

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

Date	Time	Venue
Tuesday, 13 March 2018	14:00	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):

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.

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.

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.

- | | | |
|-----------|--|------------------|
| 1 | Minute of Police Fire & Rescue Scrutiny Sub-Committee | 5 - 8 |
| | Minute of meeting of Police Fire & Rescue Scrutiny Sub-Committee held on 16 January, 2018. | |
| 2 | Revenue Budget Monitoring Report | 9 - 16 |
| | Joint report by Director of Finance & Resources, Acting Director of Development & Housing Services, Director of Children's Services and Director of Environment & Communities. | |
| 3 | Capital Budget Monitoring Report | 17 - 22 |
| | Report by Director of Finance & Resources. | |
| 4 | Public Protection Operational Update | 23 - 30 |
| | Report by Director of Environment & Communities. | |
| 5 | Environment & Communities: Service Improvement Plan 2018/19 - 2020/21 | 31 - 76 |
| | Report by Director of Environment & Communities. | |
| 6 | Community Justice Outcomes Improvement Plan 2018/21 | 77 - 102 |
| | Report by Director of Children's Services. | |
| 7 | Development & Housing Services; Service Improvement Plan 2018/21 | 103 - 144 |
| | Report by Acting Director of Development & Housing Services. | |
| 8 | Housing Energy Efficiency and Carbon Investment Programme 2018/19 | 145 - 148 |
| | Report by Acting Director of Development & Housing Services. | |
| 9 | Private Sector Housing Grant Investment Programme 2018/19 | 149 - 154 |
| | Report by Acting Director of Development & Housing Services. | |
| 10 | Renfrewshire Planning Performance Framework 2016/17 | 155 - 162 |

Report by Acting Director of Development & Housing Services.

- 11 Paisley Town Centre Conservation Area Appraisal and Conservation Area Management Plan 2018 163 - 166**

Report by Acting Director of Development & Housing Services.

- 12 Disposal of Land adjacent to 9 and 11 Ewing Street, Kilbarchan 167 - 170**

Report by Acting 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.

- 13 Planning Applications 171 - 228**

Report by Acting Director of Development & Housing Services.

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 16 January 2018	13:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Mags MacLaren, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

S MacDougall, Director of Environment & Communities; O Reid, Head of Public Protection, C Dalrymple, Regulatory & Enforcement Manager and D Kerr, Service Coordination Manager (all Environment & Communities); and R Devine, Senior Committee Services Officer (Finance & Resources).

Also in Attendance

Superintendent B Kennedy, Chief Inspector H Scott, Chief Inspector S Wright, Sergeant S Hare, Sergeant W Faulds and Sergeant K Teasdale (all Police Scotland); and D Proctor, 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.

Order of Business

In terms of Standing Order 16, the Convener intimated that she proposed to alter the order of business to facilitate the conduct of the meeting by considering Item 5 – Spotlight : Armed Response Vehicle Policing – as the first item of business.

1 Spotlight: Armed Response Vehicle Policing

The Sub-Committee were advised, by Sergeant S Hare and Sergeant W Faulds, of the roles of Armed Response Vehicle Officers (ARVO), the deployment locally of such officers and the stringent procedures adopted prior to their deployment. Reference was made during discussion to the high visibility of members of the Unit, their availability 24 hours a day 365 days a year, the experience and training undertaken by ARVOs and the 'additional' equipment issued to ARVOs. Mention was also made to the positive feedback received from members of the public during public engagements.

Following a question and answer session Sergeant S Hare and Sergeant W Faulds were thanked for their attendance and left the meeting.

DECIDED: That the information provided 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 October and November 2017 reporting period.

The report highlighted improvements across a range of performance indicators and identified areas where further interventions were required. Over the period of the report there had been a decrease in the number of accidental dwelling fires from 27 in the same period in 2016/17 to 22 in the current reporting period; the total number of all non-fatal fire casualties had decreased from 4 to 1; the total number of incidents involving deliberate fire raising had decreased from 112 to 77; the total number of fires in non-domestic premises had remained constant at 4; the number of unwanted fire alarm signal incidents had decreased from 146 to 172 the total number of non-fatal road traffic collisions attended by the Service had decreased from 23 to 13; and the number of recorded casualties had decreased from 20 to 17. The appendix to the report provided a detailed analysis of performance and activities.

DECIDED: That the report be noted.

3 Police Scotland - Scrutiny Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area.

The report summarised the key performance indicators and the appendix to the report provided statistics for the period April to November 2017, relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2014/17, together with comparative data for 2016. Crime/incident trends relating to murders, serious assault, domestic abuse, stop and searches, theft by housebreaking, detection of sexual crimes and road traffic casualties were referred to within the report. 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 and reaffirmed the commitments 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.

4 Pre-planned Events on Public Roads - the requirement for Temporary Traffic Regulation Orders (TTROs)

There was submitted a report by the Director of Environment & Communities relative to the requirement for pre-planned events taking place on public roads to have a Temporary Traffic Order (TTRO) approved.

The report advised that Police Scotland had written to all local authority Chief Executives in Scotland on 13 October 2017 outlining a change in Police Scotland's position in relation to the requirement to have Temporary Traffic Regulation Orders (TTROs) in place for pre-planned events taking place on public roads. The change in position potentially had an impact on all local authorities as it suggested that local authorities should consider applications for TTROs in respect of events that historically didn't require them. The report detailed the key points raised by Police Scotland's position, the legal background to TTROs for events, the current regulatory process adopted by Renfrewshire Council and other local authorities in relation to events, the implications for Renfrewshire, together with an options appraisal.

DECIDED:

(a) That it be noted that the Council's Roads Service would continue to (i) issue TTROs for events where a full road closure was required and (ii) not to require a TTRO for marches and moving processions where limited traffic disruption was expected, as detailed in paragraph 6.4 of the report; and

(b) That it be agreed to write to CoSLA informing them of the Council's position and seeking their support in promoting a change in legislation that would provide clarity for Police Scotland and extend police powers to regulate traffic beyond extraordinary circumstances without the requirement of a TTRO, as detailed in paragraph 6.6 of the report.

5 Spotlight: Wilful Fire Raising

M Gallacher, Group Manager (Scottish Fire and Rescue Service) and Chief Inspector S Wright (Police Scotland) gave a presentation reviewing Deliberate Fires in Renfrewshire.

The Sub-Committee was provided with statistical data for the period 2014/17 of incidents of deliberate fire raising locally and nationally, informed of those Council wards where the volume of deliberate fires was highest and the nature of incidents together with activities undertaken by both Police Scotland and Scottish Fire & Rescue Service to address the situation.

Specific mention was made, during discussion, to the impact on (i) Scottish Fire & Rescue Service and (ii) Communities of deliberate fire raising and the recent spike in vehicle fires.

DECIDED: That the information provided be noted.

6 Valediction

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



To: Communities, Housing and Planning Policy Board

On: 13 March 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 5 January 2018

1. Summary

1.1 Gross expenditure is £11,000 (0.0%) over budget and income is £11,000 (0.0%) greater than anticipated which results in a **break even 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 £208k lower than expected at this stage of the year, although a breakeven position is still projected. Within payments to other bodies, year end underspends are being reported in respect of void loss £200k and irrecoverable rent £300k based on current performance, delays in the roll out of Universal Credit and ongoing improvements in these areas. Although neighbourhood forum costs are currently £80k underspent, this is expected to be fully spent by the end of the year as project commitments are made. An overspend of £62k is also anticipated in respect of Council Tax on void properties, predominately due to the Council Tax levy being applied to longer term empty properties in regeneration 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, however the exceptional demand placed on the service in responding to the recent severe weather may result in pressure on this forecast position.

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, however the exceptional demand placed on the service in responding to the recent severe weather may result in pressure on this forecast position.

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 the 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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RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2017/2018
1st April 2017 to 05 January 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	17,594	12,809	12,516	174	12,690	119	0.9%	underspend
Property Costs	78,930	58,935	57,441	1,208	58,649	286	0.5%	underspend
Supplies & Services	808	499	574	(9)	565	(66)	-13.2%	overspend
Contractors and Others	80	40	218	(162)	56	(16)	-40.0%	overspend
Transport & Plant Costs	149	119	135	0	135	(16)	-13.4%	overspend
Administration Costs	7,694	565	589	(1)	588	(23)	-4.1%	overspend
Payments to Other Bodies	6,528	3,660	2,949	(30)	2,919	741	20.2%	underspend
CFCR	0	0	0	0	0	0	0.0%	breakeven
Capital Charges	23,381	(1,036)	0	0	0	(1,036)	-100.0%	under-recovery
GROSS EXPENDITURE	135,164	75,591	74,422	1,180	75,602	(11)	0.0%	overspend
Income	(121,428)	(80,254)	(80,644)	379	(80,265)	11	0.0%	over-recovery
NET EXPENDITURE	13,736	(4,663)	(6,222)	1,559	(4,663)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 05 January 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 05 January 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	(19,730)	(20,732)	1,002	(19,730)	0	0.0%	breakeven
Other Housing	4,345	9,294	9,084	210	9,294	0	0.0%	breakeven
Criminal Justice	3,273	2,443	2,059	384	2,443	0	0.0%	breakeven
Renfrewshire Wardens	2,769	1,871	1,913	(42)	1,871	0	0.0%	breakeven
Civil Contingencies Service	115	27	29	(2)	27	0	0.0%	breakeven
Policy and Regeneration	2,275	1,112	1,105	7	1,112	0	0.0%	breakeven
Development Standards	(209)	(509)	(509)	0	(509)	0	0.0%	breakeven
Community Learning and Development	1,168	829	829	0	829	0	0.0%	breakeven
NET EXPENDITURE	13,736	(4,663)	(6,222)	1,559	(4,663)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 05 January 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 05 January 2018

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

Description (1) £000's	Revised Annual Budget (2) £000's	Revised Period Budget (3) £000's	Actual (4) £000's	Adjustments (5) £000's	Revised Actual (6) = (4 + 5) £000's	Budget Variance (7) £000's %		
Employee Costs	7,414	5,246	5,242	0	5,242	4	0.1%	underspend
Property Costs	13,678	10,405	8,945	1,133	10,078	327	3.1%	underspend
Supplies & Services	323	146	145	1	146	0	0.0%	breakeven
Contractors and Others	23	11	11	0	11	0	0.0%	breakeven
Transport & Plant Costs	17	3	3	0	3	0	0.0%	breakeven
Administration Costs	3,055	331	332	(1)	331	0	0.0%	breakeven
Payments to Other Bodies	3,731	2,380	1,675	0	1,675	705	29.6%	underspend
CFCR	0	0	0	0	0	0	0.0%	breakeven
Capital Charges	22,551	(1,036)	0	0	0	(1,036)	-100.0%	under-recovery
GROSS EXPENDITURE	50,792	17,486	16,353	1,133	17,486	0	0.0%	breakeven
Income	(50,792)	(37,217)	(37,085)	(132)	(37,217)	0	0.0%	breakeven
NET EXPENDITURE	0	(19,731)	(20,732)	1,001	(19,731)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 05 January 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: 13 MARCH 2018

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

1.1 Capital expenditure to 5th January 2018 totals £6.816m compared to anticipated expenditure of £6.860m for this time of year. This results in an under-spend position of £0.044m 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)	£0.006m <i>u/spend</i>	0% <i>u/spend</i>	£0.025m <i>u/spend</i>	1% <i>u/spend</i>
Housing (PSHG)	£0.020m <i>u/spend</i>	3% <i>u/spend</i>	£0.000m	0%
Development & Housing Services	£0.018m <i>u/spend</i>	10% <i>u/spend</i>	£0.005m <i>u/spend</i>	4% <i>u/spend</i>
Total	£0.044m <i>u/spend</i>	1% <i>u/spend</i>	£0.030m <i>u/spend</i>	1% <i>u/spend</i>

1.2 The expenditure total of £6.816m represents 54% 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 5th January 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 there have been no budget changes.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –

Creating a sustainable Renfrewshire for all to enjoy – Capital investment in new and existing assets will ensure Renfrewshire is more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **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:

- Geoff Borland, Extension 4786
- Louise Feely, Extension 6049
- Ian MacKinnon, Extension 5842
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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 10	Year To Date Budget to 05-Jan-18	Cash Spent to 05-Jan-18	Variance to 05-Jan-18	% Variance	Cash to be Spent by 31-Mar-18	% Cash Spent
HOUSING(HRA)								
Improvements To Existing Properties	9,685	6,829	3,180	3,119	61	2%	3,710	46%
Regeneration	4,390	417	70	69	1	1%	348	17%
Other Assets	2,025	2,255	1,412	1,427	-15	-1%	828	63%
Non Property Expenditure	10	41	18	18	0	0%	23	44%
Council House New Build	1,840	5	0	0	0	0%	5	0%
Professional Fees	1,945	1,700	1,300	1,341	-41	-3%	359	79%
Future Years Allowances	0	0	0	0	0	0%	0	-
Total Housing(HRA) Programme	19,895	11,247	5,980	5,974	6	0%	5,273	53%
HOUSING(PSHG)								
Private Sector Housing Grant Programme	2,500	1,115	708	688	20	3%	427	62%
Total Housing(PSHG) Programme	2,500	1,115	708	688	20	3%	427	62%
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage CARS 2	2,810	291	115	116	-1	-1%	175	40%
Local Green Area Networks Projects	39	72	57	38	19	33%	34	53%
Total Development & Housing(THI/LGAN)	2,849	363	172	154	18	10%	209	42%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,244	12,725	6,860	6,816	44	1%	5,909	54%



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 13 MARCH 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: PUBLIC PROTECTION OPERATIONAL UPDATE

1. Summary

1.1 This report provides an update for the Communities, Housing and Planning Policy Board on recent activities carried out by Renfrewshire Community Safety Partnership, including information on:

- environmental enforcement and improvement activities
 - protecting vulnerable residents
 - building safer communities
 - diversionary activities
 - performance update – indicators and targets
-

2. Recommendations

2.1 That the Communities, Housing and Planning Policy Board notes the content of this progress update report.

3. Environmental Enforcement and Improvements

Environment and Place, Team Up to Clean Up

Community Engagement

3.1 Twelve community litterpicks have taken place in the last accounting period and 2 significant, Council organised events are scheduled to take place in Gallowhill and Johnstone during March. Both events will deliver a strong 'Team Up to Clean Up' message and multi-agency approach and will be used as a springboard to launch the 'Renfrewshire Big Spring Clean' in April 2018.

- 3.2 Interest in the 'Team Up to Clean Up' Facebook page continues to grow. The page is being successfully used by communities as a way to promote clean-ups and encourage participation from residents. Examples of new areas within communities being cleaned at volunteers' requests, and of joint working between groups are now being noted. The Facebook page has also inspired individuals to arrange their own clean-ups by showcasing the achievements of others.
- 3.3 A progress report on Improving Renfrewshire's Environment and Place will be considered by the Infrastructure, Land and Environment Policy Board on 21 March 2018.

Responsible Dog Ownership Strategy

- 3.4 An innovative approach to tackling dog fouling has been delivered in 6 hot-spot streets in Renfrewshire. The Street Stuff programme assisted by spraying and counting dog fouling to provide a baseline to measure results, the offending dog fouling was removed from pathways within 48 hours by StreetScene employees. Pavements were then sprayed with a message "Someone in this street isn't picking up after their dog.... is it you?!", signs were attached to lampposts and banners were erected outside local schools. This was complimented by an increased Warden presence patrolling the area, delivering a zero-tolerance approach, with a number of Fixed Penalty Notices being issued for dog fouling. Individuals identified by complainants as contributing to the problem were visited by the Wardens and issued with advice and an information leaflet.

4. Protecting Vulnerable Residents

Safe Kids

- 4.1 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.
- 4.2 Safe Kids was delivered at St Mirren Stadium during March 2018 with workshops 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.
- 4.3 Workshop topics included: antisocial behaviour; alcohol and drug awareness; internet safety; fire safety; litter & dog fouling; Railway Safety; Emergency situations; Who Cares Scotland and Street Stuff. Most of the workshops have previously been run successfully within the Safe Kids programme. 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.

The Street

- 4.4 'The Street' is an award-winning project based in Hamilton. The 20-minute hard hitting drama is delivered by young people aged 14-24 focusing on the potential impact and risks associated with knife crime; teenage pregnancy; domestic violence; bullying, sexual and mental health and drug and alcohol misuse.

- 4.5 Small groups of young people who came to the attention of the Community Safety Youth Team through their involvement in youth disorder visited the project on several occasions during January - February 2018. After watching the drama, the young people attend a workshop to assess and discuss the potential impact of their own behaviour on themselves and their community.

I Am Me/Keep Safe

- 4.6 By January 2018, the Primary School programme had been delivered to 31 schools and 6,146 children have participated. 2,143 children surveys have been returned and the headline results are as follows:
- 98% enjoyed the I Am Me visit;
 - 92% are more aware of bullying;
 - 92% are more aware of disabilities;
 - 99% know bullying is wrong;
 - 97% know it is important to report bullying;
 - 94% would tell an adult if they, or someone else was being bullied.
- 4.7 In total 10,353 pupils are booked to attend, with the final two schools looking to arrange dates and confirm pupil numbers.
- 4.8 Keep Safe is extending across Scotland, with 14 local authorities actively rolling out the initiative. There are now 362 Keep Safe places across Scotland, including 132 in Renfrewshire. The Keep Safe Ambassador programme is also going from strength to strength and now has 93 High School Ambassadors, 50 Police Scotland Youth Volunteer Ambassadors, 27 Ambassadors with a learning disability and 48 Keep Safe Ambassador trainers across Scotland.
- 4.9 I Am Me continued its prize-winning form when they won Renfrewshire Council Staff Recognition Award for the Community Group category in January 2018.

5. Building Safer Communities

Monte Carlo Rally

- 5.1 The Monte Carlo Classic Car Rally returned to Paisley in spectacular fashion on 31 January 2018 for the fifth consecutive year as the town centre was one of the start points for the historic race. Paisley was the sole British host out of six European cities including Reims, Oslo and Barcelona for a range of classic cars to make the 1300-mile trip to the south of France. Provost Cameron flagged off nearly 100 competing cars from a special start ramp at Abbey Close. Thousands of spectators attended creating a party atmosphere as they watched classic cars such as Porsches, Aston Martins, Alfa Romeos and Renfrewshire-built Hillman Imps. Before the send-off, Paisley Town Hall hosted car-themed activities appealing to all ages including a giant Scalextric set, a Sega Rally arcade machine, children's workshops, face painting and refreshments. The event was supported by StreetScene services and the Renfrewshire Community Safety partnership, including Wardens and Civil Contingencies Service.

