant support of £330,000. Renfrewshire and East Renfrewshire Council have concluded the joint tendering of private sector adaptation and small repairs services and a three year contract was awarded commencing 1 November 2017.
- Community Economic Development - Since March 2016, the Community Economic Development Team has supported 153 Community Organisations with advice, funding and capacity building. They have supported 49 External Funding applications for Community Organisations to submit funding applications securing a total value of £183,196 additional funding to Renfrewshire. Moreover, £223,566 was secured for Renfrewshire Council Corporate Departments.
- LEADER - Since 2016, 6 LEADER funding applications have been approved (3 in Inverclyde and 3 in Renfrewshire). The total value of approved LEADER funding applications is currently £819,321.40. Eleven LEADER funding applications are currently being developed to be put forward for consideration by the Local Action Group.

4.4 Outcome 3: Tackling inequality, ensuring opportunities for all

- In partnership with colleagues across the Council and other service providers, we have delivered an effective refugee resettlement programme. 28 Syrian families have now arrived in Renfrewshire and they are being provided with settled accommodation which meets their needs. They are also provided with tailored employability support and advice.
- There is a range of temporary accommodation available for those who are roofless utilising council properties, Registered Social Landlord stock and private sector leasing, and the satisfaction level from service users provided with temporary accommodation increased from 75% in 2015/16 to 83% in 2016/17.
- Similarly the proportion of homeless applicants who sustained a Council tenancy for over 12 months increased from 72% to 78% in the same time period.
- Work is well underway on an Equality Impact Assessment (EQIA) for the new Paisley Library and officers from across the service along with colleagues from Renfrewshire Leisure have been meeting to progress this.
- We established a Digital Participation Officer post to help design and deliver a programme of activities, promoting accessibility to technology and the internet for our tenants, in line with the Council's Digital Strategy

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

- Publication of a new draft Renfrewshire Biodiversity Action Plan, in partnership with some 25 biodiversity organisations from the public, private and voluntary sectors. It sets out a positive and ambitious approach to support our natural heritage and help to make Renfrewshire a vibrant and attractive place to live, work and visit.
- Publication of Renfrewshire Biodiversity Duty Report which highlights actions undertaken by the Council to support biodiversity between 2015 and 2017, as well as our contribution to targets within Scotland's National Biodiversity Strategy
- Leading and co-ordinating the Local Biodiversity Action Plan Steering Group and Growing Grounds Forum, supporting partners to deliver a range of biodiversity actions.
- Completion of physical works to upgrade the Glasgow Airport Cycle Route, in partnership with Glasgow Airport and Environment and Communities, delivering a key action within the Outdoor Access Strategy.
- Embedding active travel and recreational access opportunities within City Deal proposals.

- Working in partnership with Environment and Communities to consider feasibility of cycling links between National Cycle Route and Erskine bridge, Paisley and Renfrew town centres and City Deal proposals, delivering actions within the Outdoor Access Strategy
- Leading and co-ordinating the Local Access Forum and supporting partners and local communities to deliver recreational access and active travel improvements.
- Renfrewshire Council was allocated £1,412,775 for 2017/18 for qualifying projects within the Renfrewshire Council area as part of the Scottish Government's HEEPS:ABS programme. This programme provided external wall insulation for a total of 562 owners and tenants across the different project areas.

4.6 Outcome 5: Working together to improve outcomes

- We submitted our fourth Charter return to the Scottish Housing Regulator in May 2017. We submitted our report on the Charter to Communities, Housing and Planning Policy Board in August, noting that service performance is generally improving. Following previous submissions the Regulator has commented that Renfrewshire Council was one of 12 Councils (2015/16 return) for whom they had no cause for concern.
- We submitted our 6th annual Planning Performance Framework (PPF) 2016/17 to the Scottish Government in July 2017. The PPF requires the Council to demonstrate continuous improvement and provide an explanation in support of our performance.
- We are currently in the early phases of migration to a new back office software system for Development Standards. The outcome of this will be to improve efficiencies within our Planning and Building Standards processes.
- Our people are our greatest asset and vital to how we successfully deliver public services in the future and we want to ensure that every member of staff feels supported in contributing to that change. The Development and Housing Services staff panel, which has been running for almost a year has produced an improvement plan which is currently being progressed. The services' staff awards ceremony, recognising the work done by our dedicated staff also took place in November 2017.

5. Areas where actions have been reviewed or delayed

- 5.1 Since the publication of the Service Improvement Plan 2017-2020, all actions have been progressing in line with anticipated timescales.

6. Progress against service scorecard

6.1 The Development and Housing Services' performance scorecard for 2017/18 contains 26 indicators, of which 5 are for information only and have no target. Of those indicators with targets, 15 are performing well (green), 4 are close to target (amber) and will continue to be monitored and 2 are currently not achieving their target (red). The full performance scorecard containing a detailed explanation of performance for each indicator is included at Appendix 2 of this report.

6.2 Some examples of positive performance include:

- Declining retail vacancy rate in Paisley Town Centre – falling from 71 empty commercial units in 2016/17 to 64 in 2017/18
- As outlined in the mid-term monitoring report to this board, the measure for Vacant and Derelict Land has been changed slightly to more accurately measure the land brought back into use. This is a new indicator but performance has significantly exceeded the agreed target of 20 hectares, with 65 hectares brought back into use, as of the 2017 audit.
- 2 out of the 3 employability indicators have exceeded targets, but the sustainment figures are particularly positive with 238 clients sustained in work at 6 months, against a target of 150. This represents approximately 50% of the clients supported into work and this figure could be lower than the reality as it can be difficult to track clients once they've entered into employment.
- A number of the indicators in the scorecard are reported to the Scottish Housing Regulator as part of the Charter return and are showing positive performance.

6.3 Some examples of performance indicators that are currently performing below target include:

- The number of unemployed people being supported through INVEST fell short of the target for 2017/18, with 1,185 against a target of 1,500. Caseloads are reducing as more people enter work so the INVEST team do tend to now get referrals for the most disengaged individuals and a reduction in numbers is a natural effect of this. It is also worth noting that this figure also represents only the new registrations in 2017/18 and doesn't include the customers registered in previous months who will still be receiving support from the team. It is positive to see that although the initial number of people being supported hasn't quite met the target, the other two employability indicators both have exceeded their targets, reflecting the success in supporting people into, and sustaining, employment.

- The number of new business start-ups in Renfrewshire with Business Gateway support fell slightly short of target with 265 against a target of 300. There are a number of factors which can influence people's inclination to set up new businesses but it is worth noting that the other business related indicator around growing businesses has performed very well, exceeding the target of 450, with performance for 2017/18 of 512.
- The two indicators measuring complaints performance are both slightly under target for 2017/18 and therefore have an amber warning. Both indicators were on track to meet the target for the first half of the year but saw a significant deterioration in the second half, particularly for quarter 4. In the second half of the year, due to the Council's migration from Lotus Notes to O365, new systems for dealing with FOIs, general correspondence and elected member enquiries were implemented which generated additional work for officers while the system bedded in. Although the complaints process and system (Lagan) remained unchanged, across the service it tends to be the same officers who deal with all these areas and it is thought that the general effect on their workloads has caused this dip in performance. March's figures seem to support this, starting to show a return to expected performance levels.

6.4 Several performance indicators in the service scorecard are reported as part of the Local Government Benchmarking Framework (LGBF). The Improvement Service released a validated version of the LGBF data for 2016/17 in February 2018 and a summary of Renfrewshire Council's performance was reported to the Audit, Risk and Scrutiny Board in March 2018.

Implications of the Report

1. **Financial** – the Service Improvement Plan highlights resource considerations including increasing demand for services and the current financial environment.
2. **HR & Organisational Development** – The Service Improvement Plan links closely with the Workforce Plan for Development and Housing Services, ensuring that the workforce is in a strong position to deliver key priorities now and in the future.
3. **Community/ Council Planning** – the Service Improvement Plan details the range of activities which will help to achieve the Council and Community Plan objectives.
4. **Legal** – None.
5. **Property/Assets** – None.

6. **Information Technology** – service developments relating to mobile/remote working and 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 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. The Service Improvement Plan also links with the Council's Equality Outcomes and Mainstreaming Equality Report and includes actions to ensure the Service contributes positively to reducing inequality.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – The Service Improvement Plan supports the overarching management of risk within Renfrewshire Council and aligns closely with the Development and Housing Services' Risk Register.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not applicable

List of Background Papers:



- (i) Development and Housing Services Service Improvement Plan 2017
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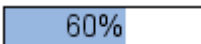
MC/PM/CVG
11 May 2018




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Appendix 1 - DHS Service Improvement Plan 2017-2020 Actions


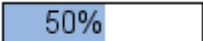
01: Reshaping our place, our economy and our future

Action	Status	Progress	Due Date	Update
We will develop a successful bid for Paisley to be UK City of Culture 2021		<div><div>100%</div></div>	31-Dec-2017	<p>In 2017 Paisley was successfully short-listed in the final five places for the title of UK City of Culture 2021 and was the only town in the running to be considered for the title. Our Bid brought together a wide range of Renfrewshire residents, partners and other stakeholders in a completely new way, shifting perceptions and providing an international platform to promote Paisley and Renfrewshire.</p> <p>We have played a key role in the coordination and delivery of the legacy action plan arising from Paisley's Bid for UK City of Culture, including working to support the Paisley Partnership Board, and to monitor the implementation of the action plan, and report on progress and impact.</p>
Deliver Glasgow City Region City Deal programme		<div><div>50%</div></div>	31-Mar-2020	<p>Planning applications for both Glasgow Airport Investment Area (GAIA) and Clyde Waterfront and Renfrew Riverside (CWRR) were submitted in July 2017;</p> <ul style="list-style-type: none"> GAIA (Abbotsinch Road) – Ref: 17/0485/PP GAIA (Inchinnan Cycleway_ - Ref: 17/0487/PP CWRR – Ref: 17/0486/PP <p>Planning was granted for GAIA (Abbotsinch Road) on 7th November 2017, a planning decision has still to be determined for GAIA Inchinnan Cycleway. In relation to CWRR this application was called in by the Scottish Ministers and a planning decision (on behalf of all three Local Authorities) is expected in June 2018.</p> <p>The Council acquired voluntarily a key site for the GAIA (Abbotsinch Road) project on 1 November 2017. A Compulsory Purchase Order relating to GAIA (Abbotsinch Road) was published on 5th February 2018. During the objection period, 4 statutory objections have been received. Meetings have been arranged with objectors to discuss and where possible to come to a voluntary agreement where possible. As voluntary acquisition is the preferred route to acquire land, the Council continues to engage with all other affected parties in relation to land required for the projects. Attempts to secure voluntary acquisitions are generally positive. Negotiations continue with remaining owners and the design has accommodated their</p>


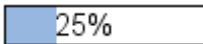
Action	Status	Progress	Due Date	Update
				<p>requirements wherever possible.</p> <p>GAIA - Tender documents were issued to six tenderers on 12th March 2018, tender closing date is 1st June 2018 for the design and construction of the GAIA infrastructure.</p> <p>CWRR – Contract documents are being finalised with a view to issuing them after planning consent is granted and any subsequent decisions on the project.</p> <p>AAP – Project team are engaging with Transport Scotland to address audit comments from Jacobs’ review of the Outline Business Case.</p> <p>An application for Planning Permission In Principle (PPIP) for a new business park development to the east of Abbotsinch Road, which is now owned by the Council will be submitted in quarter 2. The proposed business park will be at the centre of the new Advanced Manufacturing Innovation District Scotland (AMIDS) which will be home to anchor tenant – National Manufacturing Institute for Scotland (NMIS). The PPIP application will establish the appropriateness of the proposed uses. Pre application consultation will take place on Wednesday 2nd May 2018 in The Normandy Hotel, Renfrew.</p>
Implement Current Local Development Plan (LDP)			31-Mar-2019	<p>Work continues to deliver the current Renfrewshire Local Development Plan Action Programme to support the LDP Spatial Strategy and sustainable economic growth across Renfrewshire.</p> <p>48 out of the 51 actions in the Renfrewshire Local Development Plan Action Plan have been progressed or completed by the Council or other partners.</p> <p>The Action Programme is currently being reviewed in preparation of the next LDP. A range of new actions will be set and some of the existing actions which are not yet complete will be updated to reflect changes since the LDP was adopted in 2014.</p>
Develop and adopt new LDP 2			31-Mar-2019	<p>Consultation on the Main Issues Report ended on 30 May 2017.</p> <p>A range of methods of engagement and consultation took place over the consultation period and 240 responses were received from a range of stakeholders including local residents, local businesses and developers.</p> <p>The response generally supported the Main Issues identified for the next LDP and agreed that the principal strategy for development set out in the current LDP remains relevant.</p> <p>All of the representations received to the Main Issues Report have been considered and summarised with the preparation of the Proposed LDP well underway and due to</p>




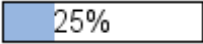
Action	Status	Progress	Due Date	Update
				be presented to the Board later in 2018.
Develop and implement Centre Strategies and Action Plans		<div><div>100%</div></div>	31-Mar-2020	All Centre Strategies and Action Plans were presented to and approved by the Planning and Property Policy Board between November 2016 and March 2017. Monitoring of actions in each strategy is underway and work is progressing with a variety of public, private and community groups to support delivery. A baseline report of progress in relation to actions will be reported to the Communities, Housing and Planning Board alongside updated strategies within the two year review cycle. The refreshed Centre Strategies will be presented to the Board later in 2018.
Develop and deliver a range of heritage led regeneration projects across Renfrewshire		<div><div>50%</div></div>	31-Mar-2020	<p>We continue to develop and deliver heritage led regeneration projects across Renfrewshire, during 2018 this has included;</p> <ul style="list-style-type: none"> • Paisley Learning & Cultural Hub – design team appointed through Hub West and options prepared. Initial surveys work completed and programme of enabling works prepared. • Russell Institute – project complete within approved budget and building fully occupied and operational. • Coats Memorial Church – support provided to proposed new Trust in identifying a sustainable end use for the building. • Successful uptake of the 2017/18 Retail Improvement Scheme - to improve nearly 150 properties over the 5-year period and return over 40 units to beneficial use • 2018/19 budget of £50,000 approved. • Clyde Muirshiel Regional Park – ongoing delivery of the approved Park Strategy. • Provision of support at Community Planning consultation events to raise awareness of regeneration activity and projects in Renfrewshire. <p>Successful delivery of the ‘wee dig’ project involving over 1,000 people in the community archaeology project</p>
Implement approved Paisley Town Centre Action Plan		<div><div>30%</div></div>	31-Mar-2020	<ul style="list-style-type: none"> • Ongoing discussions with Network Rail regarding Paisley Gilmour Street. • Continuing to work with Environment and Communities on the Public Realm Masterplan. • Paisley West End Masterplan public consultations held in 2017/18. • Paisley Town Centre Transport Strategy commissioned by Environment and Communities (PBA). • Proprietary work for the regeneration of the Abbey Quarter area is Progressing • Abbey Drain regeneration project – initial feasibility study completed (SLR Consultants). • ‘Big Dig 2018’ archaeology project to be delivered in summer 2018 dependant on the success of the application to Heritage Lottery Fund.






Action	Status	Progress	Due Date	Update
Deliver Paisley TH/CARS 2 project		<div><div>12%</div></div>	31-Mar-2020	<p>The Townscape Heritage/ Conservation Area Regeneration Scheme £4.5m regeneration project is centred around Paisley High Street. Over the last 6 months we have:</p> <ul style="list-style-type: none"> • Received 29 preliminary grant applications to date for building repair and shop front improvements • Continued to make contact with property owners to provide support and guidance • Quarterly Monitoring reports submitted and approved by the funders outlining progress to date and claiming the required grant. • Specialist consultants appointed to prepare base line data • Tenders are being prepared for the appointment of topographic survey, landscape architecture consultant and contractor • PTC conservation management plan and conservation area appraisal approved by Board in March 2018. <p>Extensive programme of heritage activities is well underway with 8 activities successfully delivered to date and a further 10 are underway</p>
Implement and Review Paisley Town Centre Heritage Asset Strategy		<div><div>20%</div></div>	31-Mar-2020	<p>We are currently carrying out a review of the Paisley Town Centre Heritage Asset Strategy Action Plan and Implementation Programme in the context of the Legacy of the bid process.</p>
Deliver Invest in Renfrewshire (Invest in Business Programme)		<div><div>50%</div></div>	31-Mar-2018	<p>Business Start Up – the start-up service is operating with two advisers. One Advisor deals with start-up volume (less than the VAT threshold), the other adviser focuses on the potential high value clients, i.e. those new businesses which aspire to trade above £70,000 or employ staff within 12 months – 18 months. Strengthening the business start-up service has enabled a greater degree of assessment of the needs and potential of new start businesses.</p> <p>Business Growth – the Business Growth team continue to provide business growth services to assist local companies to identify and unlock any barriers to their growth potential thus ensuring that they are in a position to play a full part in increasing the level of local economic activity.</p>
Deliver Invest in Renfrewshire (Employability Programme)		<div><div>75%</div></div>	31-Mar-2018	<p>Since January 2017, 1,316 unemployed people have been registered and are receiving support to progress to employment through the support provided by the employability hub.</p> <p>71 people have been supported through a wage subsidy programme to progress to employment</p> <p>410 have secured employment</p>


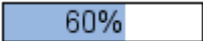
Action	Status	Progress	Due Date	Update
				878 people have received support to address barriers they are facing to employment and are engaging with Invest in Renfrewshire to continue their journey towards sustainable employment
				65 individuals have been supported by Employability Fund and Modern Apprenticeship programmes.
Deliver Economic Framework			31-Mar-2018	We have established the Economic Leadership Panel to work with leading partners across sectors to deliver economic regeneration. We have developed 4 sectoral sub groups (tourism, manufacturing, care / healthcare, skills) led by the private sector to help formulate a new economic strategy for Renfrewshire. Two further groups on creative industries and transport are likely to be set up this year. The new Economic Strategy will be published in early 2019.

02: Building strong, safe and resilient communities




Action	Status	Progress	Due Date	Update
Deliver Local Housing Strategy (LHS)			31-Mar-2020	<p>The annual LHS update 2017 was presented to and approved by the Communities, Housing and Planning Board on the 29th August 2017. The annual update provides detailed information on progress made against the actions under each of the 7 outcomes of the new LHS which was approved in January 2017 and covers the period to 2021.</p> <p>This SIP Action Plan has separate actions detailing progress with the Strategic Housing Investment Plan (SHIP) and housing regeneration programmes. (Outcomes 1 and 2 of the LHS). Other actions include;</p> <p>Outcome 3 'People live in high quality, well managed homes', The Council and Paisley Housing Association continue to progress the Orchard Street Housing Renewal Area.</p> <p>Outcome 4 'Homes are Energy Efficient and Fuel Poverty is minimised', Total funding of £1,487,525 for energy projects in Renfrewshire awarded as part of the Scottish Government's Home Energy Efficiency Programmes: Area Based Schemes (HEEPS ABS). This is being used to fund energy efficiency improvement programmes such as external wall insulation, to be carried out by the Council and local Housing Associations.</p> <p>Outcome 5 'Homelessness is prevented and vulnerable people get the advice and support they need' - In recognition of the need to address wider issues than just 'housing' in order to tackle homelessness, Community Justice Renfrewshire, the Employability Service and Housing Services made a successful joint funding application to the Scottish Government for an integrated programme of training, skills development and employment activities for people with convictions living in / returning to Renfrewshire. This new service will provide bespoke specialist support for around 60 individuals who have complex barriers to employment, and will aim to help them to access sustainable employment and break the cycle of repeat convictions and homelessness.</p> <p>Outcome 6 'People are able to live independently for as long as possible in their own home' - Discussions are ongoing to facilitate the development and/or re-provisioning of housing to meet the needs of older people.</p>

Action	Status	Progress	Due Date	Update
				<p>Outcome 7 'People can access affordable housing that meets their needs at the right time', Work on a draft common allocation policy, which will be used by both Renfrewshire Council and 5 local housing association partners, is at an advanced stage. A final draft will be presented to a future meeting of the Policy Board for authority to consult with tenants and other service users and stakeholders in 2018.</p>
Deliver Strategic Housing Investment Plan (SHIP)			31-Mar-2020	<p>In 2017/18, 77 new affordable homes were completed. All of these homes were at Andrew Avenue (Phase I) in Renfrew.</p> <p>Estimated completions in the financial year 2018/19 are 166. This includes 67 affordable homes at Inchinnan Road (Western Park) in Renfrew, 39 new affordable homes on the former Co-op site in Paisley's West End and a further 60 new affordable homes at Andrew Avenue (Phase II) in Renfrew.</p> <p>The Scottish Government requires the SHIP to be updated annually. Consultation on the new SHIP for the period 2018/19 to 2022/23 was carried out in August and September 2017 with the final SHIP being presented to the Communities, Housing and Planning Board on the 7th November 2017.</p> <p>The current SHIP brought projects forward from the pipeline programme in the last SHIP and includes new projects which accord with the outcomes of the current LHS 2016-2021.</p>
Progress Housing regeneration programmes			31-Mar-2020	<p>Johnstone Castle - Compulsory Purchase Order (CPO) 1 has been approved by Scottish Ministers. Officers will now progress the second CPO for the regeneration of the Johnstone Castle area. Demolition of the former tenements is ongoing to clear the sites, with 11 blocks already demolished and a further 22 blocks transferred to our demolition contractors, these blocks will be demolished by the end of the year. Following approval by the Finance, Resources and Customer Services Policy Board in March 2017, Engie Regeneration Limited will be formally appointed as the Council's new build contractor for 95 new build Council Homes in Johnstone Castle.</p> <p>Paisley West End – Following the approval of the West End Masterplan by the Leadership Board in December 2017, officers from Planning and Housing are working with our RSL partner, Sanctuary Scotland and the Scottish Government to deliver the Regeneration Masterplan for the West End of Paisley. In order to facilitate the masterplan, a CPO will be promoted to assist in the delivery of the Masterplan.</p> <p>Having reviewed further the options for the Regeneration of the Tannahill area of Ferguslie Park, officers from Planning and Housing have been preparing a final assessment of the costs and funding opportunities for the Tannahill area. The findings of this review will be presenting to the Communities, Housing and Planning Policy Board later in 2018.</p>











Action	Status	Progress	Due Date	Update
Implement the Housing Capital Investment Plan 2017/18 to 2019/20		<div><div>35%</div></div>	31-Mar-2020	The £4.5M external improvement works programme for 2017/18 is on site and progressing well. This programme will provide combinations of external wall insulation and roofline works for a total of 440 owners and tenants and has been supported by £1.2M of Scottish Government's HEEPS:ABS funding. Works are currently scheduled to be concluded August 2018.
				£1.3M door replacement programme installed almost 1,200 new doors
				The internal improvement works programme for 2017/18 delivered a combination of kitchen, bathroom and rewiring upgrades as well as a central heating replacement programme to over 500 tenants.
				350 disabled adaptations in Council housing have been completed during 2017/18.
				Investment in high rise properties including foyer refurbishment works at 4 blocks and common area fire detection and alarm systems installed at 5 blocks.
Implement revised Housing Asset Management Strategy		<div><div>25%</div></div>	31-Mar-2020	Enhance interlinked smoke and heat alarms installed in homes in 3 blocks with works underway in a further 2 blocks.
				The Strategic Asset Management System (SAMS) outputs are being reviewed and will contribute to the development of the Housing Asset Management Strategy.
Implement the Private Sector Housing Grant (PSHG) for 2017/18		<div><div>100%</div></div>	31-Mar-2018	192 private sector adaptation installations have been completed during 2017/18, with grant support of £694,000.
				The Care and Repair contract was awarded to Bridgewater Housing Association for a period of three years from 1 st November 2017.
				Grant support of £48,000 has been provided to private homeowners involved in SHQS/Capital Investment programmes.
Allocation of council houses and nominate applicants to Registered Social Landlords		<div><div>100%</div></div>	31-Mar-2020	The Council has formally declared a Housing Renewal area at Orchard Street Paisley and Paisley Housing Association are currently in dialogue with owners. The rehabilitation of the block is not expected to commence until around 2019/20.
				Performance continues to improve – void rent loss compared to the equivalent period last year (financial year end) has reduced from £708,700 (1.53%) to £599,600 (1.31%)
Estate Management Services		<div><div>100%</div></div>	31-Mar-2020	Local Estate action plans ongoing, figures regarding Anti-Social Behaviour (ASB) lower than comparable period previous year.



Action	Status	Progress	Due Date	Update
Deliver Invest in Renfrewshire (Invest in Communities Programme)			31-Mar-2018	Community Economic Development
				Since January 2017, the Community Economic Development Team has supported 106 Community Organisations with advice, funding and capacity building.
				Since January 2017, the Community Economic Development Team has supported 16 Community Organisations to submit funding applications.
				Over the last 6 months, 5 funding applications have been successful, with funding secured totalling £270,500.
				LEADER
				Since 2016, 5 LEADER funding applications have been approved (3 in Inverclyde and 2 in Renfrewshire).
				The total value of approved LEADER funding applications is currently £819, ,321 with the average LEADER intervention being 43.14%
				13 LEADER funding applications are currently being considered with a total project value of £842,750

03: Tackling inequality, ensuring opportunities for all

Action	Status	Progress	Due Date	Update
We will ensure delivery of an effective Refugee resettlement programme.		<div><div>100%</div></div>	31-Mar-2018	<p>Twenty eight Syrian families have now arrived in Renfrewshire.</p> <p>Eleven families and 2 single men have been supported to resettle in the wider community.</p> <p>Two males are in full time employment, with a further two in part time posts. Three men regularly volunteer in order to gain work experience, whilst others continue to study and attend English for Speakers of Other Languages (ESOL) classes. The women are beginning to attend more classes both at college and the learning centres.</p> <p>An efficient and effective Refugee Resettlement programme is now being delivered, therefore 100% complete.</p>
Along with our key partners, we will monitor and review the impact of the range of services we provide to homeless people, and those threatened with homelessness.		<div><div>100%</div></div>	31-Mar-2018	<p>There continues to be a range of services provided to those who are homeless or threatened with homelessness in Renfrewshire, including :</p> <ul style="list-style-type: none"> • family mediation, • assistance when moving into a new tenancy, • tailored support from specialist providers such as Turning Point Scotland, Blue Triangle Housing Association and so on. <p>There is a range of temporary accommodation available for those who are roofless utilising council properties, Registered Social Landlord (RSL) stock and private sector leasing, and the satisfaction level from service users provided with temporary accommodation increased from 75% in 2015/16 to 83% in 2016/17.</p> <p>Similarly the proportion of homeless applicants who sustained a Council tenancy for over 12 months increased from 72% to 78% in the same time period.</p> <p>The Renfrewshire Homelessness Partnership continues to meet quarterly, and closely reviews performance in tackling and preventing homelessness.</p>
Development and Housing Services will pilot a new approach to Equality Impact Assessments (EQIAs) in the coming year		<div><div>25%</div></div>	31-Mar-2018	<p>The council's lead officers for equalities attended the DHS Senior Management Team (SMT) & 3rd tier managers meeting to discuss the new approach to mainstreaming equalities and further meetings have taken place across the service to aid discussion on equalities and identify good practice. The EQIA process is well underway for the new Paisley Library and officers from across the service along with colleagues from Renfrewshire Leisure (RLL) continue to meet with Renfrewshire's Access Panel as part of the EQIA process and update it as necessary.</p>







05: Working together to improve outcomes





Action	Status	Progress	Due Date	Update
Submit Annual Return on the Charter to Scottish Housing regulator (SHR) and report back to stakeholders			31-Oct-2017	<p>We submitted our fourth return to the SHR in May 2017. We submitted our report on the Charter to Communities, Housing and Planning Board in August this year, noting that service performance is generally improving.</p> <p>A further benchmarking report was presented to Communities, Housing and Planning Board in November, which, in addition to our Charter return, presents additional benchmarking data against local authorities. Again this demonstrates an improving picture for the service.</p> <p>Following previous submissions the Regulator has commented that Renfrewshire Council was one of 12 Councils (2015/16 return) for whom they had no cause for concern.</p> <p>Our report to tenants, outlining our performance was published in October 2017.</p>
Maximising rental income – reducing the amount of arrears to current and former tenants and former tenancies			31-Mar-2020	<p>Performance continues to improve – Current arrears compared to equivalent period last year (financial year end) have reduced from £1,194,900 (2.58%) to £1,146,600 (2.52%) Former tenant arrears have also reduced from 2.78% of gross rent in 2016/17 to 2.38% of gross rent in 2017/18.</p>
Manage Housing Waiting List			31-Mar-2020	<p>Number of refusals has reduced from previous year and number of applicants on waiting list remains consistent with previous year.</p>
Produce Planning Performance Framework (PPF) for 2016/17			31-Jul-2017	<p>We submitted our 6th annual Planning Performance Framework 2016/17 to the Scottish Government by the deadline in July 2017 and was also reported to the Communities, Housing & Planning Policy Board in August 2017.</p> <p>The Scottish Government provides a 'Feedback Report' outlining their evaluation of our performance based on the evidence provided within the Planning Performance Framework and this was received late 2017 and was brought to the Communities, Housing and Planning Policy Board in March 2018, noting broadly positive performance with 9 out of the 15 performance markers indicating green, 6 amber ratings and no red ratings.</p>
Develop improvements to the delivery of regulatory services (within Development Standards)			31-Mar-2020	<p>We are currently in the early phases of migration from Acolaid to Uniform (Planning software systems). Some live data sets have already been transferred and system set up and field mapping are in progress. This will improve efficiencies within our Planning and Building Standards processes</p>

Action	Status	Progress	Due Date	Update
Implement Development and Housing Services' workforce plan		<div><div>50%</div></div>	31-Mar-2019	A corporate Workforce Plan has been developed and a workshop was held by HR and OD with the SMT and 3rd tier managers in May 2017 to develop the service workforce plan. Workforce planning remains a key priority for the service and SMT and 3rd tier managers are continuing to progress key actions. For example, ensuring Individual Development Plans (IDPs) are being carried out across the service remains a high priority and this is also an action of DHS' staff panel's improvement plan. Workforce planning has also been discussed at the DHS staff panel with HR and OD colleagues attending all the Staff Panel meetings during 2017/18 to update and consult with the panel.
Undertake a review of the Customer Engagement Strategy		<div><div>25%</div></div>	31-Dec-2018	We are in the early stages of reviewing our Customer engagement strategy. We will develop an action plan that encompasses a range of consultation methods and activities. We are looking to deliver a framework for involving tenants, residents and stakeholders on local and Renfrewshire wide issues, with an inclusive approach which takes account of often hard to reach groups.

Appendix 2 - DHS Service Improvement Plan 2017-2020 Scorecard





Local Outcome 01: Reshaping our place, our economy and our future

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
DHS.CP.R R01	Number of properties on Buildings at Risk Register		46	No target set previously	45	No target set previously	41	42	42	42	7 properties are currently undergoing restoration
SOA16DH .13	Number of vacant retail units in Paisley Town Centre		73	No target set previously	71	No target set previously	64	68	68	68	The 2018 survey of Paisley Town Centre was completed in April, and focuses on ground floor commercial units within the town centre, and doesn't include upper floors. 64 units are currently vacant, which is 14% of the ground floor commercial units in Paisley TC, this is down from 16% the previous year. The declining vacancy rates are related to a rise in local retail, cafe and service type uses in recent years.
DHS.SLA DOC9	Town Vacancy Rate		11.5%	Data only	11.8%	Data only	11.7%		Data only		Vacancy in Renfrewshire's Town Centres has decreased slightly to 11.7% which is above the Scottish average of 9.2%. The vacancy rate across Renfrewshire is largely attributed to vacancy in Paisley Town Centre, although vacancy in Paisley continues to fall.
DHS.VDL 01	Amount of vacant and derelict land brought back in to use (hectares)			New indicator			65	20	20	20	The Vacant and Derelict Land audit is undertaken annually. The 2018 audit is under way and will be completed over the Summer. The 2017 audit saw 65 Ha brought back into use. That covers both urban and rural sites.
DHS.EMP .01	Number of unemployed people being supported through Renfrewshire Council Employability Programme (INVEST)		1,635	No target set previously	1,464	No target set previously	1,185	1,500	1,500	1,500	This is the total number of new registrations in this period. Invest will still have an active caseload of customers registered in previous months. Caseloads are reducing as more people enter work. The Invest team now tend to get referrals for those most disengaged.
DHS.EMP .02	Number of unemployed people supported into work through Renfrewshire Council Employability		557	No target set previously	613	No target set previously	523	500	500	500	This indicator shows a slight decline in comparison to last year but the figures still show a high number of people supported into work through the programmes. The











Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
	Programme (INVEST)										proportion of jobs to registrations remained constant.
DHS.EMP.03	Number of people supported, sustained in work at 6 Months through Renfrewshire Council Employability Programme (INVEST)		126	No target set previously	287	No target set previously	238	150	150	150	Sustainment figures are achieved by tracking those entering employment. In 17/18 the figures exceeded the target of 150 and approximately 50% of clients supported into work sustained in work at 6 months. This figure may be higher but it is not always possible to track or contact all clients who enter employment. Please note targets for this and the previous 2 employability indicators will be reviewed in line with the new structure due to be implemented from October onwards.
DHS.EMP.07a	Number of new companies supported to grow business			New indicator			512	450	450	450	The Business Growth team have assisted local companies to identify and unlock any barriers to their growth potential to ensure they are in a position to play a full part in increasing local economic activity.
DHS.EMP.08	Number of new business start ups in Renfrewshire with Business Gateway support		336	No target set previously	326	No target set previously	265	300	300	300	<p>Figures are as follows:</p> <p>January 32 February 30 March 20</p> <p>There are a number of external factors which influence the number of business starts in any given year. Those factors include the strength of the economy, consumer confidence, business confidence, the strength of the job market and, ultimately, people's personal circumstances, ambitions and motivations.</p>
DHS.EMP.09	Renfrewshire Claimant Count (NOMIS)		3,035	Data only	3,040	Data only	3,290		Data only		<p>Please note that this figure reflects the 'claimant count' for Renfrewshire at end of March 2018.</p> <p>Of this figure, claimants aged 18-24 years = 570 Claimants aged 50+ years = 900</p> <p>This data is taken from NOMIS and describes the number of Renfrewshire residents in receipt of the main</p>



Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
											unemployment benefits. It doesn't include people who are not in employment but on other benefits or not in receipt of benefits, so doesn't count all unemployed people in the area.

Local Outcome 02: Building strong, safe and resilient communities

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
HPCMT1 3a	% of Council housing stock which meets the Scottish Housing Quality Standard		85.9%	100%	91.4%	100%	93.5%	100%	100%	100%	Last year the service brought a further 264 properties up to SHQS. At the end of 2017/18, 11,345 of the Council's stock of 12,220 properties met the SHQS. The Council has properties in abeyance where the current tenant has refused internal works/ the Council has been unable to secure owner participation to allow external works to be carried out to comply with SHQS.
HPCMT0 5	Average time from household presenting themselves as homeless to completion of duty (number of weeks)		19.32	21	23.02	21	23.78%	23	23	24	An increase in the average time has been predicted in our efforts to reduce repeat homelessness, in addition the service is dealing with more complex cases which require more support to get customers ready for permanent accommodation.
HPSIP01	Affordable housing completions		132	150	108	108	*	144	99	484	*The Housing Land Audit is currently being carried out. Figures will be submitted to Clydeplan in September Targets have been updated to reflect the estimated timescales/numbers in the new SHIP. This shows that we are expecting to achieve the 1,000 affordable housing completions target over the 5 years but with expected large variations from one year to the next.
SOA10.1 0a	Private housing completions		577	745	643	500	*	500	500	500	*The Housing Land Audit is currently being carried out. Figures will be submitted to Clydeplan in September

Local Outcome 05: Working together to improve outcomes

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
HPCMT07	% Overall Repairs Completed Within Target		93.58 %	95%	93.2%	95%	95.43%	91.5%	95%	96%	Figure to be finalised within next two weeks
HPCHART ER12	Average length of time taken to complete non emergency repairs (days)		8.4 days	15.0 days	7.4 days	15.0 days	7.06 days	15.0 days	15.0 days	15.0 days	Performance continues to improve
HPCHART ER13	% of reactive repairs carried out in the last year completed right first time		90.8%	91.0%	94.8%	91.0%	90.2%	92.0%	93%	93%	More than 31,500 reactive repairs were completed 'right first time' last year. This represents 9 out of 10 repairs (90.17%) and shows very good performance in efficiently and effectively diagnosing repair problems and in planning for work to be completed.
HPCHART ER34	% of rent loss due to voids		1.86%	2.50%	1.53%	2.40%	1.31%	1.80%	1.5%	1.4%	Performance continues to improve. Improved performance is linked to a number of initiatives, such as proactive marketing, decentralisation of letting service to improve local knowledge, improvements in void management process and better cross service working.
HPCHART ER30	Rent collected as percentage of total rent due in the reporting year.		100.0 %	95.0%	100.1%	95.0%	100.21 %	95.0%	*98%	*98%	At the end of Q4 we had collected around £45.6m in rental income.
HPCHART ER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.		6.01%	8.00%	5.35%	8.00%	4.9%	6.00%	5.7%	5.7%	Rent arrears have reduced from the previous quarter and remain below target
HPCHART ER35	Average length of time taken to re-let properties in the last year		42 days	42 days	38 days	40 days	38 days	38 days	38 days	37 days	Performance has remained stable
PT.DS.PP F.CMT.06	Application Approval Rate		97.1%	Data only	97.7%	Data only	97.2%	Data only	Data only	Data only	Performance stayed stable compared to 2016/17 when the application approval rate was 97.7%
PT.DS.PP F.CMT01	Average Time for processing Planning Applications (Householder)		7.9	Data only	7.6	Data only	7.6	Data only	Data only	Data only	Performance stayed very stable compared to 2016/17 as the average time for processing householder planning applications was also 7.6 weeks last year.
PT.DS.PP F.CMT.07	Percentage of applications dealt with under delegated authority		97.5%	Data only	96.3%	Data only	98.1%	Data only	Data only	Data only	Performance has improved slightly in 2017/18 compared to 2016/17 when the percentage of applications dealt with under

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
											delegated authority was 96.3%
DHS.COM P.FRONT %	Total Percentage of frontline (stage 1) complaints responded to within 5 days by DHS		93%	95%	91%	95%	88.6%	95%	95%	95%	New systems for FOIs, general enquiries and councillors' enquiries were rolled out in the second half of the year and it is thought this has had a knock-on effect on workloads for the officers dealing with complaints. March's figures support this with a return to previous levels of performance.
DHS.COM P.INV%	Total Percentage of investigation (stage 2) complaints responded to within 20 days by DHS		59%	95%	86%	95%	85.7%	95%	95%	95%	For Q4, 6 investigation complaints were received with 4 answered on time. As above, it is thought the drop in performance is related to the difficulties in managing workloads during transition period to Microsoft Office 365.



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 22 May 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: ENVIRONMENT & COMMUNITIES SERVICE IMPROVEMENT – OUTTURN REPORT FOR 2017/18

1. Summary

- 1.1 The Environment & Communities Service Improvement Plan 2017/18 – 2019/20 was approved for Community Resources by the Communities Housing and Planning; Infrastructure, Land and Environment; and Finance, Resources and Customer Services Policy Boards in June 2017.
- 1.2 It has been updated to reflect the service name change to Environment & Communities, agreed at Leadership Board on 19 September 2017, and the corporate priorities agreed in the Council Plan approved at Council on 28 September 2017.
- 1.3 The attached Service Improvement Action Plan (Appendix 1) and Performance Scorecard (Appendix 2) show progress against the agreed priorities for the service which have been realigned against the 5 Strategic Outcomes approved by Council on 28 September 2017 in the Council Plan for 2017 – 2022.
- 1.4 This report contains details of Environment & Communities performance over the period 1 April 2017 to 31 March 2018. The main purpose of the report is to provide:
 - details of the key achievements of the service over the period.
 - a progress update on implementing the action plan linked to the 2017-20 Service Improvement Plan.
 - an assessment of performance in relation to the service scorecard of core performance indicators.
- 1.5 Environment & Communities has continued to progress an ambitious programme of service development over 2017/18 covering the areas of activity overseen by the Communities Housing and Planning Policy Board. Key achievements that are relevant to the remit of this Policy Board have included:
 - Supporting the City of Culture 2021 Bid.

- Leading on the Public Protection agenda including Serious and Organised Crime, Counter Terrorism, MARAC and Civil Contingencies.
- Maintaining ISO 9001, ISO 22000 and OHSAS 18001 accreditation across Environment & Communities.
- Renfrewshire Community Safety Partnership's daily tasking process being highlighted as an example of best practice in Audit Scotland's 2017 Best Value Assurance Report for Renfrewshire Council. The positive work being carried out by the Street Stuff programme was also referenced in the report. Street Stuff was further recognised when it was successful in winning the Local Matters category at the 2017 CoSLA Excellence Awards.
- Tackling poverty through an enhanced Street Stuff programme and provision of employability and training opportunities.

1.6 Service Improvement Plans are important documents which provide an opportunity for elected members to scrutinise service levels, activity and associated performance. Implementation of the Service Improvement Plan is monitored and reported to this Policy Board on a six-monthly basis to allow the Board to review progress. A six month progress report was previously provided to the Board on the 2017 to 2020 Service Improvement Plan in November 2017.

2. Recommendations

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

- 2.1 Notes the progress that has been made by Environment & Communities with implementation of the 2017 to 2020 Service Improvement Plan actions and performance indicators as detailed in Appendix 1 & 2 and as specific to the areas of activity delegated to this Policy Board.
- 2.2 Notes that this Service Improvement Plan Outturn Report for Environment & Communities is also being presented to the Infrastructure, Land and Environment Policy Board and the Finance, Resources and Customer Services Policy Board for their approval with regard to relevant areas of their respective delegated activities.

3. Background

- 3.1 The Environment & Communities Service Improvement Plan provides a comprehensive statement of the outcomes the service aims to achieve, and the actions it will take to achieve these. It fits within the wider planning framework of the Council by taking account of Community Planning themes and Council priorities. It enables elected members to have oversight of developments within the service and to consider and develop policy options which reflect customer need and resource availability.
- 3.2 The Service Improvement Plan also provides a mechanism by which elected members can evaluate the performance of the service. The appendices to the plan contain an action plan and performance indicators against which progress can be measured.
- 3.3 In June 2017, Community Resources presented a Service Improvement Plan aligned to the then-current Council Plan, which was due to come to an end. A new Council Plan setting out 5 Strategic Outcomes was approved in September 2017 and consequently, service improvement plans have been realigned to reflect these outcomes. The Council Plan 2017-2022 strategic outcomes are:

- Outcome 1: Reshaping our place, our economy and our future
- Outcome 2: Building strong, safe, and resilient communities
- Outcome 3: Tackling inequality, ensuring opportunities for all
- Outcome 4: Creating a sustainable Renfrewshire for all to enjoy
- Outcome 5: Working together to improve outcomes

- 3.4 The action plan lies at the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the outcomes and measures against which progress can be assessed.
- 3.5 Appendix 1 to this report provides a summary of progress achieved on the Environment & Communities' Service Improvement Plan Action Plan to the end of March 2018. It highlights areas where significant advances have been made and any actions that may have been reviewed or delayed, as specific to the areas of activity delegated to this Policy Board.
- 3.6 Appendix 2 to this report details the performance on Environment & Communities' strategic performance indicators, as specific to the areas of activity delegated to this Policy Board.
- 3.7 The service improvement planning process is a key part of the Council's Public Performance Reporting framework with additional public performance reports produced and further information available on Council web pages.

4. Summary of main achievements

- 4.1 The key achievements of Environment & Communities for the year to 31 March 2018 delegated to this Policy Board are highlighted below. Full details of the progress in terms of implementing the actions outlined in the Environment & Communities Service Improvement Plan are detailed in Appendix 1 to this report.
- Supporting the City of Culture 2021 Bid
 - Leading on the Public Protection agenda including Serious and Organised Crime, Counter Terrorism, MARAC and Civil Contingencies
 - Maintaining ISO 9001, ISO 22000 and OHSAS 18001 accreditation across Environment and Communities
 - Renfrewshire Community Safety Partnership's daily tasking process was highlighted as an example of best practice in Audit Scotland's 2017 Best Value Assurance Report for Renfrewshire Council. The excellent work being carried out by the Street Stuff programme was also referenced in the report. Street Stuff was further recognised when it was successful in winning the Local Matters category at the 2017 CoSLA Excellence Awards
 - I Am Me was awarded the Best Community Project award at the Herald Scotland Diversity Awards 2017
 - Tackling poverty through an enhanced Street Stuff programme and provision of employability and training opportunities

5. Areas where actions have been reviewed or delayed

- 5.1 Since the publication of the Service Improvement Plan 2017-2020, all actions have been progressing in line with anticipated timescales.

6. Progress against service scorecard

- 6.1 The Environment & Communities performance framework has been realigned with the priorities set out in the 2017 Council Plan. Relevant operational performance is reported to each meeting of this Policy Board.
- 6.2 The performance scorecard containing a detailed explanation of performance for each indicator, as specific to the areas of activity delegated to this Policy Board, is included at Appendix 2 of this report.
- 6.3 Several performance indicators in the service scorecard are reported as part of the Local Government Benchmarking Framework (LGBF). The Improvement Service released a validated version of the LGBF data for 2016/17 in February 2018. A summary of Renfrewshire Council's performance was reported to the Audit, Risk and Scrutiny Board on 19 March 2018.
- 6.4 Some examples of good performance with particular relevance to the remit of this Policy Board include:
- The percentage of adults who agree that Renfrewshire is a safe place was 84.6% in 2017/18, up from 82% in 2016/17, exceeding the annual target of 84%
 - 100% of calls relating to domestic noise complaints were attended within 30 minutes, achieving the one-hour target time
 - In 2017/18, there were a total of 358 complaints regarding youth disorder. This is down from 747 complaints in 2016/17 which was the baseline year for this indicator.
- 6.5 Some examples of performance indicators that are currently performing below target that are of relevance to the remit of this Policy Board include:
- The reported number of incidents of anti-social behaviour, 1,939, is currently above target (1,750). The performance reflects the very challenging nature of the target.
 - Absence in 2017/18, at 7%, was above target (4%). Absence continues to be addressed through the Council's supporting attendance procedures and utilisation of the services of Occupational Health.
 - The number of managers with a completed 360 report and the number of employees being supported to obtain SVQ qualifications or having completed an IDP are currently below target. This will be addressed as part of the corporate workforce and OD strategy and a performance development review process are agreed and implemented across the service.
 - The number of frontline resolutions and complaint investigations dealt with within timescale is below the 100% target. Over 5,300 frontline resolutions or complaints were received by the service in 2017/18 with 85% completed on time.

Implications of the Report

1. **Financial** – The Service Improvement Plan includes an analysis of the Revenue and Capital Estimates for 2017/18.

2. **HR & Organisational Development** – The Service Improvement Plan links closely with the Workforce Plan for Environment & Communities, ensuring that the workforce is in a strong position to deliver key priorities now and in the future.

3. **Community & Council Planning**

Reshaping our place, our economy and our future – contributing towards the Economic Framework and Paisley Town Centre Action Plan with focus on ensuring a safe and secure night time economy and working with Paisley First to maintain Purple Flag accreditation. The service is also actively involved in the Invest in Renfrewshire scheme and investing in road network to support and facilitate economic growth.

Building strong, safe and resilient communities – leading on the public protection agenda and contributing to the development of a new Empowering Communities frontline service model, within the Renfrewshire Community Safety Partnership.

Tackling inequality, ensuring opportunities for all – Street Stuff delivers diversionary programmes which have a positive impact on individuals and communities experiencing or vulnerable to inequality in Renfrewshire

Creating a sustainable Renfrewshire for all to enjoy – working in partnership with the community to make Renfrewshire a cleaner place to live, visit or do business. The service delivers the Team Up to Clean Up campaign, promotes and encourages waste minimisation through reducing, reusing and recycling, and increasing the use of alternative fuels in the Council fleet.

Working together to improve outcomes – the service is committed to the delivery of the Better Council Change Programme to deliver workforce integration and make better use of the Council's assets.

4. **Legal** – None.

5. **Property/Assets** – Section 7.5 of the 2017 – 2020 Service Improvement Plan sets out the asset management priorities for 2017/18.

6. **Information Technology** – The Service Improvement Plan supports the implementation of the Enterprise Resource Planning System.

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** – The Service Improvement Plan supports Environment & Communities commitment to ensuring effective Health & Safety management.






9. **Procurement** – None.
 10. **Risk** – The Service Improvement Plan supports the overarching management of risk within Renfrewshire Council and aligns closely with the Environment & Communities Risk Register.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – Not applicable
-

List of Background Papers: None



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Environment & Communities Service Improvement Plan 2017-2020


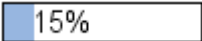
Appendix 1


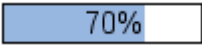
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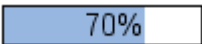

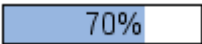
01: Reshaping our place, our economy and our future


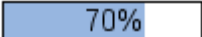


Action Code	Action	Status	Progress	Due Date	Update
01	Actively participate in the Invest in Renfrewshire strategy to support young people into work			31-Mar-2018	Environment & Communities continues to participate in the Invest in Renfrewshire youth employability initiatives including the Project Search employability programme for young people with learning disabilities and/or autism. Through workforce placements the service has provided a range of opportunities for young people to gain work experience and develop positive pathways to employment across a range of service areas.

02: Building strong, safe and resilient communities


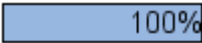




Action Code	Action	Status	Progress	Due Date	Update
02	Deliver and support actions to meet the Community Empowerment Act through community and partnership participation			31-Mar-2020	Work is on-going with partners in relation to working with communities to realise their vision for improving their communities. The framework for delivering this is currently being drafted with

Action Code	Action	Status	Progress	Due Date	Update
					discussions taking place with relevant services that work with communities to potentially re-align services.
					The Public Protection Agenda is critical in ensuring that Renfrewshire is a safe place to live, work and visit. Through the Community Safety & Public Protection Steering Group and reporting to the Renfrewshire Community Safety Chief Officers Group, Environment & Communities drive the Public Protection Agenda in close partnership with Police Scotland, Scottish Fire & Rescue, Children's Services and the HSCP and other key partners. Over the past year significant progress has been made.
					Local strategies have been developed to target Serious and Organised Crime, Counter Terrorism and are based on the national agenda set by the UK and Scottish governments. A multi-agency divisional meeting/working group is currently being proposed for Renfrewshire and Inverclyde.
					The Renfrewshire Community Safety Partnership has developed its approach to CCTV with 24-hour monitoring and a focus on crime prevention, missing persons and homelessness.
03	Lead on the public protection agenda incorporating requirements from national legislation			31-Mar-2020	<p>Work with the Gender based violence group and Police Scotland has led to the development of best practice MARAC (high risk victims of domestic abuse) processes. The first MARAC annual report has now been published.</p> <p>On 1st February 2018 The new Domestic Abuse (Scotland) Act 2018 received royal assent which will cover not only physical abuse but psychological abuse and controlling behaviour. The new law allows the police and courts to pursue someone on a "course of conduct" offence – that is a single offence where physical, psychological and coercive behaviour can be prosecuted at once. This reflects a growing understanding that domestic abuse is often a course of behaviour that extends over a period of time and includes not only physical violence. This will be monitored due to the significant impact on Renfrewshire MARAC.</p> <p>The development of an integrated enforcement policy has ensured all regulatory and enforcement services are targeted on supporting the development of legitimate businesses and ensuring the safety and protection of local communities.</p>






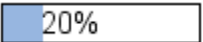
Action Code	Action	Status	Progress	Due Date	Update
04	Develop and deliver phase 2 of the Renfrewshire Community Safety Partnership hub			31-Mar-2020	<p>Work continues to develop the Community Safety Hub and realign services to maximise the service. Over the past year there has been progress in a number of key areas.</p> <p>The CCTV operations centre based in the Renfrewshire Community Safety Partnership Hub is now monitored 24 hours a day and has targeted the development of out of hours services focussed on missing persons and homelessness.</p> <p>The Council has now taken on data ownership and control of all images collected through the public space CCTV system. Extensive training has focussed on ensuring compliance with data protection and RIPS requirements and the service received a clean audit from the OSC (Office of Surveillance Commissioner).</p> <p>The recent installation of Briefcam has now been complete and this helps operators with downloading footage of individuals and objects within a quicker timescale. Police Scotland are fully supportive of the new equipment.</p> <p>Additional services are now being provided through the Hub including out of hours calls (including the £10.7m Fingal Pump station in Renfrew) and winter maintenance call/service.</p> <p>The Renfrewshire Community Safety Partnership Hub has been successfully used as the JACC (Joint Agency Control Centre) for a number of town centre events and activities.</p> <p>Work to improve welfare facilities is now complete facilitating plans to move the Wardens service to the Hub.</p> <p>The Renfrewshire Community Safety Partnership's daily tasking process was highlighted as an example of best practice in Audit Scotland's 2017 Best Value Assurance Report for Renfrewshire Council.</p>
05	Developing community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities			31-Mar-2020	<p>The Daily Tasking process is well embedded with 14 key partners attending on a regular basis. Public Protection leads on reviewing incidents over the previous 24/48 hours and disposing actions to the relevant agencies and partners, dealing with approximately 500 incidents per month. The improved intelligence shared via an Information Sharing Protocol allows earlier intervention within the communities to safeguard and reduce victims of harm.</p>


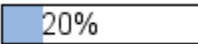





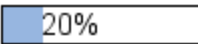

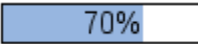
Action Code	Action	Status	Progress	Due Date	Update
					<p>The Building Safer Greener Communities programme has successfully delivered interventions in Ferguslie and Gallowhill with an exit strategy currently being prepared for Erskine.</p> <p>A focus on vulnerable individuals around financial harm and home safety fire checks has been embedded within the disposals. Registered Social Landlords (RSLs) have committed to attend along with CCTV operators.</p>
06	Developing the Renfrewshire Multi Agency Risk Assessment Conference (MARAC) to support high risk victims of domestic abuse and raise awareness of the issue in Renfrewshire			31-Mar-2020	<p>The Renfrewshire MARAC was established in October 2015 to assist the high-risk victims of domestic abuse and put appropriate safety plans in place to protect the victim and their children.</p> <p>An audit by SafeLives has provided recommendations for improvement and the resultant action plan has been completed and reported to the Community Protection Chief Officer Group in September 2017. The audit also highlighted the excellent practice being undertaken as part of Renfrewshire MARAC and other local authorities have visited Renfrewshire to assess how it works in practice.</p> <p>Renfrewshire MARAC has now dealt with over 380 cases since October 2015 including in recent months a number of male victims of domestic abuse.</p> <p>Awareness training has been provided to over 100 family nurses, health visitors and community mental health practitioners.</p>
07	Working with key partners to develop a local counter terrorism CONTEST strategy			31-Mar-2020	<p>The Council's Single Point of Contact (SPOC) sits on the local Contest Board and chairs a multi-agency Contest/Serious Organised Crime group which implements the national Contest Strategy at a local level.</p> <p>This meeting has good representation from all key partners including relevant national agencies (Scottish Prison Service, Police Scotland National CT Unit, and Scottish Ambulance Service).</p> <p>The Council's Single Point of Contact (SPOC) has also participated in Prevent Peer review training organised by the home Office and is supporting the development of a Scottish Peer review and training process.</p>





03: Tackling inequality, ensuring opportunities for all

Action Code	Action	Status	Progress	Due Date	Update
08	Contribute to the Tackling Poverty Action Plan through the enhanced Street Stuff programme including activities and meals			31-Mar-2018	The Street Stuff programme continued to be delivered in the afternoons, evenings, weekends and holiday periods during 2017-18. The Street Stuff attendances for 2017/18 was 31,218. This included the implementation of the 2017 summer and Festive break camps and attendance at events such as, British Pipe Band Championship, gala days, etc. Additional activities, including the provision of a healthy meal, were also delivered during school holidays and selected weekends.
09	Contribute to the Tackling Poverty Action Plan through the provision of employment and training opportunities for identified groups of young people in Renfrewshire			30-Sep-2017	12 trainees were recruited during 2016 and 2017 - 5 Special Wardens, 4 Street Stuff Coaches and 3 Community Safety Officers, all received extensive training and experience during their time with the services. This programme has been successful with 8 trainees now having gained full employment.
10	Actively promote equality and diversity mainstreaming through its service activity			31-Mar-2018	During 2017/18 service planning and delivery has continued to support all Renfrewshire's residents.