Nicotine Vapour Products

- 5.2 Nicotine Vapour Products (NVPs), commonly known as e-cigarettes are now subject to legislative controls similar to those imposed upon tobacco products. Retailers must not sell NVPs to persons under the age of 18 and must take precautions to prevent such sales, such as having an age verification policy and completing staff training. Officers in Trading Standards & Licensing have commenced a programme of advice and enforcement visits to retailers across Renfrewshire to ensure compliance with the requirements. 35 visits have been completed to date, and

around 90% of retailers have been found to be non-compliant. Officers are providing advice and support to achieve compliance, with enforcement considered at a later date, if contraventions persist.

Best Bar None Renfrewshire

- 5.3 Best Bar None is an accreditation scheme which rewards high standards and good practice in the licensed trade sector. The Scottish Business Resilience Centre (SBRC), who run the Best Bar None scheme in Scotland, are providing the administration and assessment for the Renfrewshire scheme this year. 7 Renfrewshire venues applied to the scheme this year, and all have achieved Gold standard. 4 of these venues applied for consideration to the National Awards, and 2 venues have made the shortlist. Bar Varia (Independent Bar) and Kilty Kilty (Innovation in Social Responsibility) will be national finalists, and will find out if they have won a National Award in late March 2018.

6. Diversionary Activities

Street Stuff

- 6.1 Street Stuff continues to deliver a variety of activities throughout Renfrewshire. There are over 24,000 recorded attendances this year to date with the programme being on track to reach its 2017/18 annual target of over 32,000 participants.
- 6.2 Street Stuff continues to work in communities and all 5 local area committee areas, 6 days a week. The Street Stuff buses are also out during the 6 evenings and are deployed depending on need and the requirements of the young people.
- 6.3 In addition to the normal scheduled timetable, extra afternoon sessions were arranged during the school holidays in February at the Paisley 2021 Stadium. Activities during these sessions included football, dance and bus activities. Each participant at the sessions was provided with a healthy meal.

StreetDoctors

- 6.4 Violence is the third leading cause of death in young people in the UK. Many of the deaths occur because people that are witness to violence panic and do not know how to help. Others do not know the consequences of violence, for example many young people believe that a person will only die if they are stabbed in the chest.
- 6.5 StreetDoctors is a charity that works to end youth violence by giving young people at risk of violence the skills and confidence to be able to help in a medical emergency, whilst also teaching them the true medical consequences of violence. In 2017, 84% of young people attending StreetDoctors sessions said that they would be willing to act if someone needed first aid, and 95% said that they understood the consequences of violence. StreetDoctors training is taught by a group of over 350 volunteers who are either medical students or junior doctors.
- 6.6 Street Stuff staff received StreetDoctors training on 21 February 2018. The training session covered 'What to do when someone is bleeding' and 'What to do when someone is unconscious'. It showed the medical consequences of carrying a knife, and offered a safe space to discuss willingness to help a victim. This lifesavers training will now be rolled out to young people in Renfrewshire at various Street Stuff venues throughout 2018.

7. Performance Update – Indicators and Targets

- 7.1 The table below summarises target and actual performance for key performance indicators and benchmarking targets under each of the key change themes for 2016/17.

Target for 2017/18	Target to Period 10	Actual to Period 10	Comments
<i>Building strong, safe and resilient communities</i>			
1. Domestic Noise Complaints – Part V – the average time (hours) between time of complaint and attendance on site			
1hr	1hr	29 minutes	<p>The average response time for domestic noise complaints requiring attendance was just under half an hour and was well within the one hour target for period 10.</p> <p>By the end of period 10, a total of 864 domestic noise complaints had been received in the year to date, 496 of which required attendance on site with an average response time of half an hour.</p>
2. Number of incidents of anti-social behaviour reported to Renfrewshire Community Safety Service			
1,750	Annual target	1,512	<p>The reported number of incidents of anti-social behaviour in the year to date at the end of period 10 was 1,512. This was in line with the 1,471 YTD reported at the end of period 10 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 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.</p>

Target for 2017/18	Target to Period 10	Actual to Period 10	Comments
Working together to improve outcomes			
3. % of front line resolutions dealt with within timescale			
i) Environment & Communities			
100%	100%	84%	Environment & Communities has received 4,035 front line resolutions in the first 10 periods of 2017/18, of which 3,402 (84%) were responded to within timescale.
ii) Renfrewshire Community Safety Partnership			
100%	100%	69%	Over the same period Renfrewshire Community Safety Partnership received 42 front line resolutions of which 29 (69%) were responded to within timescale. Performance reflects the challenging and complex nature of some of the frontline resolutions received by the Renfrewshire Community Safety Partnership which require detailed investigation prior to response.
4. % of complaint investigations dealt with within timescale			
i) Environment & Communities			
100%	100%	76%	Environment & Communities has dealt with 41 complaint investigations in the first 10 periods of 2017/18, 31 (76%) of which were dealt with within the agreed timescale.
ii) Renfrewshire Community Safety Partnership			
100%	100%	NA	There were no complaint investigations for Renfrewshire Community Safety Partnership in the first 10 periods of 2017/18.
5. % of Freedom of Information requests completed within timescale			
Environment & Communities			
100%	100%	100%	All FOIs were responded to on time, achieving the annual target. 358 FOI requests were received, 284 of which were departmental specific and the other 74 were cross-departmental.

6. Overtime as a % of total employee costs			
i) Environment & Communities			
6%	6%	7%	<p>The level of overtime across Environment & Communities, in the first 10 periods of 2017/18, was slightly above target.</p> <p>This was due to additional overtime for events, elections and winter weather cover, and overtime required for vacancy and absence cover.</p>
ii) Renfrewshire Community Safety Partnership			
6%	6%	4.4%	<p>In this period the level of overtime in Renfrewshire Community Safety Partnership was below target.</p>
7. Sickness Absence Figures:			
i) Environment & Communities			
4%	4%	6.9%	<p>The absence level at the end of period 10 was 6.9% compared to the target of 4%</p> <p>The absence level of 6.9% is due to a number of long term absences, with the overall absence rate consisting of:</p> <ul style="list-style-type: none"> - 74.9% long-term absences - 25.1% short-term absences.
ii) Renfrewshire Community Safety Partnership			
4%	4%	8.7%	<p>The absence level was 8.7% at the end of period 10.</p> <p>Performance reflects a relatively small team with a number of long term absences. The overall absence rate is made up of:</p> <ul style="list-style-type: none"> - 65% long-term absences - 35% short-term absences. <p>Absence continues to be addressed through the Council's supporting attendance procedures and the utilisation of occupational health services.</p>

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**

- (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 - none

Author: Oliver Reid, Head of Public Protection



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 13 MARCH 2018

Report by: DIRECTOR OF ENVIRONMENT & COMMUNITIES

Heading: SERVICE IMPROVEMENT PLAN FOR 2018/2019 TO 2020/2021

1. Summary

- 1.1 The purpose of this report is to seek approval of the Environment & Communities Service Improvement Plan covering the 3 year period 2018/2019 to 2020/2021, attached as Appendix 1 and as specific to the areas of activity delegated to this Policy Board, highlighted in paragraph 4.6.
- 1.2 Service Improvement Plans are important documents which provide an opportunity for elected members to scrutinise service levels, activity and associated performance. Service improvement plans are three year rolling documents which are reviewed and updated on an annual basis to ensure there is sufficient focus by services on improvement activity, and sufficient awareness of the key challenges and opportunities which have emerged for the service over the preceding period.
- 1.3 Environment & Communities operates within a dynamic financial, demographic and policy environment, with a number of new and emerging developments/legislation at a national level having a significant impact at a local level.
- 1.4 In light of these challenges, the service has reviewed its Service Improvement Plan for the period 2018/19 – 2020/21, and identified a range of actions, specific to each of the five Strategic Outcomes of the Council Plan, that will be undertaken to improve and develop service provision. Performance scorecards have been developed for each of the five Strategic Outcomes and include specific performance indicators and associated targets which will be used to monitor and report service performance against.
- 1.5 The Service Improvement Plan is one of the key mechanisms by which elected members scrutinise service performance across the Council. The first progress update on relevant actions and progress on the Service Improvement Plan 2018 to

2. Recommendations

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

- 2.1 Approves the 2018/2019 to 2020/2021 Service Improvement Plan for Environment & Communities attached as Appendix 1 and as specific to the areas of activity delegated to this Policy Board, highlighted in paragraph 4.6;
- 2.3 Agrees that progress in respect of areas of activity delegated to this Policy Board be reported to the Communities, Housing and Planning Policy Board in November 2018;
- 2.4 Note that the attached Service Improvement Plan for Environment & Communities is also being presented to the Infrastructure, Land and Environment Policy Board and the Finance, Resources and Customer Services Policy Board to approve elements covered within that Board's remit.

3. Role of Environment & Communities and Key Service Activities

- 3.1 The principal role and purpose of Environment & Communities is to provide:
 - Amenity Services - Waste, StreetScene & Land Services, Roads & Transportation, Fleet & Transportation, Infrastructure.
 - Public Protection - Regulatory Services, Community Safety and Civil Contingencies.
 - Facilities Management (Hard & Soft Services) – including Schools PPP Contract, Monitoring & Compliance.
 - 3.2 Services are provided directly to the public of Renfrewshire, to other services within the Council and to community partners. Services are delivered by approximately 1,700 employees employed on a full-time or part-time basis, with a gross expenditure budget of approximately £70 million.
 - 3.3 These wide ranging and highly visible services are delivered at around 270 Council premises, to over 89,000 households and businesses with more than 845km of roads and transport structure being maintained across Renfrewshire. Environment & Communities also provides statutory enforcement and related advisory/educational activities. These activities ensure the safeguarding of public health, and the protection of the environment, consumers, workers and local communities within Renfrewshire.
-

4. Service Improvement Plan 2018 to 2021

- 4.1 The Service Improvement Plan is part of the process of cascading the Council's priorities throughout the organisation. It also provides the means to integrate the various other operational plans and action plans and links to financial, risk management and workforce planning processes.
- 4.2 The Service Improvement Plan provides a strategic assessment of the key challenges and changes which will face the service during the period of the delivery of this plan, including the challenging and uncertain financial environment and expected significant demographic changes that will impact on the demand for services.
- 4.3 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.
- 4.4 The Service Improvement Plan details how Environment & Communities will contribute to and deliver these outcomes. It provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. Under each outcome the plan:
- Highlights the service's achievements for the year up to 31 March 2018
 - Outlines the key priorities the service aims to achieve over the duration of the improvement plan
 - Identifies the key actions to be undertaken to meet the priorities
 - Sets out the performance indicators to be used to monitor progress
- 4.5 The current strategic priorities identified for Environment & Communities reflect the key challenges and opportunities identified by the Service and can be summarised as:
- The Council's Budget for 2018/19 was approved on 2nd March 2018 and included a number of key service investment priorities for 2018/19, with some spread over the next 5 years until 2022/23. Environment & Communities will lead on the delivery of a number of these key investment priorities as set out below. Those specific to the remit of this Policy Board are detailed under Council Plan Strategic Outcome 5 at paragraph 4.6.
 - Investment in Environment & Place and Team Up to Clean Up through a budget commitment of £2.5 million over the next 5 years.
 - Revenue and capital investment of £1.87 million in green spaces and play parks and the establishment of a villages investment fund.
 - An ambitious £7.23 million roads capital investment programme.
 - Elements of tackling poverty including support for Streetstuff and Breakfast Clubs.
 - Development and implementation of a respectful funeral service and revenue investment of £1 million to deliver improvements in the Council's cemeteries estate.
 - The Council will continue to face a number of financial pressures and challenges in both the medium and long term. Environment & Communities will help deliver, for the Council, significant financial efficiency savings over the medium term. In

order to identify and deliver efficiencies, Environment & Communities will continue to review its services to help the Council manage this reduction in resources.

- The Better Council Change Programme - Environment & Communities has supported the strategic development and delivery of the transformation programme during Phases 1 and 2 of the programme and will undertake a lead role in the delivery of phase 3 of the programme. Phase 3 presents the most challenging circumstances to date and will impact on all service areas within Environment & Communities as well as requiring cross cutting work with other areas of the Council and key partner organisations.

4.6 During 2018/19, the key priority focus of activities delegated to this Board for Environment & Communities will be:

**Council Plan Strategic Outcome 1:
Reshaping our place, our economy and our future**

- Paisley 2021 Legacy** - Leading on the delivery of public realm and transport infrastructure improvements. This will focus on working with stakeholders including the business and local communities to promote a clean, safe and welcoming Paisley. Infrastructure, transportation and service delivery improvement will support the annual events programme and growing evening and night time economy.
- Invest in Renfrewshire and Regeneration** - Actively being involved in the Invest in Renfrewshire scheme through modern apprenticeships, graduate internships and the Project SEARCH initiative.

**Council Plan Strategic Outcome 2:
Building strong, safe and resilient communities**

- Empowering Communities** - Contributing to a Council wide change process that will transform the relationship of the Council with the communities it serves. This will include the development of a new Empowering Communities frontline service model within the Renfrewshire Community Safety Partnership.
- Combating Terrorism and Serious Organised Crime** - Developing a divisional multi-agency Serious Organised Crime/Counter Terrorism group for Renfrewshire and Inverclyde, improving the sharing and use of intelligence and ensuring effective links with national strategies and groups.
- Protecting Vulnerable Members of the Community** - Reducing victims of unintended harm, targeting hate crime, developing the Renfrewshire Multi-Agency Risk Assessment Conference (MARAC) process and updating the Information Sharing Protocol for the Renfrewshire Public Protection Partnership.
- Renfrewshire Community Safety Partnership Hub Phase 2** - Increasing resilience and improving the Council's response to out of hours incidents using the Community Safety Hub & Integrated CCTV Control Room. Using the Hub as a Joint Agency Command Centre to support events and activities. Integrating additional services and activities into the Hub in order to maximise its effectiveness and usefulness to the Council and the Renfrewshire Community Safety Partnership.

- v) **Wireless CCTV** - over the next two years Environment & Communities will contribute to the Council's digital strategy with the use of improved technologies in relation to the operation of public space CCTV, reducing hard fibre where possible.

**Council Plan Strategic Outcome 3:
Tackling inequalities, ensuring opportunities for all**

- i) Delivering an enhanced Street Stuff diversionary programme and providing meals and activities for the most vulnerable children.
- ii) Promoting equality and diversity through all of its service provision and contributing to the development of the Council's six equality outcomes.

**Council Plan Strategic Outcome 5:
Working together to improve outcomes**

- i) **Service Investments 2018 onwards** – The Council at its budget meeting on 2 March 2018 approved a number of investment priorities some of which will be led and delivered by Environment & Communities. In particular
- Investment in Environment & Place and Team Up to Clean Up through a budget commitment of £2.5 million over the next 5 years.
 - Revenue and capital investment in green spaces and play parks and also the establishment of a villages investment fund.
 - Elements of tackling poverty.
- ii) **Workforce Planning** - Implementing the Environment & Communities workforce plan which recognises the changing workforce profile over the last few years and the workforce profile and skills that will be required for future years. Focussed activities will address age profiling, learning & development, succession planning and skills development. The plan will deliver a flexible, skilled, modern workforce that will deliver for communities in Renfrewshire.
- iii) **Information Technology** - Information Technology will be used within Environment & Communities to modernise service delivery and support efficiency and productivity improvements. The service will support the implementation of the corporate Enterprise Resource Planning system.

4.7 Priority actions and performance indicators are core elements of the Service Improvement Plan. The priority actions set out how each of the key priority outcomes will be addressed, the key tasks to be implemented, an implementation time-table, and the measures of success. A range of performance indicators are provided to monitor progress over the period of the plan.

4.8 Implementation of the Service Improvement Plan is monitored and relevant activities and progress will be reported to the Communities, Housing and Planning Policy Board on a six monthly basis. The first progress update on the Service Improvement Plan 2017 to 2020 will be submitted to the Communities, Housing and Planning Policy Board in November 2018.

Implications of the Report

1. **Financial** – The Service Improvement Plan includes an analysis of the Revenue and Capital Estimates for 2018/19.
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 10.5 of the 2018/19 – 2020/21 plan sets out the asset management priorities for 2018/19.
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** - none

List of Background Papers: None

Environment & Communities

Service Improvement Plan 2018-2021



Environment & Communities Service Improvement Plan 2018-2021

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Executive Summary

- 1.1 This Service Improvement Plan sets out the strategic direction for Environment & Communities over the next three years and outlines key priorities, actions and improvements which the service intends to deliver based on the financial and employee resources available.
- 1.2 The plan sets out the key priorities the service aims to achieve over the duration of the improvement plan, identifies the key actions to be undertaken to meet these priorities and sets out the performance indicators to be used to monitor progress.
- 1.3 The key priorities for Environment & Communities over the period 2018 to 2021 include:
 - **Service Investments 2018/19 onwards** – The Council at its budget meeting on 2 March 2018 approved a number of investment priorities some of which will be led and delivered by Environment & Communities. In particular:
 - Investment in Environment & Place and Team Up to Clean Up through a budget commitment of £2.5 million over the next 5 years.
 - Revenue and capital investment in green spaces and play parks and the establishment of a villages investment fund.
 - An ambitious roads capital investment programme.
 - Elements of tackling poverty.
 - Development and implementation of a respectful funeral service and revenue investment to deliver improvements in the Council's cemeteries estate.
 - **Financial & Better Council Change Programme Phase 3** – To help address the Council's future financial challenges, including service redesign and change projects to deliver further workforce integration and make better use of the Council's assets.
 - **Improving the Environment in Renfrewshire** – Delivering the Team Up To Clean Up campaign through engaging communities in the delivery of environmental improvements in their neighbourhood. Playing a lead role in creating a sustainable Renfrewshire by working towards increased recycling levels, reduction in waste sent to landfill and increased use of alternative fuel in the Council fleet.
 - **Empowering Communities** - Contributing to a Council wide change process that will transform the relationship of the Council with the communities it serves. This will include the development of a new Empowering Communities service model, incorporating the Renfrewshire Community Safety Partnership.
 - **Strategic Asset & Transportation Management** – Efficient and effective management of all assets including open space, roads infrastructure, fleet assets and maintenance of property and Housing Revenue Account assets.
 - **Paisley 2021, The Bidding Legacy** – Leading on the delivery of public realm and transport infrastructure improvements with a focus on working with stakeholders including the business and local communities to promote a clean, safe and welcoming Paisley. The service will also support major events and the development of the evening and night-time economy in town centres.
 - **Leading on the Public Protection agenda** – With a focus on combatting terrorism and serious organised crime, protecting vulnerable members of the community and integrating additional services and activities into the Renfrewshire Community Safety Partnership Hub.
 - **Workforce Planning** – Implement the Environment & Communities workforce plan which recognises the changing workforce profile over the last few years and the workforce profile and skills that will be required for future years. Focussed activities will address age profiling, learning & development, succession planning and skills development.