05: Working together to improve outcomes

Action Code	Action	Status	Progress	Due Date	Update
11	Provide our employees with the appropriate support to manage their attendance			31-Mar-2018	Regular Trade Union liaison meetings take place to ensure consistency in guidance issued to employees. HR personnel are in attendance at all Supporting Attendance meetings.
12	Ensure effective management arrangements are in place for overtime levels			31-Mar-2018	Overtime reports are discussed with managers on a four-weekly basis, to identify areas of concern and agree action to be taken. Overtime costs in 2017/18 were 7.2%.
13	Implement the Council's new Organisational Development Strategy			31-Mar-2020	Environment & Communities is represented on the Council's Strategic Workforce Planning and Organisational Development Board with updates on progress being provided to the Environment & Communities Senior Leadership Team

Action Code	Action	Status	Progress	Due Date	Update
14	A strategic planning approach to future skills and service requirements will be implemented through the Environment & Communities Workforce Plan			31-Mar-2020	The Environment & Communities Workforce Plan has been developed. There are a number of managers engaged in relevant leadership programmes. A new model for training and development of frontline employees is being developed
15	Active participation in phase 3 of the Better Council Change Programme			31-Mar-2019	Environment & Communities plays an active role in each phase of the Better Council Change Programme, achieving outcomes within the Better Council Change Programme.
16	Supporting the Council to implement the Enterprise Resource Planning system.			31-Mar-2019	Environment & Communities are participating in user testing sessions and staff training to support preparedness to go live.
17	Develop customer engagement plans to involve our customers and actively seek their buy-in and support for service provision			31-Mar-2019	Environment and Communities has played a leading role in developing a corporate approach to Empowering Communities. The service is developing proposals to create a new relationship between the Council and its communities based on building community capacity in 'natural' communities; transferring control of service delivery and assets to communities; developing decentralised budgets and participatory budgeting proposals and sharing more power more equally between communities, individuals and professionals.
18	Develop and deliver a strategy for how the Council will respond locally to the risks posed by serious organised crime			31-Mar-2018	<p>Renfrewshire Council's Integrity Group sets the Council's strategy on reducing the threat posed internally from Serious Organised Crime and Corruption. The group membership encompasses representation from key Council Services, with Police Scotland acting in an advisory capacity.</p> <p>The Integrity Group have undertaken an internal assessment of the risks posed to the Council and its services by fraud, corruption and organised crime. This assessment identified potential areas for action. These actions were captured as part of a Renfrewshire Integrity Action Plan, which is being used as an internal document to focus the work of the Integrity Group on mitigating vulnerabilities in areas of greatest risk. The key themes currently focussed upon in the Integrity Action Plan are:</p> <ul style="list-style-type: none"> • Governance • Insider Threat • Workforce Support • Procurement • ICT & Cyber Security

Action Code	Action	Status	Progress	Due Date	Update
					The Action Plan is a live document and the Integrity Group regularly review the progress of existing actions, as well as horizon scanning to identify any further actions or improvements.
19	Ensure all council services have robust and up to date business continuity arrangements in place			31-Mar-2018	All services have up to date business continuity plans in place. Updating of the arrangements falls under the remit of the Council Resilience Management Team which has it as a standing item on its agenda. These documents/arrangements are regarded as live and will continue to be updated when necessary, based on the learning from any exercises or incidents.
20	Review and maintain continuous improvement frameworks including: <ul style="list-style-type: none"> • quality assurance and self-evaluation; • actions arising from Best Value assurance report, • health and safety accreditations; and • staff and customer service national accreditations 			31-Mar-2018	<p>Audits have continued throughout 2017/18 with Environment & Communities being accredited through all audits.</p> <p>The service continues to demonstrate compliance with ISO9001 for quality management systems. The Facilities Management Catering Service in Secondary Schools and Council run Care Homes operate to ISO22000 for Food Safety Management Systems, providing confidence in the food produced within the kitchens and served to customers.</p> <p>Building Services were also successfully integrated into the overarching Environment & Communities Quality Management System for ISO 9001.</p> <p>In addition, Environment & Communities, successfully contribute to the Corporate Occupational Health and Safety accreditation, OHSAS18001, a commitment to comply with defined health and safety standards to safeguard employees and customers.</p>



Appendix 2


Environment & Communities Service Improvement Plan 2017-2020



Local Outcome 01: Reshaping our place, our economy and our future

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	







Local Outcome 02: Building strong, safe and resilient communities


Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
01	Percentage of adults who agree that Renfrewshire is a safe place to live.		86%	83%	82%	84%	84.6%	84%	85%	85%	Indicators 06 and 07 are both annual indicators from the Council's Public Services Panel survey. This is a snap shot survey which takes place once a year. In the most recent survey there were 839 respondents (43% response rate). The percentage of adults who agree that Renfrewshire is a safe place to live has increased from 82% in 2016/17 to 84.6% in 2017/18 meeting the annual target of 84%.
02	% of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".		79%	85%	81%	86%	83.5%	87%	88%	88%	

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
											<p>of feelings of safety and satisfaction across Renfrewshire and its neighbourhoods.</p> <p>Despite the fluctuations, overall current performance has improved for both indicators since 2014/15.</p> <p>In addition to measuring the impact of reductions in anti-social behaviour, crimes and violence both indicators reflect a wider sense of well-being that has been driven by a range of investments and projects undertaken by the Council and its partners. These include:</p> <ul style="list-style-type: none"> • A strengthened and widened Community Safety Partnership, which incorporates daily tasking and investment by the Council in the Community Safety Hub and CCTV; • Renfrewshire Council's Tackling Poverty programme; • Investments in the housing stock; and • Improved access to youth employability programmes. <p>The overall combined impact of these investments has led to people continuing to feel safe in their community and neighbourhood.</p>
03	Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service		2,110	1,800	1,916	1,700	1,939	1,750	1,800	1,800	<p>The reported number of incidents of anti-social behaviour in 2017/18 was 1,939. This was in line with the 1,916 reported in 2016/17.</p> <p>Performance reflects the very challenging nature of the target and a drive to improve reporting and recording of all incidents of anti-social behaviour. The types of anti-social behaviour recorded include Disorder/Youth disorder including youths gathering, gang fighting, drinking in public and carrying offensive weapons; Vandalism, graffiti, fireworks and fire raising, drugs including dealing and paraphernalia; Noise complaints including</p>

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
											domestic, industrial and commercial, general banging, parties and disturbances; Verbal abuse, bullying/harassment and racist or sectarian incidents; Minimotos, joy riding, illegal parking and abandoned vehicles; suspicious persons, missile throwing and intruder alarms.
04	Number of recorded attendances at Street Stuff activities		37,269	32,000	43,758	50,000	31,218	32,000 (revised target)	25,000 (revised target)	25,000 (revised target)	<p>Street Stuff uses statistical data and analysis to improve targeting for the delivery of the programme and maximise the effectiveness of resource.</p> <p>The profile of the Street Stuff programme was amended to target the areas where increased incidents of anti-social behaviour are occurring. This is reviewed on a regular basis with the timetable changing on a quarterly basis. Due to one of the activities being the Street Stuff buses, these can be moved at short notice depending on attendance, demand and incidents.</p> <p>Although the attendance target has been revised the number of core sessions have been maintained.</p> <p>The number of attendances reflect a reduced number of sessions being held at the St Mirren Paisley 2021 Stadium where a higher number of attendees can be expected (typically around 100 young people) and increased numbers of sessions being held in outlying communities with lower numbers of attendances expected (typically between 10 – 30 young people). Efforts are being made to ensure all communities/Local Area Committees have the opportunity to participate in Street Stuff.</p>
05	Number of complaints regarding youth disorder		New from 2016/17		747	750	358	740	740	740	<p>In quarter 2017/18, there were a total of 358 complaints regarding youth disorder. This is down from 747 complaints in 2016/17 which was the baseline year for this indicator.</p>

Local Outcome 05: Working together to improve outcomes

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
06	% of CR managers in the 360 process with a completed 360 report		88%	100%	88%	100%	88%	100%	100%	100%	The number of managers with a completed 360 report and the number of employees being supported to obtain SVQ qualifications or having completed an IDP are currently below target. These will be addressed as the corporate workforce and Organisational Development strategy and performance development review process are agreed and implemented.
07	% of CR employees having completed IDPs (from MDP/MTIPD)		84%	100%	84%	100%	84%	100%	100%	100%	
08	Improve SVQ levels across the front-line workforce - number of staff obtaining SVQ qualifications		49	50	39	50	0	50	50	50	
09	Environment & Communities - Absence %		4.9%	4%	5.8%	4%	7%	4%	4%	4%	The annual absence rate in 2017/18 was 7%. Absence continues to be addressed through the Council's supporting attendance procedures and utilisation of the services of Occupational Health.
10	Environment & Communities - Overtime as a % of total employee costs (cumulative)		7.3%	8%	7.3%	7%	7.2%	6%	5%	5%	Overtime costs for 2017/18 were 7.2% of total employee costs which, although just outside the target set this is an improvement on the 2016/17 annual performance of 7.2%.
11	% of FOI requests completed within timescale by Environment & Communities		100%	100%	100%	100%	99%	100%	100%	100%	The Service dealt with 506 Freedom of Information Requests in 2017/18. Unfortunately, the new tracker system has resulted in some requests being passed to the Service late and we were unable to comply with 20 day deadline in a very small number cases. This has now been addressed

Code	Performance Indicator	Current Status	2015/16		2016/17		2017/18		2018/19	2019/20	Explanation of Performance
			Value	Target	Value	Target	Value	Target	Target	Target	
											and action taken to ensure that we are aware of all new requests.
12	% of front line resolutions dealt with within timescale by Environment & Communities		87%	100%	84%	100%	85%	100%	100%	100%	<p>The Service dealt with 5,347 front line resolutions in 2017/18, 85% of which were dealt with within the agreed 5-day timescale. Environment & Communities delivers the highest volume of front line Council services and receive approximately 75% of all front-line enquiries made to the Council.</p> <p>Although performance has not met target in 2017/18 it should be noted that the number of enquiries received in relation to the level of the service provided continues to be low. For example, the number of complaints about missed waste collections is less than 0.1% of the total number of collections made.</p>



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 22 MAY 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: PUBLIC PROTECTION ANNUAL UPDATE

1. Summary

- 1.1 This report provides operational information for the Communities, Housing and Planning Policy Board on the performance outcomes and key achievements of Public Protection during the period from 1 April 2017 – 31 March 2018. Public Protection consists of several areas of activity including Community Safety and Regulatory Services (Consumer Protection and Environmental Strategy).
- 1.2 The key responsibilities of Public Protection in this regard include:
 - Protecting public health, environmental protection and promoting Community Safety through the Renfrewshire Community Safety Partnership;
 - Providing consumer protection to Renfrewshire consumers, including Trading Standards;
 - Delivering a comprehensive civil contingencies capability across the communities of Renfrewshire, Inverclyde, East Renfrewshire and West Dunbartonshire which responds to, prepares for and recovers from disruptive events.
- 1.3 Some of the key achievements and further information about services provided is included in Section 3 of this report.
- 1.4 Performance information is detailed in Section 4 of this report, and reflects sustained levels of high performance across all areas of Public Protection. This performance information includes operational performance indicators which align the service performance monitoring with key Council priorities.
- 1.5 Looking forward, the plans for 2018/19 address a number of public protection priorities and challenges including:

- Protecting the Council from the identified risks posed by organised crime,
- Protecting vulnerable people from risks by crime, fraud and terrorism through effective and targeted enforcement and regulation,
- Developing diversionary programmes and interventions to address violence, disorder and anti-social behaviour,
- Understanding and mitigating the threats and hazards that create risks and increase vulnerability for the communities of Renfrewshire,
- Informing, educating and training Council officers, communities and partners to respond effectively to risks and threats,
- Leading on the continued application of the integrated enforcement policy for the Council, which sets standards and expectations for how all enforcement activities are carried out across the Council,
- Integrating other services into the Renfrewshire Community Safety Partnership Hub alongside the 24 hour CCTV Control Room,
- Supporting Police Scotland as they lead the Building Safer Greener Communities Multi Agency Tasking Group delivering interventions in new areas and communities.

2. Recommendations

It is recommended that the Communities, Housing & Planning Policy Board

- 2.1 Notes the content of this progress update report; and
- 2.2 Approve the public protection priorities and challenges that will be addressed during 2018/2019 as set out in Section 5 of this report.

3. Key Achievements

Our Renfrewshire is safe: Protecting vulnerable people, and working together to manage the risk of harm

Renfrewshire Community Safety Partnership Hub & Integrated CCTV Control Room

- 3.1 In April 2017, the Renfrewshire Community Safety Partnership Hub extended the successful pilot of 24 hour operating hours for the CCTV Control Room.
- 3.2 The 24 hour CCTV Control Room operation allows situations that occur outwith previous working arrangements, to be monitored during the extended operating hours. The CCTV Control Room Operators have noted and responded to issues such as begging and rough sleeping. Monitoring of traffic congestion during early mornings is being used to assist with the natural flow of traffic, with the Police and Wardens updated before congestion adversely impacts on pedestrians and commuters to ensure traffic flow is maintained. The success of the

temporary 24 hour operations will continue to be monitored and reviewed, with information and data now being collected on numbers of calls handled, numbers and types of incidents dealt with and positive lines of enquiry supported. The availability of the control room during the recent period of winter severe weather was of great use in allowing officers to understand and co-ordinate the response to the changing impact of the weather in communities across Renfrewshire, moving resources to support the communities most significantly impacted by being able to observe real time impacts across Renfrewshire from one location.

- 3.3 In March 2018, the CCTV control room installed Briefcam software to the public space CCTV system. Briefcam is a rapid video review and search solution with real-time alerting. It enables the CCTV operators to review hours of video in minutes, rapidly pinpointing people and objects of interest and able to receive real-time notifications of critical events. Quick searches can be filtered around objects such as individual's gender, particular items of clothing or vehicle type. The system is already proving of significant benefit to the Police in their enquiries.
- 3.4 The Renfrewshire Community Safety Partnership continues to hold a daily tasking meeting to review community safety incidents that have occurred over the past twenty-four/forty-eight hours and task them to the relevant partners. This collaborative partnership approach enables information sharing and pooling of resources to tackle antisocial behaviour and other issues throughout Renfrewshire. Daily tasking had a very successful year with regular attendance of all key partners and the processing of over 5,000 referrals.

I Am Me & Keep Safe

- 3.5 I Am Me is a community project which works in partnership with Police Scotland to raise awareness of Disability Hate Crime. In 2017/18, I Am Me toured Renfrewshire primary schools delivering a comprehensive programme which raised awareness of disability, bullying and hate crime. Over 10,000 children have participated in the programme which has been designed to complement the curriculum for excellence and a progressive lesson plan is available for each school year (from P1-P7). Feedback from around 2,500 participants highlights that 98% of participants have enjoyed the I Am Me visit, 99% know bullying is wrong and 94% would tell an adult if they, or someone else was being bullied.
- 3.6 Keep Safe works in partnership with Police Scotland and a network of local businesses to create 'Keep Safe' places for disabled, vulnerable, and elderly people when out and about in the community. Keep Safe is extending across Scotland, with 14 local authorities actively rolling out the initiative. There are now 366 Keep Safe places across Scotland, including 131 in Renfrewshire. The Keep Safe Ambassador programme is also going from strength to strength and now has 128 High School Ambassadors, 70 Police Scotland Youth Volunteer Ambassadors, 35 Ambassadors with a learning disability and 50 Keep Safe Ambassador trainers across Scotland.
- 3.7 I Am Me won further awards in 2017 by gaining the Best Community Project at the Herald Scotland Diversity Awards and the Disability Charity of the Year at the Charity Champions Awards.

Multi Agency Risk Assessment Conference

- 3.8 A Multi Agency Risk Assessment Conference (MARAC) is a multi-agency victim focused meeting where information is shared on the highest risk cases of domestic abuse between different statutory and voluntary sector agencies. The role of the MARAC is to facilitate, monitor and evaluate effective information sharing to enable appropriate actions to be taken to increase public safety. In 2017/18, 100 cases were referred to MARAC where the victims had been identified as being at risk of serious harm or homicide and discussed 145 children.

- 3.9 To highlight this best practice, the MARAC Annual Report is published and available on the Council Website. Key partners from Public Protection, Police Scotland and the Criminal Justice System have contributed to the report highlighting the importance they place in the Renfrewshire MARAC and the contribution it makes to protecting the most high-risk victims of domestic abuse and their children.

Best Bar None Renfrewshire 2017/18

- 3.10 The Best Bar None scheme aims to reward and recognise excellence in the licensed trade sector. This year, the scheme was administered nationally, by the Scottish Business Resilience Centre. The Renfrewshire scheme has recently completed its sixth cycle of Awards, with 7 licensed premises in Renfrewshire applying for and attaining the accreditation standard. 2 Renfrewshire venues were short-listed as national finalists in the Best Bar None Scotland Awards in March 2018.

Building Safer & Greener Communities

- 3.11 A Renfrewshire multi-agency tasking group was set up in April 2016 to focus on the Building Safer Communities National Strategy of reducing victims of crime and victims of unintentional harm. This is achieved through interventions in key communities to help them build capacity to resolve issues affecting their areas. Analysts from the Renfrewshire Community Safety Partnership select areas for this programme using a range of data including:
- Crimes of violence;
 - Drug supply and possession;
 - Public reports of antisocial behaviour and disorder;
 - Environmental issues such as dog fouling, fly tipping, vandalism and graffiti;
 - The Scottish Index of Multiple Deprivation (SIMD).
- 3.12 In 2017/18, the programme was delivered in Erskine. For a focused period, the group worked with the local community to support them in improving their area. During the summer weekends of 2017, the Erskine Youth initiative was implemented. The focus was to educate and inform the community about the dangers of alcohol and increase public confidence and reassurance that Police Scotland and partner agencies are committed to resolving this problem. Police Officers, including plain clothed & cycle patrols; Wardens and Youth Officers were deployed in 'hotspot' areas resulting in several youths under the influence of alcohol and/or drugs being conveyed home to the care of their parents/guardians. This initiative was so successful that it has been replicated in other locations within Paisley including the Town Centre area, Barshaw Park and Gallowhill.
- 3.13 An Environmental Visual Audit was carried out resulting in the trimming or removing of trees and surrounding shrubbery from the rear of Bargarran shopping centre where youths regularly hide. This now allows a clear view of the area from the underpass increasing public safety. Over 90 community volunteers have carried out regular litter picks in the area. Analysis shows incidents of vandalism have reduced by more than half and disorder by nearly one-quarter during the Safer & Greener Communities intervention period in 2017 compared to the previous year.

Purple Flag Status

- 3.14 Purple Flag status is for town and city centres that meet or surpass standards of excellence in managing the evening and night time economy. Paisley has been successful in its application to retain Purple Flag status throughout 2018 as continuous improvement since the initial

application in 2017 has been demonstrated. This is a boost to local businesses who will benefit from Paisley First BID's promotion of the town and its status throughout the year. A particular focus will be on encouraging more students into the town using their Purple Flag discount card. A full re-accreditation will be required to be submitted by Paisley First BID in the Autumn of 2018.

Our Renfrewshire is fair: Addressing the inequalities which limit life chances

Street Stuff

- 3.15 The Street Stuff programme continues to be delivered throughout Renfrewshire. Over the past year the programme has received additional funding from the Council to respond to issues identified by the Renfrewshire Tackling Poverty Commission and target areas of poverty and deprivation. This allowed the programme to deliver activities and resources giving flexibility in operation which resulted in the numbers of sessions being held and the overall numbers of participants taking part remaining at a high level. Street Stuff has recorded 31,218 attendances during 2017/18 including the provision of over 5,000 healthy meals. Nearly 80% of sessional workers on the programme are former participants and a number of volunteers have delivered over 200 hours of voluntary work through supporting their personal development and employment and training potential.
- 3.16 The University of the West of Scotland undertook an independent evaluation of the Street Stuff programme in June 2017. This evaluation highlighted that Street Stuff provides young people with positive activities, improving social inclusion and giving access to facilities and experiences in their communities that support positive growth and development. In addition to a programme of activities and healthy eating for young people, Street Stuff includes the provision of a healthy meal to help young people who may not always have access to meals and provides volunteering and employment possibilities for young people, some of whom are growing up in areas characterised by multiple deprivation.
- 3.17 2017/18 was a very successful year with the programme being recognised by winning 3 prestigious awards. Street Stuff won the COSLA Excellence Awards in the 'Local matters' category; Community Champion award at ROCCO Business Awards 2017 and the Community Engagement category at the Scottish Public Sector Awards.

Safe Kids

- 3.18 Safe Kids is an annual interactive educational programme involving Renfrewshire's Community Safety Partners, delivering messages relating to a range of safety issues to every Primary 6 pupil in Renfrewshire (1,923 pupils in total). The aim of Safe Kids is to reduce the number of accidents involving young people, promoting positive behaviour and reducing risk taking behaviour. Safe Kids was delivered at St Mirren's Paisley 2021 Stadium during February - March 2018 with pupils transported to the stadium from their respective schools. Workshops were designed to be interactive and short in length (10-12 minutes) to enable partners to communicate a range of vital messages in subject areas that can be difficult to discuss in the classroom. Workshops this year included: antisocial behaviour; alcohol and drug awareness; internet safety; fire safety; litter & dog fouling; Emergency situations and Street Stuff. New workshops this year included: Railway Safety - Learning about keeping safe at train stations and on trains and the dangers surrounding railway lines; Who Cares Scotland - To build empathy amongst young people, to understand a bit about what it means to be a child in care, how it feels, and how to help.

Our Renfrewshire is well: Supporting the wellness and resilience of our citizens and communities

Support for Suspected Victims of Financial Scams

- 3.19 Trading Standards has continued to provide support to Renfrewshire residents who are suspected victims of financial harm by means of mass media marketing scams. Trading Standards and the Renfrewshire Community Safety Partnership have also provided support to a financial harm short-life task group, reporting to the Adult Protection Committee.

Team Up to Clean Up

- 3.20 The Team Up to Clean Up campaign was launched in October 2017 as part of the Council investment into Environment & Place and has undertaken a programme of gully cleaning, street sweeping and the removal of obsolete signage. A series of engagement sessions was carried out to assist identify the key environmental issues affecting communities and the support needed to tackle these.
- 3.21 New Team Up to Clean Up branding has been promoted across Renfrewshire. Communities use newly branded posters and fliers to advertise events and increase attendance. A welcome pack has been created for first time organisers. A Team Up to Clean Up Facebook page has been created in response to requests from community groups for a platform to enable information sharing and offers of support. The page currently has over 300 members and grows daily. Community clean-ups are promoted and their efforts celebrated on the page. Groups engage well and messages of support for events are regularly posted. Over 60 community clean-ups have taken place since the launch with over 800 bags of litter removed from Renfrewshire streets. New community groups have organically grown in Johnstone, Ferguslie, Foxbar and Paisley's west end. High schools are also engaging well, with a few purchasing their own equipment. They will continue to remain a focus going forward.
- 3.22 Dog fouling is further tackled by the campaign. A new approach method, incorporating positive advertising, zero-tolerance enforcement and education, was launched in February 2018. The approach is intelligence-led, ensuring resource is concentrated to the most affected areas. Signage is erected in identified streets, street art messages are sprayed on the ground and daily patrols are deployed. The fundamental principles of the campaign are to change the mindsets of individuals who litter and do not remove their dog's fouling. This will be measured by increased community activity and noticeably cleaner streets, particularly in identified hotspots.
- 3.23 The Team Up to Clean Up Big Spring Clean took place between Friday 20 April 2018 and Sunday 22 April 2018. Over 31 community clean ups took place across all of Renfrewshire to improve the cleanliness of local communities. Over 500 bags of rubbish were collected. The Big Spring Clean brought together the Council, communities, schools and businesses to tackle environmental issues.

Drinking Water Quality Within Schools and Nurseries - Lead Project

- 3.24 All Scottish Local Authorities were contacted by the Drinking Water Regulator on behalf of the Scottish Government in 2017 asking for support regarding a national lead in drinking water project which aimed to ensure that exposure to lead in drinking water is reduced, with advisory information being placed on Council websites and action being taken to remove lead pipe work/tanks from school and nursery premises in public ownership. Sampling has taken place across the schools and nursery estate, the results of which has confirmed that all are free from elevated lead levels providing assurance that child exposure to lead from drinking water within our estate does not give cause for concern. This information has been fed back to the Scottish

Government/Drinking Water Quality Regulator to provide ministerial assurance that this is not an issue within Renfrewshire.

Air Quality

- 3.25 As part of the Council's local air quality management duties, a draft Air Quality Action Plan has been prepared and approved at the January meeting of the Infrastructure, Land and Environment Policy Board to be issued for public consultation. The Action Plan has been prepared in response to the declaring of Air Quality Management Areas for Renfrew and Johnstone town centres (Paisley has had an Action Area since 2009) in 2016. The Plan has been developed through work with Officers in the Roads section of Environment & Communities and Development & Housing Services to identify action measures which will result in improvements to air quality primarily within these Air Quality Management Areas but also achieving wider benefits across Renfrewshire. The proposed action measures it contains address the following broad topic areas:

- Freight and delivery management
- Policy guidance and development control
- Promoting low emission transport
- Promoting travel alternatives
- Public information
- Transport planning and infrastructure
- Traffic management
- Vehicle fleet efficiency

Private Rented Housing Improvements

- 3.26 Ongoing enforcement activity, funded through the Council's Tackling Poverty Programme, within the private rented housing sector, has been effective in continuing to identify and address unregistered landlords and poor standards of accommodation within privately rented property. Through this activity, unregistered landlords have either fully registered or have been issued with Rent Penalty Notices, precluding them from collecting rent until they register. Work has taken place with private landlords to secure improvements in the condition of the property which they let, with several who fail to do this being reported to the Housing and Property Chamber First Tier Tribunal for Scotland, concerning their failure to improve the physical standard of their rental accommodation.

4. Key Performance Information

Mediation Service

- 4.1 The aim of mediation within Community Safety is to facilitate the resolution of disagreements between neighbours. The service is available to all residents of Renfrewshire, regardless of tenure and deals with a range of problems including neighbour noise, loud music and low level harassment. Table 1 below provides information on the number of referrals received by the Mediation Service within the Renfrewshire Community Safety Partnership. Proactive referrals continued to be made via the Renfrewshire Community Safety Partnership Hub, and are used as part of the daily tasking arrangements to ensure early intervention before antisocial behaviour escalates further. This established proactive and preventative approach has resulted in the number of cases requiring to be resolved through a mediation session remaining at a low level but this is offset by an increase in the number of cases where the situation was improved after mediation intervention.

Table 1

Mediation Service	2014/15	2015/16	2016/17	2017/18
Referrals	311	274	258	196
Cases resolved through mediation session	7	7	13	5
Cases where situation improved after mediation intervention	40	38	22	32

Antisocial Behaviour Investigations & Youth Team

- 4.2 Table 2 below provides information on the number of referrals per annum received by Investigators and the Youth Team within the Renfrewshire Community Safety Partnership. There has been a significant reduction in the number of referrals, reflecting the success of the Renfrewshire Community Safety Partnership Hub daily tasking meeting in ensuring early intervention by partners to stop antisocial behaviour incidents from escalating and subsequently becoming referrals.

Table 2

Community Safety Partnership referrals	2014/15	2015/16	2016/17	2017/18
Investigator Public Sector	141	154	96	69
Investigator Private Sector	130	70	54	34
Youth Team	192	296	141	103
TOTAL	463	520	291	206

- 4.3 Table 3 provides information on the outcomes for antisocial behaviour cases after investigations have concluded. The proportion of cases where there is no reoffending within 6 months reached a new 4-year high with 96% in 2017/18. Overall performance has averaged around 93% over the last few years.

Table 3

Outcomes /Outputs	2014/15	2015/16	2016/17	2017/18
Community Safety Partnership cases reoffending within 6 months	36	32	48	9
Proportion of antisocial cases reporting no further incidents within 6 months of our investigation	92%	94%	89%	96%
Contact with complainers	1482	1484	1271	1169
Visits to perpetrators	837	1023	733	502
Leaflet drops to communities	163	155	158	137
CCTV installations	27	36	33	33
Acceptable Behaviour Contracts	6	4	0	6
ASBO's	0	0	1	1

Domestic Noise Enforcement

- 4.4 The number of incidents reported to the Noise Team increased slightly to 1135 calls but this figure is still within the expected annual range. The number of warnings given has decreased by 50% which suggest that the public are showing more consideration for their neighbours by keeping noise within acceptable levels. Police Scotland regularly refers incidents to the Noise Team allowing officers to attend complaints quickly (average 30 minutes). Only 1 Fixed Penalty Notice was issued this year, highlighting that the public are continuing to comply with the legislation after our officers initially issue a warning and advice.

Table 4

Domestic Noise Complaints	2014/15	2015/16	2016/17	2017/18
Settled without attendance on site	601	599	471	518
Required attendance on site	552	611	611	617
Total complaints	1153	1210	1082	1135
Average time to attend complaint - minutes	28	29	30	29
Warnings Given	102	150	208	104
Fixed Penalty Notices Issued	10	2	1	1

Renfrewshire Wardens Service

- 4.5 Serious incidents such as threatening behaviour and street disorder dealt with by the Renfrewshire Community Safety Partnership Wardens continued to fall dramatically during 2017-18. This corresponds with the overall drop in antisocial behaviour referrals (See Table 2 above). However, this has been replaced with an increase in environmental and vehicle complaints especially those related to abandoned vehicles. Dog related complaints, specifically dog fouling remains high but has reduced significantly as responsible dog owners becomes more prevalent and the Team Up to Clean Up Campaign begins to show results.

Table 5

Service Requests	2014/15	2015/16	2016/17	2017/18
Dog related	1781	1411	1378	1031
Public Health	76	260	244	249
Environmental	1111	1112	1656	1407
Street disorder	487	741	444	266
Estate management	344	434	347	331
Noise	323	254	139	116
Threatening behaviour	25	128	12	20
Vehicle issues	322	494	568	731
Community safety	462	460	725	632
Smoking	59	10	7	10
Total	4990	5304	5520	4793

Trading Standards

- 4.6 The Trading Standards team continue to provide a high level of service in response to both business advice requests and consumer complaints. Consumer complaints can often be complex to resolve, however the target of achieving these being resolved within 14 days continues to be met by the team. This year, there has been an increase in complaints referred to the Team for criminal action in error. This has resulted in the resolution figure being slightly higher than normal.

Table 6

	2016/17		2017/18	
KPI	% resolved in 14 days	No. received (No. closed in 14 days)	% resolved in 14 days	No. received (No. closed in 14 days)
Consumer complaints	87.6%	744 (652)	91.7%	662 (607)
Business advice requests	100%	132 (132)	100%	94 (94)

Civil Contingencies Service (CCS)

- 4.7 The Civil Contingencies Service performs a key role in preparing for, responding to and recovering from disruptive incidents along with assisting in the preparation and running of planned events. This effective planning and response role involves not only working closely with service areas across the Council, but also close collaboration with neighbouring authorities and partner organisations such as the emergency services.
- 4.8 Throughout the last year, the CCS has co-ordinated the delivery of a number of key projects through its work programme, to ensure the Council, and wider community is in a constant state of readiness to respond if required. These include:
- Part of the design and delivery team for "Agora Archway", a high-level incident response exercise, with Chief and Senior Officers, from the Councils CMT and CRMT, participating in a simulated move to "Critical Threat Level". This identified some key learning, which has been incorporated into the Council's response arrangements, and particularly, arrangements for officers with an incident response and recovery role;
 - To help further build community resilience, the CCS attended community events such as "Sma' Shot Day" and "Safe Kids", and provided guidance and information to school children in the case of "Safe Kids" and the general public in attendance at other events. This included information about preparing a 'grab-bag' for people to use in emergencies, if they have to evacuate their homes at short notice.

Team Up to Clean Up

- 4.9 A few key community groups had already been established prior to the launch of the campaign. These groups have supported the campaign and provided guidance to new, upcoming groups. The Team Up to Clean Up Facebook group page facilitated this and offered inspiration to individuals unsure of where to start. The group currently has over 300 members and grows daily.

Actions	April – September 2017	October 2017 – March 2018
Community Clean-ups	37	60
Dog fouling targeted streets	0	10
Dog fouling fixed penalty notices	7	8
Litter fixed penalty notices	24	24
Duty of Care visits	35	48

5. **Future Work Priorities – 2018/19**

The environment in which the Public Protection Service operates is continually changing and the service will continue to prepare for and respond to the challenges that will be presented throughout 2018/19. The key priorities for the service will include:

- **Protecting the Council from the identified risks posed by organised crime**
- **Protecting vulnerable people from risks of crime, fraud and terrorism through effective and targeted enforcement and regulation**
- **Developing diversionary programmes and interventions to address violence, disorder and anti-social behaviour**
- **Understanding and mitigating the threats and hazards that create risks and increase vulnerability for the communities of Renfrewshire**
- **Informing, educating and training Council officers, communities and partners to respond effectively to risks and threats**
- **Leading on the continued application of the integrated enforcement policy for the Council** – the integrated enforcement policy was approved by the Leadership Board in November 2016 and an annual statement of compliance has been produced in November 2017. Public Protection will continue to lead on the application of the integrated enforcement policy to ensure all Council services use the principles within the policy appropriately when enforcing.
- **Integrating additional services into the Renfrewshire Community Safety Partnership Hub alongside the 24 hour CCTV Control Room** - with the CCTV control room now operating 24 hours per day, it is essential that Public Protection maximises the potential of the hub by aligning further services. Services being looked at include key holding and alarm monitoring and response.
- **Jointly progressing the Building Safer & Greener Communities Multi Agency Tasking Group with Police Scotland into new areas** – following success in Ferguslie, Gallowhill, and Erskine, the Building Safer & Greener Communities Steering Group will move into a new area to tackle issues raised by the community.

- **Delivering an Air Quality Action Plan for the 3 Air Quality Management Areas in Paisley, Johnstone and Renfrew** – Working with partners and delivering the consultation on the draft Air Quality Action plan looking to tackle air quality issues within the AQMAs of Renfrew, Johnstone and Paisley.
- **Growing links with community groups, and key individuals, to improve the cleanliness and attractiveness of neighbourhoods**

Implications of the Report

1. **Financial** - None

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

3. **Community Planning** –

Our Renfrewshire is fair - Intelligence led joint tasking ensures that trading practices are fair and consistent. The Renfrewshire Community Safety Partnership treats all enquiries and complaints consistently using relevant legislation and guidance to ensure everyone that lives, works and visits Renfrewshire is treated fairly.

Our Renfrewshire is safe - The Renfrewshire Community Safety Partnership contributes towards Renfrewshire being a safe and secure place for those living, working or visiting the area, using intelligence led joint tasking arrangements. It addresses antisocial behaviour & crime and supports youth diversionary and education programmes.

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

List of Background Papers – none

Author: Oliver Reid, Head of Public Protection



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 22 MAY 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: BUILDING SAFER & GREENER COMMUNITIES UPDATE

1. Summary

- 1.1 A Building Safer & Greener Communities multi-agency tasking group led by Police Scotland was established in April 2016, with the support of the Council and other key partners including Engage Renfrewshire, Scottish Fire and Rescue Service and the Health & Social Care Partnership. The group coordinate interventions in identified communities. These interventions have focused on delivering outcomes identified by the National Building Safer Communities programme.
 - 1.2 The National Building Safer Communities outcomes are split into two phases
 - The aim of phase 1 is to reduce the number of victims of crime in Scotland by 250,000 by 2017-18. The work is organised into four strands: Prevention, People, Partnership and Performance working initially with community planning partners and communities.
 - The aim of Phase 2 is to reduce unintentional physical and psychological harm that could have been predicted or prevented. The precise amount of reduction is currently being scoped. The work of this phase is organised into four strands: home safety, data and intelligence, road safety and outdoor and water safety.
 - 1.3 Renfrewshire's Building Safer & Greener Communities Group has focussed on phase one with the inclusion of environmental issues affecting our communities. Information and guidance from phase 2 has only been released at the end of 2017 and will be considered within the next areas being targeted.
 - 1.4 This report sets out some of the high level outcomes delivered by the programme so far, and demonstrates how the programme has evolved and continues to evolve as it has been developed by the steering group.
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2. Recommendations

It is recommended that the Communities, Housing & Planning Policy Board

- 2.1 Notes the content of this update report and the work undertaken as part of the Building Safer & Greener Communities working group since April 2016.
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3. Background

Selection Process

- 3.1 Locally, the selection of areas for inclusion in the programme is carried out by analysts from Police Scotland, the Council and the NHS partnership analyst using data sources used by the key partners involved in the programme. Data relating to the following factors are considered:
- Crimes of violence,
 - Drug supply and possession,
 - Public reports of anti-social behaviour and disorder,
 - Reports of environmental issues such as dog fouling, fly tipping, vandalism and graffiti.
- 3.2 The factors were initially considered in conjunction with the Scottish Index of Multiple Deprivation (SIMD) which assisted in providing an assessment of the deprivation levels within geographic zones with generally similar characteristics. The latest area to be considered was primarily based around the levels of youth disorder and antisocial behaviour being displayed.

Target Areas

- 3.3 The Building Safer & Greener Communities Group has now worked in three areas across Renfrewshire.
- 3.4 The first programme was delivered in Ferguslie Park between May and July 2016, followed by Gallowhill between September 2016 and March 2017 and Erskine May 2017 to present. An exit strategy that will sustain the improvements delivered is currently being worked on for the Erskine area.
- 3.5 Summaries outlining the approach used, impact and recommendations in each area are included within this report with more detail around the last area, Erskine. Lessons have been learned in each area which have been incorporated to improve the programme as it moves from area to area.
- 3.6 That said, similar themes and issues have emerged across all three areas targeted to date as follows:
- Theme 1 – Enforcement & Community Engagement
 - Theme 2 – Home Security
 - Theme 3 – Personal Safety
 - Theme 4 – Internet Safety
 - Theme 5 – Road, Water and Building Safety
 - Theme 6 – Housing
 - Theme 7 – Transition and links with Engage Renfrewshire and Stronger Communities.

- 3.7 One of the most significant changes to the initial proposed approach was in relation to timescales. Originally it was envisaged that the project would focus in each area over a six week period, however it was quickly established that this timescale wasn't conducive to achieving a sustainable outcome and benefit for the community. Each area is different in nature and as such a flexible approach was required to fully address the issues raised and to allow the involvement of local communities in identifying suitable interventions to be put in place.

4. Evaluation

- 4.1 An evaluation of each area targeted in Renfrewshire is carried out to measure the impact of the programme in each area with the following desired outcomes including:
- Reduced victims of serious violent crime
 - Reduction in youth disorder and anti-social behaviour
 - Reduction in reports of environmental crime including; flytipping, littering and dog fouling
 - Increased participation in community activities including clean-ups and volunteering in local events
 - Increased satisfaction in the community with where they live and increased feelings of safety
- 4.2 Work is currently ongoing to determine how best to include outcomes from Phase 2 of the National Building Safer Communities agenda including identifying and monitoring:
- Fewer admissions at Accident and Emergency;
 - Fewer families requiring support from social services/education;
 - Fewer criminal injury claims.
- 4.3 Once each area was selected by the analysts supporting the Building Safer & Greener Communities Group, a standard approach to identifying issues and challenges and considering appropriate interventions was initially established. Analytical and statistical information is assessed from across the partnership, and consultation is also carried out with the community to establish how they feel about the areas in which they live. The detailed approach applied in responding to these issues in each community and a summary of the overall impact of the project is set out below – together with details of improvements made to the process of analysis, consultation and intervention following each community focus.

Ferguslie

- 4.4 Ferguslie was the first area to be focused on between May 2016 and July 2016.

Findings

- 4.5 The findings from the Signal Interviews (outlined below) set the scene for a follow up Public meeting held in the Tannahill Centre on Monday 23 May 2016 to share the feedback and set goals for the area. The Signal interviews were also able to make direct comparisons with previous interviews held in 2013. The format for the community event centred around the "Your Home, Your Street, Our Community" model applied previously by Renfrewshire Council. To publicise the event a leaflet drop was carried out; posters were displayed in all public spaces throughout the area and partners utilised all opportunities to inform residents. All key partner agencies were in attendance at the event.

Key Findings from the Signal Interviews highlighted that:

- 59% of all respondents were Female.
- The highest proportion (one-third) of respondents were aged under 18 years of age. This compares to surveys previously undertaken in 2013 where the highest proportion (nearly one-third) of those taking part were aged between 45 and 60 years old.
- 47% of Ferguslie residents rated the area as a very good place to live. This is an increase of 16% in comparison to the results in 2013.
- 64% of Ferguslie residents stated that they feel very or fairly safe when walking alone in Ferguslie after dark. This is an increase of 14% in comparison to 2013.
- More people now state that they have little or no fear of crime within Ferguslie than those who do. This compares favourably to 2013 when there was an even split.
- When given free text to respond, drug use and drug related crimes were highlighted as the most prominent issue identified by the local community – this remains the same as 2013. The other main issues highlighted within the free text section of the questionnaire were youths loitering and underage drinking.
- When provided with a list of common issues and complaint types to score, the residents of Ferguslie scored rubbish or litter lying around, and animal nuisance such as noise or dog fouling as the two highest priority issues locally, with drug misuse or dealing the third highest priority.
- Vandalism and housebreakings, both of which were identified as high priority during 2013, were not highlighted this time around, with vandalism only being mentioned by two respondents, and housebreaking only once.
- As with the 2013 consultation, residents stated that crimes and incidents took place throughout the entire area, however specific mention was also made of the Privees, Underwood Lane; Candren Road/Way; and Ferguslie Park Avenue.
- Residents requested more high visible patrols by police officers and local authority wardens – this has not changed since it was identified during the 2013 consultation.
- Local facilities for youths, and more CCTV cameras were also prominent in the submissions for improving the area.

Ferguslie Park - Evaluation

4.6 Building Safer & Greener Communities reviewed not only the impact the initiative had in the area but also the effectiveness of the methodology applied across the partnership. The following learning points being highlighted:

- Review of the initial proposed 6 week timeline and 'Big Bang' approach with enforcement setting the scene. It was generally felt that whilst enforcement was required, community engagement was potentially broken before it started and that a softer more inclusive strategy would support a more sustainable change in communities being focused on.
- Review of key partners to include Families First and Children's Services with early consultation via nurseries and schools.
- Review of the Signal Interview approach to be more user friendly.
- Clearer roles and responsibilities for each partner agency to be agreed from the outset.
- Local projects to be considered for display presentations at public meetings to encourage better uptake.
- An improved communication strategy to be developed and implemented from the outset.

Gallowhill

4.7 Gallowhill was the second area identified by the analysts as a 'vulnerable community' with a focus from the Safer & Greener Communities multi-agency approach implemented between September 2016 and March 2017. Analysis and learning from the Ferguslie Initiative set the

scene for Gallowhill with a revised approach being developed and implemented within this community:

- Stage 1 - Involved finding out how the community felt about the area via the completion of both an electronic survey monkey or paper 'Signal Interview questionnaire' for those who did not have access to the internet. Anyone who worked and lived in the Gallowhill area was eligible to complete the survey. In the end 142 people participated in the survey.
- Stage 2 – Survey results were analysed with a full plan of activities organised throughout the month of October and in particular throughout the October School Week to address the issues identified by the community.

4.8 Findings

- Respondents of the Signal Interview followed the same demographic pattern as previously targeted area with seven out of ten respondents being female, and more than half of all interviews completed by people within the 25-44 age bracket.
- Locally, residents of Gallowhill had a slightly more negative perception of their area than nationally. Statistics from the Scottish Household Survey (SHS) indicate that nearly 95% of people nationally rated their local area as either very good or fairly good, whereas Gallowhill residents rated the area somewhere between fairly poor and fairly good.
- Analysis of the Signal Interview data highlighted several areas of greatest concern to Gallowhill residents. This included Drug Issues, with more than three-quarters of respondents highlighting this as being one of their top three concerns; and Violent Crime, which 44% of all respondents highlighted as their number one issue. Other issues of most concern included Theft by Housebreaking; Vandalism; Littering and Speeding Vehicles.
- The favoured method of communication was Social Media, with nearly two-thirds of respondents indicating this as their preference. This reflects the majority demographic of respondents.
- The most popular sport for Gallowhill school pupils was football, with 93% of pupils currently taking part, whilst walking, cycling and basketball were also undertaken by more than two-thirds of pupils. Pupils stated that they would be keen to play more golf, tennis and gymnastics.
- When parents were asked how local sports clubs and the Sport Hub should engage with the local community, the answers included better advertising; reduction of prices; better engagement on social media; working with schools; and going to school/community events.

4.9 Actions and interventions included:

- Joint high visibility Police Scotland and Renfrewshire Community Safety Partnership Wardens patrols during key times to provide reassurance and address antisocial behaviour.
- Community Clean ups – including the repainting of several electricity boxes, tidying up of 17 identified properties as well as grass cutting and trimming of hedges. Major litter pick carried out behind the "Food & Wine" Cellar" on Gallowhill Road. Street Stuff and Local schools were also involved in litter picks of the local area. Fly-tipping removal and enforcement where possible and graffiti removal.
- Crime prevention, antisocial behaviour and bogus caller inputs to local community groups.
- Education awareness including alcohol, drug and internet safety within local schools
- Implementation of diversionary activities in the local area by Street Stuff and Community Safety Partnership Youth Services.

Gallowhill - Evaluation

- 4.10 From the work undertaken in Gallowhill, some positive results following the intervention were identified along with further recommendations for potential improvement and refinement of the operation of the Building Safer and Greener Communities programme
- Comparative analysis identified some extremely positive results within the post-Safer and Greener statistics compared with the corresponding period prior to intervention. Reductions were noted within all of the crime and disorder indicators (violent crime, disorder and vandalism); and whilst slight increases were noted post-intervention within the environmental indicators, further analysis highlighted that the majority of these were attributable to Community Safety Partners continuing to provide additional targeted attention to specific areas highlighted during the intervention period.
 - It was recommended that changes were made to specific questions within the Signal Interview questionnaire to exactly mirror the Scottish Household Survey.
 - It was agreed to measure public perception within the results analysis, as most increases or decreases within simple statistics can be attributed to additional activity from partner agencies. As a result an additional Signal Interview process is now conducted post-intervention using an amended questionnaire tailored to specifically identify public perceptions of any areas or issues which were targeted during the Safer and Greener process.
 - Improved use will be made of Social Media, which was indicated by nearly two-thirds of respondents as their favoured means of communication. Email addresses of respondents will be requested to allow for follow up survey monkey impact assessments to be carried out.
 - Community representation will be considered in future local working groups to ensure the voice of the community is heard.
 - Gallowhill will continue to be closely monitored allowing the Renfrewshire Community Safety Partnership to tackle any emerging issues affecting local residents. This will ensure that the 'Building Safer & Greener Communities' gains are maintained. A sustainable action plan will remain in place to tackle any issues highlighted during the intervention.

Erskine

- 4.11 Erskine was the latest area to be selected by the analysts as a community that could benefit from the Safer & Greener Communities approach. The approach applied in the Erskine area replicated the successful electronic survey monkey and manual signal interview questionnaires used in Gallowhill and has been operating in the community from June 2017 to January 2018. Questions were also tweaked to better reflect those asked as part of the Scottish Household Survey which will better inform analytical comparisons.
- **Stage 1** - Involved finding out how the community felt about the area via the completion of both an electronic or paper 'Signal Interview questionnaire'. In this community over 400 questionnaires/surveys were completed with the following information captured:
 - **Gender:** Respondents of the Signal Interview followed the same demographic pattern as previously targeted areas for gender, with more than three-quarters of respondents being female.
 - **Age:** More than three-quarters of all interviews were completed by people aged between 25-60. It was also noted that only 8 respondents were aged between 18-24. Whilst this roughly mirrors the age demographics of Gallowhill respondents during the previous Safer & Greener intervention, it is notably different to Ferguslie, where the highest percentage of respondents fell within the 18-24 age bracket.

- **Local Perceptions:** Overall, there is a slightly greater percentage of local Erskine residents who view their area as either very good, or fairly good as a place to live, in comparison to the national picture (95.3% compared to 94.6%).
- **Local Perceptions:** In comparison to the national picture, Erskine respondents feel less safe walking in their neighbourhood after dark, with 66% of Erskine residents stating that they feel very safe or fairly safe compared to 85% nationally.
- **Local Perceptions:** By far, the worst location for antisocial behaviour identified within Erskine was Bargarran, which received 70% (or 224) out of 318 votes. The only other area of note identified by respondents was Park Mains with 15% (or 47) votes.
- **Prioritisation of Concerns:** The two greatest concerns identified most frequently were: youths gathering and underage drinking (19%); and rubbish or litter lying around (16%).
- **Neighbourhood Improvements:** The two issues of most concern were identified as the provision of a more visible presence/patrols (71% of respondents) and youth issues (65% of respondents). Littering and dog fouling were also identified by more than half of respondents, whilst more than 40% of respondents identified a requirement for more dog waste bins and/or activities/youth clubs.
- **Communications:** The favoured method of communication was Social Media, with nearly three-quarters of respondents indicating this as their preference. This reflects the majority demographic of respondents. It was also noted that more than half (54%, or 145 respondents) indicated that they would be willing to be contacted for a follow-up questionnaire.

4.12 Activities and interventions included:

- Full partnership support at Erskine Gala Day and other community events to raise awareness of the initiative.
- Support for and engagement with the already established Erskine and Inchinnan Community Safety Partnership
- High visibility joint patrols after school and in evenings to provide reassurance and address youth related antisocial behaviour. Over 100 young people were spoken to with several home visits carried out in relation to large congregations and underage drinking leading to antisocial behaviour.
- Evidence gathered from community in relation to local addicts, misuse and dealing being followed up by relevant partner agencies for support and enforcement.
- Increased Licensed premises checks carried out as well as test purchasing operations targeting offending premises.
- Training provided to staff at local licensed premises to address issues of drug dealing within the premises.
- An environmental audit carried out with a number of actions being followed up by the Council, the Community Payback team and the local community in relation to tree cutting, litter, graffiti removal, dog fouling etc.
- The responsible dog ownership strategy and Team up to Clean up used to form part of the sustainability arm of the initiative.
- Deployment of Street Stuff activities both in the evenings and school holidays with the provision of a healthy meal.
- Free swim passes from Renfrewshire Leisure
- A Youth Club facilitated by Youth Services at Bargarran Community Centre

4.13 A mid point review of the approach was carried out and the Building Safer & Greener communities programme considered datasets relating to environmental complaints, crime, and antisocial behaviour/disorder and compared these for the period 1 July to 31 October 2016

(pre-intervention) and the corresponding period of 2017 which coincided with the Safer & Greener initiative. A follow up survey monkey survey was also published to get the public's view on the impact the Building Safer & Greener initiative has had on the area.

- 4.14 The Renfrewshire Council 'Flare'; and Police Scotland 'Storm' and 'Crime Management' databases were interrogated to identify all reported incidents during the period 1st July to 31st October for the years 2016 and 2017. The ArcGIS mapping system was then used to display all retrieved incident information, with the main analysis centring on the comparison of all datasets during the relevant time periods. Serious and violent crime data included murder, attempted murder, assault with intent to rob, robbery and serious assault. ASB and disorder incidents incorporated calls for service categorised as public nuisance, disturbance, noise, drinking in public and neighbour dispute. Environmental data related to flytipping, littering, vandalism and graffiti.

Erskine - Evaluation

- 4.15 Spatial, temporal and geographic analysis has identified the impact which the Safer and Greener initiative has had on each of the following chosen indicators within Erskine in comparison to the pre-intervention period:
- **Dog Fouling** – No change, with 12 complaints noted for each period.
 - **Litter & Flytipping** – A significant reduction was noted in complaints of Littering and Flytipping received, with 19 incidents during the period of analysis for 2016, compared to only two incidents during the corresponding period of 2017. It should also be noted that Bridgewater Shopping Centre, which was previously identified as the highest tariff repeat location for litter complaints during 2016, had no registered complaints during 2017.
 - **Vandalism** – Reduced by more than half, from 49 recorded incidents during 2016 to 24 incidents for the corresponding period this year.
 - **Serious and Violent Crime** – There were no recorded incidents of Serious and Violent crime during 2017. This has reduced from 2 incidents during 2016.
 - **Disorder** – Disorder incidents reduced by nearly one-quarter (24%) during the intervention period compared to 2016. A total of 201 incidents were recorded compared to 266 during 2016.
 - **Drugs** – Drugs Crimes increased by 6 incidents from five crimes during 2016 to 11 during the Safer and Greener Intervention period. The majority of incidents related to possession of user amounts of cannabis and can most likely be attributed to the increased Policing presence during this time.

5. Next Steps

- 5.1 From the work undertaken in the Erskine community, it can be seen that the effectiveness of the approach is growing with each community that is supported. The Building Safer & Greener Communities approach will continue to evolve – in particular as information becomes available that will assist the partnership in addressing potential victims of unintentional harm. A new Renfrewshire area profile produced by analysts in January 2018 which highlighted that Foxbar, Paisley West End and Shortroods could each be considered for the Building Safer & Greener Initiative. Following discussions at the Building Safer & Greener Group examining the data available it was decided that Shortroods was the most suitable area for the next intervention with initial contact and a survey monkey questionnaire being planned to be distributed during the Summer of 2018.

- 5.2 Both Foxbar and the West End of Paisley have other regeneration and community engagement activities/initiatives currently being delivered and will be considered for future phases of the programme.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** – None
3. **Community Planning** –

Our Renfrewshire is well – Phase 2 of the national Building Safer Communities programme is to include more work on unintentional harm that will ensure residents of Renfrewshire are safe in their communities.

Our Renfrewshire is safe – The key priorities for the Building Safer and Greener Communities programme should lead to the target areas being safer places 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

List of Background Papers – none

Author: Oliver Reid, Head of Public Protection



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Development & Housing Services

Heading: High Rise Blocks – further update

1. Summary

- 1.1 This report provides an update on the ongoing investment in our high rise blocks and 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 Members are asked:

- (i) to note the ongoing investment in our high rise blocks and the measures that have been taken following the fire at Grenfell Tower 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. Accordingly, 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.

- 3.2 The council's high rise blocks remain popular with residents and our waiting list demonstrates a continuing demand for this property type. Many residents in our high rise properties are elderly and the council has responded to their particular needs by incorporating internal improvement works to meet amenity standards in five blocks (four at Calside and one in Gallowhill), as well as investing in the provision of social spaces for residents' use at both Rowan Court and Glencairn Court.
- 3.2 Nine of the fourteen high rise blocks have been re-clad in the last five years which has improved the energy efficiency of these blocks, as well as enhancing the aesthetic appearance. The five remaining blocks were re-clad between 18 and 25 years ago and as the cladding on these blocks is approaching the end of its lifecycle, preparations are underway to commence a programme of replacing this cladding with a modern energy efficient insulation system of the same nature as that used in the recently clad buildings.
- 3.3 In addition, the district heating system which provides heat and hot water to over 460 homes in Calside, including four high rise blocks, was upgraded in 2015 to a new biomass system which has provided residents with a modern, controllable and energy efficient system. The electric storage heating system in Provost Close was replaced in 2016 with a modern electric wet system, which allows residents to control their heating in a way which wasn't possible with the storage system. Financial provision has also been made for the remaining four blocks which have electric storage heating to be upgraded to electric wet systems over the next two years.
- 3.4 Extensive foyer improvements were carried out during 2017 to enhance the entrance areas at Provost Close, Maxwellton Court, Gleniffer and Nethercraigs Courts to create a welcoming environment for both residents and visitors.

4. Concierge and Caretakers

- 4.1 A concierge and caretaking service is provided, with 24 hour concierge service on site at four blocks in Glenburn and Gallowhill and the remaining 10 blocks benefiting from a caretaking service during office hours on weekdays. The role of the concierge and caretakers includes a range of housekeeping duties and safety checks, as well as offering advice and assistance to tenants and residents.
- 4.2 The concierge and caretaker service is valued highly by residents and plays an important role in ensuring a safe environment for residents and visitors, particularly in matters relating to fire safety. Concierge and caretaking staff duties include the 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.

- 4.3 With this in mind, it is proposed to enhance the cover provided at the 10 high rise blocks which are currently staffed by a team of caretakers who are generally on duty Monday to Friday, 8am – 4pm. Proposals are being developed to extend caretaking cover into the evenings and weekends at all 10 blocks, with a view to introducing this enhanced cover later this year. The 4 high rise blocks at Gallowhill and Glenburn will continue to have concierge staff on duty 24/7.

5. Fire Safety Update

- 5.1 Following the Grenfell Tower fire on 13 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
- 5.2 Reports were presented to the Communities, Housing and Planning Policy Board in August and November 2017 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 which can be summarised as follows:
- 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

5.3 Since the last update to Board in November 2017, the joint meetings between council officers and Scottish Fire & Rescue Service have continued to take place and a range of further actions have been progressed which can be summarised as follows:

- an independent audit of fire safety measures within each of the fourteen blocks has recently concluded and the outputs are currently being reviewed to inform future programmes of work;
- works have commenced to install an automatic fire suppression system at the bin areas of each of the fourteen blocks;
- works to upgrade the smoke detection alarms within tenants' properties have been completed in three blocks, with works currently underway in a further two further blocks. These improvements will be rolled out to all high rise blocks over the course of 2018;
- a specialist consultant has been appointed to advise on the replacement of the balcony enclosure panels at George Court, with this work planned for completion later this year; 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. There have been four instances of 'accidental fires' across all fourteen blocks during the two year period from April 2016. These were all due to residents cooking and were contained to the kitchen areas in the flats concerned

6. Next Steps

6.1 The Scottish Government's Ministerial Working Group on Building and Fire Safety has commissioned an inventory of the design of high rise domestic buildings in order to better understand how further improvements to fire safety in the existing stock can be made. The council has provided the requested information for this exercise and will await any findings or guidance from the Scottish Government in this regard.

6.2 The Scottish Government recently announced their intention to bring forward legislation during autumn 2018 to improve the standard of smoke alarms in all tenures to ensure all homes have the highest level of protection by the end of 2020. The new guidance specifies the following requirements:

- one smoke alarm installed in the room most frequently used for general daytime living purposes;
- one smoke alarm in every circulation space on each storey, such as hallways and landings;

- one heat alarm installed in every kitchen;
 - all alarms should be ceiling mounted; and
 - all alarms should be interlinked.
- 6.3 The upgraded smoke detection alarms currently being installed in our high rise properties as described in Section 5.3 meet these new requirements and arrangements will require to be made to roll out this standard to all our housing stock in line with the proposed new legislation.
- 6.4 It is anticipated that the Council will have enforcement responsibilities to ensure home owners comply with these new conditions, however details of these responsibilities are still to be published.
- 6.4 The consideration 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** – there is provision within the Housing Revenue Account (HRA) and Capital Programmes for all identified actions to date. The financial impact of the recently announced proposed changes to legislation regarding smoke detectors is currently being assessed and provision will be made in future HRA Capital Programmes.
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**

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

- 8. **Health & Safety** – None
- 9. **Procurement** – none
- 10. **Risk** – none
- 11. **Privacy Impact** – none
- 12. **Cosla Policy Position** – n/a.