- **Tackling Inequality** - Promoting and supporting equality and diversity in our communities through the provision of a range of frontline services that target inequalities and support vulnerable people including: Morning Clubs; healthy meals; diversionary youth programmes; enhanced enforcement activities in the private housing sector; and employment opportunities to assist young people with positive destinations.

1. Introduction to the Service Improvement Plan

- 1.1 The Service Improvement Plan for Environment & Communities covers a 3 year period from 2018/19 to 2020/21. The plan outlines what the service intends to achieve based on the financial and employee resources available. 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.
- 1.2 The major factors that this Service Improvement Plan responds to are the challenging financial environment, public sector reform and delivering the key priorities and outcomes of the Council Plan and Community Plan. The Service Improvement Plan sets out the likely impact that these issues will have on the service and our actions to address them.
- 1.3 The Council Plan clearly articulates the Council's priorities for Renfrewshire, and along with the Community Plan, sets out an ambitious programme of work. Environment & Communities will work together with partners, businesses, local people and communities to target the 5 strategic outcome areas of the Council Plan, creating opportunities for all. These are outlined below:
 - Reshaping our place, our economy and our future
 - Building strong, safe and resilient communities
 - Tackling inequality, ensuring opportunities for all
 - Creating a sustainable Renfrewshire for all to enjoy
 - Working together to improve outcomes
- 1.4 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
- 1.5 The Service Improvement Plan feeds directly into meeting Council Plan strategic outcomes and many of the actions also contribute to Community Plan objectives and actions. This creates a golden thread through these three strategic documents and shows the role that Environment & Communities services have in delivering the strategic vision for Renfrewshire. Service level workforce, financial and risk plans are also closely aligned to the Service Improvement Plan, and translate into team and individual development plans.
- 1.6 Service planning informs the budget process by enabling budget proposals to be seen in a wider policy 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 supports elected members in arriving at budget decisions in the full knowledge of how these will impact at a service level.

2. What We Do

2.1 Environment & Communities' services are provided directly to the public of Renfrewshire, to other services within the Council and to community planning partners. These services are delivered by approximately 1,700 employees, employed on a full-time or part-time basis, with a gross expenditure budget of approximately £70 million. Frontline services are delivered at around 270 Council premises, to over 89,000 households and businesses and support more than 845km of roads and transport infrastructure.

2.2 Environment & Communities has three main service areas/groupings:

Amenity Services:

Waste, StreetScene & Land Services, Roads & Transportation, Fleet and Transportation, Infrastructure

2.3 The key responsibilities for Amenity Services include:

- The management and delivery of waste and recycling services, including kerbside collections and strategic waste management activities
- Ensuring Renfrewshire's streets, town centres and communities are clean, safe and welcoming
- Maintaining and developing Renfrewshire's roads, pavements, parks, play areas, open spaces and cemetery infrastructure
- Working with local community groups to enhance local play areas and parks
- Managing and developing a road network to sustain economic growth across Renfrewshire
- Maintaining the Council vehicle fleet (approximately 450 vehicles, both heavy and light fleet) and providing a social transport service to vulnerable clients (adults and children)
- Procuring the Council's vehicle replacement programme through the capital programme;
- Providing a transport infrastructure & network which delivers strategic and local connectivity in support of social and economic development
- Flood prevention and the maintenance of infrastructure, including; bridges, rivers and water courses
- Facilitating road safety programmes, cycling and green travel planning in partnership with schools, community groups and partners
- Working in partnership with Strathclyde Partnership for Transport to support regional transport policy and strategy, including required improvements to local bus services and infrastructure

Public Protection:

Regulatory Services, Community Safety and Civil Contingencies

2.4 The key responsibilities of Public Protection include:

- Protecting and supporting vulnerable members of the community
- Preventing and addressing violence and criminal behaviour and patterns of anti-social behaviour
- Understanding and addressing risks and threats of exploitation
- Building community capacity
- Providing effective regulatory services that support businesses, protect consumers, protect public health and maintain food standards
- Understanding and responding to key legislative and environmental changes
- Combating terrorism and serious and organised crime
- Developing the Renfrewshire Community Safety Partnership, Hub and CCTV
- Providing consumer protection and business advice through Trading Standards
- Providing occupational Health & Safety enforcement and food regulation inspections in relevant work places to protect employees, workers and the general public across Renfrewshire
- Providing environmental protection support to improve private sector rented housing standards, implementation of the Council's contaminated land strategy and the maintenance of air quality
- Delivering diversionary programmes including Street Stuff
- Delivering comprehensive civil contingencies capability across the communities of Renfrewshire, Inverclyde, East Renfrewshire and West Dunbartonshire.

Facilities Management: Hard & Soft Services

2.5 The key responsibilities of Facilities Management (FM) include:

- Providing Soft FM services including; janitorial, caretaking, cleaning, catering, housekeeping and school crossing patrol services at Council and Health and Social Care Partnership premises
- Provision of healthy meals in nursery, primary, secondary and additional support needs schools
- Managing Hard FM services for all Council properties, including Council housing, delivering repairs, maintenance and compliance with statutory legislation
- Providing building services operations for repairs maintenance and capital works
- Carrying out repairs and maintenance on street lighting
- Providing integrated Hard & Soft FM activities for Renfrewshire House
- Strategic lead of the Schools' PPP contract with responsibility for monitoring and compliance
- Carrying out repairs and maintenance for Renfrewshire Leisure premises

3. Our strategic context

- 3.1 The Service Improvement Plan takes account of key national reviews and policies which have clear implications for the future delivery of public services. The main policy, economic, social and technological changes and challenges which will affect service delivery over the next three years are listed below and reflect the key issues which Environment & Communities will be focussing on in the first year of this Service Improvement Plan.
- 3.2 **Demographic Change** - The population of Renfrewshire is 175,930 and accounts for 3.2% of the total population of Scotland. Although Renfrewshire's total population is projected to remain stable, deprivation and vulnerability is a factor in some communities. Also, overall people are living longer and living in smaller households and this will impact on service delivery.
- 3.3 **Financial Climate** - Environment & Communities will continue to deliver significant financial efficiency savings over the medium term and will manage this reduction in ways that have the minimum adverse impact on the communities of Renfrewshire.
- 3.4 **Brexit** - Changes in the political and national policy environment arising from the European Union Referendum vote to leave the EU, will have implications for both the Council and Renfrewshire's communities and businesses. The full impact for Renfrewshire is likely to take several years to become fully apparent. However, this uncertainty will impact on the Council's financial outlook. In addition there will be implications for the way Environment & Communities does business in terms of the European legislative framework of key environmental, health, safety and technical policies and standards, e.g. Air Quality, Food Regulation, and product safety via Glasgow Airport.
- 3.5 **Best Value Assurance Audit** - 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 Environment & Communities will make a significant contribution to the corporate actions particularly around empowering communities, partnership working and workforce planning.
- 3.6 **Better Council Change Programme** - Environment & Communities has supported the strategic development and delivery of the transformation programme during Phases 1 and 2 of the programme and will continue to play a lead role in the delivery of phase 3 of the programme. Phase 3 presents the most challenging circumstances to date and will impact on all service areas within Environment & Communities as well as requiring cross cutting work with other areas of the Council and key partner organisations. Effective governance of the programme will be ensured by the Strategic Change and Service Review Board which will provide the strategic direction for the change programme across the service, ensuring integration with this Service Improvement Plan and the Environment & Communities Risk Management Plan.
- 3.7 **Community Empowerment & Engagement** – The Community Empowerment (Scotland) Act 2015 empowers community bodies, supports them in taking ownership or control of land and buildings, and strengthens their voices in decisions about public services. This legislative change has implications for Environment & Communities as a result of the move towards community ownership and the rights of communities to apply to take over the ownership of land and buildings owned by Councils and other public bodies. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for all Council and other public services.

The Empowering Communities approach will be delivered over the next 2 years in a change journey that will continue and further develop over a 5-year period with the following key objectives identified:

- Strengthen the Council's ability to act as an effective partner for communities
- Build community capacity in all of Renfrewshire's communities
- Increase community ownership of service delivery and assets
- Improve Council support for communities: providing resources & specialist skills; grant funding; decentralised budgets and participatory budgeting
- Share power more equally between communities, individuals and professionals

- Invest in and develop community potential, community assets and social networks.

Service specific consultations will be used to gather feedback from service users to determine future direction and service improvement activities. Consultations including Public Service Panel, service specific satisfaction surveys and residents meetings all provide platforms for community insight to be developed and monitored.

3.8 **Strategic Partnerships** – Environment & Communities maintain a number of strategic partnerships with key bodies in order to develop shared objectives and design services that reflect national, regional and local community planning priorities. These include:

- Scottish Government & CoSLA
- Police Scotland,
- Scottish Fire & Rescue Service
- Health
- Food Standards Scotland,
- SEPA,
- Zero Waste Scotland
- Scottish Water
- Community Councils and tenants forums

3.9 **National Waste Strategy** – the Waste (Scotland) Regulations 2012, recognise that waste is a valuable resource which, when treated appropriately, holds the potential to significantly boost Scotland's economy and create green jobs. These regulations will have a significant impact on Renfrewshire's strategic waste strategy and service delivery over the next five years and will also impact on the Council's carbon strategy and targets.

3.10 **Supporting Attainment** - The Scottish Government is implementing an increase in early learning and childcare entitlement from 600 to 1140 hours per year by 2020. This will be for all 3 and 4 year olds and eligible 2 year olds and includes the provision of a free lunch to reduce the cost of childcare for parents. A phased introduction commenced in December 2017 with the provision of additional lunch meals and extended hours in centres having a significant impact on FM (Soft Services).

3.11 **Strategic Asset Management** – The Council's Corporate Asset Management strategy sets out the overall framework for the strategic management of all Council assets. The Council has classified its assets into six categories:

- Property
- Open space
- Road infrastructure
- Fleet
- Housing Revenue Account assets
- Information and Communication Technology

Facilities Management maintain the property and Housing Revenue Account assets with Amenity Services responsible for the maintenance and development of open space, roads infrastructure and fleet assets.

3.12 **Risk Management** - The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk & Scrutiny Policy Board. (Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department). Actions related to strategic or corporate risks, where Environment & Communities is the owner or joint owners of the risks (shown below), are reflected in the service improvement plan; this ensures an additional layer or scrutiny in the management of these risks. Other risks, which may occur only for or within the service, are contained in the Environment & Communities risk register reported to the Audit, Risk & Scrutiny Policy Board. The service's top risks are shown below for information.

Risks	Evaluations
Our strategic risks	
Community Safety & Public Protection (co-owner with Children's Services)	Evaluation: High
Serious organised crime (owner)	Evaluation: High
Our corporate risks	
Asset Management (co-owner with Finance & Resources)	Evaluation: High
Insider threat & Corporate Fraud (co-owner with Finance & Resources)	Evaluation: High
Organisational Resilience (owner)	Evaluation: Moderate
Climate Change Sustainability and Adaptability (co-owner with Finance & Resources)	Evaluation: Moderate
Our TOP service-specific risks	
Roads and footway maintenance	Evaluation: High
Public protection	Evaluation: High
Maintaining assets/financial pressures	Evaluation: High

- 3.13 **Self Evaluation** - During 2018 the Council will introduce the Renfrewshire Continuous Improvement Model. This 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.

Environment & Communities will use the model to help identify what is working well and what needs to improve within the service and to drive employee involvement, particularly in terms of putting forward suggestions for improvements to services.

Self-assessment activities are also key elements of ISO, Health and Safety and Investors in People accreditations. Environment & Communities continues to demonstrate compliance with ISO9001 for quality management systems; to contribute to the Corporate Occupational Health and Safety accreditation, OHSAS18001; and to operate to ISO22000 for Food Safety Management Systems in secondary schools and Council run care homes. During the past year a number of key achievements have also been recognised:

- Facilities Management (Soft Services) retained 'Food for Life Served Here' Bronze Award in Primary Schools.
- Building Services maintained Investors in People Gold standard, demonstrating a clear commitment to business sustainability through strong leadership, support and improvement.

- 3.14 **Workforce Planning** - The Council's Organisational Development Strategy will ensure that the Council can continue to deliver its core business and service objectives, with an engaged and motivated workforce during a climate of financial and resource constraints. A workforce plan, as specific to Environment & Communities has been developed and an associated action plan with key outcomes is now in place to address key issues such as age profiling, learning & development, succession planning and skills development. The plan will deliver a flexible, skilled, modern workforce that will deliver for communities in Renfrewshire.
- 3.15 **Equalities** - Environment & Communities actively promotes equality and diversity and will contribute to the development of the Council's six equality outcomes. The service will ensure compliance with equality law (The Equality Act), protect people from unfair treatment and make a positive difference to equality groups through its provision of services.

4. Environment & Communities - Delivering the Council Plan

- 4.1 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.
- 4.2 The Service Improvement Plan details how Environment & Communities will contribute to and deliver these outcomes. It provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. Under each outcome the plan:
- Highlights the service's achievements for the year up to 31 March 2018
 - Outlines the key priorities the service aims to achieve over the duration of the improvement plan
 - Identifies the key actions to be undertaken to meet the priorities
 - Sets out the performance indicators to be used to monitor progress

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

5. Strategic Outcome Overview

- 5.1 Environment & Communities has a key role to play in maintaining and improving strategic road, rail and transport connections developing the Public Realm, creating transport strategies, supporting major events and developing the evening and night-time economy in our town centres. The service is also committed to the provision of employment training and job opportunities for Renfrewshire's young people and vulnerable people, actively preparing them for the world of work.

Achievements 2017/18

- 5.2 The main achievements during 2017/18 that are of particular relevance to Strategic Outcome 1 include:

- **Roads Investment Programme** - A total of £6.7million was invested in roads and footpaths infrastructure during 2017/18 with over 100 schemes completed, delivering real improvements to both strategic and local roads.
- **Support for Events and Town Centre Activities** - Providing operational support for events in Renfrewshire including: Fireworks display; The Spree; Sma' Shot Day; Hallowe'en Festival; Winter Fest; Remembrance events; Christmas Lights switch-ons; and the historic Monte Carlo Rally. These events play an important role in supporting the evening and night-time economy in our town centres. Paisley town centre received Purple Flag renewal status in January 2018, one of only four towns in Scotland, recognising the growing strength of Paisley's evening and night-time economy and strong local partnership.
- **UK City of Culture 2021** - As part of the preparation of the bid for UK City of Culture 2021 Environment & Communities led on the development of Public Realm and Transport Strategies for Paisley Town Centre. These strategies have highlighted key areas for potential improvements to the public realm and transport infrastructure in the Paisley town centre which would improve accessibility and connectivity, supporting economic growth and stimulate visitor numbers.
- **Glasgow City Region/City Deal** - Environment & Communities contributes to joint working, supporting the Glasgow City Region/ City Deal and the £1.13bn Glasgow and Clyde Valley Infrastructure Fund – in particular delivering the roads, transportation & cycling aspects of the Renfrewshire projects.
- **Supporting Employment Opportunities** - Environment & Communities has offered employment opportunities across a number of service areas:
 - Facilities Management Building Services
 - Facilities Management Soft Services
 - Provided training for young people as part of Project Search Initiative
 - Provided work experience for school pupils and West College Scotland students
 - Provided work placements through Invest in Renfrewshire employment programmes

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

Priorities 2018/19

5.3 The key priorities the service aims to achieve are:










- **Roads Infrastructure** – Maintaining and improving strategic road, rail and transport connections and maintain the road network based on the most efficient whole life costs and delivery of the 2018/19 roads and footways increased capital investment programme - £7.239 million.
- **Economic Framework and Paisley Town Centre Action Plan** – Supporting the delivery of the 10 strategic priorities of the Economic Framework with particular focus on the following two priorities:
 - **Regenerating and investing in Paisley Town Centre** – Investment in the public realm, in particular walking, cycling and civic space and the creation of improved connections to the wider Glasgow City Region.
 - **Strengthening the transport infrastructure** – Achieving a behavioural shift to more sustainable modes of transport; an improved road network; walking and cycling provision; and the development of an enhanced transport infrastructure.
- **Paisley 2021, The Bidding Legacy** – Leading on the delivery of public realm and transport infrastructure improvements. This will focus on working with stakeholders including the business and local communities to promote a clean, safe and welcoming Paisley. Infrastructure, transportation and service delivery improvement will support the annual events programme and growing evening and night time economy.
- **Invest in Renfrewshire and Regeneration** – Creating job opportunities for Renfrewshire's young people and vulnerable people and actively preparing them for the world of work. The service will deliver modern apprenticeships, graduate internships and also support the Project SEARCH initiative to help young people with autism and learning disabilities move from education into employment.
- **Glasgow City Region/City Deal** - Delivering the strategic roads & transport schemes contained within the Renfrewshire Glasgow City Region/City Deal projects.