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

Background Paper 2 – Report to Communities, Housing and Planning Policy Board on 7 November 2017 – High Rise Blocks - Update

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. 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/CVG
10 May 2018

Author: Louise Feely, Housing Asset and Investment Manager,
Tel: 0141 618 6049



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Development and Housing Services

Heading: Housing Energy Efficiency and Carbon Reduction Programmes:
2018/19

1. Summary

- 1.1 On 13 March 2018 the Board approved a report noting the allocation for the Renfrewshire Council area under the Scottish Government's Home Energy Efficiency Programme for Scotland (HEEPS:ABS) initiative for 2018/19 and authorised the Director of Development and Housing Services to bid for projects in terms of the Scottish Government's application process.
- 1.2 This report updates members on the outcome of the application and the projects which will be supported.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) notes that funding of £1,518,477 has been awarded for qualifying projects within the Renfrewshire Council area for 2018/19 under the HEEPS:ABS programme; and
 - (ii) authorise the Director of Development and Housing Services to accept this offer of grant and oversee delivery and operational management of the programme.
-

3. **Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) 2018/19**

- 3.1 The Scottish Government's HEEPS:ABS programme was introduced in 2013/14 and is now entering its sixth year. The programme is targeted at private sector home owners to assist their participation and ensure projects to improve energy efficiency can proceed.
- 3.2 The key objectives are to address fuel poverty, reduce carbon emissions and demonstrate an appropriate strategic fit and approach to improving energy efficiency.
- 3.3 The potential benefits of HEEPS:ABS therefore complement and support a wide range of social housing initiatives including maintaining stock at the levels required by the Scottish Housing Quality Standard (SHQS) as well as the requirements of the Energy Efficiency Standard for Social Housing (EESH).
- 3.4 Local authorities act as coordinating agents for all HEEPS:ABS programmes for their area. Over the last five years, a total of £11.69m has been secured for Renfrewshire which has enabled arrange of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.
- 3.5 On 19 February 2018 it was confirmed that Renfrewshire's allocation of the £49m available nationally for HEEPS:ABS was £1,518,477. Local authorities were required to submit schemes for consideration for their allocation by 6 April 2018. Following consultation with Housing Association partners, a bid of £1,518,477 was submitted.
- 3.6 The Council was advised on 3 May 2018 of the outcome of the application process which confirmed the allocation of £1,518,477 for HEEPS:ABS projects in 2018/19.
- 3.7 As in previous years, the projects within the bid focussed on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing (EESH) and are set out below:

Co ordinating Partner	Project	Value of HEEPS:ABS	No of Owners in Project	No of Tenants in Project
Renfrewshire Council	External Wall Insulation (Lochfield Phase 1)	1,346,552	181	167
Bridgewater Housing Association	External Wall Insulation (Erskine)	171,925	23	16
Total		£1,518,477		

- 3.8 Lochfield Phase 1 consists of mixed tenure blocks within the following streets and consultation with residents on the proposed works will commence shortly.

- Rowan Street
- Colinslee Avenue
- Craggs Avenue
- Craggs Crescent
- Craggs Road

It is proposed that a second phase of works to include mixed tenure properties within the remaining streets of Lochfield will form the basis of next year's bid for HEEPS:ABS funding.

Members should note that in addition to the HEEPS:ABS funding, each project will also require additional financial support both through partners' own financial resources and the Energy Company Obligation (ECO). The Council's external wall insulation project will be delivered as part of our Housing Investment Programme (External Works) with resources allocated from our Housing Revenue Account (HRA) Capital Programme.

- 3.9 In addition to the HEEPS:ABS grant allocated to local authorities, the Scottish Government has made funds available to assist private owners with the costs of a range of insulation and heating measures through an interest free loan scheme which is administered by Home Energy Scotland (HES). In order to assist owners in wholly private blocks whose properties are not included in our mixed tenure investment programme, the Council will work in partnership with Home Energy Scotland to assess homeowners' eligibility for a range of energy efficiency measures and offer advice on the financial support available to support the installation of these measures.

Implications of the Report

1. **Financial** – HEEPS:ABS allocation of £1,518,477 for 2018/19 to support owner participation in Council and partner projects within the Renfrewshire area.
2. **HR & Organisational Development** - None.
3. **Community/Council Planning** –
 - Tackling inequality, ensuring opportunities for all – improving housing conditions benefiting tenants and private owners. Addressing fuel poverty.
4. **Legal** - None
5. **Property/Assets** - Improvements in the energy performance of both social rented and private dwellings.
6. **Information Technology** - None

7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. 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** - There will be a requirement to procure a PAS2030 compliant contractor for the delivery of the Council's project, subject to confirmation of successful application

10. **Risk - None.**

11. **Privacy Impact** - Reference should be made to the corporate Privacy Impact Assessments (PIAs) procedure that PIAs should be conducted, by all Services, in circumstances where policies and decisions have implications for the use of personal and/or sensitive personal information held by the Council. Advice is available from the Principal Information Officer.

12. **Cosla Policy Position - N/A**

List of Background Papers

- (a) *Report to Communities, Housing and Planning Policy Board on 13 March 2018 – Home Energy Efficiency and Carbon Reduction Programmes: 2018/19*
- (b) *Report to Communities, Housing and Planning Policy Board on 7 November 2017 – Home Energy Efficiency and Carbon Reduction Programmes: 2017/18 Update*
- (c) *Report to Communities, Housing and Planning Policy Board on 6 June 2017 – Home Energy Efficiency and Carbon Reduction Programmes: 2017/18*
- (d) *Report to Housing and Community Safety Policy Board on 14 March 2017 – Home Energy Efficiency and Carbon Reduction Programmes: 2017/18*

The foregoing background papers will be retained within Development and Housing 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 Louise Feely, Housing Asset and Investment Manager, 0141 618 6049, louise.feely@renfrewshire.gov.uk

FC/LF
11 May 2018

Author: Louise Feely, Housing Asset and Investment Manager, Tel: 0141 618 6049,
louise.feely@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Development and Housing Services

Heading: Review of Protocol for Planning Application Site Visits

1. Summary

- 1.1. This report sets out a revised protocol for site visits in relation to planning applications which are the subject of determination by the Communities, Housing and Planning Board.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Approves the protocol as set out in the attached appendix, as the procedure for the carrying out of site visits in relation to applications for planning and related consents.
 - (ii) Note that the amended protocol will allow Members who have not attended Site Visits to still take part in the decision making process on the relevant planning applications if they are satisfied that they have sufficient information on which to make their recommendation.
-

3. Background

- 3.1 The COSLA / Scottish Executive publication "Advice for Councillors Dealing with Planning Matters" recommends that planning authorities should provide elected members with guidance on the circumstances where site visits are appropriate, and how they should be conducted.

- 3.2 This stresses that it is the responsibility of Members to familiarise themselves with the location and context of any proposed development but it recognises that in exceptional circumstances formal site visits of the Board may be of help in reaching a decision.
 - 3.3 Members are asked to note that site visits should only be called for where the benefit is clear and substantial and in this respect when a site visit is called for by a member of the Board, a 'significant benefit' test will be applied
 - 3.4 This relates to considerations that site visits can cause delay in the decision making process, impose additional burdens on members' time, and can result in additional costs to the local authority as well as the applicant.
 - 3.5 As such, they should only be undertaken when the benefit is substantial and the impact of the proposed development is difficult to visualise from the plans and other supporting material.
 - 3.6 In this respect, members of the Board are provided with site photographs, submission drawings and supporting information for display during the meeting. It is hoped that this will provide the appropriate level of scrutiny of planning applications whilst limiting the need for site visits to take place.
 - 3.7 The revised protocol seeks to update a similar document that was approved by the former Planning and Property Board in January 2013.
 - 3.8 Members are asked to note that one amendment to the previous procedure is that Members may still take part in the decision making process on planning applications if they have not participated in the site visits.
 - 3.9 This recognises that individual Members will still need to satisfy themselves that they are aware of the relevant considerations that are required to inform their decision making process in relation to the relevant planning application.
 - 3.10 In the light of all of the above, it is recommended that the attached protocol (appendix) should be adopted as the agreed procedure for the carrying out of site visits in relation to planning applications.
-

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – N/A
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
8. **Health & Safety** - None
9. **Procurement** – None
10. **Risk** - None
11. **Privacy Impact** - None
12. **COSLA Policy Position** – None

List of Background Papers

- (a) None
-

FC
1 May 2018

Author: Fraser Carlin (0141 618 7933)



Protocol for Site Visits

Communities, Housing and Planning Policy Board

Who can request a Site Visit?

The Communities, Housing and Planning Policy Board can decide that a Site Visit be arranged if they consider it is essential in making a decision on a proposed development.

Individual Member/s can make a request for a Site Visit in line with Standing Orders.

The Communities, Housing and Planning Property Policy Board shall decide whether or not to hold a site visit and in deciding whether or not to do so, shall have regard to:-

- the scale and complexity of the matters under consideration;
- whether the proposals raise unique or unusual considerations;
- whether they are likely to have a significant impact on the wider community; and
- whether the impact of the proposed development is difficult to visualise from the plans and any supporting material including photographs taken by officers

If the Communities, Housing and Planning Policy Board decide not to visit a site, they shall proceed to determine the application in the normal manner.

The member/s who requested the visit shall, and before the decision on the application is taken, decide whether they have sufficient information on which to properly participate in the decision making process and if not they shall take no further part.

How is a visit arranged?

If the Communities, Housing and Planning Policy Board decide to visit a site, in line with good practice, a record of the reasons for doing so will be taken, and this will be referred to on site.

The date and time of the site visit meeting shall be set by the Clerk in consultation with the Convener and will normally be carried out as soon as is practical.

The applicant and any parties who have submitted representations will be notified of the decision to visit the site and of their opportunity to attend and in the case of third parties, subject to the land owners agreement to enter on to the land.

Where a land owner does not agree to third parties entering on to land, the land owner/applicant will not be permitted to accompany the Members around the site.

Even where a site is readily visible from a public vantage point and permission is not necessary to access the land, the applicant and anyone making a representation must be notified that the site visit meeting is a public meeting.

Following the visit to the site, the application will be determined at a future meeting of the Communities, Housing and Planning Policy Board.

It should be noted that if a member is unable or chooses not to attend a site visit they may still take part in the decision making process if they are satisfied that they have sufficient information on the application to inform their recommendation.



Protocol for Site Visits

Communities, Housing and Planning Policy Board

Who can attend a Site Visit?

Any Member of the Communities, Housing and Planning Policy Board which considered the request to visit a visit can attend and may participate in the visit, along with representatives of the relevant Director and the Clerk to the Board.

Anyone with an interest in the application can also attend the site visit, but only for the purposes of viewing the proceedings.

On occasion, and where the purpose of the visit clearly requires it, Officers from other services may be invited to attend a site visit to clarify factual matters.

The Clerk to the Board will keep a record of the Members attending the visit.

How will a Site Visit be conducted?

Site visits must be treated as part of the Communities, Housing and Planning Policy Board's consideration of a planning application.

The purpose of the visit is solely to allow Members to acquaint themselves with the particulars of the site and its surroundings and any features on or adjacent to the site which may be impacted by / impact upon the proposed development.

Discussion on the merits of the proposal should not take place whilst at the site, nor should a decision be taken.

The Convener (or Vice-Convener chairing the visit) should open the meeting by explaining the purpose of the visit and the procedures to be followed.

If the applicant or any objectors are present, they should be advised that they are not permitted to address the Board on site, and that Members are not able to engage in any discussions regarding the merits of the proposals with any parties.

The Convener or any member of the Board may request that the representatives of the Director identify or point out any relevant aspects of the site and its surroundings, or to describe the proposed development.

At the end of the visit, the Convener will close the meeting.

The Convener is authorised to request that parties leave the site visit if anyone attempts to lobby Members, or to disrupt the proceedings in any way.

It shall be at the sole discretion of the Convener to terminate the site visit or instruct that it should be abandoned if he / she had reasonable grounds for doing so.

Practical Considerations

Representatives of the Director will identify any relevant health and safety issues for all site visits and any site specific health and safety instructions issued by the site owner / operator must be strictly followed.

Where appropriate, protective clothing will be provided and Members should be aware of the need to wear appropriate footwear.

However, any Member attending who has special access requirements, should notify the Clerk as early as possible to allow appropriate arrangements to be made.



To: Communities, Housing and Planning Policy Board
On: 22 May 2018

Report by: Director of Development and Housing Services

Heading: Renfrewshire Biodiversity Action Plan 2018 - 2022

1. Summary

- 1.1 The purpose of this report is to inform the Communities, Housing and Planning Policy Board of the Renfrewshire Biodiversity Action Plan 2018 - 2022. The new Biodiversity Action Plan has been finalised following a twelve week period of public consultation.
 - 1.2 A copy of the Biodiversity Action Plan can be found on the Renfrewshire Council webpage <http://www.renfrewshire.gov.uk/biodiversity>
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the Renfrewshire Biodiversity Action Plan 2018 - 2022.
-

3. Background

- 3.1 A Local Biodiversity Action Plan (LBAP) for Renfrewshire, East Renfrewshire and Inverclyde was prepared in 2004. The plan was developed with representation from local authorities and a range of organisations and stakeholders with an interest in biodiversity.
- 3.2 In 2017 a draft Renfrewshire Biodiversity Action Plan 2018 – 2022 was prepared in partnership with some 25 biodiversity partner organisations which are active in Renfrewshire. The plan sets out a positive and ambitious approach, identifying a range of principles and actions which support the conservation, promotion and enhancement of biodiversity across Renfrewshire.

3.3 The Communities, Housing and Planning Policy Board of 7 November 2017 authorised the Director of Development and Housing Services to progress public consultation on the draft Renfrewshire Biodiversity Action Plan.

3.4 The draft strategy was subject to a period of public consultation for twelve weeks from 1 December 2017 to 23 February 2018. Three responses were received and these were supportive of the approach adopted within the plan.

4. **Next Steps**

4.1 The Renfrewshire Biodiversity Action Plan provides a framework for partnership initiatives which promote biodiversity across Renfrewshire over the next five years. A variety of innovative mechanisms will be explored to secure the external resources required to implement many of the actions identified within the plan.

4.2 Some 'early wins' are already apparent, with volunteers from Butterfly Conservation Scotland carrying out conservation works at Glenniffer Braes Country Park in late 2017, delivering on actions identified within the plan.

4.3 Progress on delivery of the Biodiversity Action Plan will be monitored by the Council and partners through a Steering Group, with updates reported to the Board as appropriate.

Implications of the Report

1. **Financial** - None

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

3. **Community/Council Planning** –

Creating a sustainable Renfrewshire for all to enjoy – The action plan seeks to support and enhance biodiversity and the network of green spaces across Renfrewshire.

4. **Legal** - None

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights - None**

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

List of Background Papers

Renfrewshire Biodiversity Action Plan 2018 – 2022 -
<http://www.renfrewshire.gov.uk/biodiversity>

FC/SM
30 April 2018

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



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 22 MAY 2018

**Report by: DIRECTOR OF DEVELOPMENT & HOUSING SERVICES AND
DIRECTOR OF ENVIRONMENT & COMMUNITIES**

**Heading: DEAFHILLOCK ROUNDABOUT – MERCHISTON HOSPITAL
DEVELOPMENT**

1. Summary

- 1.1 The site of the former Merchiston Hospital was identified in the Adopted Renfrewshire Local Development Plan in 2014 as a suitable residential opportunity. The site had previously been marketed by NHS Scotland and was purchased by Barratt Homes. Planning permission was granted in January 2016 for the development of 267 houses subject to a Condition requiring that roads works be completed before the houses were occupied.
 - 1.2 The road construction works to build the Deafhillock roundabout commenced in February 2017 and took around 10 months to complete causing traffic congestion problems for communities and commuters. The planned works should only have taken 4-5 months. There are further works to create an additional lane/ slip road at the Barrochan interchange; these works were delayed to provide communities and commuters impacted with a break in congestion. The work restarted on the 30th of April for 10 weeks.
 - 1.3 Council at its meeting on the 21 December 2017 approved a Notice of Motion which asked that the Council reviews current planning procedures. There are lessons to learn from this planned development and associated roads construction work and the report sets out in section 7 what can be done from planning, roads and communication perspectives going forward.
-

2. Recommendations

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

- 2.1 Notes the lessons learnt and future activities the Council will undertake when the development of land in Renfrewshire involves significant road infrastructure on key arterial routes;
- 2.2 Notes that a policy will be developed to support the the issuing of Fixed Penalty Notices when road works authorities and statutory undertakers overrun the agreed time period for undertaking works on the road network.

3. Planning & Road Consents

3.1 Planning Consent

- 3.1.1 Planning consent was granted for 267 Houses subject to a Condition requiring that road works be completed before the houses were occupied. The conditions relating to roads construction were for the developer to mitigate the impact of development traffic on the transport network. In this case, primarily the provision of an enlarged roundabout at the junction of Bridge of Weir Road and Barrochan Road (Deafhillock).

3.2 Road Construction Consent

- 3.2.1 The Council approved the developer's design of the roundabout and issued Roads Construction Consent under Section 21 of the Roads (Scotland) Act 1984 as part of the wider planning approval process.
- 3.2.2 In order to excavate the road to build the roundabout and make connections to utilities buried under the road, the developer applied to the Council for a Road Opening Permit under Section 109 of the New Roads and Street Works Act 1991.
- 3.2.3 No one, other than a statutory undertaker or Council, may excavate the road without the Council's consent. An assessment of the programme of works and the traffic management arrangements submitted for the road opening permit to build the roundabout was undertaken.
- 3.2.4 When the Council has agreed to the principles and method set out in the road opening permit an application must then be made to the Scottish Road Works Register for a time slot. The Scottish Road Works Register takes applications from contractors wishing to work in the road in order to manage their timing and to make sure such works do not clash with others, to the detriment of the travelling public.

4. Deafhillock Roundabout Build

- 4.1 The developer requested approximately a 4 month period to build the roundabout and undertake necessary utility works in January 2017. It is in the interest of Developers to complete the works as quickly as possible from an economic point of view. The developer's programme is dependent on the availability of the utility companies and their workloads. It is the developer's duty to make sure the utility companies are booked in good time so the developer's programme is adhered to.
- 4.2 The Council was satisfied the 4 month time period was reasonable and in this case the Scottish Road Works Register accepted the time slot for the works and a Road Opening Permit was issued, for a period of 4 months, February to June 2017.
- 4.3 The roundabout construction & management of the construction by the Developer resulted in congestion for the commuters to and from Renfrewshire's villages. Communities experienced significantly higher traffic volumes travelling through by drivers avoiding the road works.
- 4.4 The original programme of road works fell behind the anticipated timescales as the Developer's subcontractor encountered below ground services which were not expected and could not have been addressed until works were underway.
- 4.5 When these services were encountered the developer's subcontractor required to liaise with Scottish Water and could not complete their aspects of the works until Scottish Water were satisfied with the works required to their apparatus.
- 4.6 This was not communicated to Council during the first 3 months of the 4 months of construction work, despite regular dialogue with the developer.
- 4.7 At that point the Council did not take any formal action, key reasons:
 - a. The over-running of road works on the public roads are not subject to any form of planning control nor is there a planning remit to intervene as such it would not have been appropriate to take formal action against the developer.
 - b. There are legislative powers available to Council's to issue a fixed penalty notice where works continue beyond the permitted road opening permit. In this instance the construction of the roundabout was completed in the timescale, although the utilities were not done. A single fixed penalty notice of £80 was not applied as the Council has historically not taken the position to issue fixed penalty notices as an Authority. The fixed penalty notice would not have altered the requirement for a further road opening permit to complete the utility works that were not done within the original planned timescales.
- 4.8 The developer applied for a further Road Opening Permit which was granted in July which ran from August through to the end of December 2017. The road opening permit allowed the delayed utility works to be completed, plus the completion of the roundabout's road markings and road signs.

- 4.9 As a result of the issues that arose during the first road opening permit between February and June 2017, weekly meetings were held with the developers and Council officers (Roads) to ensure this programme did not slip further between July and December. The outstanding works were completed by December 2017.

5. Legislative Powers, Fixed Penalty Notices

- 5.1 The Transport (Scotland) Act 2005 created new duties for roads authorities. They are required to record input information about all road management and maintenance works undertaken and permissions granted under the Roads (Scotland) Act 1984 such as permits for skips, road openings etc. The information includes the extent, start date, and duration of all works with some minor exceptions. Any changes due to bad weather, plant breakdowns etc. must also be reported.
- 5.2 The fundamental purpose of the legislation was to improve planning, co-ordination and quality of road works in Scotland by both road works authorities (Councils for local roads and Transport Scotland for trunk roads) and statutory undertakers (utilities). The legislation requires road works authorities to use their best endeavours to co-ordinate the execution of works of all kinds in the roads for which they are responsible:
- a. In the interests of safety
 - b. To minimise the inconvenience to persons using the road (having regard in particular to the needs of people with disability); and
 - c. To protect the structure of the road and the integrity of apparatus within it.
- 5.3 A Fixed Penalty Notice (FPN) scheme was introduced as part of the Transport (Scotland) Act 2005 for those authorities or undertakers who fail to provide or give incorrect information. If a FPN is agreed and is not paid within the period for payment then it remains open to the road works authority to report the offence to the Procurator Fiscal.
- 5.4 Renfrewshire Council has historically not issued fines, taking the approach to work with utilities to undertake works in the shortest possible time. While this is effective, it is recognised an enforcement approach is also required to support compliance going forward.

6. Lessons Learnt & Future Actions

- 6.1 Following the issues that arose from the building of the roundabout as part of the Deafhill development, it has been recognised that a more stringent approach is taken by the Council, with developers to improve timeous road construction works on strategic and busy road stretches which are likely to impact upon communities and businesses.
- 6.2 The Council will look to include such requirements in the planning and/ or Road Opening Permit conditions for granting access to the road network.

- 6.3 Where Road Opening Permit applications are submitted for key arterial and key sections of Renfrewshire's road network the Council will seek to take a more robust approach where it is felt the work could impact negatively for a prolonged period of time on the road network. Developers and utility companies will be encouraged to undertake the work in the shortest possible time period through 7 day and 24/7 working. When roads works are also subject to a planning condition the condition will include provision around minimal disruption.
- 6.4 Improved communications, including sufficient signage such as variable message boards and regular updates to communities and elected members shall be undertaken. Information shall be provided direct by the Council to all Councillors and Community Councils in affected wards, as well as being promoted on social media, the Council's website and in local press.
- 6.5 The Council will also develop a policy to support for the issuing of Fixed Penalty Notices when Road Opening Permits overrun and when statutory undertakers are not compliant with the legislation.
-

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** – None
3. **Community Planning**

Working Together to Improve Outcomes – Across Council services with developers and utility companies to minimise disruption to the road network and communities during infrastructure construction.
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
-

Author: Gordon McNeil, Head of Operations & Infrastructure and
 Fraser Carlin, Head of Planning & Housing Services



To: Communities, Housing and Planning Policy Board

On: 22 May 2018

Report by: Director of Development and Housing Services

Heading: BAE Systems Bishopton – Section 75 Agreement

1. Summary

- 1.1 The Council meeting of 2 March 2018 granted consent in principle for the reuse of land previously identified for industrial purposes for some 1000 new homes at the former Royal Ordnance Factory, Bishopton (17/0394/PP).
 - 1.2 Consent was granted, subject to the conclusion of a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure developer contributions associated with the development.
 - 1.3 Councillors further agreed that the terms of the s75 Agreement would be considered and approved at future meetings of the Communities, Housing and Planning Board. This report sets out the proposed terms for the agreement and contributions considered necessary for implementation of the development.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the Heads of Terms proposed for the Section 75 Agreement as set out in the appendix; and
 - (ii) authorises the Director of Development and Housing Services in consultation with the Head of Corporate Governance to conclude the formal Section 75 Agreement as appropriate.
-

3. **Background**

- 3.1 Outline planning consent for the formation of a mixed used Community Growth Area at the former Royal Ordnance site was approved in November 2012. This consent was accompanied by a Section 75 Agreement that identified a range of planning obligations necessary for the development.
- 3.2 Significant progress has since been made in the implementation of the development and associated s75 Agreement obligations, including:-
- major roads infrastructure – north / south access roads and the main internal distributor road (Craigton Drive);
 - extensive earthworks and remediation activities, site levelling and platforming to prepare land for reuse;
 - engineering works as part of the first phase in delivering a new M8 motorway junction;
 - delivery of traffic management improvements at M8 Junction 29 (St James Interchange);
 - strategic drainage infrastructure and SUDS ponds in and around the site;
 - structural landscaping and new greenspaces including formation of a 'village square', associated paths and strategic pedestrian links implemented across the site;
 - new homes on brownfield land providing a range and choice of residential units for Renfrewshire;
 - traffic management and environmental enhancements at Station Road and Birch Road;
 - first phase of new Park and Ride facilities, delivering an additional 150 parking spaces. This provides for 270 spaces in total, including existing provision;
 - new play areas at Birch Road and Newton Road;
 - woodland management and path network enhancements within Wester Rossland Woodland; and
 - preparatory engineering works for delivery of social housing units, with construction anticipated to commence in summer 2018.
- 3.3 At present there are approximately 855 units occupied, with detailed consent in place for some 1430 homes.

4 Planning Application

- 4.1 The Council meeting of 2 March 2018 granted consent in principle for additional residential use within the Core Development Area of the site, subject to a Section 75 Agreement being concluded to secure financial contributions associated with development (17/0394/PP).
- 4.2 The consent provides for approximately 1000 units, increasing the anticipated number of homes to approximately 4000 over the site as a whole.

5 Revised S75 Agreement – Heads of Terms

- 5.1 In this context a review of the existing s75 Agreement has been undertaken which seeks to reflect the consultation and discussion over a number of years between the applicant and a range of Council services, statutory consultees, community organisations and key partners.
- 5.2 The terms reflect obligations for current and future requirements which are considered necessary for implementation of the consented development and in this respect they identify a range of obligations which include major infrastructure such as affordable housing, education and community facilities, health care facilities and sports, recreation and play facilities.
- 5.3 The s75 Heads of Terms also identifies the necessary provision, timescale for implementation and the proposed delivery mechanism. Obligations identified within the Heads of Terms are detailed in the appendix and summarised below.
- 5.4 In this respect, it is noted that the s75 agreement is only one element of the Planning Consents that exist across the former ROF Bishopton site and that accompanying this there are a suite of conditions and policy documents which require to be taken into consideration by the applicant and the various developers who will be involved in the delivery of this Community Growth Area over the next 15-20 years.
- 5.5 This also recognises that the ongoing dialogue between the applicant, Council Services, the Community Council and the Community Liaison Group that has been established to reflect the views of a number of organisations and agencies active in the Dargavel / Bishopton development will continue to play a key role in both shaping the development itself and ensuring that the needs of the existing and future residents of the area are reflected.

Affordable Housing

- 5.6 The terms provide for over 1000 affordable homes across the site (26% of the total 4000 units anticipated). This is in line with Scottish Planning Policy which recommends a benchmark provision of 25% affordable homes within new development sites, particularly where these are major.

- 5.7 The obligation provides for a mix of affordable homes, including serviced land for approximately 200 social rented units, provision for shared equity/shared ownership, mid market rent and affordable lower market sector units for private sale, including plots for self build. To reflect the long term development horizon and potential changes in market conditions, the obligation provides for the preparation of affordable housing frameworks ahead of each development phase. This ensures that the approach is regularly reviewed and the right type of affordable homes are delivered on the site as development progresses.
- 5.8 In respect of social housing delivery, an agreement for transfer of serviced land from BAE Systems to the Council is nearing conclusion. This will provide for the delivery of 80 social rented units by the Council as an initial phase, with construction anticipated to commence in early summer 2018.
- 5.9 The identification of land for a further 120 social housing units for delivery by a Registered Social Landlord is underway and will be progressed during 2018.

Education and Community Facilities

- 5.10 The terms provide for construction of a new two stream primary school capable of accommodating 440 pupils with associated synthetic playing field, to be completed by June 2021. The scale of required provision and timescale for delivery reflects extensive discussions with the Director of Children Services and has been informed by a detailed review of roll projections associated with the development. Delivery of the primary school is now approximately 5 years earlier than previously anticipated.
- 5.11 Design of the new primary school is well advanced and has been informed by extensive consultation with the Director of Children's Services. The school has been designed to ensure that spaces are flexible and this provides the opportunity for the building to be used for community purposes out of school hours.
- 5.12 Designs in respect of the school will be finalised in late summer 2018, with a formal planning application anticipated to be submitted by BAE Systems in autumn 2018.
- 5.13 The Director of Children's Services has advised that the development will necessitate an extension to Park Mains High School for approximately 300 pupils and will be required by 2028/9.
- 5.14 The details for provision of the secondary infrastructure as well as requirements that will emerge in relation to the implementation of Renfrewshire's Early Years Expansion Plan will be incorporated within the finalised s75 Agreement, in discussion with the Director of Children's Services.

Primary Health Care Facility

- 5.15 The terms provide for construction of a health care facility in agreement with NHS Greater Glasgow and Clyde. The terms are similar to the current s75 Agreement but extend the period for a development agreement by approximately four years, reflecting the ongoing discussions with NHSGGC in this regard.
- 5.16 In addition BAE Systems have identified an appropriate site for the health facility within the village centre and in the event that an agreement is not reached to construct and lease a health care facility, provision is made for a contribution of £1million to the Council to provide appropriate health services related to the development.

Bus Services

- 5.17 The terms provide for a financial contribution to support the delivery of a 'peak' bus service to connect the development with the wider village, Bishopton rail station and Erskine, where connecting services are available. The approach and scale of required contribution will be finalised in discussion with SPT and informed by a detailed review of anticipated demand generated by the development.