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

5.4 Priority Actions

Action Code	What we will do	The difference we will make	Lead Officer(s)	Target Date
01	Deliver the 2018/19 increased roads and footways capital investment programme - £7.239 million	Improvements to the condition of roads and footways infrastructure	Head of Amenity Services	31-Mar-2019
02	Invest in infrastructure to support growth – from road and rail links to bridges, cycle and pedestrian routes (Council Plan Action)	Improvements to accessibility and connectivity of the town centre and transport networks prioritising modal transport changes	Head of Amenity Services	31-Mar-2022
03	Deliver City Deal initiatives	Improve transport infrastructure in Renfrewshire, offering more diverse employment opportunities through improved connectivity	Senior Leadership Team	31-Mar-2021
04	Lead on the works to improve the public realm and transport infrastructure in Paisley Town Centre	Deliver agreed outcomes within the Public Realm and Transport Strategies for Paisley Town Centre	Senior Leadership Team	31-Mar-2021
05	Support economic regeneration and job creation through the regeneration and revitalisation of town centres	Deliver better transport networks and improve public transport infrastructure	Senior Leadership Team	31-Mar-2021
06	Participate in the Invest in Renfrewshire strategy to support young people into work	Increase employability and employment opportunities for young people in Renfrewshire	Senior Leadership Team	31-Mar-2021

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

5.5 Performance Indicators							(PI Status:  Alert,  Warning,  OK,  Data Only)		
Code	Performance Indicator	Frequency of monitoring	Date last updated	2016/17 Value	2016/17 Target	On Target	2018/19	2019/20	2020/21
							Annual Target	Annual Target	Annual Target
01	(Maintenance) Carriageway Condition: % of road network considered for treatment (v) Overall	Years	2016/17	34.8%	35%		35%	35%	35%
02	(Maintenance) Carriageway Condition: % of road network considered for treatment (i) A Class Roads (LGBF Indicator¹)	Years	2016/17	22.4%	25%		25%	25%	25%
03	(Maintenance) Carriageway Condition: % of road network considered for treatment (ii) B Class Roads (LGBF Indicator)	Years	2016/17	27.5%	25%		25%	25%	25%
04	(Maintenance) Carriageway Condition: % of road network considered for treatment (iii) C Class Roads (LGBF Indicator)	Years	2016/17	36.9%	35%		35%	35%	35%
05	(Maintenance) Carriageway Condition: % of road network considered for treatment (iv) Unclassified Roads (LGBF Indicator)	Years	2016/17	36.6%	36%		36%	36%	36%

¹The most recent Local Government Benchmarking Framework (LGBF) data relates to financial year 2016/17. Data for 2017/18 will not be published until February 2019. The 2017/18 target for each performance indicator is as follows:

01 (Maintenance) Carriageway Condition: % of road network considered for treatment (v) Roads Overall	35%
02 (Maintenance) Carriageway Condition: % of road network considered for treatment (i) A Class Roads	25%
03 (Maintenance) Carriageway Condition: % of road network considered for treatment (ii) B Class Roads	25%
04 (Maintenance) Carriageway Condition: % of road network considered for treatment (iii) C Class Roads	35%
05 (Maintenance) Carriageway Condition: % of road network considered for treatment (iv) Unclassified Roads	36%

Council Plan Strategic Outcome 2: Building strong, safe and resilient communities

6. Strategic Outcome Overview

- 6.1 There has been a 3% reduction in crime since 2013/14, with a 65% reduction in the number of incidents of antisocial behaviour sustained over the last 5 years. Initiatives such as the Renfrewshire Community Safety Partnership Hub and daily tasking have been recognised as best practice nationally. Challenges remain in relation to levels of gender based violence and drug-related crime. Partnership work in relation to counter-terrorism and civil contingencies is a key priority and Environment & Communities will work to ensure that Renfrewshire is able to respond effectively to challenges that emerge.
- 6.2 There is a thriving network of community groups, organisations and expertise locally. Environment & Communities will support them to involve communities and work together on joint priorities that will transform the relationship the Council has with the communities it serves and will play a lead role in developing a new Empowering Communities frontline service model.

Achievements 2017/18

- 6.3 The main achievements during 2017/18 that are of particular relevance to Strategic Outcome 2 include:
- **Serious Organised Crime/Counter Corruption** - An Organisational Vulnerability Assessment was carried out with the assistance of Police Scotland Counter Corruption Unit which identified over 50 improvement actions that could be taken to strengthen the Council and its core systems and protect against the threat posed by Serious Organised Crime. These are now being addressed through the Council's Integrity Group.
 - **Counter Terrorism Strategy – CONTEST/Prevent** - Significant efforts have been put into developing consistent and appropriate response arrangements in the event that the UK terrorist threat level is increased to critical. This included the training and development of key staff and the development of an innovative Grey Space Community Tensions Group and close working with key partners including Police Scotland.
 - **MARAC – Multi Agency Risk Assessment Conference for Domestic Abuse** - During 2017/18 the MARAC annual report was developed, the primary purpose being to highlight the success of the local approach to date and to identify further areas around safeguarding vulnerable victims of domestic abuse. Awareness training has been provided to over 100 family nurses, health visitors and community mental health practitioners.
 - **Community Safety Hub & Integrated Control Room** - The £1.5m Renfrewshire Community Safety Hub has been a success with an integrated multi-agency approach and the CCTV operations centre now running 24 hours per day. Out of hours winter maintenance and key holding services for flood prevention systems are now also located and operate out of the Hub. Some key successes include identification of missing persons, increased awareness of homelessness within Paisley Town Centre, and support for operations such as "Operation Winter Shield", essential to deterring and disrupting knife crime in Renfrewshire.
 - **Street Stuff** - During 2017/18 the Street Stuff programme had over 30,000 attendances delivering football, dance, clubbercise, boxercise and multi-media activities in communities across Renfrewshire on 6 out of 7 days. Holiday camps including festive programmes and weekend activities also provided healthy food. Street Stuff won the Community Champion award at Renfrewshire Chamber of Commerce ROCCO Business Awards, the Community Engagement category at the Scottish Public Sector Awards and the COSLA Excellence Awards in the 'Local matters' category.

Council Plan Strategic Outcome 2: Building strong, safe and resilient communities

Priorities 2018/19

6.4 The key priorities the service aims to achieve are:










- **Empowering Communities** – Over the next five years Environment & Communities will contribute to a Council wide change process that will transform the relationship of the Council with the communities it serves. This will include the development of a new Empowering Communities frontline service model, including the Renfrewshire Community Safety Partnership.
- **Combating Terrorism and Serious Organised Crime** – Developing a divisional multi-agency Serious Organised Crime/Counter Terrorism group for Renfrewshire and Inverclyde, improving the sharing and use of intelligence and ensuring effective links with national strategies and groups.
- **Protecting Vulnerable Members of the Community** – Reducing victims of unintended harm, targeting hate crime, developing the Renfrewshire Multi-Agency Risk Assessment Conference (MARAC) process and updating the Information Sharing Protocol for the Renfrewshire Public Protection Partnership.
- **Renfrewshire Community Safety Partnership Hub Phase 2** – Increasing resilience and improving the Council's response to out of hours incidents using the Community Safety Hub & Integrated CCTV Control Room. Using the Hub as a Joint Agency Command Centre to support events and activities. Integrating additional services and activities into the Hub in order to maximise its effectiveness and usefulness to the Council and the Renfrewshire Community Safety Partnership.
- **Wireless CCTV** – over the next two years Environment & Communities will contribute to the Council's digital strategy with the use of improved technologies in relation to the operation of public space CCTV, reducing hard fibre where possible.

Council Plan Strategic Outcome 2: Building strong, safe and resilient communities

6.5 Priority Actions

Action Code	What we will do	The difference we will make	Lead Officer(s)	Target Date
01	Lead on the development of an Empowering Communities model for the Council	Communities will be better engaged and involved in the development of their community assets	Senior Leadership Team	31-Mar-2021
02	Lead on the public protection agenda incorporating requirements from national legislation	Renfrewshire's residents, communities, workers and visitors will live/visit/work in a safer environment	Head of Public Protection	31-Mar-2021
03	Develop and deliver phase 2 of the Renfrewshire Community Safety Partnership hub (Council Plan Action)	The Renfrewshire Community Safety Partnership hub will be manned and active 24 hours a day to ensure we can respond to residents of Renfrewshire.	Head of Public Protection	31-Mar-2022
04	Develop community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities	<p>Safer and stronger communities delivered through provision of the Building Safer & Greener Communities programme.</p> <p>Tailored interventions to meet the needs of communities and:</p> <ul style="list-style-type: none"> • Reduce the number of victims of crime and victims of unintentional harm. • Improve perceptions of safety and wellbeing • Deliver the Streetstuff Programme 	Head of Public Protection	31-Mar-2021
05	Develop and deliver strategies for how the Council will respond locally to the risks posed by serious organised crime and terrorism (Council Plan Action)	Better understanding of Renfrewshire's potential risks in terms of serious and organised crime, and the identification of resources to mitigate areas of greatest vulnerability	Head of Public Protection	31-Mar-2022
06	Develop the Renfrewshire Multi Agency Risk Assessment Conference (MARAC) to support high risk victims of domestic abuse and raise awareness of the issue in Renfrewshire	Ongoing development of the MARAC process in Renfrewshire to ensure interventions are in place and effective for the highest risk victims of domestic abuse	Head of Public Protection	31-Mar-2021
07	Work with key partners to develop a multi-agency counter terrorism strategy	Officers and partners confident in understanding the risks posed by terrorism and aware of threat levels and current guidance	Head of Public Protection	31-Mar-2021
08	Carry out repairs and maintenance on Renfrewshire Council buildings and monitor actions through the Risk Register	Renfrewshire Council buildings are compliant with statutory responsibilities	Head of Facilities Management	31-Mar-2019
09	Expand the use of wireless technology across public space CCTV	Renfrewshire's residents, communities, workers and visitors will live/visit/work in a safer environment	Head of Public Protection	31-Mar-2020

Council Plan Strategic Outcome 2: Building strong, safe and resilient communities

6.6 Performance Indicators							(PI Status:  Alert,  Warning,  OK,  Data Only)		
Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19 Annual Target	2019/20 Annual Target	2020/21 Annual Target
01	Percentage of adults who agree that Renfrewshire is a safe place to live. (Council Plan Indicator)	Years	2017/18	84.6%	84%		85%	85%	85%
02	% of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live". (Council Plan Indicator)	Years	2017/18	83.5%	87%		88%	88%	88%
03	Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service (Council Plan Indicator)	Quarters	Q3 2017/18	1,512	1,750		1,800	1,800	1,800
04	Number of recorded attendances at Street Stuff activities (Council Plan Indicator)	Quarters	Q3 2017/18	21,915	32,000		25,000	25,000	25,000
05	Number of complaints regarding youth disorder (Council Plan Indicator)	Quarters	Q3 2017/18	305	740		650	650	650

Council Plan Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

7. Strategic Outcome Overview

- 7.1 Environment & Communities promotes and supports equality and diversity through all of its service provision. It has a strong track record in providing frontline services that target inequalities and support vulnerable people. A range of services and frontline projects are delivered that tackle inequality in our communities including: Morning Clubs; healthy meals; diversionary youth programmes; enhanced enforcement activities in the private housing sector; and employment opportunities to assist young people with positive destinations.

Achievements 2017/18

- 7.2 The main achievements during 2017/18 that are of particular relevance to Strategic Outcome 3 include:
- **Morning Clubs** - Delivered in 9 primary schools and 1 secondary school, providing pupils with a healthy breakfast and a programme of activities, with around 2,000 breakfasts being served each week. The morning clubs received a positive evaluation by the University of West of Scotland where the research highlighted a number of benefits linked to supporting attainment, including better eating, improved attitude to food, increased levels of concentration in class and a more positive outlook about school.
 - **Families First Clubs** - Operated in 12 locations throughout Renfrewshire during the school summer and October holiday periods, providing activities and healthy meals to pupils in P1-P4 who were eligible for a free school meal, children who attended additional support needs schools and also to children under five who attended Council pre-five centres during school holidays. Two nurseries were open during the Christmas and New Year period to provide free hot food for all eligible children.
 - **Enhanced Enforcement Activity** - Undertaken within the private housing sector to tackle unregistered landlords and poor standards of accommodation within Renfrewshire. It ensured that below standard properties and landlords were removed from the private rented market; driving up standards within a sector which often affects the most vulnerable and disadvantaged citizens. Since the service was introduced, 450 unregistered landlords have been investigated and inspections of 85 private rented properties have been carried out. This has resulted in 147 Rent Penalty Notices being issued and 4 applications to the Housing and Property Chamber First Tier Tribunal for Scotland, respectively.
 - **Street Stuff** - Delivered activities in targeted areas across Renfrewshire during school holiday periods. This included a festive and holiday programme and weekend activities with the provision of healthy food. Street Stuff was one of the key youth community engagement partners supporting Paisley's City of Culture Bid.

Council Plan Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

Priorities 2018/19

7.3 The key priorities the service aims to achieve are:

- **Respectful Funeral Service** – Developing and delivering arrangements for the provision of an affordable Respectful Funeral Service
- **Tackling Inequality** – Delivering and leading on three programmes: Street Stuff, Morning Clubs and Enhanced Enforcement Activity in the private rented housing sector, to have a positive impact on individuals and communities experiencing or vulnerable to inequality in Renfrewshire.
- **Early Years Strategy (Families First)** – Delivering free meals for the most vulnerable children in early years establishments and morning clubs for our most vulnerable children. Free school meals and activities will also be provided during holiday periods.
- **Equalities** – Promoting equality and diversity through all of its service provision and contribute to the development of the Council's six equality outcomes.
- **Enhanced Enforcement Activity** – Promoting improvements within the private rented housing sector, tackling unregistered landlords and poor standards of accommodation affecting the most vulnerable and disadvantaged citizens within Renfrewshire.
- **Employment & Training** – Providing employment, training, apprenticeships and internships for young people and people with vulnerabilities to enhance their employment prospects and prepare them for the world of work.


Council Plan Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

7.4 Priority Actions

Action Code	What we will do	The difference we will make	Lead Officer(s)	Target Date
01	Develop and deliver a Respectful Funeral Service	There will be opportunities for an affordable respectful funeral service	Head of Amenity Services	31-Mar-2019
02	Promote equality and diversity through all services	Equality outcomes embedded in service priorities	Senior Leadership Team	31-Mar-2021
03	Provide healthy hot meals during designated holiday periods through the Families First project	Children will be fed during holiday periods and return to school ready to learn	Head of Facilities Management	31-Mar-2019
04	Deliver morning clubs in targeted areas	Children will receive a healthy breakfast and start the school day ready to learn	Head of Facilities Management	31-Mar-2019
05	Deliver the Street Stuff programme including activities and meals	Anti-social behaviour and offending will be maintained at a low level across Renfrewshire	Head of Public Protection	31-Mar-2019
06	Provide employment and training opportunities for identified groups of young people in Renfrewshire.	Young people and people with vulnerabilities will have opportunities to enhance their chances of employment	Head of Public Protection	31-Mar-2019
07	Deliver enhanced enforcement activity in the private rented sector	The standard of housing provided through private landlords in Renfrewshire will be improved	Head of Public Protection	31-Mar-2019

7.5 Performance Indicators

(PI Status:  Alert,  Warning,  OK,  Data Only)

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
01	% uptake of free school meals in primary and secondary schools	Years	Q3 2017/18	73%	75%		75%	75%	75%

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

8. Strategic Outcome Overview

- 8.1 Environment & Communities has a lead role in creating a sustainable Renfrewshire through its Street Lighting Investment Strategy, through its increasing use of alternative fuel in fleet vehicles and its work to increase recycling and reduce waste sent to landfill. In relation to climate change, the service works to monitor and improve air quality and to put into place appropriate flood management plans. The service will also work with partners to achieve Sustainable Food City Status and to encourage people to enjoy Renfrewshire's green spaces by keeping local streets, town centres, parks and open spaces, clean and attractive.

Achievements 2017/18

- 8.2 The main achievements during 2017/18 that are of particular relevance to Strategic Outcome 4 include:
- **Environment & Place Investment, £250,000** – Delivered enhanced operational activities and support to communities, including:
 - Additional and targeted Streetscene and Roads activities, including mechanical street cleaning and the cleaning of gullies
 - Litter clean ups and targeted dog fouling activities and enforcement
 - Removal of old and redundant street furniture and roads infrastructure (signage, poles, barriers etc)
 - Supporting community and volunteer participation
 - A highly visible marketing campaign, including Team Up to Clean Up
 - **Team Up to Clean Up** - Launched in November 2017 with enhanced operational activities focussing on street cleaning, gully maintenance, rapid response services and road infrastructure improvements. The campaign has engaged with communities and has involved volunteer participation.
 - **LED Street Lighting Investment Programme** - Renfrewshire's Street Lighting Investment Strategy has been substantially completed, with 97% of Renfrewshire's 30,756 street lights converted to LED Lanterns (to be fully completed April/May 2018). The programme is on course to deliver the estimated gross revenue savings of £1.391m and the agreed net revenue saving of £750,000 per annum through reduced energy and carbon consumption and reduced maintenance costs.
 - **Clyde Valley Residual Waste Treatment & Proposal** – A contractor was appointed during 2017 and the project remains on target to be commissioned during 2019 and be fully operational for the planned contract commencement in December 2019.
 - **Renfrewshire Air Quality Action Plan** - The draft Renfrewshire Air Quality Action Plan containing action measures aimed at improving air quality within the three Renfrewshire Air Quality Management Areas was prepared and submitted to the Scottish Government starting the formal consultation process.
 - **Flood Management** – Delivered as part of the Clyde and Loch Lomond District Flood Risk Management partnership, taking forward the requirements of the Flood Risk Management Act through a series of collaborative flood and water catchment studies and developing surface water management plans for areas of Renfrewshire and surrounding local authorities.

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

Priorities 2018/19

8.3 The key priorities the service aims to achieve are:

- **Environment & Place** – Reflecting the Council's decision of 2 March 2018 to invest £2.5million for the next 5 years in enhanced environmental cleaning, development of delivery plan for 2018/19. This will incorporate the key priorities of 2017/18 but also expand on the original key priorities reflecting the level of investment.
- **Team Up to Clean Up** – Continuation of the campaign to engage communities in delivering environmental improvements in their neighbourhood. The service will provide support for litter picks, gully cleaning, dog fouling, street cleaning and road infrastructure improvements. The service will also support communities and build their capacity with communications, training, equipment and skills development.
- **Green Spaces & Play Parks and Villages Investment** – Reflecting the Council's decision of 2 March 2018 to invest Capital and Revenue resources, to support the development of parks & green spaces, £1.5million and community led projects, £0.370million respectfully.
- **Clyde Valley Shared Service Residual Waste Project** – Delivering the shared service residual waste project to ensure compliance with the landfill ban to be introduced in January 2020 and to contribute to the National Zero Waste targets. The project will be commissioned by East Dunbartonshire, East Renfrewshire, North Ayrshire, North Lanarkshire and Renfrewshire Councils mid to end 2019 and be fully operational by December 2019.
- **Waste Strategy** – Implementing a Waste Strategy taking into account the legislative obligations for reducing waste being sent to landfill and the Scottish Household Recycling Charter and associated Code of Practice.
- **Fleet Vehicles** – Rationalising and delivering improvements in fleet utilisation and efficiency, expand the use of alternative fuels, improve maintenance and procurement processes.
- **Air Quality Action Plan** - Delivering the Renfrewshire Air Quality Action Plan and implement action measures to improve air quality across Renfrewshire.
- **Flood Management** – Undertaking actions in the Clyde and Loch Lomond Local Plan District Flood Risk Management Strategy to mitigate and reduce flooding in identified risk areas.
- **Sustainable Food Strategy** – Leading on the development, design, implementation and awareness raising of a Sustainable Food Strategy for Renfrewshire in partnership with Engage Renfrewshire and the local Health & Social Care Partnership. The strategy will: tackle food poverty; improve access to healthy food; boost the local food sector; create employment opportunities; promote food growing; and community enterprise models around food.





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







8.4 Priority Actions

Action Code	What we will do	The difference we will make	Lead Officer(s)	Target Date
01	Deliver a programme of enhanced operational environmental and community support activities for environment and place	Improved Streetscene and roads activities, including mechanical and gully cleaning, litter clean ups, targeted dog fouling & enforcement, removal of old and redundant street signage, poles, barriers etc and support for community and volunteer participation	Senior Leadership Team	31-Mar-2023
02	Develop and invest in parks and green spaces	Improved use and amenity in parks and play areas with improved community involvement	Senior Leadership Team	31-Mar-2023
03	Develop action plans to address flooding risk in Renfrewshire	Awareness raised of flood risk areas and measures identified that reduce risk.	Head of Amenity Services	31-Mar-2021
04	Work to meet the challenging targets set out in our carbon management plan – through our council fleet, street lighting, public realm and floodlight strategy (Council Plan Action)	Contribution to achieving the Council's carbon management reduction targets.	Head of Amenity Services	31-Mar-2022
05	Ensure a residual waste treatment and disposal facility is fully operational by end of 2019 as part of the Clyde Valley Waste Management solution (Council Plan Action)	Compliance with legislation on zero waste to landfill by 2021 with consequent positive environmental implications.	Head of Amenity Services	Dec-2019
06	Deliver the requirements of the Scottish Household recycling charter and related service changes (Council Plan Action)	The quality and quantity of recyclate will be improved and levels of residual waste reduced.	Head of Amenity Services	31-Mar-2021
07	Review and update Renfrewshire's Sustainable Food Strategy and achieve Sustainable Food City Status (Council Plan Action)	Healthy eating will be promoted and food poverty tackled.	Head of Facilities Management	31-Mar-2022
08	Deliver the Team Up, To Clean Up campaign throughout Renfrewshire, involving local communities (Council Plan Action)	Renfrewshire will be a cleaner place to live work and visit. Communities will be engaged and participating in Team Up To Clean Up activities.	Head of Amenity Services	31-Mar-2022
09	Ensure that the Council's integrated enforcement policy is adhered to, ensuring businesses and communities are treated fairly and consistently (Council Plan Action)	Legitimate businesses in Renfrewshire will flourish and be assisted and offered advice when they are starting up. All enforcement will comply with the 5 principles of better regulation to ensure it is transparent, accountable, proportionate, consistent and targeted.	Head of Public Protection	31-Mar-2022
10	Deliver a refreshed Air Quality Action Plan to improve air quality for Renfrewshire (Council Plan Action)	Fuel consumption & emissions will be reduced and improvements made to traffic management in town centres, improving air quality.	Head of Public Protection	30-Sept-2018
11	Develop and implement a long term sustainable leachate and surface water management plan for Linwood Moss	The requirement for leachate treatment at Linwood Moss will be reduced in accordance with its waste management licence.	Head of Amenity Services	31-Mar-2020





Council Plan Strategic Outcome 4:

8.5 Performance Indicators

(PI Status:  Alert,  Warning,  OK,  Data Only)

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
01	Street Cleanliness Score - % of areas assessed as clean (Council Plan Indicator)	Years	2016/17	91.3%	90%		90%	90%	90%
02	Amount of CO ₂ emitted by the public vehicle fleet (Council Plan Indicator)	Years	2016/17	3,109	3,060		2,840	2,730	2,620
03	Air Quality - Annual average PM10 value across all continuous monitoring sites (Council Plan Indicator)	Years	2016/17	13.7	18		18	18	18
04	Air quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits (Council Plan Indicator)	Years	2016/17	0	45		43	42	41
05	% of the vehicle fleet which uses alternative fuels, such as electricity (Council Plan Indicator)	Quarters	Q3 2017/18	6.9%	7%		9%	14%	16%
06	Reduce the amount of CO ₂ emitted from public space lighting	Years	2016/17	5,191	6,451		3,000	1,800	1,800

(Council Plan Indicator)

07	% of street lighting lanterns in Renfrewshire which are LED	Quarters	Q3 2017/18	97%	98.5%		1.5%	Complete	
08	Food Hygiene Information Scheme - % of premises which currently achieve a Pass rating	Quarters	Q3 2017/18	98%	97%		97%	97%	97%
Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018	2019	2020
							Annual Target	Annual Target	Annual Target
09	% of Household Waste Recycled (Calendar year data) (LGBF Indicator)	Quarters	Q3 2017	48.6%	50%		50%	53%	55%
10	% of Household waste collected which is landfilled (Calendar year data)	Years	2017	33.1%	34%		33%	32%	31%

Council Plan Strategic Outcome 5: Working together to improve outcomes

9. Strategic Outcome Overview

- 9.1 Environment & Communities has supported the strategic development and delivery of the Better Council Change Programme during Phases 1 and 2 and will play a lead role in the delivery of phase 3 which will impact on all service areas and require cross cutting work with other areas of the Council and partners. The Environment & Communities Workforce Plan ensures employees are provided with the skills, training and opportunities for learning and development they require to enable them to contribute positively as the service modernises and develops.

Achievements 2017/18

- 9.2 The main achievements during 2017/18 that are of particular relevance to Strategic Outcome 5 include:
- **Better Council Change Programme** - Implementing the Better Council Change Programme to support delivery of revenue savings. This included: the review of facilities management (hard and soft FM), catering; transportation, fleet and roads infrastructure; and the rationalisation of depots.
 - **Investment in Renfrewshire Parks** – With a focus on 2 Flagship parks, Barshaw Park in Paisley & Robertson Park in Renfrew.
 - **Depot Rationalisation/Infrastructure Investment of £2.5m** - Upgrading of Underwood Road depot, moving from 3 depots (Underwood Road, Scotts Road & Clark Street) to one integrated depot.
 - **Vehicle Replacement Programme** – Maximising the effectiveness of the Council's heavy & light fleet, over 450 vehicles, through efficient use of a £1.5m capital investment programme.

Council Plan Strategic Outcome 5: Working together to improve outcomes

Priorities 2018/19



























9.3 The key priorities the service aims to achieve are:

- **Service Investments 2018 onwards** – The Council's Budget for 2018/19 was approved on 2 March 2018 and included a number of key service investment priorities for 2018/19, with some spread over the next 5 years until 2022/23. Environment & Communities will lead on the delivery of a number of these key investment priorities as set out below.
 - Investment in enhanced environmental cleaning, namely Environment & Place and Team Up to Clean Up through a budget commitment of £2.5 million over the next 5 years.
 - Revenue and capital investment in green spaces and play parks of £1.5 million and the establishment of a villages investment fund of £0.370 million.
 - An increased roads capital investment programme for 2018/19 of £7.239 million.
 - Elements of tackling poverty including support for Streetstuff and Breakfast Clubs.
 - Investment of £0.050 million for the development and implementation of arrangements for the provision of an affordable respectful funeral service. Also an investment of £1 million to deliver improvements in the Council's cemeteries.
- **Better Council Change Programme** – Environment & Communities has committed to the delivery of an ambitious programme throughout 2018/19 and 2019/20 to deliver change that will enhance the relationship the Council has with its communities, deliver workforce integration and make better use of the Council's assets. This change will ensure that our services continue to deliver for the communities of Renfrewshire, whilst increasing productivity and reducing cost.
- **Workforce Planning** – Implement the Environment & Communities workforce plan which recognises the changing workforce profile over the last few years and the workforce profile and skills that will be required for future years. Focussed activities will address age profiling, learning & development, succession planning and skills development. The plan will deliver a flexible, skilled, modern workforce that will deliver for communities in Renfrewshire.
- **Information Technology** – Information Technology will be used within Environment & Communities to modernise service delivery and support efficiency and productivity improvements. The service will support the implementation of the corporate Enterprise Resource Planning system.

Council Plan Strategic Outcome 5: Working together to improve outcomes

9.4 Priority Actions

Action Code	What we will do	The difference we will make	Lead Officer(s)	Target Date
01	Provide our employees with the appropriate support to manage their attendance	Sickness absence levels and costs will be minimised.	Senior Leadership Team	31-Mar-2022
02	Ensure effective management of overtime	Overtime costs will be reduced	Senior Leadership Team	31-Mar-2021
03	Implement the Council's new Organisational Development Strategy	Employees will be equipped with the skills, training and development required to deliver services effectively.	Senior Leadership Team	31-Mar-2021
04	A strategic planning approach to future skills and service requirements will be implemented	Staff will be developed and equipped with the skills and knowledge to fulfil their roles and responsibilities	Senior Leadership Team	31-Mar-2021
05	Active participation in phase 3 of the Better Council Change Programme	The service will play its role in delivering cross cutting change	Senior Leadership Team	31-Mar-2020
06	Deliver agreed operational efficiencies through fleet utilisation and rationalisation	The cost to operate, maintain and manage the Council's fleet will be reduced and its effectiveness maximised	Head of Amenity Services	31-Mar-2020
07	Undertake an impact assessment of car parking within Johnstone and Renfrew Town Centres and invest in modern parking meters	Car parking will support the development of town centres and be available and easy to use for residents and visitors	Head of Amenity Services	31-Mar-2019
08	Deliver agreed changes to waste collection services and introduce a permit scheme at Household Waste Recycling Centres	The quality and quantity of recycle will be improved and levels of residual waste reduced	Head of Amenity Services	31-Jan-2019
09	Deliver improvements in the Council's Cemeteries estate	The condition of cemetery infrastructure will be improved	Head of Amenity Services	31-Mar-2023
10	Embed an integrated FM approach for housing repairs and maintenance and stores provision	A commissioning approach to service provision will be delivered, improving customer service and efficiency	Head of Facilities Management	31-Mar-2020
11	Support the Council to implement the Enterprise Resource Planning system	Ensure the full benefits of the Enterprise Resource Planning system are realised	Senior Leadership Team	31-Mar-2019
12	Develop customer engagement plans to actively seek their buy-in and support for service provision	Communities will be more engaged and actively involved in the delivery of services	Senior Leadership Team	31-Mar-2019
13	Develop a strategic approach to asset management	Assets including roads, infrastructure and fleet, parks, cemeteries and play areas will be managed efficiently and effectively	Senior Leadership Team	31-Mar-2019
14	Progress the schools PPP contract and finalise the benchmarking of cleaning and catering services	Improved service delivery arrangements will be in place delivering value for money	Head of Facilities Management	31-Mar-2019
15	Ensure robust and up to date business continuity arrangements are in place	Services will be able to identify critical functions and the resources required to recover from disruptive events.	Senior Leadership Team	31-Mar-2019
16	Review and maintain continuous improvement frameworks	Quality assurance will be undertaken; actions from the Best Value Audit report delivered, and health & safety, staff and customer service accreditations maintained	Senior Leadership Team	31-Mar-2019

9.5 Performance Indicators							(PI Status:  Alert,  Warning,  OK,  Data Only)		
Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19 Annual Target	2019/20 Annual Target	2020/21 Annual Target
01	% of E&C managers in the 360 process with a completed 360 report	Quarters	Q3 2017/18	88%	100%		100%	100%	100%
02	% of E&C employees having completed IDPs (from MDP/MTIPD)	Quarters	Q3 2017/18	84%	100%		100%	100%	100%
03	Improve SVQ levels across the front-line workforce - number of staff obtaining SVQ qualifications	Quarters	Q3 2017/18	0	50		50	50	50
04	Environment & Communities - Absence %	Quarters	Q3 2017/18	6.9%	4%		4%	4%	4%
05	(Traffic & Transportation) Traffic Light Failure % of Traffic Light Repairs completed within 48 hrs	Quarters	Q3 2017/18	87.4%	95%		95%	95%	95%
06	% of reported street lighting faults which were repaired within the 7-day timescale	Quarters	Q3 2017/18	96.4%	95%		95%	95%	95%
07	Environment & Communities - Overtime as a % of total employee costs (cumulative)	Quarters	Q3 2017/18	7%	6%		5%	5%	5%
08	% of pothole repairs completed within timescales	Quarters	Q3 2017/18	66%	75%		80%	80%	80%
09	% of FOI requests completed within timescale by Environment & Communities	Quarters	Q3 2017/18	100%	100%		100%	100%	100%
10	% of front line resolutions dealt with within timescale by Environment & Communities	Quarters	Q3 2017/18	84%	100%		100%	100%	100%
11	% of complaint investigations completed within timescale by Environment & Communities	Quarters	Q3 2017/18	76%	100%		100%	100%	100%
12	Building Services - % of overall housing repairs completed within target	Quarters	Q3 2017/18	95%	95%		95%	95%	95%
13	Cost of Maintenance per Kilometre of roads (LGBF Indicator)	Years	2016/17	£19,280	n/a		n/a	n/a	n/a
14	% of adults satisfied with parks and open spaces (LGBF Indicator)	Years	2016/17	85%	n/a		n/a	n/a	n/a
15	Cost of parks and open spaces per 1,000 of the population (LGBF Indicator)	Years	2016/17	£22,088	n/a		n/a	n/a	n/a
16	% of adults satisfied with refuse collection (LGBF Indicator)	Years	2016/17	85.7%	n/a		n/a	n/a	n/a
17	Net cost of waste collection per premise (LGBF Indicator)	Years	2016/17	£58.19	n/a		n/a	n/a	n/a
18	Net cost of waste disposal per premise (LGBF Indicator)	Years	2016/17	£116.73	n/a		n/a	n/a	n/a
19	% of adults satisfied with street cleaning (LGBF Indicator)	Years	2016/17	62.7%	n/a		n/a	n/a	n/a
20	Net cost of street cleaning per 1,000 of the population (LGBF Indicator)	Years	2016/17	£8,117	n/a		n/a	n/a	n/a
21	Cost of Trading Standards per 1,000 of population (LGBF Indicator)	Years	2016/17	£1,466	n/a		n/a	n/a	n/a
22	Cost of Environmental Health per 1,000 of population (LGBF Indicator)	Years	2016/17	£6,378	n/a		n/a	n/a	n/a
Please note that there is a time lag in publication of Local Government Benchmarking Framework (LGBF) data. The most recent LGBF publication relates to financial year 2016/17. Data for 2017/18 will not be published until February 2019.									

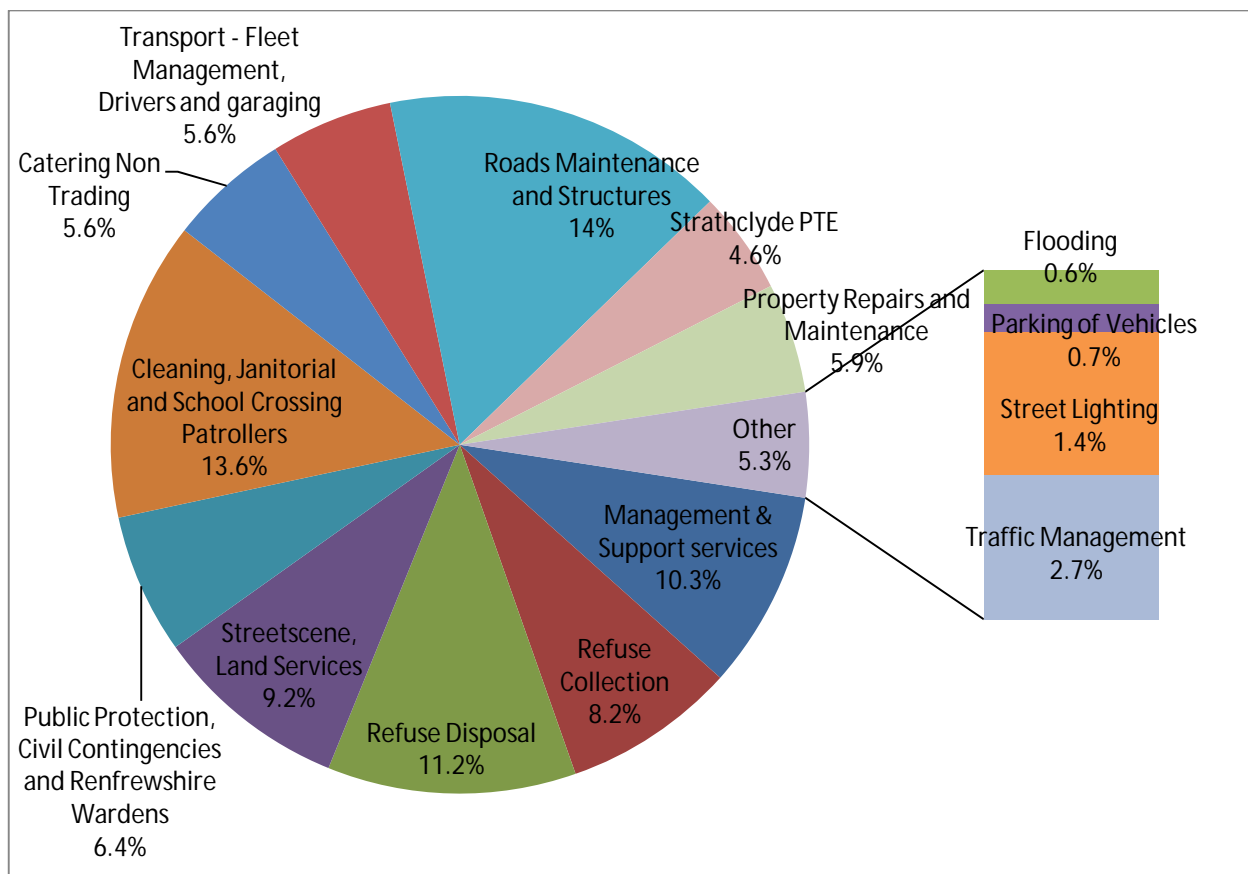
10. Resource Analysis

- 10.1 The table and chart below illustrates the Environment & Communities Revenue Estimates for 2018/19 across each service area.

Table 1: Gross Revenue Estimates 2018/19

Service Activity	Budgeted Gross Revenue Expenditure 2018/19	
	£000	%
Management & Support services	7,260	10.3%
Refuse Collection	5,730	8.2%
Refuse Disposal	7,883	11.2%
StreetScene, Land Services	6,466	9.2%
Public Protection, Civil Contingencies and Renfrewshire Wardens	4,571	6.5%
Cleaning and Janitorial School Crossing Patrollers	9,545	13.6%
Catering Non Trading	3,921	5.6%
Transport – Fleet Management, Drivers and Garaging	3,953	5.6%
Flooding	408	0.6%
Parking of Vehicles	474	0.7%
Roads Maintenance Roads Structures	9,867	14%
Street Lighting	987	1.4%
Traffic Management	1,878	2.7%
Strathclyde PTE	3,228	4.6%
Property Repairs and Maintenance	4,115	5.9%
Total	70,286	100%

Chart 1: Gross Revenue Estimates 2018/19



10.2 The following table illustrates the Environment & Communities Revenue Estimates for 2018/19 in terms of the type of expenditure.

Table 2: Gross Revenue Estimates by type of expenditure 2018/19

Area of Activity	Gross Revenue Estimates 2018/19	
	£000	%
Employee Costs	25,634	36.5%
Property Costs	4,225	6.0%
Supplies and Services	3,104	4.4%
Contractors	15,314	21.8%
Transport and Plant	5,006	7.1%
Administrative Costs	5,248	7.5%
Payments to Other Bodies	3,915	5.6%
Capital Charges	7,840	11.2%
Total	70,286	100.0%

10.3 Resource Implications

The service issues to be addressed within the Environment & Communities Action Plan will be met from the agreed Revenue Estimates and from funding allocated through the Capital Investment Plan. The information in Tables 1 and 2 reflect decisions taken by the Council over the course of 2017/18 in respect of the 2018/19 base budget, but do not include the investment decisions of the Budget Motion as agreed at the Council meeting on 2 March 2018 in setting the full Council budget. The tables also exclude funding for the 2018/19 pay award which is still under negotiation.