Continuing Obligations

- 5.18 A range of further obligations identified in the Heads of Terms will continue to be delivered at the appropriate trigger points and will be incorporated within the revised Section 75 Agreement. The revised s75 reflects the significant scale of obligations previously secured by the Council and confirmation in discussion with internal services and key partners that these remain appropriate in the context of increased residential development at the Bishopton site.
- 5.19 Obligations which will continue to be delivered and form part of the revised s75 Agreement are detailed in the appendix and include:-
- financial contribution to M8 Capacity Improvements;
 - a second phase of park and ride facilities (a further 150 spaces, supporting a final total provision of 420 spaces);
 - delivery of refreshed Leisure Services Strategy which identifies the scope, scale and location of sports and recreation facilities across the site;
 - delivery of a management and implementation plan for the proposed Dargavel Community Woodland;

- early delivery of Central Park and Dargavel Community Woodland, providing appropriate walking and cycling routes;
 - remaining financial contributions in respect of remediation and ecological mitigation, taking into consideration payments made to date;
 - continuing support to Bishopton Community Development Trust and delivery of proposals at Holmpark; and
 - remaining financial contributions in relation to the Community Development Fund, taking into consideration payment made to date.
- 5.20 Work is ongoing to progress delivery of these obligations in accordance with the timescales identified within the proposed Heads of Terms.
- 5.21 In addition, discussions are progressing with BAE Systems and a range of external partners to consider where there may be opportunities for innovative approaches to delivery which support and enhance the investment identified within the proposed s75 Heads of Terms.
- 5.22 In particular, opportunities are being explored in respect of renewable energy technologies and the delivery of Dargavel Community Woodland over the medium to long term.

6 Next Steps

- 6.1 A finalised Legal Agreement between the Council and BAE Systems under Section 75 of the Town and Country (Scotland) Act 1997 will be concluded with the assistance of the Head of Corporate Governance. The agreement will provide a framework for the ongoing delivery of planning obligations necessary to provide for implementation of development at the Bishopton site.
- 6.2 Progress on delivery of obligations will be monitored by the Council with updates reported to the Board as appropriate.

Implications of the Report

1. **Financial** – Any financial impact as a result of the delivery of new facilities within the s75 agreement will be taken into consideration in future budget processes.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –

Reshaping our place, economy and our future – The s75 Agreement supports development at the former Royal Ordnance site, ensuring the necessary infrastructure is provided to grow our population.

4. **Legal** – The detailed drafting of the s75 will require liaison with the relevant Council and external legal advisers
 5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** - None
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. 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
-

List of Background Papers

- (a) None
-

FC
14 May 2018

Author: Fraser Carlin, Head of Planning & Housing,
Tel: 0141 618 7933, email: fraser.carlin@renfrewshire.gov.uk

BAE Systems Bishopton, Proposed s75 Agreement Heads of Terms

Element	Obligation	Timescale
Affordable Housing		
Phase 1 (2500 units)	625 affordable units incorporating <ul style="list-style-type: none"> • 200 social rent • 20 intermediate • 405 lower market sector 	Over delivery of 2500 units
Phase 2 (1500 units)	415 affordable units <ul style="list-style-type: none"> • Affordable Housing Frameworks to facilitate delivery with each sector ahead of each development phase 	Agreed ahead of each phase beyond 2500 units
Education and Community Facilities		
Primary School	Education Facility Development Brief Construction of building and grounds to accommodate:- <ul style="list-style-type: none"> • Two stream primary school (440 pupils) • Synthetic playing field • Landscaping / Access / Parking 	30 June 2018 1 June 2021
Secondary and early years provision	Contribution to extension of Park Main High School, Erskine for approximately 300 pupils to be incorporated within finalised Agreement. Consideration also to be given to implementation of the Renfrewshire Early Years Expansion Plan.	Timescale to be finalised in consultation with Director of Children's Services – anticipated 2028/9
Bus Services		
-	Delivery Strategy Phased contribution to be finalised in discussion with SPT	Finalised timescales and delivery mechanism to be agreed with SPT

M8 Capacity Improvements		
-	Contribution of £1.2M over four instalments.	Occupation of 1200, 1700th, 2200, 2700 units
Park and Ride		
Phase 2	Construction of additional 150 spaces	2200 th unit
CCTV		
-	Contribution of £100,000 for installation of CCTV at Village Square and Bishopton Rail Station area	By 30 Jan 2022
Primary Health Care Facility		
-	Provision of healthcare facility by either:- a) Construction and lease back with Health Board b) Construction and lease back with health care provider c) £1M contribution to Council to provide health services to serve the development	Timetable to be agreed with NHS Greater Glasgow and Clyde.
Sports, Recreation and Play Facilities		
-	Leisure Services Strategy	Within 12 months of agreed S75
Newton Road Recreation Ground	Contribution of £100,000 towards upgrade of existing pitches and changing pavilion	1200 th unit
Landscaped Areas	Landscape Management and Maintenance Schedule	Timescale for revised schedule to be confirmed
Community Woodland Park	Woodland Management Plan	Within 24 months of agreed S75
Remediation and Ecological Mitigation		
Contribution	Contribution of £305,000 to Council in nine instalments towards cost of monitoring and verifying remediation works	March 2018 – March 2026

SUDS		
-	Design and Maintenance Manual Contribution of £250,000 to Council towards management and maintenance of adopted SUDS	By 31 December 2022
Community Development Fund		
-	Contribution of £250,000 over four instalments to Bishopton Community Development Trust to support delivery of community projects	1060, 1500, 1940, 2160 units

Prospective Planning Application

Reference No. 18/0176/NO



Renfrewshire
Council

KEY INFORMATION

Ward

12 Erskine and Inchinnan

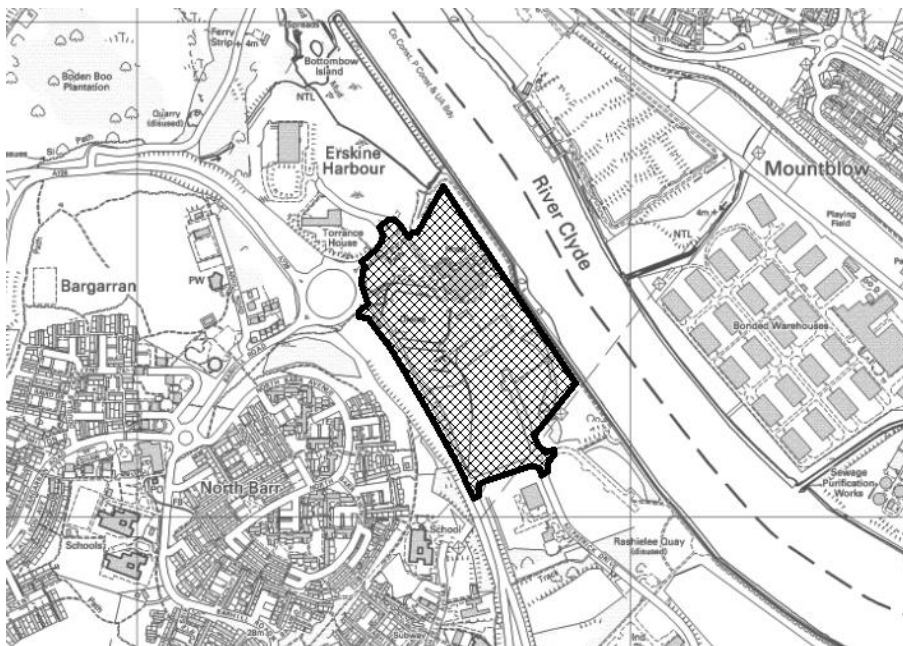
Prospective Applicant

Persimmon Homes Limited
& Cosmopolitan Hotels
180 Findochty Street
Garthamlock
Glasgow
G33 5EP

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF A RESIDENTIAL DEVELOPMENT, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

LOCATION: ERKINE BRIDGE HOTEL, ERSKINE HARBOUR, ERSKINE



RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as a Transition Area.

Site Description and Proposal

The site lies on the north eastern edge of Erskine to the north west of the Town Centre and to the east of the established residential areas of Bargarran and North Barr.

The site extends to approximately 13.53 hectares and the northern half of the site incorporates the nine storey Erskine Bridge Hotel with associated infrastructure whilst the southern half contains a service road to serve the business uses previously envisaged for the site.

The proposal is for the erection of a residential development.

Local Development Plan

The site is identified within the Local Development Plan under Policy E3 'Transition Areas'.

Relevant Site History

None relevant.

Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition will be held in the Bargarran Centre in Erskine on the 26 April 2018. A copy of the PAN has been issued to Erskine Community Council and local members.

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 having regard to the

provisions of the Local Development Plan.

- (2) Whether the design, layout, density, form and external finishes would respect the character of the area.
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport and active travel accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered 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.

Prospective Planning Application

Reference No. 18/0204/NO



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North and
Braehead

Prospective Applicant

Braehead Glasgow Ltd
40 Broadway
London
SW1H 0BU

Report by Director of Development and Housing Services

PROSPECTIVE PROPOSAL: ERECTION OF (NON-FOOD) RETAIL WAREHOUSE DEVELOPMENT INCLUDING SPRINKLE TANK, SUB-STATION AND PUMP ROOM, AND PROVISION OF PARKING, ACCESS, LANDSCAPING AND PUBLIC REALM

LOCATION: BRAEHEAD RETAIL PARK, KING'S INCH DRIVE, RENFREW



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RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as a Commercial Centre within the Renfrewshire Network of Centres.

Site Description and Proposal

The majority of the site comprises of car parking, with a fast food drive through restaurant adjacent to the eastern boundary.

The site extends to approximately 1.24 hectares in area. It is bound by Marlin Drive to the west with Braehead Strategic Centre beyond, car parking to the north with retail warehouse units beyond, Marlin Way to the east with Sainsbury's beyond, and Kings Inch Road to the south with IKEA beyond.

The proposal is for the erection of a non food retail warehouse development.

Local Development Plan

The site is identified within the Local Development Plan as being covered by policy C1 Commercial Centres.

Relevant Site History

Planning application 17/0666/PP for the erection of (non-food) retail development comprising three units, sprinkler tank, sub-station and pump room, with associated parking, access, landscaping and public realm was refused on the 17th January 2018.

Community Consultation

A public exhibition was held at Braehead Strategic Centre on the 11 and 12 May 2018. A copy of the PAN has been issued to Renfrew Community Council.

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 having regard to the provisions of the Local Development Plan.
- (2) Whether the design, layout, density, form and external finishes would respect the character of the area.
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport and active travel accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it is considered 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 22/05/2018

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
17/0844/PP 10 - Houston, Crosslee and Linwood	Keenan Recycling Ltd	Yard A, Burnbrae Road, Linwood, Paisley	Erection of single storey industrial building for use as an organic waste transfer station.	(A)
RECOMMENDATION: GRANT subject to conditions				
17/0876/PP 11 - Bishopton, BoW & Langbank	Erskine Developments Ltd (Paisley)	Enchanted Forest Nursery, Erskine Hospital, Bishopton, PA7 5PU	Erection of 24 No. flats with associated communal rooms, courtyard and parking	(B)
RECOMMENDATION: GRANT subject to conditions				
17/0903/PP 1 - Renfrew North and Braehead	Ambassador Homes (Scotland)ltd and Renfrew Golf Club	Renfrew Golf Club, Inchinnan Road, Renfrew, PA4 9EG	Demolition of two dwellinghouses, and erection of residential development comprising 10 dwellinghouses with associated infrastructure and landscaping.	(C)
RECOMMENDATION: Refuse				
18/0072/PP 10 - Houston, Crosslee and Linwood	Bankhead Developments (Scotland) Ltd	Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX	Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.	(D)
RECOMMENDATION: GRANT subject to conditions				
18/0148/PP 8 - Johnstone South and Elderslie	Blackdye Limited	Padua, Old Howwood Road, Howwood, Johnstone, PA9 1AF	Erection of residential development comprising 9 dwellinghouses with associated access (in principle).	(E)
RECOMMENDATION: Refuse				

Total Number of Applications to be considered = 5

Planning Application: Report of Handling

Application No. 17/0844/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

Keenan Recycling Ltd
Hillhead of Auchreddie
New Deer
Turrieff
AB53 6YH

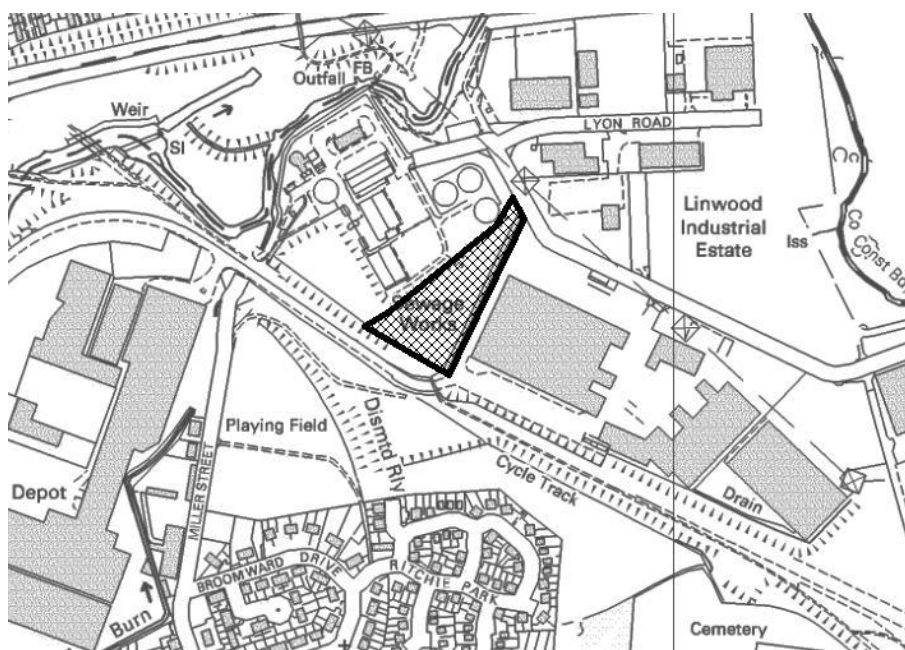
Registered: 30/11/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF SINGLE STOREY INDUSTRIAL BUILDING FOR USE AS AN ORGANIC WASTE TRANSFER STATION

LOCATION: YARD A, BURNBRAE ROAD, LINWOOD, PAISLEY

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with Scottish Planning Policy, Clydeplan and the Renfrewshire Local Development Plan Policy E1 'Renfrewshire's Economic Investment Locations' wherein proposals for waste management infrastructure are considered acceptable in business and industrial locations.
- No representations received and no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.
- The applicant states all handling of waste will take place within the building.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 17/0844/PP

APPLICANT:	Keenan Recycling Ltd
SITE ADDRESS:	Yard A, Burnbrae Road, Linwood, Paisley
PROPOSAL:	Erection of single storey industrial building for use as an organic waste transfer station.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	No representations received.
CONSULTATIONS:	<p>Coal Authority - No objection.</p> <p>Glasgow Airport Safeguarding - No objection. Recommend advisory guidance be provided with respect to bird hazard management and the use of cranes.</p> <p>NATS - No objection.</p> <p>SEPA - No objection.</p> <p>Scottish Water - No comment.</p> <p>Director of Environment and Communities (Design Services) - No objection.</p> <p>(Environmental Services) - Recommend conditions in relation to potential site contamination.</p> <p>(Roads) - No objection subject to the provision of a cycle way/footpath link through the site.</p>
PRE-APPLICATION COMMENTS:	A previous similar application for an adjacent site was withdrawn due to drainage requirements and the applicant was advised that on this site drainage requirements, could be satisfactorily addressed.

ENVIRONMENTAL STATEMENT:	Not Applicable
APPROPRIATE ASSESSMENT :	Not Applicable
DESIGN STATEMENT:	Not Applicable
ACCESS STATEMENT:	Not Applicable
OTHER ASSESSMENTS:	The applicant has submitted a desk study and site reconnaissance report providing an initial conceptual site model on potential sources of contamination at the site. This includes the activities relating to the former sewage treatment works on site, possible fill material associated with the former filter beds and made ground associated with the previous development of the site. It is stated that the preliminary risk assessment has found that risks are likely to be low to moderate.

	<p>A Site Investigation Addendum report submitted by the applicant states that given that the proposed building is to be situated on the up-gradient position on the elevated hard standing platform, it is considered that this development would be determined as low risk.</p> <p>The Qualitative Drainage Impact Assessment that was submitted outlines a qualitative approach to the drainage strategy associated with the proposed development. It is claimed that no substantial change is considered to the surface water or waste water and that the new development will not substantially change the drainage requirements of the site.</p> <p>The Coal Mining Risk Assessment indicates that there are no coal bearing strata below the site and that proposed mitigation of ironstone workings in the north-east of the site comprises avoidance of potential historical workings. It is claimed that there is no risk of mining instability across the rest of the site.</p> <p>The applicant's supporting statement outlines the potential Development Operations at the site. The report claims that there is currently a significant disposal cost for food waste collected in Central Scotland and that this cost impacts on the viability of collection services which has hindered the diversion of this waste stream from landfill.</p> <p>It is stated that the proposal would safeguard existing jobs in the company's collection service, create a firm foundation on which to grow the business and create a further five jobs at Linwood.</p> <p>The operations would comprise the reception of deliveries of source segregated food waste from commercial and industrial premises collected by the applicant, Keenan Recycling, as well as food waste collected by Local Authorities.</p> <p>The food would be separated from its packaging and pumped to a tanker. The liquidised food would be transported to local anaerobic digestion facilities where it would be used to create green energy. All the tipping and waste handling would take place within the building. Machinery within the building would consist of an electrically powered de packager and one/two loading machines.</p> <p>The report highlights that a maximum throughput it is expected that there would be 10-12 smaller food waste collection vehicles (8 tonne payload) tipping per day, approximately 3 - 4 larger tankers (24 tonnes per day) leaving the facility to transport the liquidised food to the Anaerobic Digestors and removal of a compactor skip weekly to transport packaging to a recycling facility.</p> <p>The proposed operations within the building are to be 24 hours, 7 days a week and proposed hours of receipt would be as per the current waste Management Licence approved by SEPA.</p>
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CLYDEPLAN POLICIES:	<u>Clydeplan Strategic Development Plan 2017</u> Policy 11 - Planning for Zero Waste
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>National Planning Framework 3.</u> <u>Scotland's Zero Waste Plan</u> <u>Scottish Planning Policy</u> <u>Renfrewshire Local Development Plan January 2014</u> Policy E1 - Renfrewshire's Economic Investment Locations. Policy I8 - Waste Management <u>New Development Supplementary Guidance.</u> Delivering the Economic Strategy.

	COMMENTS
PLANNING HISTORY	<p>12/0391/PP - Formation of temporary concrete composting pad with associated access road. Granted subject to conditions 30/07/2012.</p> <p>08/0658/PP - Creation of anaerobic digestion facility to treat local authority waste streams and food waste from commercial and industrial facilities. Granted subject to conditions on 26/07/2012.</p> <p>07/0037/PP - Creation of a composting facility using local authority green waste and formation of hardstanding and weighbridge. Granted subject to conditions on 07/06/2007.</p>
SITE VISIT	07/02/2018
DESCRIPTION	<p>The site, a vacant former storage compound with concrete platform, comprises an irregularly shaped parcel of land of approximately 0.97 hectares and is generally flat.</p> <p>Planning permission is sought for the erection of a building to house an organic waste transfer station. The building would contain concrete handling bays to accommodate incoming food waste</p> <p>The applicant submits that a fundamental characteristic of the Linwood site proposal is that it does not include any biological treatment of food waste such as composting or anaerobic digestion. As such food waste would be delivered to a building and depackaged using an electrically powered depackager. This machine produces cleaned packaging, free of food waste and a liquidised food fraction which will be stored in tanks prior to transportation by tanker to local Anaerobic Digestion Plants. This operation will typically be carried out within 24 hours.</p> <p>All handling of waste will take place within the building. As there is no biological treatment of the food waste on site, it will be in liquid form and pumped to sealed tankers the potential for odour is minimal.</p>

DESIGN AND MATERIALS	The building would be 42 metres in length by 30 metres in breadth with a footprint of approximately 1260 square metres and would have a pitched roof. Comprising of a steel structural frame the building would have a height of 13.6 metres and would be finished in external cladding.
SCALE AND POSITIONING	The site is bound to the north and west by a vacant former sewerage treatment works, to the south by a landscaped strip which accommodates the national cycle route and to the east by Malcolm Logistics and Burnbrae Road.
PRIVACY AND OVERLOOKING	Not Applicable
DAYLIGHT AND OVERSHADOWING	Not Applicable
LANDSCAPING	Not Required
ACCESS AND PARKING	Access would be as existing from Burnbrae Road.
OTHER COMMENTS	<p>The determining issues in this case are whether the proposal is in compliance with the policies of the development plan; whether the proposal can be accommodated within the site as proposed and whether the proposal would have an unacceptable impact on its surroundings.</p> <p>National Planning Framework 3 states that all resources, including waste, require sustainable management to deliver on climate change commitments and realise opportunities for business and employment.</p> <p>It makes clear that a decentralised network of processing facilities will be needed to achieve this vision for a circular economy where waste is recognised as an opportunity, not a burden. Working together with the Zero Waste Plan, the Scottish Planning Policy provides a policy framework for achieving this within development planning and management."</p> <p>Scotland's Zero Waste Plan 2013 sets out the national context for consideration of waste-related matters through measures including waste prevention, landfill bans, separate collection of specific waste types to avoid contaminating other materials, increasing reuse and recycling opportunities, and contributing to renewable energy targets.</p> <p>The Zero Waste Plan identifies supporting the development of facilities required to recycle and recover the economic and environmental value from waste as an important strand in achieving the overall objective of a zero waste society.</p> <p>Scottish Planning Policy introduced the principle of a presumption in favour of development that contributes to sustainable development.</p> <p>Scottish Planning Policy elaborates by stating that decisions should be guided by a number of principles, one of which is "reducing waste, facilitating its management and promoting resource recovery".</p>

	<p>Scottish Planning Policy makes clear that the planning system should support the emergence of a diverse range of new technologies and investment opportunities to secure economic value from secondary resources, including reuse, refurbishment, remanufacturing and reprocessing.</p> <p>Scottish Planning Policy advocates that suitable sites will include those which have been identified for employment, industry or storage and distribution. In terms of development management, SPP advises that in determining applications for new installations, planning authorities should determine whether proposed developments would constitute appropriate uses of the land, leaving the regulation of permitted installations to SEPA.</p> <p>Clydeplan (2017), Policy 11 confirms that the provision of appropriate infrastructure to meet the Zero Waste Plan targets will support the Spatial Development Strategy. It goes on to indicate that proposals for waste management facilities will generally be acceptable, inter alia, in industrial and storage and distribution locations, degraded, contaminated or derelict land, existing or redundant sites or buildings that can be easily adapted or existing or former waste management sites.</p> <p>Renfrewshire Local Development Plan (2014) confirms the site as being covered by Policy E 1 'Renfrewshire's Economic Investment Locations' which identifies and promotes these areas for the development of Class 4 business, Class 5 general industry and Class 6 storage and distribution development and ancillary service provision and states that development proposals require to be assessed against the criteria detailed in the New Development Supplementary Guidance.</p> <p>Local Development Plan Policy I8 'Waste Management' acknowledges the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.</p> <p>Policy I8 indicates that development proposals for waste management infrastructure and facilities will require to demonstrate conformity to the Zero Waste Plan and; ensure that the site has a good level of accessibility and the development does not have an adverse impact on the existing road network; keeps transportation to a minimum; be able to co-exist with surrounding existing and allocated land uses; be located on land designated for Renfrewshire's Economic Investment Locations or Transition Areas, subject to site specific considerations; and protect the built heritage and natural environment and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. The proposals do not affect any Natura 2000 designation. Site specific considerations are addressed below.</p> <p>The Local Development Plan New Development Supplementary Guidance sets out the general 'Economic Development' and specific 'Strategic Economic Investment Location' (SEILs) criteria against which proposals require to be</p>
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	<p>assessed. These include responding to the needs of different sectors; good accessibility; facilitating the reuse of vacant or derelict land; result in employment creation and bring economic benefit without causing significant environmental impacts, including an overall loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties in terms of use, scale, noise, disturbance and statutory air quality objectives.</p> <p>The New Development Supplementary Guidance states that "Proposals for waste management infrastructure will be acceptable within SEILs where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant impact upon amenity or operation of other uses, subject to site specific considerations".</p> <p>With regard to site specific matters, the sensitivity of the area; the positioning of buildings; hours of operation; dust, smell etc; and the effect of cumulative impacts also need to be considered to determine whether the proposals accord with the development plan. In terms of sensitivity, there are no dwellings in close proximity to the proposal site. These nearest dwellings are estimated to be some 130 metres to the south west with an intervening area of open space, trees and shrubs between the houses and the proposed activities. This is consistent with the advice set out in Scottish Planning Policy which recommends a buffer zone of 100m between sensitive receptors and recycling facilities.</p> <p>The site lies within a long established industrial area with other industrial and business activities operating throughout a twenty-four hour period and the Director of Environment and Communities has not advised against the proposals or recommended conditions in this regard. There are no other similar activities in the vicinity and the requirement to consider cumulative impacts does not occur. The proposals are therefore considered to be acceptable in terms of site specific considerations.</p> <p>In terms of traffic and related matters, The Director of Environment and Communities (Roads) has offered no objection to the proposal but has recommended the provision of a cycle link/footpath through the site to connect with the surrounding network. While the connectivity of developments to the cycle and footpath network is supported, due to the scale and nature of this proposal, it is not considered to be essential nor justified in this instance, given the adequacy of existing footpath/road access to the site from the surrounding area.</p> <p>The predicted noise levels have been assessed and the Director of Environment and Communities (Environmental Services) has indicated no objection. A similar view is taken with regard to dealing with pests.</p> <p>The proposals are assessed to be fully consistent with NPF3, Scottish Planning Policy, the Zero Waste Plan, the strategic</p>
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	and local components of the development plan, and there are not considered to be any material considerations which would render the proposals unacceptable.
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 before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority and thereafter implemented as approved prior to the development becoming operational;

Reason: These details have not been submitted.

- 2 That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

- 3 Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

- 4 Prior to the occupation of the building, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

- 5 That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within the building envelope and no storage, sorting or processing of materials or

any other activities shall be undertaken within the external yard area.

Reason: To define the consent.

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

Application No. 17/0876/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir and Langbank

Applicant

Erskine Developments Ltd
(Paisley)
Erskine
Bishopton
PA7 5PU

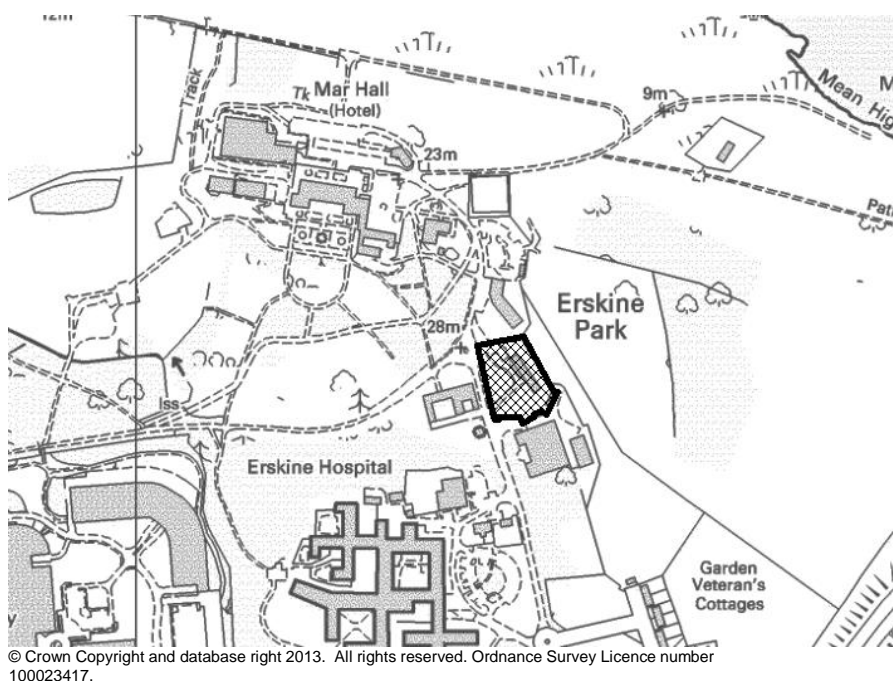
Registered: 06/02/2018

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 24 FLATS WITH ASSOCIATED COMMUNAL ROOMS, COURTYARD AND PARKING

LOCATION: ENCHANTED FOREST NURSERY, ERSKINE HOSPITAL, BISHOPTON

APPLICATION FOR: FULL PLANNING PERMISSION



RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the Renfrewshire Local Development Plan; Policy ENV1 'Green Belt' as an acceptable form of development in the Green Belt.
- One letter of representation submitted on the intended occupiers of the proposed flats. Erskine Hospital confirmed the flats will be for veterans where support can be provided by existing facilities on-site.
- There have been no objections, subject to conditions, from the various statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 17/0876/PP

APPLICANT:	Erskine Developments Ltd (Paisley)
SITE ADDRESS:	Enchanted Forest Nursery, Erskine Hospital, Bishopton, PA7 5PU
PROPOSAL:	Erection of 24 No. flats with associated communal rooms, courtyard and parking
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There has been one representation submitted which has raised the issue of the intended occupiers of the flats proposed and whether they will be restricted to ex-military personnel only.</p> <p>The information submitted in support of the application makes it clear that these flats will be for the accommodation of veterans/armed forces personnel only.</p> <p>It is anticipated that the veterans who will occupy these flats will need support either mentally, physically or socially and require a location which offers this specific support.</p>
CONSULTATIONS:	<p>Glasgow Airport Authority - No objection.</p> <p>NATS - No objection</p> <p>Director of Environment and Communities</p> <p>(Environmental Services) - No objection subject to the submission of a Site Investigation Report and Remediation Strategy.</p> <p>(Roads/Traffic) - No objection.</p> <p>(Design Services) - No objection subject to compliance with Drainage Impact Assessment.</p>
PRE-APPLICATION COMMENTS:	Pre- application discussion took place on the overall masterplan for the site. There were no detailed discussions on this particular proposal during the pre-application discussions.