- 10.4 The Capital Investment Programme for the period 2018/19 agreed by the Council on the 2 March 2018, and led by Environment & Communities includes:

Table 3: Capital Investment Programme 2018/19

Project Title	Programme 2018/19 £000s
Vehicle Replacement Programme	1,500
Roads and Footways Upgrade Programme	7,239
Bridge Assessment/Strengthening	500
LED Street Lighting Strategy and Lighting Columns Replacement	250
Green Spaces and Parks Investment	1,000
TOTAL	10,489

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To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Peter Macleod, Director of Children's Services

Heading: Draft Renfrewshire Community Justice Outcomes Improvement Plan 2018 to 2021

1. Summary

- 1.1. The Community Justice (Scotland) Act 2016 received Royal Assent on 21 March 2016. Its purpose, to make provision about community justice, establishing a new national body (Community Justice Scotland) to oversee community justice and introduce requirements in relation to the achievement of particular nationally and locally determined outcomes, and to provide national, professional and strategic leadership for community justice in Scotland.
- 1.2. On 31 March 2017, under the new model, the Community Justice Authorities were disestablished and new community justice arrangements were put in place at both a national and local level from 1 April 2017. The new model requires the statutory partners to cooperate at a local level in the preparation, implementation and review of a Community Justice Outcomes Improvement Plan for the local authority area, outlining how they will work together to address reoffending.
- 1.3. On 1 April 2017 Community Justice Renfrewshire assumed full responsibilities for local community justice arrangements and the Renfrewshire Community Justice Outcomes Improvement Plan 2017 to 2018 was published. The first annual progress report to cover period 1 April 2017 to 31 March 2018 is required to be published by 30 September 2018.
- 1.4. Our Draft Renfrewshire Community Justice Outcomes Improvement Plan 2017 to 2021 (Appendix A) sets out our local priorities for action in the next twelve months.

1.5. The priorities identified in the plan include;

- Improved community understanding and participation in community justice.
- Development of the employability pipeline to better meet the needs of people with convictions.
- Reducing homelessness for prison leavers.
- Improved access to information and support options for mental health.

1.6. Following a period of public consultation and the plan being taken through each partners own governance structures, the final Renfrewshire Community Justice Outcomes Improvement Plan 2017 to 2021 will be published and submitted to Community Justice Scotland by 31 March 2018, in line with the statutory requirements of the Act.

1.7. On 11 January 2018 the Scottish Government agreed funding in principle of £50,000 for each local authority to continue to support statutory partners fulfil their obligations under the Community Justice (Scotland) Act 2016. This funding was included in the Local Government Settlement figures and will be paid out from 1 April 2018 as part of the General Revenue Grants payments.

2. Recommendations

2.1. The Communities, Housing and Planning Policy Board are asked to;

- (a) Approve the Draft Renfrewshire Community Justice Local Outcomes Improvement Plan 2018 to 2021 as outlined in Appendix A.
- (b) Note that the report seeks approval from the board to authorise the Lead Officer, Community Justice Renfrewshire to make such minor changes to the Plan that may arise through consultation.
- (c) Note that the Renfrewshire Community Justice Local Outcomes Improvement Plan is required to be submitted to Community Justice Scotland by 31 March 2018.

3. Background

3.1. On 1 April 2017 Community Justice Scotland was established following the introduction of the Community Justice (Scotland) Act 2016, to provide professional assurances to Scottish Ministers on the delivery of the improvement outcomes for community justice in Scotland, along with monitoring the performance of all local authorities in Scotland. A national strategy, performance indicators and a reporting framework has set a strategic direction for partners and will support delivery within Renfrewshire and across Scotland.

- 3.2. Community justice is defined in the National Strategy for Community Justice as: “the collection of individuals, agencies and services that work together to support, manage and supervise people who have committed offences, from the point of arrest, through prosecution, community disposal or custody and alternatives to these, until they are reintegrated into the community. Local communities and the third sector are a vital part of this process which aims to prevent and reduce further offending and the harm that it causes, to promote desistance, social inclusion, and citizenship”.
- 3.3. Under the new model, statutory partners are required to cooperate in preparing a plan for each local authority area, outlining how they intend to work together to address reoffending. They are jointly responsible for the implementation and review of the plan.
- 3.4. Community Justice Renfrewshire was established in response to the Act and is firmly established within Renfrewshire’s Community Planning arrangements, reporting to the Community Protection Chief Officers Group.
- 3.5. Membership includes:
- Renfrewshire Council, Children’s Services
 - Renfrewshire Council, Chief Executive’s Service/Renfrewshire Community Planning Partnership
 - Police Scotland
 - Scottish Fire and Rescue
 - Scottish Courts and Tribunals
 - Scottish Prison Service
 - Skills Development Scotland
 - Renfrewshire Health and Social Care Partnership
 - Engage Renfrewshire (TSI)
 - Criminal Justice Voluntary Sector Forum
 - Victim Support
 - The Wise Group
 - Apex Scotland
 - Turning Point Scotland
 - NHS Greater Glasgow and Clyde
 - Renfrewshire Alcohol and Drug Partnership
 - Renfrewshire Leisure
 - Action For Children
- 3.6. The first Renfrewshire Community Justice Outcomes Improvement Plan was published on 1 April 2017. A copy of the plan along with a participation statement, detailing actions taken to involve the community and thirds sector bodies in community justice and in its preparation was also submitted to Community Justice Scotland.
- 3.7. A report on progress in achieving the outcomes in the plan must be prepared by the statutory community justice partners each year. The first annual report on progress is to cover the period 1 April 2017 to 31 March 2018.

Subsequent reporting periods will be 1 April to 31 March thereafter. The statutory partners must publish the annual report by 30 September each year starting in 2018.

3.8. The Draft Renfrewshire Community Justice Outcome Improvement Plan 2018 to 2021 (Appendix A) was published on the Renfrewshire Council website for public consultation throughout February 2018 inviting feedback. Consultation has taken place with Community Justice Scotland, and as this is a partnership plan it has been taken through each individual partner own governance arrangements.

3.9. It is a requirement of the Community Justice (Scotland) Act 2016 that partners must report against nationally determined outcomes as set out in the Outcomes, Performance and Improvement Framework. We will also report against local priorities which have been identified from the Renfrewshire Community Plan, our needs assessment and from our interaction with stakeholders.

3.10. In the next twelve months we will focus on;

- Improved community understanding and participation in community justice.
- Development of the employability pipeline to better meet the needs of people with convictions.
- Homelessness for prison leavers.
- Improved access to information and support options for mental health.

3.11. Following the consultation period, the final Renfrewshire Community Justice Outcomes Improvement Plan is required to be submitted to Community Justice Scotland by 31 March 2018, along with a participation statement detailing how we have involved the public and third sector bodies in its preparation.

3.12. Community Justice Renfrewshire has been successful in its first year of operation in bringing together a range of statutory and third sector partners and we are committed to building on the effective partnership approaches within Renfrewshire, to prevent and reduce reoffending. In approaching our second year, we will continue to build upon the positivity and commitment shown by partners in year one and will focus on engagement with the community, this will include those who have committed offences, their families and persons affected by crime, in order to make Renfrewshire a safer place to live and work.

Implications of the Report

1. **Financial – None**

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

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

4. **Legal** – *None*

5. **Property/Assets** - *None*

6. **Information Technology** - *None*

8. **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** - *None*

10. **Risk** – *None*

11. **Privacy Impact** - *None*

12. **Cosla Policy Position** – *N/A*

List of Background Papers

Background Paper 1: Renfrewshire Draft Community Justice Local Outcomes Improvement Plan 2018 to 2021.

The foregoing background papers will be retained within children's services for inspection by the public for the prescribed period of four years from the date of the meeting.

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Consultation Draft

Community justice outcomes improvement plan 2018–2021

The opportunity
to create a better
community



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What is community justice?

Community justice is protecting the community. As well as delivering justice for the victims of offending and making our communities feel safer, it's about working with people with convictions to give them the support and help they need to reduce the risk of re-offending.

When we talk about community justice, we mean all the people and organisations that work together to support victims and families affected by crime and who support, manage and supervise people who have committed offences from arrests through to the sentences they receive in court and on to their rehabilitation and reintegration back into the community.

These are not things that any single organisation can achieve alone. Because of this, the Scottish Parliament introduced the Community Justice (Scotland) Act 2016, a law which means that statutory agencies must work together to plan their work and report on how they are performing.

In passing the law, the Scottish Government set out a goal:

Scotland is a safer, fairer and more inclusive nation where we:

- Prevent and reduce further offending by addressing its underlying causes and;
- Safely and effectively manage and support those who have committed offences to help them become part of the community and realise their potential for the benefit of all citizens.

To reach this goal, we know that:

- By telling communities about community justice issues and encouraging them to take part in planning our services, interventions will be more effective.
- Community justice issues are complex and we need to work together to make things better.
- Every member of our community, including those who have committed offences, their families, and victims of crime should have access to high quality services that work together to address the needs of each individual.
- People should be given the right help at the right time; this should assist in preventing people from committing offences.
- People must be held to account for their offences, in a way that recognises the impact on victims of crime and is mindful of risks to the public, while being proportionate and effective in preventing and reducing further offending.
- Re-integrating those who have committed offences into the community and helping them to realise their potential will create a safer and fairer society for all.



“Community justice is protecting the community”



Why have a community justice approach?

The community is at the heart of the new model—we aim to consult and engage with those who have a stake in it.

We are committed to working with the local community to identify local priorities and take action to reduce reoffending within Renfrewshire. Plans will be made involving local people who know their area best. This is our opportunity to create to a better community for Renfrewshire.

Community Justice Renfrewshire will help prevent crime by working with partners to support preventative activities in the community and help reduce crime by encouraging people with an offending history to feel part of their community and be good citizens.

Prison remains appropriate for people who commit serious offences but locking people up isn't always a good way to stop reoffending. Community justice is proven to work.

Community-based justice is not a soft option – it's a punishment based on reparation as well as rehabilitation.

Rehabilitation is a key part of the approach – we want to help people with convictions find employment and stable housing, and reduce the chances of them reoffending; this benefits the whole community.

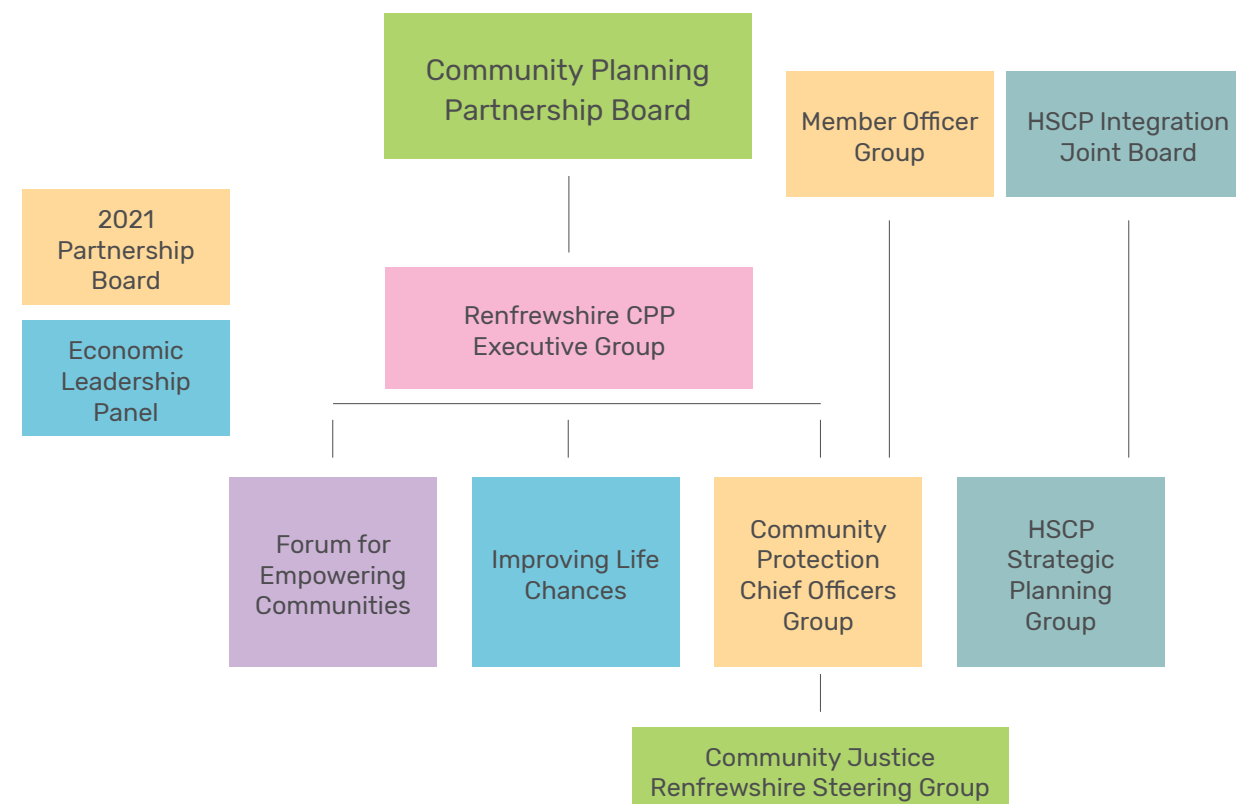
Who are Community Justice Renfrewshire?

Community Justice Renfrewshire is firmly established within Renfrewshire's robust Community Planning arrangements and our priorities reflect the vision of Renfrewshire's Community Plan 2017 to 2027: "Working together to make Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive".

The diagram below identifies Renfrewshire's Community Planning arrangements

People and organisations in Renfrewshire already work together on community justice and the new arrangements will make this partnership even stronger. Some of the groups where organisations already come together include:

- Community Protection Chief Officers Group
- Multi Agency Public Protection Arrangements
- Child and Adult Protection Committees
- Alcohol and Drug Partnership
- Gender Based Violence Strategy Group
- Employability Network
- Low Moss PSP Governance Group
- NHSGGC Community Justice Health Improvement Strategic Group
- Community Safety & Public Protection Steering Group
- MARAC—Multi Agency Risk Assessment Conference



ENGAGE
RENFREWSHIRE

SPS
SCOTTISH
PRISON SERVICE



TURNING POINT
SCOTLAND



Renfrewshire
Council

NHS
Greater Glasgow
and Clyde

Skills
Development
Scotland

Renfrewshire
Health & Social Care
Partnership

Victim Support

wise group

Criminal Justice
Voluntary Sector Forum



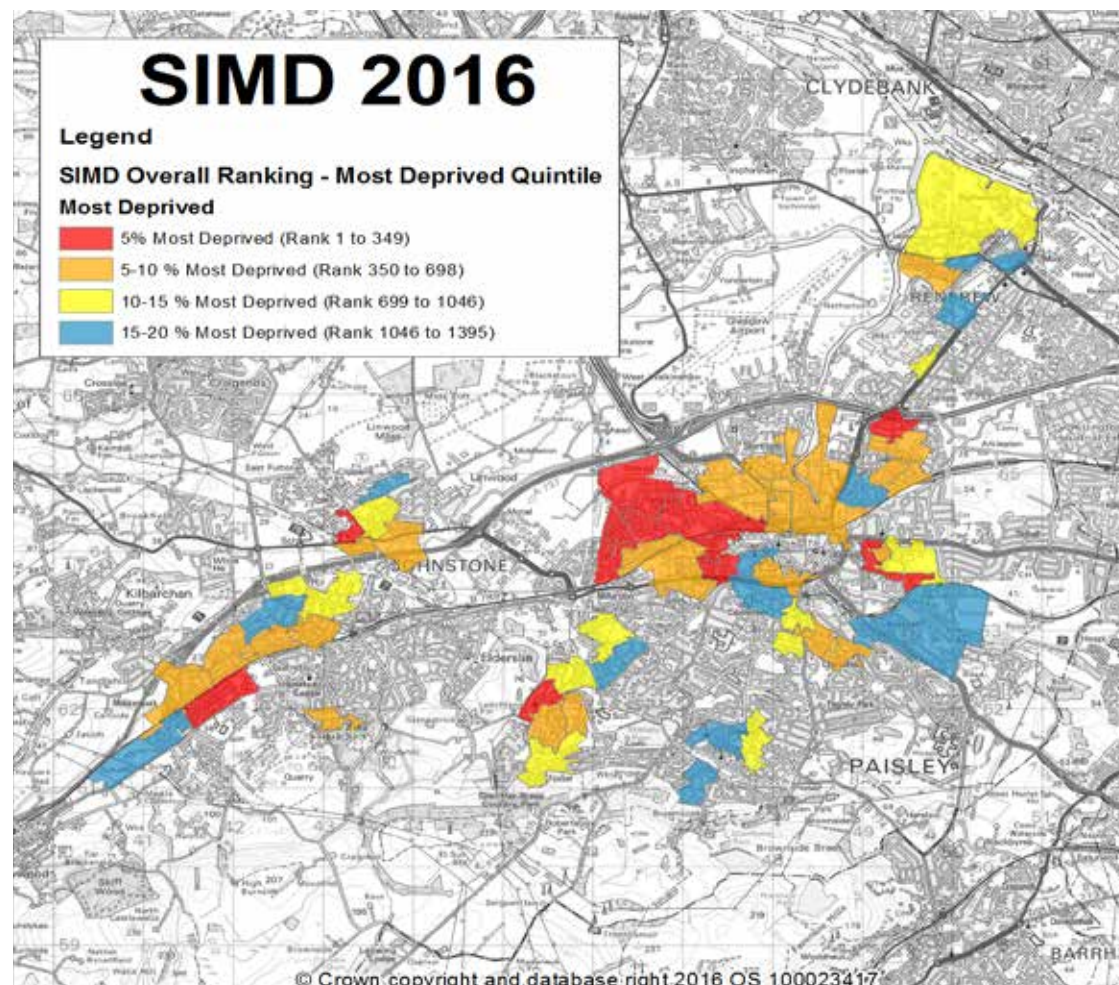
scottish
court
service



apex
scotland

action for
children





What are the local issues?

Just over a quarter of the population of Renfrewshire are in the top 20% most deprived parts of Scotland.

Deprivation

Renfrewshire's population is around 174,500 which accounts for 3 per cent of the Scottish population. We have the ninth largest population by council area and the second highest population density in Scotland outside the four major cities.

Renfrewshire is a diverse area with both large towns and rural areas and our communities have a strong sense of identity and in many cases a long history. Pockets of severe long-term deprivation sit very close to prosperous areas, and centuries-old settlements are neighbours to growing new communities.

Just over a quarter of the population of Renfrewshire are in the top 20% most deprived parts of Scotland. The single overall most deprived data zone in Scotland is located in Paisley. At the other end of the scale, there are 12 small areas in Renfrewshire which are in the 10% least deprived parts of the country.

Deprivation is not just about income. It's also about health and wellbeing, about education and job prospects, about access to services, about housing and about crime. All of this affects the quality of life in our communities.

We know that there is a big gap in life expectancy between communities within Renfrewshire. For example, life expectancy for men living in Ferguslie is 16.4 years less than for men who live in Bishopton, and there are other examples of these gaps. We also know that there are big differences in how healthy people are in older age.

What are the local issues? *continued*

Up to 1 in 3 males and 1 in 10 females in Scotland are likely to have a criminal record which may act as a barrier to employment.

Drugs and Alcohol

Figures on hospital presentations tell us that Renfrewshire has a higher than average number of people misusing drugs and alcohol. Misuse of alcohol and drugs are recognised as leading to ill health, preventable injury and death, worklessness and serious and petty offending. Alcohol and drugs are key factors in violence and is often a factor when children are taken into care.

A report published recently by the National Records of Scotland (NRS) showed that Renfrewshire has also experienced an increase in the rate of drug related deaths. In 2016, there were 42 drug-related deaths, which compared to the five year average figures taken between 2006 and 2016 indicates a small rise from 22 to 26 cases (18.2% increase). Deaths in 2016 were characterised by an older (typically 35–44), male (71.4%) poly-substance (especially atypical benzodiazepine and opiate) drug users are most likely to die a drug related death.

Homelessness

The security of having a roof over your head and somewhere you identify as home is important for all of us in maintaining a secure and stable lifestyle. People leaving prison were almost twice as likely to have reported homeless in the preceding 12 months as someone who has not been in prison. They are also less likely, as a homeless person, to receive permanent accommodation and more likely to have their application closed due to 'lost contact'.

Homeless applications have been falling in Renfrewshire for several years for all groups of people except prison leavers – those applications have almost doubled in the last 10 years.

Employability

Up to 1 in 3 males and 1 in 10 females in Scotland are likely to have a criminal record which may act as a barrier to employment. People with convictions may not feel that their conviction is the only barrier. As well as the process of having to declare convictions to potential employers, there is evidence which links a lack of skills, poorer education and a lack of self-confidence with offending. Due to this, people with convictions can be less 'job ready' than others. When people struggle to find work, it may be another reason that makes it difficult for them to have a stable lifestyle and contribute to their community.

We carried out some research with people in prison and those serving community sentences. Almost all those interviewed cited joblessness and lack of money as a key factor in their offending.

Drug and alcohol use also featured strongly. When asked what would help them not to re-offend, almost three-quarters of those being interviewed said training and help to find employment.

Crime

Each year, the Scottish Government publishes information on the number and type of crimes committed in each council area. Figures for Renfrewshire tell us that the number of crimes is falling. When Police Scotland were preparing their local policing plan for 2017–2020, they consulted Renfrewshire residents. One of the top issues they wanted police to focus on locally was drug crime. Because of this, tackling the supply and misuse of drugs is a top priority in the Renfrewshire Local Policing Plan.

Tackling the illegal supply and use of controlled drugs not only reduces the harm it does to individuals, families and communities, it also addresses a number of other issues associated with the drug trade from funding serious and organised crime and terrorism to general antisocial behaviour and linked crimes of dishonesty. Because of this focus, almost one-quarter of all crimes reported in Renfrewshire in 2016–17 were drug-related.

Gender-based violence is another focus for not only the police but for other organisations locally. The number of people who are victims of physical, sexual or emotional abuse and neglect is a major concern. Domestic abuse in particular affects the lives of individuals as well as their families.

There are already strong multi-agency arrangements in place to work with the perpetrators and victims of gender based violence and it is important that this work remains a priority for everyone involved. Community Justice Renfrewshire

will continue to support this work through its membership on the Renfrewshire Gender Based Violence Strategic Group.

Sentencing

The number of people receiving short prison sentences from the courts has been falling and there is much more use of community sentences. In Renfrewshire, work with women who offend has been very successful and there are fewer than 10 women from Renfrewshire currently serving a prison term. 97% of Renfrewshire's prison population are male with 94% being over 21 years of age.

The main community sentence used by courts is the Community Payback Order. In Renfrewshire, a person on one of these orders is most likely to be aged 21–30. The number of these orders being made by the court has increased year on year since they were introduced in 2011, and the length of the orders has also been increasing. More women are being given this type of sentence.

There has been considerable research to show that community sentences work better than prison for many people. This is especially true when compared to short prison sentences. In September 2017 the Scottish Government announced the extension of the presumption against short term prison sentences to 12 months or less, this will create more opportunity to reduce reoffending through the increased use of effective community based rehabilitation programmes.

Research with a small group of people currently on a Community Payback Order in Renfrewshire highlighted positive results. All those who took part felt that undertaking the order had not only had a positive effect on their lives, it had helped them to understand the impact on the victims of their offences. They were also able to cite a range of other services they had been able to access during the CPO, such as support with housing, mental and physical health issues and substance misuse.

The service user voice

We asked people with convictions who use our services, what would help to stop them reoffending?

Hope—that you can change and better yourself.

More support in the community

The chance of a normal life and job

Learning new skills

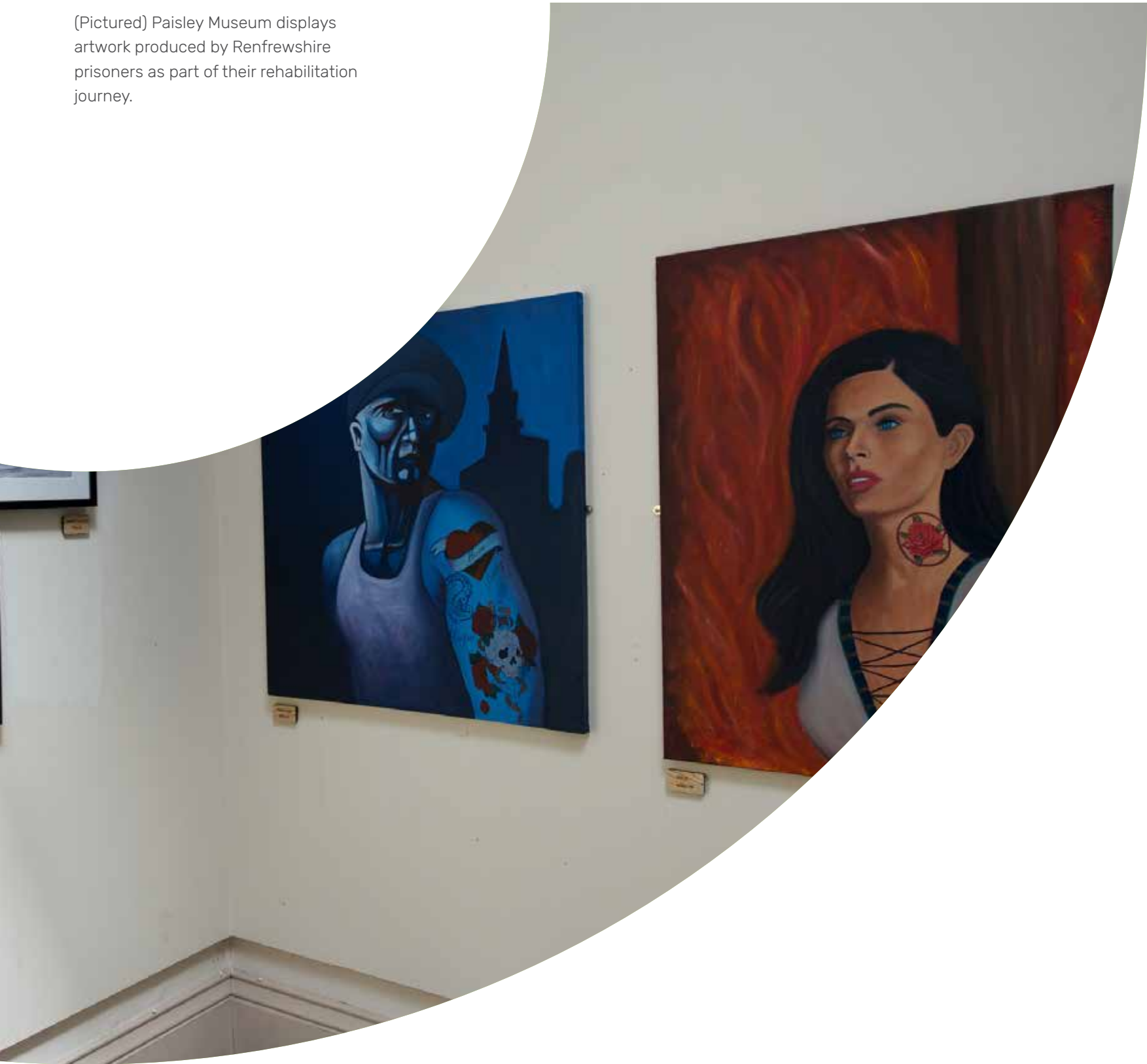
A job, house and family

Help to get work

Don't judge me, give me a chance

Structure in life

(Pictured) Paisley Museum displays artwork produced by Renfrewshire prisoners as part of their rehabilitation journey.



Services, Programmes and Partnerships

We want to build on existing success.

In addition to services targeted specifically at those who have been convicted, Renfrewshire has a range of universal services which can address some of these needs and contribute to better outcomes and potentially a reduction in offending behaviour. Fuller information on the services available in Renfrewshire is included as Appendix A of this plan.

Services and programmes for people with convictions include:

- Low Moss Public Social Partnership Turnaround
- Constructs: Positive Steps to Stop Offending
- Moving Forward making Changes (MFMC, a Sexual Offending Group Work Programme)
- The Self-Change Programme (SCP)
- The Short Term Intervention Programme
- Controlling Anger and Regulating Emotions (CARE)
- The Pathways: Routes to Recovery and Desistance programme
- The Female Offending Behaviour (FOB) Programme
- Women’s Community Justice Service
- Up2U:Creating Healthy Relationships

Universal services which can support a reduction in offending

- Homelessness and housing support services
- Drugs services
- Alcohol services
- Health services
- Family support services
- Employability services
- Education providers
- Marac

The Renfrewshire Community Safety Partnership already brings together services which have a part to play in preventing and reducing offending, and protecting the public.

By working in this way, Renfrewshire recognises that the police, the council, health, community wardens and voluntary organisations each play a part in making communities safer.

As well as the wider work they do, partners also come together to deal with specific issues, such as gender based violence and managing high risk offenders.

We want to build on existing success.

Community Justice Scotland

Community Justice Scotland has been established to provide leadership for the sector. They will provide professional assurances to Scottish Ministers on the delivery of the seven improvement outcomes for Community Justice in Scotland along with monitoring the performance of all local authorities in Scotland.

Structural Outcomes

What we deliver to our partners

- Communities improve their understanding and participation in community justice
- Partners plan and deliver services in a more strategic and collaborative way
- Effective interventions are delivered to prevent and reduce the risk of further offending
- People have better access to the services they require, including welfare, health and wellbeing, housing and employability

What are our priorities?

Community Justice Renfrewshire will continue to develop a commissioning approach to Community Justice Services in Renfrewshire as we develop our understanding of local needs and consult with our stakeholders.

A national strategy, performance indicators and a reporting framework has set the strategic direction for partners and support delivery within Renfrewshire and across Scotland.

Community Justice Outcomes are categorised as both structural and person-centric and progress on these outcomes will be reported to Community Justice Scotland annually:

Person-centric Outcomes

Changes to users

- Life chances are improved through needs, including health, financial inclusion, housing and safety being addressed
- People develop positive relationships and more opportunities to participate and contribute through education, employment and leisure activities
- Individuals resilience and capacity for change and self-management are enhanced

Our key priorities have been identified through our interaction with stakeholders, our needs assessment and they reflect the vision of Renfrewshire's Community Plan. Housing and employment are also currently identified as national priorities for Scotland.

The opportunity to create a better community

Key Priorities we will focus on

Improved Community Understanding and Participation

Informing local communities about community justice issues and enabling them to contribute to the decisions that affect them will support reintegration, reduce stigma and lead to the delivery of better, more person centred and responsive services and improved community justice outcomes.

In the next twelve months we will;

Engage with our communities to improve understanding of and participation in community justice developments within Renfrewshire.

We will know we have succeeded if by 2019 we have;

Increased awareness of the complex issues facing people with convictions within our communities and people understand that by addressing these issues we can reduce reoffending and thus reduce the number of victims, making our communities safer.

Employability

Renfrewshire has been committed to tackling worklessness and has made significant strides in tackling youth unemployment. Employment continues to be a national priority and people with convictions in Renfrewshire have told us this is the biggest factor which would help to stop them reoffending.

In the next twelve months we will;

Implement our Just learning-Skills for Employment Project, funded by the Scottish Governments Employment Innovation and Integration Fund. We will work to ensure 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.

We will know we have succeeded if by 2019 we have;

Developed the employability pipeline to better meet the needs of people with convictions in Renfrewshire and have increased the number of local employers who would consider recruiting people with convictions.

Homelessness for Prison Leavers

Housing remains a national priority and we know that people who serve prison sentences are more likely to return to custody and therefore to lose their accommodation. It is important that we try to break this cycle. We know how important it is to have a stable home and the positive impact that can have on the likelihood of a person reoffending.

In the next twelve months we will;

Develop initiatives to minimise the proportion of prison leavers presenting as homeless and through the ‘Keys to Learn’ project we will contribute to building skills designed to improve opportunities to access employment. We will closely monitor the trend in the number and proportion of homeless applications from those leaving prison and will track the impact of initiatives, which aim to intensively support those with convictions to sustain their tenancies

We will know we have succeeded if by 2019 we have;

Reduced the number and proportion of homeless applicants from those leaving prison, and evaluations of initiatives which help those in housing need to sustain tenancies are positive. We will have built on and improved current working practices between prisons and housing providers through our New Start Officer.

Mental Health

In recent years we have come to understand more about the relationship between Adverse Childhood Experience (ACEs) and future offending and imprisonment. Studies have shown that people, who have experienced four or more ACEs when compared to another person with no experience, were 20 times more likely to have been incarcerated at any point in their lifetime. ACEs are traumatic experiences that can have a profound effect on a child’s developing brain and body with lasting effects. The population in contact with the criminal justice system is a vulnerable one in health and wellbeing terms, with people experiencing high levels of mental health problems, trauma, learning difficulties (sometimes undiagnosed) and challenges with problem alcohol and substance use.

In the next twelve months we will;

Identify the services in Renfrewshire who support people and will explore if they are trauma informed. We will work towards improving access to information and clarify pathways to sources of help across a range of support options for mental health, including support programmes.

We will know we have succeeded if by 2019 we have;

Created wider awareness and understanding about ACEs within our services and all agencies are aware of services and pathways available to individuals within Renfrewshire.

How will we know it’s working?

We will review our plan each year; so that we can measure success.

An action plan will be developed to support the implementation of national and local outcomes and will be reviewed as an action log at each Community Justice Renfrewshire Steering Group meeting. We will review our plan and publish an annual report each year, which will provide an overview of outcomes and achievements. This will enable us to measure success and ensure the priorities are still the right ones and that we are grasping the opportunity to create a better community for Renfrewshire

Appendix A—Services available in Renfrewshire

a)Substance Misuse Services

The Torley Unit

The Torley Unit is located in Dykebar Hospital and offers support to individuals in Renfrewshire area with addiction problems to maintain them in the community to reduce physical and psychological harm. The service promotes recovery based interventions in the form of alcohol detoxification, education and relapse prevention groups and offers protective medications.

The Torley Unit promotes abstinence from both alcohol and substance misuse and can refer on to other agencies if controlled drinking/substance misuse is preferred. Care plans are developed in collaboration with individuals. The service also works closely with social work colleagues in maintaining child safety. Links are also established with other partners who offer support to access training and employment opportunities.

Renfrewshire Drug Service (RDS)

Renfrewshire Drug Service (RDS) offers a range of support to assist people to work towards recovery from drug addiction. The team is based at the Backsneddon Centre, Backsneddon Street, Paisley.

RDS can offer a wide range of support. The team comprises of nurses, doctors, social workers, addiction workers and a psychologist. Support available includes psychological therapies, medicines such as methadone or subutex and group work programmes to help in an individual’s recovery.

RDS offers harm reduction too which includes access to the needle exchange, sexual health advice and overdose prevention awareness. Hep C testing is also available.

Staff regularly liaises with other health/ social work professionals to support individuals in their recovery.

Integrated Alcohol Team (IAT)

The IAT offers a range of support to assist people work towards recovery. Recovery might include reduced alcohol use or becoming abstinent from alcohol, through 1:1 sessions, group work and where appropriate referral to The Torley Unit, RCA Trust and other appropriate services

RADAR

RADAR is a dedicated resource for young people from their teenage years to early adulthood if they continue to require support. The team are based at Backsneddon Street. RADAR provides group work programmes to support young people with alcohol or drug issues. This includes specific groups for young people affected by Cannabis use, young women’s groups, young men’s groups, as well as a summer programme.

RCA Trust

RCA Trust, based at Incle Street Paisley, is a voluntary agency who offer support to people affected by alcohol.

The RCA Trust is an independent voluntary organisation and a charity registered in Scotland with over 35 years’ experience in supporting people across Renfrewshire. The main aim of the organisation is to help and support people who are both directly and indirectly affected by alcohol, gambling and other problem behaviours to reduce the impact on the individual, their families and the wider community as a whole.

They support people with;

- Advice and Education
- Information and signposting
- One to One counselling
- Group work
- Accommodation Services

Sunshine Recovery Café

The café is open every Wednesday from 1pm–4pm. The Sunshine Recovery Cafe offers a safe, drug and alcohol free space where people in recovery can meet up with peers and get involved in positive activities. The Cafe is run by people who are in recovery from addiction who are passionate about supporting others to recover.

Individuals visiting the Cafe can have a low cost lunch, receive acupuncture, join a writers group, play pool, get involved in a guitar group and share experiences with other people in recovery. The volunteers who support the Cafe were recognised by the NHS for their inspirational leadership in championing recovery from addiction in Renfrewshire by winning the chairman’s award.

The Alcohol Carers Group

The Alcohol Carers Group was set up to help people who care for someone with an alcohol problem. Carers can come along to one of the support groups to talk to other people who are in a similar situation for support, practical advice and a listening ear.

Barnardo’s Threads

Barnardo’s Threads provides family and housing support to young people and young parents across Renfrewshire.