ENVIRONMENTAL STATEMENT -	Not Applicable
APPROPRIATE ASSESSMENT -	Not Applicable
DESIGN STATEMENT -	The applicant has provided a report which states that the development comprises 24 single living flatted units to be developed in two, 12 flat phases. It is stated that the two storey flatted development proposed does have street frontage and set amongst soft landscaping where a sense of place will be provided. The report accepts that the Reid McEwan building (Grade B listed) is the most prominent building immediately adjacent to the site which has distinct courtyard elements and

	<p>that the site layout and design has been developed in response to the form, scale and mass of the existing context.</p> <p>It is stated that to provide screening from adjacent roads, dense native woodland will be planted to the border of the development, providing shelter and a definitive green boundary to the site.</p>
ACCESS STATEMENT -	Barrier free access to all properties will be provided from the new street and car parking areas.
SUPPORTING STATEMENT:	<p>Erskine Hospital's own market research shows that there is a total of 26,400 veterans believed to be living in the Local Authority areas local to Erskine of whom 9,500 or 36% are of working age. Of these 1330 or 14% are unemployed and actively seeking work. It has also been established that the average number of veterans identified each year as being homeless in this area is 65. Of these 37 or 57% are single men.</p> <p>It is stated that eligibility criteria to occupy the flats would be restricted to veterans who completed basic training in the armed forces and focussed on those of working age, where priority will be given to disabled service men and women who have been injured on duty and are about to leave the forces, service men and women who are about to leave the forces and have a housing need and finally veterans who have a housing need.</p>
CLYDEPLAN POLICIES:	Clydeplan's - Strategic Development Plan (2017) set the strategic context.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Scottish Planning Policy</u></p> <p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV1: Green Belt Policy P2: Housing Land Supply Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Green Belt; Housing in the Green Belt; Contaminated Land; Delivering the Places Strategy: Places Development Criteria Delivering the Infrastructure Strategy: Flooding and Drainage and Infrastructure Development Criteria.</p>

	COMMENTS
PLANNING HISTORY	<p>09/0902/PP - Erection of 46 single storey semi-detached dwellings with associated access and parking over 5 phases and demolition of 56 existing estate cottages. Granted subject to conditions on 02/06/2010.</p> <p>08/1029/PP - Reserved matters consent for the erection of a garden centre. Approved on 02/06/09.</p> <p>08/0889/PP - Reserved matters consent for the erection of 6 dwellinghouses. Approved on 05/03/09.</p>

	07/0742/PP - Renewal of permission 02/174/PP (1. Residential development and refurbishment of existing housing; 2. Erection of garden centre (as replacement of existing garden centre); 3. Erection of workshop; and 4. Erection of day care base was approved in outline on 19/12/07. The 2002 application was a renewal of permission 96/0074/PP which was approved on 08/03/96.
SITE VISIT	24/04/2018
DESCRIPTION	<p>The site extends to approximately 0.35 hectares and given the previous building, the topography is reasonably flat across the majority of the site frontage and to the east and south east the site drops steeply towards the boundary of Mar Hall Golf Course and the access road to the south.</p> <p>Planning permission is sought for the erection of 24 single living flatted units in a 2-storey building with 12 flats on each level, on the site of the former 2 storey building, within the grounds of Erskine Care Home.</p> <p>The flats are intended for veterans who are able to live independently but require access to other services on the Erskine Hospital site to assist with their assimilation back into civilian life.</p> <p>As a background to this proposal it should be noted that since its conception, Erskine Hospital charity has cared for 85,000 veterans and currently provides nursing, dementia and respite care for around 1000 veterans each year in 4 Care homes, two of which are on the Bishopton Estate. In addition, the charity has 44 modern cottages on the Bishopton Estate for veterans and their families to live independently.</p> <p>To meet the changing needs of veterans Erskine is hoping to be able to provide more adapted living accommodation for veterans of all ages who have a disability, and also an activity centre to help address the social isolation experienced by some veterans.</p> <p>The development of the 24 single living apartments will further increase the accommodation at Erskine and be instrumental in developing a 'Veterans Village' where Erskine, in partnership with other veterans' charities, will be able to offer accommodation, support services and employment.</p>
DESIGN AND MATERIALS	The building would have pitched roofs and would have a U-shaped courtyard formation, finished in facing brick, weatherboard cladding, slate roofs and would be set within natural landscaping, gardens and amenity spaces.
SCALE AND POSITIONING	The site is bounded by a mix of single and 2 storey buildings and will be positioned in the site to reflect the surrounding area and to respect the setting of the Grade B listed Reid McEwan building opposite which is also two storeys in height with a courtyard formation.

PRIVACY AND OVERLOOKING	Not Applicable.
DAYLIGHT AND OVERSHADOWING	Not Applicable.
LANDSCAPING	Not Applicable.
ACCESS AND PARKING	Barrier free access to all properties will be provided from the street and car parking areas. The existing vehicle access from Nursery Drive to the site would be upgraded and widened to current roads standards. It is not proposed to undertake any new works to Nursery Avenue and car parking is proposed in a mix of private parking areas to the front of the site.
SITE CONSTRAINTS	Proposal within the setting of a 'B' Listed Building.
OTHER COMMENTS	<p>The determining issues in this case are whether the development is appropriate to its green belt location and its effects on the surrounding area having regard to the development plan and other material considerations.</p> <p><u>Scottish Planning Policy</u> Scottish Planning Policy sets out national planning policies which aim to support sustainable development and the creation of high quality places. The aim is to achieve the right development in the right place.</p> <p>Scottish Planning Policy requires sustainable patterns of development appropriate to areas and encourages developments which optimises the use of existing resource capacities such as infrastructure and guides the use of land to within or adjacent to settlements. It is considered that given its location in the grounds of an established residential care facility, the proposal complies with the principles of sustainable development as set out in Scottish Planning Policy.</p> <p>In relation to Placemaking, it is considered that this development will complement local features such as landscape, topography and skylines given its design, layout, form and location on a site which is both physically and visually well contained within the Erskine Hospital Estate.</p> <p>This proposal for veterans' apartments would contribute to Renfrewshire Housing Land Supply providing good quality and well designed homes, with appropriate support in an area of need for this specific client group. It is considered that the proposal complies with the principles set out in Scottish Planning Policy.</p> <p><u>Approved Strategic Development Plan - Clydeplan 2017</u> The Approved Clydeplan 2017 sets out a Spatial Development Strategy which supports a presumption in favour of sustainable development. It seeks to embed the creation of high quality places firmly as part of its Strategy.</p> <p>It is considered that the proposal meets the relevant criteria of Clydeplan and is therefore regarded as being in compliance with the Strategic Development Plan for the reasons that the</p>

	<p>proposal is for a specific client group within a site which already offers support facilities for this client group.</p> <p>It will therefore enhance the existing Erskine Hospital community and make a positive contribution to the choice of housing for veterans. The development will represent sustainable development within an existing institutional setting but where an appropriate environment for the client group can be provided. It can be concluded therefore that the development accords with Clydeplan.</p> <p><u>Adopted Renfrewshire Local Development Plan 2014</u></p> <p>When the proposal is assessed against the relevant policies of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance the following conclusions can be made.</p> <p>Policy P2 'Housing Land Supply' states that the Council will maintain a 5-year supply of effective housing land at all times. In this regard the Renfrewshire Local Development Plan identifies land across the Renfrewshire area to meet the housing need and demand with the focus on brownfield land to meet the majority of the housing land requirements along with a number of green belt release sites to help stimulate supply in the short term.</p> <p>In addition, the Renfrewshire Local Housing Strategy 2016, sets out the strategic approach of the Council and its partners to delivering high quality housing and housing related services across all tenures to meet identified need in Renfrewshire. Amongst others, outcome 5 concerns homelessness prevention and seeks to ensure that vulnerable people get the advice and support which they need. It is considered that effective multi agency working is required to help people with complex needs gain access to and sustain housing. The application proposal will assist in providing good quality housing with on site support services in a sustainable location for a specialist group of people and therefore helps meet the requirements of Policy P2 and outcomes of the Renfrewshire Local Housing Strategy.</p> <p>The application site is located in the green belt and is subject to assessment against Policy ENV 1 'Green Belt'. Policy ENV 1 states that, amongst others, the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. It states that appropriate development within the green belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance 'Delivering the Environment Strategy - Acceptable Forms of Development in the Green Belt' sets out a number of uses which are considered to be appropriate in principle and which require a green belt location and include development for the re-use/redevelopment of institutional premises (class 8), or</p>
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	<p>developments which support such uses.</p> <p>The application proposal for residential development for a group of people with specific needs, with an element of assistance and reliance on the facilities within Erskine Hospital Estate is a development which would support and is supported by Erskine Hospital Institutional use. The proposal is therefore acceptable in principle.</p> <p>Thereafter, the New Development Supplementary Guidance 'Delivering the Environmental Strategy - Housing in the Green Belt', sets out a number of criteria against which proposals for residential use in the green belt require to be assessed and considers that the majority of the criteria must be met. When the application proposal is assessed against these criteria the following conclusions can be made.</p> <p><i>The development is required to maintain and support an established activity that is suitable in the green belt;</i> The application proposal is to support the role and function of Erskine Hospital and its aim to evolve further into a veterans' village, a use which has been accepted as suitable within this green belt location through the granting of previous consents and masterplans.</p> <p>This location has historically provided supported accommodation for veterans to cater for those in most need and continues to evolve with the addition of practical facilities and more recently to cater for those veterans, both disabled and able bodied, who are aiming to assimilate back into civilian life but who require a degree of support. This facility requires to be located in close proximity to where facilities already exist and will enable the charity to assist greater numbers of veterans in a more efficient manner.</p> <p><i>It is demonstrated that there is a need for residential use to be located out with the settlement;</i> The applicant has submitted a number of supporting statements to illustrate the ethos behind the development and the need for it to be located at this specific location and outwith any surrounding settlement. It is anticipated that the veterans who will occupy these flats will need support either mentally, physically or socially and require a location which offers specific support for those who have been in the armed forces. The information submitted in support of the application indicates that there is high demand for such specialist accommodation within the surrounding area and further afield.</p> <p><i>The proposal demonstrates outstanding quality of design;</i> The proposal submitted demonstrates a high quality of design which reflects the massing and scale of surrounding development, the proximity of the Grade B listed Reid McEwan building and the quality of landscape which currently exists at Erskine Hospital. In addition, the proposal includes a sustainable urban drainage system, a built form which maximises solar gain through consideration of site exposure, dwelling orientation and the positioning of main living spaces and enhanced SAP ratings to</p>
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	<p>reduce CO2 emissions and energy loss.</p> <p><i>The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character.</i> The site consists of an area of vacant land which previously accommodated a 2-storey building of limited design quality, which took no regard of its setting or the surrounding street scene. The site layout of the proposal has been developed in response to the form, scale and massing of the existing context in which it would be set. The Grade B listed Reid McEwen building located to the west adjacent to the site is 2 storeys in height and similarly the Furniture Workshop building to the south is 2 storey in height. The development is reflective of the massing and courtyard configuration of the Reid McEwen building and its design features. In addition, the proposed building is set back from Nursery Avenue which has enabled the building to be set behind ample amenity space and a formal landscaped courtyard which will assist in preserving and enhancing the setting of the listed building and offers improvements to the street scene generally.</p> <p>The potential visual impact of the development has been considered in the design and access statement submitted by the applicant and it has been concluded that no significant visual impact will result.</p> <p>It can be concluded therefore, that the proposal integrates with the established character of the area and would have no significant impact on the landscape character of the wider area. The proposal is assessed as being in compliance with the requirements of the Supplementary Guidance.</p> <p>Policy I5, and the Flooding and Drainage Supplementary Guidance, are also material planning considerations and set out a series of criteria which require to be considered. The Director of Environment and Communities (Design Services) is satisfied that an appropriate condition can be imposed in relation to drainage for this proposal. Overall, the development would not be detrimental to the local area in respect of drainage and flooding.</p> <p>In terms of the Supplementary Guidance on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements.</p> <p>In terms of the Supplementary Guidance relative to contamination, the Director of Environment and Communities (Environmental Services) has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by a condition.</p> <p>In conclusion, it is considered that the proposals are appropriate to their green belt location in line with the policies of the Local Development Plan and Supplementary Guidance and would not impact unacceptably on the general character of the</p>
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	area.
RECOMMENDATION	GRANT subject to conditions.

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.

Conditions

- 2 Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within the development, and
b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

- 3 Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition above, shall be submitted to the Planning Authority for written approval.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed

- 4 That prior to the commencement of development a landscaping scheme shall be submitted for the approval of the Planning Authority, which shall include:-

(a) details of structure planting and retained landscaping
(b) details of any earth moulding and hard landscaping, grass seeding and turfing;
(c) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and
(d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area and to create a defensible site boundary.

- 5 That prior to the completion of the last flatted dwelling, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs or areas of grass which die, are removed, damaged, or diseased, within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

- 6 That the development shall be implemented in accordance with the mitigation measures outlined in the Drainage Strategy Report by Struer dated 26/11/17 and Revision A dated 05/04/2018, all prior to the occupation of the dwellings hereby approved.

Reason: In order to meet the requirement of the Council as a flood prevention authority.

- 7 That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

- 8 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority and thereafter implemented as approved.

Reason: These details have not been submitted.

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

Application No. 17/0903/PP



Renfrewshire
Council

KEY INFORMATION

Ward

1 Renfrew North and
Braehead

Applicant

Ambassador Homes
(Scotland) Ltd & Renfrew
Golf Club
231 St Vincent Street
Glasgow
G2 5QY

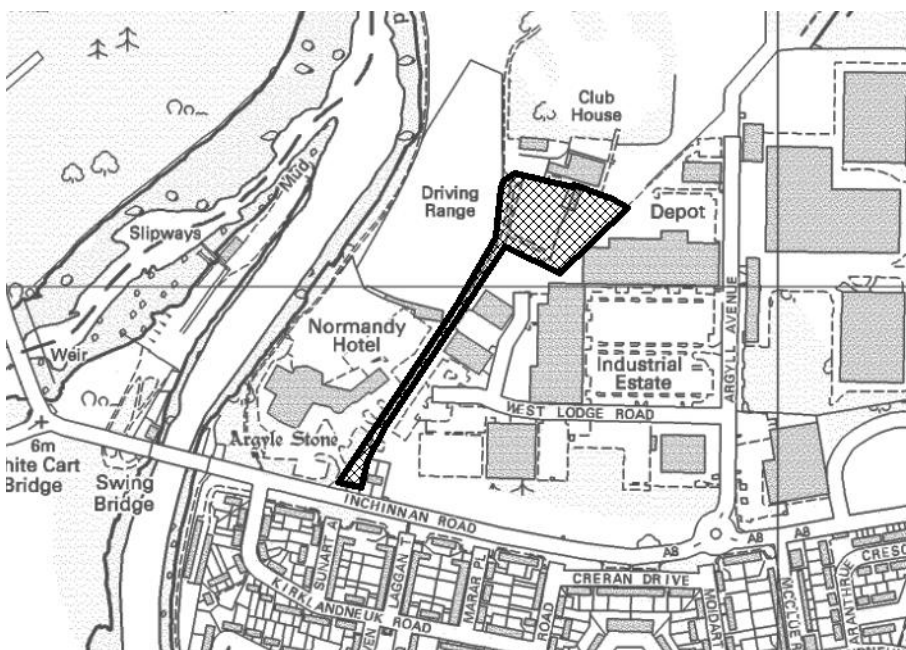
Registered: 20/12/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF TWO DWELLINGHOUSES, AND
THE ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 10 DWELLINGHOUSES WITH ASSOCIATED
INFRASTRUCTURE AND LANDSCAPING

LOCATION: RENFREW GOLF CLUB, INCHINNAN ROAD,
RENFREW

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Refuse.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal is contrary to Policy ENV1 'Green Belt' and Policy P2 'Housing Land Supply' as it would undermine the Spatial Strategy of the Renfrewshire Local Development Plan as well as the Renfrewshire Local Development Plan New Development Supplementary Guidance in Delivering the Environmental Strategy.
- The proposal is considered premature in respect of the emerging Renfrewshire Local Development Plan and would undermine the plan making process.
- One letter of representation received in relation to discrepancies in the supporting statement and plans.
- There have been no objections, subject to conditions, from the various statutory consultees.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES REPORT OF HANDLING FOR APPLICATION 17/0903/PP

APPLICANT:	Ambassador Homes (Scotland) Ltd and Renfrew Golf Club
SITE ADDRESS:	Renfrew Golf Club, Inchinnan Road, Renfrew, PA4 9EG
PROPOSAL:	Demolition of two dwellinghouses and erection of residential development comprising 10 dwellinghouses with associated infrastructure and landscaping
APPLICATION FOR:	Planning Permission - Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One letter of representation has been received. The points raised in the letter can be summarised as follows:</p> <ol style="list-style-type: none"> (1) Proposal does not deliver a good financial return for the club; (2) Discrepancies within the supporting statement including inconsistencies in the red line site boundary, size of gardens and position of plots in relation to the existing car park; (3) Query as to what the red line signifies on plan 118994/7001 'Refuse Vehicle Tracking'. <p>In response to the points raised in the letter of representation:</p> <ol style="list-style-type: none"> (1) Anticipated financial return is not a material planning consideration; (2) The supporting information is considered to be sufficient with respect to determining the application; (3) The line on the plan indicates the outline of the vehicle swept path.
CONSULTATIONS:	<p>Glasgow Airport Safeguarding - No objection subject to condition regarding full details of soft and water landscaping to be submitted to ensure compliance with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'. Also recommend that development on the site is insulated to appropriate standards.</p> <p>The Coal Authority - No objection.</p> <p>Health and Safety Executive - Do Not Advise Against.</p> <p>West of Scotland Archaeology Society - No objection subject to a condition requiring the developer to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation.</p> <p>Director of Environment and Communities (Traffic) - No objections.</p> <p>(Design) - Further clarification on Drainage Impact Assessment required with regard to connection to existing watercourse, calculations for network performance, and calculations for treatment volumes.</p> <p>(Environmental Services) - No objection subject to conditions regarding ground contamination noise.</p>

PRE-APPLICATION COMMENTS:	<p>An initial pre-application enquiry was made to the Council in October 2016 in relation to residential development in principle on the application site. The response issued made reference to the sites green belt and drew attention to the relevant policies within the Renfrewshire Local Development Plan which relate to new housing within the green belt.</p> <p>The applicants sought to provide justification for the proposal on the basis that the development of the site would generate funds for the Golf Club.</p>
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ENVIRONMENTAL STATEMENT	Not applicable.
APPROPRIATE ASSESSMENT	Not applicable.
PLANNING STATEMENT -	<p>A development framework has been submitted by the applicant to address detailed matters in support of the proposed development. The framework advises that the proposed development represents an opportunity for the club to generate funds which can be invested in the club with the view to addressing a decline in membership.</p> <p>The existing dwellinghouses on the site are in disrepair and no money is available to renovate the properties. It is stated that 'if the Golf Club was able to sell the land and improve the car park then it will be able to move forward and invest in the course'.</p> <p>The framework further advises that while the site is located within the green belt, it does not function as green belt. The site is contained on three sides, is partially brownfield, and development will not result in sporadic or isolated development, will not impact on the amenity value of the land, and will not result in encroachment into the countryside.</p> <p>Removal of the site from the green belt is not therefore considered to be inconsistent with policy objectives. It is also stated that significant change and regeneration in the area is likely given the proposed Clyde Waterfront and Renfrew Riverside City Deal projects.</p> <p>Further written submission were received by the applicant providing justification for the proposal on the basis that the development of the site would generate funds for the Golf Club.</p>
ACCESS STATEMENT –	Not applicable.
OTHER ASSESSMENTS –	Not applicable.
CLYDEPLAN POLICIES:	The proposal is not considered to be of a strategic scale of development. The policies of Clydeplan are not therefore considered to be relevant in the assessment of the application.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Scottish Planning Policy</u></p> <p><u>Adopted Renfrewshire Local Development Plan August 2014</u></p> <p>Policy ENV1: Green Belt</p> <p>Policy ENV2: Natural Heritage</p> <p>Policy P2: Housing Land Supply</p>

	<p>Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Environment Development Criteria, Green Belt and Housing in the Green Belt, Trees, Woodland and Forestry, Noise and Control of Major Accident Hazards Delivering the Infrastructure Strategy - Infrastructure Development Criteria, Connecting Places and Flooding and Drainage</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide - March 2015 Renfrewshire Local Development Plan Housing Land Supply Supplementary Guidance (2015)</p>
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	COMMENTS
PLANNING HISTORY	None relevant.
SITE VISIT	31/01/2018
DESCRIPTION	<p>This application seeks planning permission for the demolition of two dwellinghouses and the erection of a residential development comprising 10 dwellinghouses with associated infrastructure and landscaping on a vacant site within the grounds of Renfrew Golf Club on the north western edge of Renfrew.</p> <p>The application site extends to approx. 1.12 hectares in area and includes the residential development site (0.26 hectares of the site), the existing Golf Club car park, and the access road which connects the site with Inchinnan Road to the south west. The application site is bound by Blythswood Retail Park to the east and south, the club house and golf course to the north, and the Normandy Hotel to the west.</p> <p>The proposed residential development would be located on a triangular site immediately to the east of the existing Golf Club car park, and to the south east of the club house. The area is currently used as storage for materials associated with maintenance of the golf course, and includes semi detached period properties which are vacant and derelict. The eastern half of the site forms part of a woodland area.</p> <p>The proposed development also includes upgrading of the existing golf club car park comprising re-surfacing and demarcation of 96 spaces, provision of feature entrance walling, and upgrading of the existing tree lined access road to provide an additional passing place.</p>
DESIGN AND MATERIALS	<p>The proposal comprises of ten dwellinghouses arranged in three terraced blocks. The dwellinghouses incorporate dual pitched gable roofs and are finished in reconstituted ashlar stone to the front and sides, drydash render to the rear, concrete interlocking tiles to the roof and white pvc windows. Design and finish is considered to be of a good standard.</p>

SCALE AND POSITIONING	The proposed layout would comprise of an L shaped road, with 7 dwellinghouses (a block of four terraced and a block of three terraced) orientated east to west and a block of three terraced dwellinghouses orientated north to south. A 2.0m high feature wall and fence will separate the residential development from the car park.
PRIVACY AND OVERLOOKING	Considered on a plot to plot basis. No issues raised.
DAYLIGHT AND OVERSHADOWING	Considered on a plot to plot basis. No issues raised.
LANDSCAPING (INCLUDING GARDEN GROUND)	Each dwellinghouse is considered to benefit from sufficient garden ground. An acceptable landscaping scheme has also been submitted.
ACCESS AND PARKING	Access into the residential area will be taken from the existing road network associated with the Golf Club car park.
SITE CONSTRAINTS	The site is within a Control of Major Accident Hazard Zone (COMAH). Some areas of woodland and associated trees which line the access road are protected by Tree Preservation Order. The site is within an archaeological consultation trigger zone.
OTHER COMMENTS	<p>Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application.</p> <p><u>Scottish Planning Policy</u> Scottish Planning Policy sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. Scottish Planning Policy aims to support sustainable development and the creation of high quality places. It sets out two overarching policy principles namely a presumption in favour of development that contributes to sustainable development; and, placemaking which seeks the creation of high quality places.</p> <p>It considers that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place. It is not to allow development at any cost.</p> <p>The presumption in favour of sustainable development does not change the statutory status of the development plan for decision making. For proposals that do not accord with development plans, the primacy of the plan is maintained. The presumption in favour of development that contributes to sustainable development is a material consideration.</p> <p>In considering whether the proposal constitutes sustainable development, the site is firstly located on green belt land on the north western edge of Renfrew. Residential development would</p>

not reflect the prevailing character of the surrounding area which is predominantly commercial and industrial in nature.

Integration with existing residential areas would be difficult given proximity and intervening land uses. However, it is noted that the site is within 400m of a public transport corridor which provides connectivity to nearby residential, employment and retail opportunities. Proximity to a public transport corridor contributes to the sustainability of the site.

On Enabling the Delivery of New Homes, Scottish Planning Policy indicates that the planning system should identify a generous supply of land within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

In this regard the Local Development Plan identified land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements along with a number of green belt release sites to help stimulate supply in the short term.

While the site may benefit from some sustainable characteristics with regard to its location, significant weight cannot be attached to this as a material consideration given the relative isolation of the site with respect to other residential areas.

Granting of planning permission would therefore undermine the plan making process and be premature in respect of appropriate housing site selection through the emerging local development plan, and would therefore be contrary to Scottish Planning Policy.

Adopted Renfrewshire Local Development Plan August 2014

Policy ENV1 states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. It states that appropriate development within the green belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the green belt may only be permitted where it can be demonstrated that the development is justified against the majority of five assessment criteria. When the application proposal is assessed against these criteria, the following conclusions can be made:

The development is required to maintain and support an

established activity that is suitable in the green belt; Recreational uses such as golf clubs are considered to be an acceptable form of development in the green belt. In this instance, the applicant has sought to justify the proposed development on the basis that funds raised from the development would support the golf club and allow investment in the course. It has not been demonstrated that the development is required with respect to providing a full time site presence essential to the operation of the golf club.

There is no reason to doubt the assertions in the applicants supporting statement that membership at the golf club has dropped, and that this has placed financial pressure on the club restricting their ability to invest in the course. However, the requirements of the Local Development Plan must take primacy.

It is demonstrated that there is a need for the residential use to be located out with the settlement; Overall it has been demonstrated that there is a need for new residential units in the housing land supply however in line with policy it has not been demonstrated that there is a need, with respect to employment or other local ties, for the residential use to be located outwith a settlement.

Buildings which have a special architectural, traditional or historic character may be converted; Not relevant in this instance.

The proposal demonstrates outstanding quality of design; The layout of the proposed residential development, and the design and finish of the dwellinghouses, is considered to be of a good standard. The scale of the development is also considered to be appropriate. The development would not have a detrimental impact on the surrounding area with respect to visual amenity.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character; The application site is located on the north western edge of Renfrew. The uses surrounding this site is predominantly industrial and commercial character with the buildings at Blythswood Retail Park, the Diageo bonded warehouses further to the east, and the Normandy Hotel.

Residential development would not readily integrate with the established character of the area. However, it is noted that the area to the south and east is in 'transition' as defined by Policy E3 within the Local Development Plan. There is considered to be an opportunity to strengthen residential offer in this area, and planning permission for residential development to the south has previously been approved.

In addition, the delivery of new infrastructure in the area as part of the Glasgow City Deal Clyde Waterfront and Renfrew Riverside projects will likely stimulate further investment in the area. The proposed residential development is therefore likely to complement the future character of the area. However, this should be plan led via the emerging Local Development Plan process and through the creation of a masterplan framework for

	<p>the area.</p> <p>In view of the above, the proposed development is not considered to comply with the majority of the five assessment criteria.</p> <p>All development within the green belt must also be assessed against the green belt development criteria.</p> <p>In this instance, there will be no loss of prime quality agricultural land. Traffic and access infrastructure can be accommodated appropriately, and the Director of Environment and Communities has offered no objection to the application. It is not anticipated that there will be any significant effect on public water supply or water courses from pollution risk. Local landscape character will also be maintained. The development will not restrict access to open space. The development layout is considered to be acceptable, and consideration has been given to the design of the buildings. It is acknowledged that part of the woodland area within the site will be felled to accommodate the development. However, a woodland buffer along the eastern boundary of the site will be retained (and enhanced with additional planting), and there will not be a significant loss of trees with respect to overall tree coverage within the area. Adequate services will be available to serve the development. Finally, there will be no significant detrimental effect on any identified nature conservation interests including species and habitats.</p> <p>In view of the above, the proposed development is considered to comply with the New Development Supplementary Guidance on green belt development. However failure to comply with the guidance on housing in the green belt means that the proposal is contrary to Policy ENV1.</p> <p>Policy P2 'Housing Land Supply' states that the Council will maintain a 5-year supply of effective housing land at all times and prepare Supplementary Guidance including a framework to guide the release of additional housing land where a 5-year supply of effective housing land is not being maintained. Within the Local Development Plan Housing Land Supply Supplementary Guidance (2015), it is accepted that there is an assumed shortfall of private sector housing.</p> <p>Where a 5-year supply of effective housing land is not being maintained, Policy P2 states that the Council will grant planning permission provided that a number of criteria are met. When the application proposal is assessed against these criteria the following conclusions can be made.</p> <p><i>The site is shown to be effective and can be delivered to address the identified shortfall;</i> Supporting information demonstrates the effectiveness of the site and guarantee delivery within the five-year period. Particularly given the size of the site and that there is a housebuilder associated with the development.</p> <p><i>It will not undermine the spatial strategy of the plan;</i> The focus of the Local Development Plan spatial strategy is on the</p>
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development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy. Brownfield sites in urban areas are expected to contribute towards most of Renfrewshire's development requirements.

The application site is located within the green belt. Where sites beyond existing developed edges within green belt locations are required, they have been identified through the Local Development Plan process following detailed consideration against a range of criteria. The proposed development does not comply with the supplementary guidance on housing in the green belt and on this basis cannot be considered to comply with the Local Development Plan Spatial Strategy.

Its design would comply with the criteria for implementing the spatial strategy; The proposed development does not comply with the spatial strategy in principle on the basis that residential development is proposed on a green belt site.

Further to the criteria in Policy P2, the Local Development Plan Housing Land Supply Supplementary Guidance (2015) also provides a framework for release of further housing land against which residential planning applications are to be assessed. The guidance sets out the circumstances within which the additional release of land for housing will be supported but demands that those sites meet the 'main' and 'other considerations.

It is concluded therefore that the application proposal does not comply with Policy P2 - Housing Land Supply. As stated above, the proposals are not considered to satisfy the 'main' considerations with respect Scottish Planning Policy and the Renfrewshire Local Development Plan Spatial.

With regard to policy ENV2 and the New Development Supplementary Guidance on woodland, loss of trees from the site has been considered above. Overall it is considered that loss of trees from the site will not have a significant impact with respect to overall tree coverage within the area or loss of amenity. The proposal is therefore considered to comply with Policy ENV2.

The proposal is also considered to be acceptable with respect to the New Development Supplementary Guidance on delivering the Environment Strategy with regards to noise and control of accident hazards, taking into consideration consultation responses.

In terms of Policy I1 and I5, the site is within 400m of a high frequency bus corridor which connects the site with nearby employment, education and retail opportunities. The site is therefore considered to be in a sustainable location in this regard as there is a public transport network in close proximity which provides a viable alternative to the private car.

The site is not in an area susceptible to flooding. While the Director of Environment and Communities has requested additional clarification on matters within the DIA, it is

	<p>considered that an acceptable drainage scheme for the site can be developed. Overall, I am satisfied that the proposal complies with Policy I1 and I5 and the associated New Development Supplementary Guidance on delivering the infrastructure strategy.</p> <p>With regard to consultation responses which have not been addressed above, there has been no objection to the proposed development from Glasgow Airport Safeguarding, The Coal Authority, the Health and Safety Executive or the West of Scotland Archaeology Society. The requirement for conditions with respect to ground contamination, noise, archaeological survey and landscaping are noted.</p> <p>In conclusion, the proposed development is considered to be contrary Policy ENV1 and Policy P2 on the basis that residential development in the green belt would not be compliant with the Renfrewshire Local Development Plan Spatial Strategy.</p> <p>Decisions must be made in accordance with the development plan unless material considerations indicate otherwise. There are not considered to be any material consideration in this instance which justify a departure from the development plan. In this regard I would again reiterate that while the financial situation of the Golf Club is appreciated, it is not considered to provide sufficient justification in this instance to depart from the provisions of the Renfrewshire Local Development Plan.</p>
RECOMMENDATION	Refuse

Reasons for Refusal

- 1 The proposal is contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan and the Adopted Renfrewshire Local Development Plan New Development Supplementary Guidance - Delivering the Environment Strategy in that it would result in development within the designated Green Belt.
- 2 The proposal is also contrary to Policy P2 of the Adopted Renfrewshire Local Development Plan and the Housing Land Supply Supplementary Guidance 2015, and due to its location, the proposed development would undermine the Spatial Strategy of the Adopted Renfrewshire Local 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.

Planning Application: Report of Handling

Application No. 18/0072/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

Bankhead Developments
(Scotland) Ltd
2 Shillingworth Steadings
Kilgraston Road
Bridge of Weir
PA11 3RP

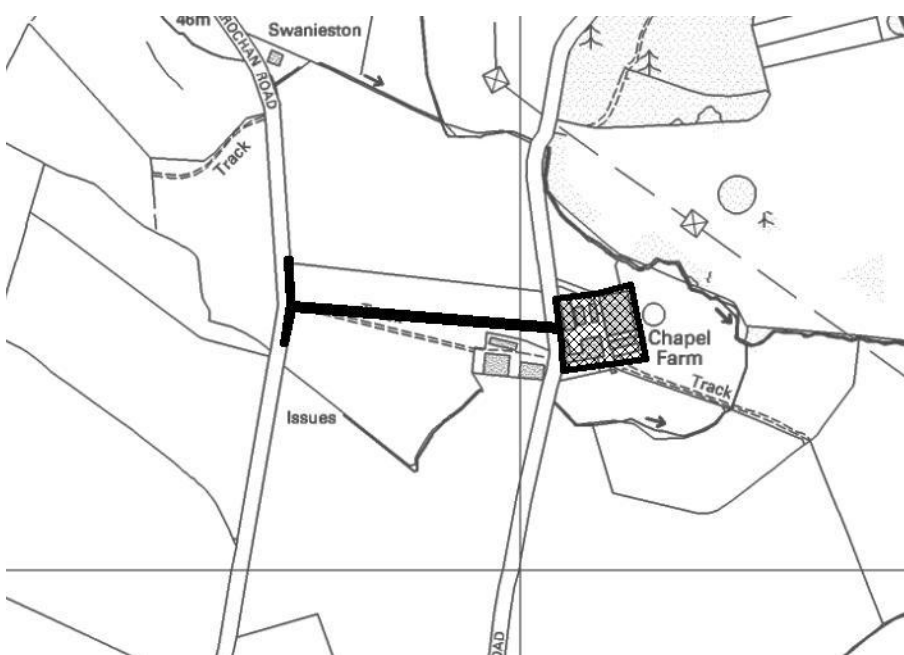
Registered: 31/01/2018

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF REDUNDANT FARM BUILDINGS, CONVERSION, ALTERATION AND EXTENSION OF FARM BUILDINGS TO FORM SEVEN DWELLINGHOUSES, ERECTION OF GARAGE BLOCKS, FORMATION OF HARDSTANDING AND PARKING AREAS AND FORMATION OF ACCESS ROAD

LOCATION: CHAPEL FARM HOUSE, CHAPEL ROAD, HOUSTON, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- 14 letters of representation submitted, including an objection from Houston Community Council, in relation to the green belt location, additional housebuilding in and around Houston and the lack of infrastructure to support such development.
- The proposals are considered to be appropriate in this green belt location and are in line with the Renfrewshire Local Development Plan, Policy ENV1 'Green Belt'.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0072/PP

APPLICANT:	Bankhead Developments (Scotland) Ltd
SITE ADDRESS:	Chapel Farm House, Chapel Road, Houston, Johnstone, PA6 7AX
PROPOSAL:	Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>14 representations have been received. A summary of the main points raised includes:</p> <ol style="list-style-type: none"> 1. The proposal represents residential development in the green belt - issues raised are addressed in the main body of the report. 2. The proposal will impact unacceptably on the existing roads infrastructure, doctors, nurseries and schools - issues raised are addressed in the main body of the report. 3. Poor public transport and a limited local provision of shops and services means that many more cars would travel through already congested village streets and Barochan interchange - issues raised are addressed in the main body of the report. 4. No objection to the conversion of the existing traditional buildings but strong objection to the new build dwellings to be created - issues raised are addressed in the main body of the report. 5. It is likely that the traffic generated by the development will continue to use the existing sub-standard road which is a quicker route to the village - issues raised are addressed in the main body of the report. 6. No further housebuilding should be approved in Houston until the roads, water and sewage infrastructure is improved – this is an issue to be addressed in the Local Development Plan, not considered through individual planning applications. 7. Smaller homes for older people and first time buyers are required in Houston - this is an issue to be addressed in the Local Housing Strategy and Local Development Plan, not considered through individual planning applications. <p>Councillor Sheridan and Councillor Dowling have objected to the proposal. They support the Community Council's concerns that this is a development in the green belt and additional building in and around Houston cannot be supported by existing infrastructure.</p>
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CONSULTATIONS:	<p>Houston Community Council - Object to the proposal and raise concerns that the proposal will place unnecessary burden on local infrastructure such as roads, sewage and schools. There is concern that through the consideration of previous applications for residential developments in this area, Transport Scotland raised issues relative to the capacity limitations of A737/M8 infrastructure. It is stated that there is no need for 3 bed roomed houses in the West Renfrewshire housing sub market but that smaller single person housing is required.</p> <p>Education - No objection.</p> <p>West of Scotland Archaeology Service - No objection subject to a condition requiring the developer to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation.</p> <p>The Director of Environment and Communities (Design Services) - No objection.</p> <p>(Environmental Services) - No objection subject to conditions requiring the submission of a Site Investigation and Remediation Strategy, if required, to reflect the previous farming use of the site.</p> <p>(Roads/Traffic) - No objection.</p>
PRE-APPLICATION COMMENTS:	Pre- application advice emphasised the requirement to maintain the character and distinction of the original steading and that the original steading should form the dominant part of the overall development.

ENVIRONMENTAL STATEMENT :	Not Applicable
APPROPRIATE ASSESSMENT :	Not Applicable
DESIGN/PLANNING STATEMENT:	<p>The applicant has submitted supporting information that Chapel Farm is a derelict farm no longer in use and although marketed as a farm business, failed to find a buyer interested in continuing operations within the existing buildings.</p> <p>It is stated that as the continued use of the farm buildings is not an option, the current proposal seeks to prevent the buildings falling into disrepair. The proposal will involve a number of sheds and industrial buildings which were formerly working buildings for the farm being removed and the ground reinstated to ensure an open view to the countryside from all aspects of the development.</p>
ACCESS STATEMENT:	Not Applicable
OTHER ASSESSMENTS:-	Not Applicable
CLYDEPLAN POLICIES:	Not Applicable

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>Development Plan - Adopted Renfrewshire Local Plan</u> Policy ENV1 - Green Belt <u>New Development Supplementary Guidance</u> Environment Development Criteria Green Belt Housing in the Green Belt Alterations and Extensions to Existing Properties
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	COMMENTS
PLANNING HISTORY	None relevant
SITE VISIT	18/04/2018
DESCRIPTION	Demolition of redundant farm buildings, conversion, alteration and extension of farm buildings to form seven dwellinghouses, erection of garage blocks, formation of hardstanding and parking areas and formation of access road.
DESIGN AND MATERIALS	The proposal seeks to retain the existing stone and slate buildings of the steading and the new elements would be finished with slate roofs and render walls.
SCALE AND POSITIONING	The site is bounded to the north, south and east by open agricultural land and to the west by Chapel Road and agricultural land and buildings beyond.
PRIVACY AND OVERLOOKING	The new dwellings to be created would not raise any issues with regard to privacy and overlooking of the existing dwelling within the steading. Separation distances are acceptable and adequate areas of amenity space have been allocated to each dwelling.
DAYLIGHT AND OVERSHADOWING	Not Applicable
LANDSCAPING	The submission of a landscaping scheme for the written approval of the Planning Authority would form a condition of any planning permission granted.
ACCESS AND PARKING	Access to the development proposed would be via a new direct access linking the development to the B789 (Barochan Road) which would involve junction improvements and widening. Three garage blocks and parking areas are proposed to the rear and sides of the steading.
OTHER COMMENTS	<p>The application site is located within the green belt and therefore subject to assessment against Policy ENV 1 'Green Belt' which considers that appropriate development will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance on 'Green Belt', sets out types of developments which are considered to be acceptable in principle and includes the conversion and rehabilitation of</p>

	<p>redundant buildings to residential use. The application proposals are therefore acceptable in principle.</p> <p>When the proposal is assessed against the requirements of the appropriate Supplementary Guidance, the following conclusions can be made. The Supplementary Guidance on 'Housing in the Greenbelt' considers that, amongst others, buildings which have a special architectural, traditional or historic character and which contribute to the setting of the area may be converted or re-used for residential purposes where it can be demonstrated that it is no longer suitable for the purpose originally intended and that the original building must form the main part of the development.</p> <p>The steading is no longer in agricultural use and that the building is in a state of disrepair. Although the building to be converted would be extended in depth, to the rear and would have a raised ridge height, it is considered that by retaining the front elevation and distinction between the farm house and attached farm buildings, the proposal would maintain its intrinsic character, the character of the steading and bring a redundant building back into use.</p> <p>The conversion proposed could be achieved without substantial alteration to the frontage of the building and the portion of the building which is most evidently part of the traditional steading.</p> <p>Existing openings would be retained albeit door openings would become windows with the creation of additional small windows, however, the character of this elevation would be retained.</p> <p>The extension to the rear of this building will be generally hidden from public view by existing boundary treatments and in views from within the steading courtyard.</p> <p>The conversion of this building to residential use would be sympathetic to the overall character of the courtyard and the area adjacent to Chapel Farm.</p> <p>The Director of Environment and Communities (Roads/Traffic) has offered no objection and is satisfied that access and parking arrangements are acceptable.</p> <p>The Director of Environment and Communities (Design Services) has offered no objection to the proposal and is satisfied that the proposal can be accommodated within the existing drainage infrastructure.</p> <p>Referring to the points of objection not already addressed the following should be noted.</p> <p>Although the proposal represents residential development in the green belt, the Local Development Plan through Policy ENV1 aims to identify appropriate locations to support planned growth and appropriate development within the green belt and considers that development will be considered acceptable where it is comparable with the Supplementary Guidance.</p>
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	<p>The Supplementary Guidance on 'Acceptable Forms of Development in the Green Belt' considers that the conversion and rehabilitation of redundant farm buildings to residential use is an appropriate form of development in principle.</p> <p>Following on from this acceptance of appropriateness of development in principle, the Supplementary Guidance 'Housing in the Green Belt' states that buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purposes originally intended, with the original building forming the main part of the development. In this regard although the proposal involves the conversion of existing buildings and their extension to provide an additional 7 residential units, due to the scale, positioning and design of the extensions the original buildings will remain the main part of the overall development.</p> <p>The extensions to the original buildings would be in locations which are currently occupied by large industrial type farm buildings of no architectural or intrinsic character not in keeping with the traditional steading buildings and which are particularly evident in public views of the site.</p> <p>Furthermore, the extensions would be to the rear of the original steading buildings and would not be readily visible in public views from Chapel Road or Barochan Road. It is considered that the proposed development is catered for in the Local Development Plan and is not comparable to the unplanned release of green belt land for residential development.</p> <p>With regard to roads infrastructure, the Director of Environment and Communities has confirmed that, subject to road and junction improvements, the development proposed can be accommodated acceptably within the existing network.</p> <p>A development of an additional 7 dwellings in this location is not of such a scale that it would impact on the wider roads infrastructure such as the Barochan Interchange.</p> <p>In conclusion, the proposals are considered to be appropriate to their green belt location in line with the policies of the Local Development Plan and SG and would not impact unacceptably on the general character of the area.</p> <p>The proposals would bring back into use a vacant traditional farm building of notable character which otherwise runs the risk of falling into further disrepair.</p>
RECOMMENDATION	GRANT subject to conditions.

1 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

- 2 No development shall begin on site until written approval of:
- a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein,
 - b) a remediation strategy/method statement identifying the proposed methods of implementing all remedial recommendations contained with the site investigation report;
- prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.
- Reason: To ensure that the site will be made suitable for its proposed use.
- 3 Prior to occupation of any unit within an identified phase of development:
- a) a Verification report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site
- shall be submitted to the Planning Authority and approved in writing.
- Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.
- 4 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;
- Reason: In the interests of the visual amenity of the area.
- 5 That prior to occupation of the last dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;
- Reason: In the interests of amenity.
- 6 The prior to the commencements of development, details of the upgrading of the access road and its junction with the B789 Barochan Road, shall be submitted for the written approval of the Planning Authority and thereafter the scheme of improvements as approved shall be completed prior to the occupation of the dwellings hereby approved.

Reason: To ensure that the development can be satisfactorily accessed and accommodating within the surrounding roads network.

- 7 Prior to the commencement of any development works on site, the developer shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works finally approved is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure any archaeological matter on site is appropriately recorded and recovered.

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

Application No. 18/0148/PP



Renfrewshire
Council

KEY INFORMATION

Ward

8 Johnstone South and
Elderslie

Applicant

Blackdye Limited
Midton Lodge
Midton road
Howwood
PA9 1AG

Registered: 26/02/2018

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 9 DWELLINGHOUSES WITH ASSOCIATED
ACCESS (IN PRINCIPLE)

LOCATION: PADUA, OLD HOWWOOD ROAD, HOWWOOD,
JOHNSTONE

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Refuse.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal is contrary to Policy ENV1 'Green Belt' and Policy P2 'Housing Land Supply' as it would undermine the Spatial Strategy of the Renfrewshire Local Development Plan as well as the Renfrewshire Local Development Plan New Development Supplementary Guidance in Delivering the Environmental Strategy.
- The proposal will also result in inappropriate development on the functional floodplain contrary to Scottish Planning Policy and Policy I5 'Flooding & Drainage' of the Renfrewshire Local Development Plan.
- 3 letters of representation have been received raising concerns in relation to development on a green belt site before brownfield, impact on local infrastructure, flood risk and ecology.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0148/PP

APPLICANT:	Blackdye Limited
SITE ADDRESS:	Padua, Old Howwood Road, Howwood, Johnstone, PA9 1AF
PROPOSAL:	Erection of residential development comprising 9 dwellinghouses with associated access (in principle).
APPLICATION FOR:	Planning Permission in Principle

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Three letters of representation have been received. The points raised in the letters can be summarised as follows;</p> <ul style="list-style-type: none"> (1) Access; (2) Pressure on local infrastructure; (3) Ecology; (4) Proposal is located within the green belt; (5) Development should be directed to brownfield sites; (6) Area is overdeveloped; (7) Flood risk; (8) Traffic; (9) Detrimental impact on amenity of neighbouring properties. <p>The points raised in the letters of representation have been addressed in the assessment of the application.</p>
CONSULTATIONS:	<p>Glasgow Airport Safeguarding – No comments.</p> <p>Director of Environment and Communities</p> <p>(Traffic) – No comments.</p> <p>(Design) - Object. Development proposal is in functional flood plain.</p> <p>(Environmental Services) - No objection subject to condition regarding contaminated land.</p>
PRE-APPLICATION COMMENTS:	None.

ENVIRONMENTAL STATEMENT	Not applicable.
APPROPRIATE ASSESSMENT	Not applicable.
DESIGN STATEMENT -	<p>The applicant has provided supporting information on the proposed development including site location, description and history.</p> <p>The proposed development is based on the layout, scale and mix of adjacent development at Fordbank. It is stated that the development is located wholly within the boundaries of Johnstone on a low quality parcel of land, and will provide a definitive boundary between the edge of Johnstone and the open amenity land and countryside beyond.</p>
ACCESS STATEMENT –	Not applicable.

OTHER ASSESSMENTS –	Not applicable.
CLYDEPLAN POLICIES:	Not applicable. Proposal is not considered to be of a strategic scale of development.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan August 2014</u> Policy ENV1: Green Belt Policy P2: Housing Land Supply Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy - Infrastructure Development Criteria, Connecting Places and Flooding and Drainage Delivering the Environment Strategy - Environment Development Criteria, Green Belt and Housing in the Green belt</p> <p><u>Material considerations</u> Renfrewshire Local Development Plan Housing Land Supply Supplementary Guidance (2015)</p>

	COMMENTS
PLANNING HISTORY	None relevant.
SITE VISIT	14/03/2018
DESCRIPTION	<p>This application seeks planning permission for the erection of a residential development comprising 9 dwellinghouses with associated access (in principle) on an agricultural field fronting Beith Road on the western edge of Johnstone.</p> <p>The application site is bound by Beith Road to the north with residential development at Fordbank beyond (approved under planning application 13/0243/PP), residential development to the east (approved under planning application 15/0643/PP), with agricultural fields to the south and west. The site slopes gradually up hill from north west to south east. Boundary treatment is a mix of hedges, post and wire and palisade fencing.</p> <p>The proposed layout comprises of 9 detached dwellinghouses laid out around a cul-de-sac, with a new access formed onto Beith Road. As the application is in principle only, no further details have been provided.</p>
DESIGN AND MATERIALS	The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.
SCALE AND POSITIONING	The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.
PRIVACY AND OVERLOOKING	The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.

DAYLIGHT AND OVERSHADOWING	The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.
LANDSCAPING	The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.
ACCESS AND PARKING	No comments.
SITE CONSTRAINTS	Potential flood risk area.
OTHER COMMENTS	<p>Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application.</p> <p><u>Scottish Planning Policy</u> Scottish Planning Policy sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. SPP aims to support sustainable development and the creation of high quality places.</p> <p>It sets out two overarching policy principles namely a presumption in favour of development that contributes to sustainable development; and, placemaking which seeks the creation of high quality places.</p> <p>It considers that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place. It is not to allow development at any cost.</p> <p>The presumption in favour of sustainable development does not change the statutory status of the development plan for decision making. For proposals that do not accord with development plans, the primacy of the plan is maintained. The presumption in favour of development that contributes to sustainable development is a material consideration.</p> <p>In this instance, the proposal comprises a development of nine houses on green belt land on the south western edge of Johnstone. The south west of Johnstone has been designated as a community growth area. The Local Development Plan spatial strategy focuses residential development on brownfield sites within the community growth area. In addition, the site is not considered to be effective as it is located within a functional flood plain. Development on the application site would not therefore be considered as sustainable.</p> <p>On Enabling the Delivery of New Homes, Scottish Planning Policy indicates that the planning system should identify a generous supply of land within the plan area to support the achievement of the housing land requirement across all</p>

tenures, maintaining at least a 5 year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

In this regard the Renfrewshire Local Development Plan identified land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements along with a number of green belt release sites to help stimulate supply in the short term. The application site has not been identified through the Renfrewshire Local Development Plan as a site suitable for green belt release.

The Housing Land Supply Supplementary Guidance 2015 was produced in response to an assumed shortfall in housing numbers in order to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply. The application site does not meet all the requirements set out in the Housing Land Supply Supplementary Guidance 2015.

Local Development Plan policy would not support residential development at this location in principle. Granting of planning permission would undermine the plan making process, and would therefore be contrary to Scottish Planning Policy.

Adopted Renfrewshire Local Development Plan August 2014

Policy ENV1 states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. It states that appropriate development within the green belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

The New Development Supplementary Guidance on Delivering the Environment Strategy states that proposals for development of residential use in the green belt may only be permitted where it can be demonstrated that the development is justified against the majority of five assessment criteria. When the application proposal is assessed against these criteria, the following conclusions can be made:

The development is required to maintain and support an established activity that is suitable in the green belt; The application proposal is not required to maintain or support an established activity that is suitable in the green belt.

It is demonstrated that there is a need for the residential use to be located out with the settlement; It has not been demonstrated that there is a need for the residential use to be located outwith a settlement.

Buildings which have a special architectural, traditional or historic character may be converted; Not relevant in this

instance.

The proposal demonstrates outstanding quality of design; The application is in principle only and therefore the majority of these details would require to be assessed through the submission of further planning applications.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character; The application site is located at the south western edge of Johnstone. The south west of Johnstone has been designated as a Community Growth Area, and there has been recent residential development to the north west and north east of the site by Dawn Homes and Persimmon Homes respectively. This gateway development is of a high standard, and provides a high level of amenity along Beith Road on the approach into Johnstone from the south west. As the application is in principle only, details of design, materials, landscaping etc do not need to be provided.

The applicant has intimated in their design statement that these aspects would likely reflect that of the adjacent developments. However the application has been submitted with a draft layout comprising of nine houses arranged around a cul-de-sac. It is not considered that such a layout would successfully integrate, complement or enhance the character of the area, and would be detrimental to the visual amenity of the gateway into Johnstone

All development within the green belt must also be assessed against the green belt development criteria.

In this instance, there will be no loss of prime quality agricultural land. It is not anticipated that there would be any direct effect on public water supply or water courses from pollution risk, however again it is noted that the site is on the functional flood plain. It is not considered that local landscape character will be maintained or enhanced by the development, and it has not been demonstrated through the information provided that careful consideration has been given to the layout and grouping of buildings. There will be no significant detrimental effect on identified nature conservation interests.

The proposal does not comply with the above criteria as listed in the New Development Supplementary Guidance, and is therefore considered to be contrary to the provisions of Policy ENV1.

Policy P2 'Housing Land Supply' states that the Council will maintain a 5 year supply of effective housing land at all times and prepare Supplementary Guidance including a framework to guide the release of additional housing land where a 5 year supply of effective housing land is not being maintained. Within the Local Development Plan Housing Land Supply Supplementary Guidance (2015), it is accepted that there is an assumed shortfall of private sector housing.

Where a 5 year supply of effective housing land is not being maintained, Policy P2 states that the Council will grant planning

permission provided that a number of criteria are met. When the application proposal is assessed against these criteria the following conclusions can be made.

The site is shown to be effective and can be delivered to address the identified shortfall; The site is not considered to be effective as it is located within a functional flood plain. Delivery of houses on the site would therefore be contrary to Scottish Planning Policy on Managing Flood Risk and Drainage.

It will not undermine the spatial strategy of the plan; The proposal does not accord with the adopted Local Development Plan Spatial Strategy, the focus of which is on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy. In this instance for example, it is noted that the Johnstone South West Community Growth Area contains six Housing Action Programme Sites where residential development should be targeted as they are at more sustainable locations within the existing urban area.

Its design would comply with the criteria for implementing the spatial strategy; The application is in principle only and therefore these details would require to be assessed through the submission of further planning applications. However as stated above, the layout information which has been received is not considered to successfully integrate, complement or enhance the character of the area.

Further to the criteria in Policy P2, the Local Development Plan Housing Land Supply Supplementary Guidance (2015) also provides a framework for release of further housing land against which residential planning applications are to be assessed. The guidance sets out the circumstances within which the additional release of land for housing will be supported but demands that those sites meet the 'main' and 'other considerations'.

It is concluded therefore that the application proposal does not comply with Policy P2 - Housing Land Supply. As stated above, the proposals are not considered to satisfy the 'main' considerations with respect Scottish Planning Policy and the Renfrewshire Local Development Plan Spatial Strategy on the basis that the site is located within a functional flood plain, and that development should be focused on previously used sites within existing built up areas of which there are six within the Johnstone South West Community Growth Area alone.

Similarly, the proposals are not considered to have satisfied all of the 'other' considerations such as the effectiveness of the site, its capacity to be substantially built out by 2019, and the affect on the character and amenity of the surrounding area.

It is concluded therefore that the application proposal does not comply Policy P2 or the framework for release as required by the Local Development Plan Housing Land Supply Supplementary Guidance (2015).

	<p>Policy I5 states that new development should avoid areas susceptible to flooding. The Director of Environment and Communities (Design) has objected to the application on the basis that the site is within the functional flood plain. Development of the site would therefore be contrary to Scottish Planning Policy, and the provisions of Policy I5.</p> <p>With regard to consultation responses that have not been addressed above, the Director of Environment and Communities (Environmental Services) has not objected to the proposed development subject to conditions.</p> <p>It is concluded that notwithstanding the assumed shortfall of an effective land supply as set out in the Local Development Plan Housing Land Supply Supplementary Guidance (2015), it has not been demonstrated that this is an appropriate site for residential development which would not impact unacceptably on the purposes of the green belt in this location.</p> <p>The proposal is therefore considered to be contrary to Policy ENV1 and associated New Development Supplementary Guidance. For these reasons it is considered that the proposal cannot satisfy the requirements of Policy P2 and the Housing Land Supply Supplementary Guidance 2015, as the residential development of this site would not comply with the Spatial Strategy of the Local Development Plan. The proposal is also contrary to Policy I5 as the site is located within a functional flood plain.</p>
RECOMMENDATION	Refuse

Reasons for Refusal

- 1 The proposal is contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan in that it would result in development within the designated Green Belt without appropriate justification and due to its location and scale would not be commensurate with the aims of enhancing the character and landscape setting of an area.
- 2 The proposal is contrary to the Adopted Renfrewshire Local Development Plan New Development Supplementary Guidance - Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.
- 3 The proposal is contrary to Policy P2 of the Adopted Renfrewshire Local Development Plan and the Housing Land Supply Supplementary Guidance 2015, and due to its scale and location, the proposed development would undermine the Spatial Strategy of the Adopted Renfrewshire Local Development Plan. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.
- 4 The proposal is contrary to Policy I5 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance - Delivering the Infrastructure Strategy in that it would introduce development into an area susceptible to flooding, and would not therefore accord with the principles of sustainable flood risk management.

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.