They can offer:

- pre & post-natal group parenting programmes—pre-natal education, new baby group, Mellow Bumps, Triple P, play & child development groups underpinned by the Five to Thrive approach.
- one to one emotional support
- practical advice with benefits, grants & budgeting
- energy advice to reduce fuel poverty

Threads Plus offers additional intensive support to families affected by problematic substance use. There are 2 types of support available—to the young parent who is using substances and support to the non-using parent and their child.

Threads Connections provides additional help and support to young parents and children affected by Domestic Abuse—safety planning, information on the impact on domestic abuse, support to access specialist services etc.

The Alcohol Liaison Service

The Acute Addiction Liaison Service provides a referral route, and assessment for all individuals either admitted to or who have attended the Royal Alexandra Hospital. Addiction liaison staff also provides professional recommendations on treatment options and implementation of training to acute sector staff and implementation of appropriate care programmes for patients. Addiction liaison staff also provides an out-patient clinic and a home visit service for patients to ensure a seamless transition of care. The service also conducts regular clinical audits to ensure best practice is implemented and also pilot new service developments.

Family Support Service

The Family Support Service supports people who are affected by someone else’s drug use. They offer friendly support in group sessions or one to one advice. Family Support also provides respite days out. Most recently the group have been sailing and rock climbing.

Continued over

Appendix A—Services available in Renfrewshire *continued*

Route 66

The Route 66 service was established in 2012 with financial support from Renfrewshire ADP and Scottish Recovery Consortium with the key aim of supporting women to recover from problematic alcohol use by providing peer support and befriending services.

The Network

The Network Service can provide support individuals to engage in meaningful day activities, including employment, work placements, voluntary work or educational opportunities. The service provides ongoing practical and emotional support to enable individuals to identify, achieve and maintain vocational goals and aspirations.

Turning Point Scotland Abstinence Project

Turning Point Scotland Abstinence Project aims to support individuals looking to achieve and sustain recovery from using alcohol and/or drugs whilst living in ordinary community settings.

The service is committed to achieving abstinence in recovery and builds on the skills and experience of staff to deliver a unique abstinence based therapeutic community recovery service. We believe everyone is capable of recovery and we offer a range of support to empower individuals to achieve and maintain their recovery in the longer term.

The service delivers a group work programme for up to 6 months supporting an individual in their recovery journey and to achieve total abstinence from all substances and ORT based medications. The service works closely with each individual and other professionals (where relevant) to deliver their recovery plan.

b) Housing and homelessness

Support for Homeless Clients in Renfrewshire

In 2015, we assessed 843 applications and with few exceptions we carry out a support needs assessment using the Better Futures Matrix. Approximately half of our clients have an identified support need ranging from high level addictions and mental health to low level housing support needs (many will already be linked in with health and Social Work Services e.g. RDS or IAT). Once the housing options adviser has assessed someone’s support needs they have various options to link our clients into support.

Supported Accommodation

The highest tariff of support we provide is through our commissioned supported accommodation units as follows:

- Loretto Care—who provide 13 bed spaces and up to 16 support hours per person per week.
- Loretto Care—who provide 9 self-contained flats and offer up to 13 support hours per person per week.
- BTHA—Young person project who provide 23 bed spaces and up to 14 support hours per person per week
- BTHA—who provide 19 bed spaces and up to 6 support hours per person per week.

Our supported accommodation services will provide low threshold housing support but also link clients into all relevant community based supports as they deal with our most complex cases. They are often linking in with mental health services and involved in safeguarding through the Adult Protection process.

Housing Support team

There are two dedicated housing support officers who receive our support referrals. They will then deliver or commission support for those individuals as appropriate. They normally commission support from Ramh, Turning Point, RCA and are looking to create working links with the Richmond Fellowship to provide a broad range of expertise.

Housing First

Housing first is delivered by Turning Point Scotland and targets our most complex clients, where they have previous homeless applications and been unable to maintain their tenancies. The key principles of this programme are to get a permanent tenancy straight away, provide assertive outreach, and to use peer support workers with lived experience. They will work with someone for up to two years in their permanent tenancies and will work with them no matter the circumstances. This project has being going for nearly two years is funded via the Big Lottery for another 4 years and so far they have worked with approximately 18 individuals and are targeted to work with and extra ten each year.

Mediation Service

We provide staff to deliver mediation which is primarily targeted at young people at risk of homelessness and typically run with 5 open cases at any one time.

Specialist Posts

We have two specialist posts within homelessness services dedicated to working with prisoners, our New Start Officer, who visits prisons, meets with prisoners who will return to the Renfrewshire area undertaking homeless application, and our Housing Addictions Liaison Officer, based within homeless services who is dedicated to working with those with addiction issues who present as homeless, ensuring appropriate and early assessments and referrals to relevant addiction services. Between them they will work with approximately 150 clients per year.

Continued over

Appendix A—Services available in Renfrewshire *continued*

c) Employability

Invest in Renfrewshire

Invest in Renfrewshire is Renfrewshire Council’s programme to boost the local economy and tackle unemployment.

Launched in June 2012, we now have more than 900 local companies signed up to provide support and together we’ve helped to create more than 1000 new local jobs

What do Invest want to achieve?

- We want to create conditions in which local businesses can grow and attract investment
- We want to help local people find and keep work

How do Invest do that?

- By working with employers to create additional jobs.
- By ensuring that people are more aware of future job opportunities and better prepared for them.
- By supporting companies to grow and develop.
- By linking the right people to the right businesses and watching them flourish.

How does it work?

- Local companies and employers across Renfrewshire sign up to provide a range of local opportunities including employment, work placements and offering staff time.
- Renfrewshire Council will support local businesses to grow, develop and increase employment opportunities.
- Renfrewshire Council, together with a range of partner organizations, will link jobseekers to the right opportunities and the right employers.
- Additional support will be provided to ensure jobseekers are ready for the workplace.

Renfrewshire Council continues to make a sizeable financial commitment to invest in Renfrewshire. The support provides new and ongoing economic development, business support and youth employability initiatives to improve the prospects of local jobseekers.

Renfrewshire Employability Network

Community Justice Renfrewshire has engaged with the Renfrewshire employability network to establish a partnership with employability and health colleagues and Recruit with Conviction.

Recruit with Conviction is a not-for-profit company, established to fill the gap that exists for helping businesses to understand the issues and benefits from employing people with criminal records. Recruit with Conviction promotes safe, effective and sustainable employment for people with criminal records.

They aim to achieve this by;

- Working with employers to develop good practice in the recruitment of people with convictions
- Supporting employability organisations to implement the Apply With Conviction approach
- Influencing wider political and society changes which enhance the employability and sustainable employment of people with convictions, such as improvements to the Rehabilitation of People with convictions Act 1974, Ban the Box and Unlock Your Future,

The Renfrewshire Employability Network plan to hold a series of workshops and training events in 2017. These will be facilitated by Recruit with Conviction with the aim of raising awareness and educating staff and local businesses in order to promote employability of people with convictions.

Skills Development Scotland

Skills Development Scotland (SDS) is Scotland’s skills body. SDS’s aim is to deliver the best possible outcomes for people, businesses and the economy. In education SDS support pupils, parents and teachers with a range of career information advice and guidance services.

SDS also encourages employers to develop their workforce and young people to choose to work, learn and earn through apprenticeships.

SDS are committed to increasing Modern Apprenticeship starts nationally to 30,000 annually by 2020 while raising awareness of the range of work based learning on offer such as Foundation and Graduate Level Apprenticeships.

SDS want to ensure that people in Renfrewshire have the right skills and confidence to secure good work, progress in their careers and achieve their potential in today’s competitive world of work.

SDS provides careers information, advice and guidance, development of career management skills, as well as SDS’s Apprenticeship Family offer through Modern, Foundation and Graduate Level Apprenticeships.

SDS helps employers across Renfrewshire to grow and develop their business through investing and developing the workforce of the future. SDS employer support includes Employability Services, tailored skills advice and funding for workforce development, Flexible Training opportunities, redundancy assistance and Our Skills force.

- SDS Work Coaches within Renfrewshire engage with those young people most at risk of not progressing to a positive destination whilst they are still at school, and support them in the transition to post school opportunities in employment, education or training.
- SDS Work coaches work with the most vulnerable young people including those who have offended and help to develop their employability and career management skills.
- SDS support will be available for young men and women released from prison via local resources and the digital offer.
- SDS Work Coaches continue to support and mentor young people post school to further develop career management skills, and help to sustain their work / training placement or college place.
- SDS will work with appropriate targeted customers, including those who have offended, and help to develop their employability and career management skills. Skills Development Scotland will signpost to other organisations as required e.g. health, financial inclusion, housing, voluntary sector etc.
- SDS will describe and promote SDS service offers to partners and customers detailing how individuals can access SDS support/services.
- SDS will work with the business community to reduce perception and stigma associated with an offending history.

Continued over

Appendix A—Services available in Renfrewshire *continued*

- Create linkages between Skills Development Scotland and the business community in relation to national training programmes and employer engagement services.
- Skills Development Scotland will provide an introduction and overview of SDS services to Community Justice statutory partners.
- SDS will encourage partner agency practitioners to engage in My World of Work sessions to build capacity.
- SDS will help others understand that community-based sentences mean individuals can continue to access SDS services.
- SDS will highlight to partners the relevant funding support for individuals (e.g. ILAs/ Client Intervention Fund)
- SDS will market the positive impact Career Management Skills development can have on health and wellbeing.
- SDS will work to support the removal of barriers to employment by supporting efforts to work with the business community to reduce stigma.
- SDS will promote employment support services, information and funding sources to community justice partners, service and perspective service users.
- SDS will explain school offer and post-school offer, with emphasis on the targeted support and early intervention approach.
- Skills Development Scotland will listen to and take on board partner views regarding evolving SDS service offers as these are implemented.

d) Services for people with convictions include:

Low Moss Public Social Partnership

Low Moss Public Social Partnership set out to develop and test a new approach to improve through care support for short term prisoners. Uniquely the service works with individuals from their admission into prison through the transition of release and integration into the community.

The service provides help to address issues such as housing, welfare and benefits, family and relationships, substance use etc and to co-ordinate and support engagement with a network of community based services.

The staff team is based within the prison working on an outreach basis in local communities. The partnership brings together the statutory and voluntary sectors and is led by Turning Point Scotland.

Turnaround

Turnaround is a service provided to men and women in Renfrewshire who are currently undertaking a Community Payback Order. Workers are co-located with CJSW Services and draw on our ECHO programme to provide a range of interventions tailored to address the specific needs and issues of an individual as part of the 'other activity' element of their CPO.

Turnaround also has a Residential Unit which can accommodate up to 10 men for a period of 6 to 8 weeks providing an opportunity for them to find stability and begin to address some of the issues which contribute to their substance use and offending behaviour. Although located within Renfrewshire the residential unit also takes referrals from other local authorities across North Strathclyde Community Justice Authority (NSCJA) and South West Scotland Community Justice Authority (SWSCJA).

Turnaround is currently funded by the Scottish Government and delivered by Turning Point Scotland.

Constructs: Positive Steps to Stop Offending (Custody and Community)

Constructs: Positive Steps to Stop Offending is a 26 week group work programme designed for males with convictions, aged 18+, who are at a medium or high risk of re-offending. It is not designed for those with a pattern of sexual or domestic violence offending. The programme tackles four main areas of need associated with offending; Problem Solving, Achieving Goals, Impulsivity and Concrete/Rigid Thinking. As such, the programme is split into four sections: Motivation and Change, Problem Solving, Skills Acquisition and Relapse Prevention.

Moving Forward making Changes (MFMC, a Sexual Offending Group work Programme) (Custody and Community)

This programme has been designed for the treatment of adult males convicted of a sexual offence, or an offence which is considered to contain a sexual element, and assessed as presenting a medium to high risk of re-offending. The programme is delivered on a rolling basis, which allows participants to access the programme more quickly and complete the modules that are relevant to their needs. The programme's overall aim is to work with men convicted of sexual offences to assist them to lead lives which do not involve harming others, reducing their risk of re-offending in the process.

The Self-Change Programme (SCP) (Custody)

This is a high intensity cognitive-behavioural intervention that aims to reduce violence in high-risk adult male offenders, whose repetitive use of violence is part of a general pattern of antisocial behaviour and criminality. There is an Engagement Phase, a Core Phase, a Transition Phase and a final Consolidation Phase. The Consolidation Phase is delivered at key points during the participants' progression through the custodial element of the sentence through to resettlement within the community, with the primary focus on reviewing and enhancing the participant's relapse prevention plan ('New Me' Life Plan).

The Short Term Intervention Programme (Custody)

The Short Term Intervention Programme is a voluntary programme developed at HMP Low Moss aimed at offenders serving less than 4 years. Offenders can self-refer to STIP or be referred by staff members involved in their case management. STIP is a module based programme; every individual completes the entry module and then a collaborative formulation identifies optional modules specific to the individuals treatment needs. STIP is constantly developing, with new modules regularly being added to address treatment needs being identified through formulation.

Continued over

Appendix A—Services available in Renfrewshire *continued*

Controlling Anger and Regulating Emotions (CARE) (Custody)

Controlling Anger and Regulating Emotions (CARE) is a cognitive behavioural group work programme designed to target male offenders who are Medium to High Risk of reoffending, where their offending is characterised by aggression and/ or violence and can be directly linked to difficulties managing reactive anger. The C.A.R.E. programme aims to provide offenders with an increased awareness of emotions and the impact they can have on behaviour, the skills needed to manage anger and other emotions associated with the occurrence of aggression and antisocial behaviour, to reduce the intensity and frequency of emotional arousal linked to aggression and to increase the use of pro-social skills to resolve conflict.

The Pathways: Routes to Recovery and Desistance programme(Custody)

The Pathways: Routes to Recovery and Desistance programme (hereafter referred to as Pathways) has been carefully designed with a strong evidence base, to build group members' capacity to lead a more positive lifestyle, away from substance misuse and offending. The programme aims to build the individuals capacity for recovery and also seeks to identify and target participants' criminogenic needs. These are the factors that, if present, are directly related to an individual's risk of re-offending, e.g. poor stress management, anti-social attitudes, and pro-criminal peers. By specifically addressing these areas, Pathways aims to have an impact in relation to risk reduction.

The Female Offending Behaviour (FOB) Programme(Custody)

The Female Offending Behaviour (FOB) Programme is a rolling group work programme for females who have offended and are assessed as being medium to high risk of re-offending/harm. It is offence specific and therefore targets the participant's offending behaviour (i.e. offence focused rather than a single problem focus) which involves targeting a range of needs that are identified within the literature as being criminogenic for female offenders.

Women's Community Justice Service

Women's Community Justice Service: Following the recommendations from the Commission on Women with convictions published in April 2012. Renfrewshire establish a Women's' Community Justice Service. This enabled the creation of a specific service for females with convictions, with access to criminal justice group and individual support, and on site addiction services.

The centre built upon the existing individual and group work services offered to women within Backsneddon Centre. Staff consists of a range of social work and 3rd sector staff. Women and Children First, who provide domestic abuse services are also linked.

Whilst the team supervise statutory orders, the aim was for greater focus on women subject to diversionary measures, support for bail and thus prevention of remand, as well as enabling additional focus on service provision to women released from short sentences. Co-ordinating a range of professionals ensured utilisation of the skills and experience of the range of staff, enabling allocation to the most appropriate individual within the service.

Up2U: Creating Healthy Relationships

Up2U is an innovative programme developed by Portsmouth City Council for people who use domestically abusive behaviours in their intimate partner relationships. The programme is evidence based and has been developed with the support of a Quality Assurance Group consisting of representatives from Victim Support Services, Mental Health, Children's Services, Substance Services and Health.

Up2U recognises that people use domestic abuse for different underlying reasons ranging from childhood trauma and emotional deregulation, learned behaviour, attitudes that support gender differentials, poor conflict resolution to the use of power and control resulting in different typologies of domestic abusers. Therefore Up2U is an assessment led intervention programme responding to individual need, risk and responsivity by offering tailored packages to suit the needs of the individual. When someone is accepted onto Up2U support is offered to their partner/ex-partner to ensure ongoing safety and risk management, this support is provided from a range of Council and third sector services, and will be part of the role of the Social Workers within the Women's Service.

Renfrewshire Women's Aid

Renfrewshire Women's Aid (RWA) provides specialist support services for women and their children affected by Domestic Abuse. RWA works to a gendered analysis of domestic abuse and recognises that domestic abuse is a cause and consequence of gender inequality.

Unpaid Work

In 2015/16, just less than 50,000 hours of unpaid work were undertaken for the community in Renfrewshire, allowing people with convictions to make reparation to their community. Hours imposed by the court have increased by 93% since CPOs were introduced. Work includes services to individuals, organisations such as charities, churches, educational establishments, care establishments and support to housing services.

The Women's' Unpaid work squad commenced in 2014 to address the complex needs of some women who were having difficulty undertaking unpaid work due to previous experiences, mental health issues etc. The squad is staffed by women and service users undertake crafts including bag painting, card and jewellery making, which they then sell at the unpaid work sale. Any funds raised at sales are used as available resource should someone seeking assistance from unpaid work i.e. house decorations etc not have funds to resource the materials, thus assisting the community.

Electronic monitoring

Electronic monitoring is not a disposal that is used often in Renfrewshire. Going forward we would wish to explore if this disposal could assist us in reducing short sentences.

Criminal Justice Social Work

Criminal Justice Social Work has been working closely with Scottish Government and partners in the Penal Policy Improvement Programme focusing on bail supervision for women. Early indications that this approach has been successful in diverting women from remand. This is significant as the vast majority of women who are placed on remand never go on to serve a custodial sentence. Sustainability of this approach requires consideration.

Continued over

e)Youth Justice

Early and Effective Intervention (EEI)

Services to Renfrewshire young people aged under 18 who are involved in offending behaviour are delivered under the Whole System Approach framework. This approach emphasises the importance of where possible diverting young people away from formal criminal justice processes. It recognises the developmental needs of young people, and is informed by an awareness of the childhood trauma that many of these young people have experienced. Youth justice in Renfrewshire is not a discreet service; rather it is delivered as part of a holistic approach to young people who are involved in a range of risk taking behaviours. The emphasis is on early and proportionate intervention, but with the capacity to provide very intensive levels of support to the critical few.

Renfrewshire has been operating an EEI system since 2009. EEI is a national approach that aims to respond to offending by young people in a timely and proportionate manner. It has significantly reduced the number of unnecessary referrals to SCRA for low level offences that do not require a more formal response. It has enabled a range of services to provide a swift response to concerns thus reducing the likelihood of escalating behaviour. It has also increased the capacity of universal services such as Education to respond to low level offending behaviour, thus reducing potential effects of stigmatisation.

Police Scotland submits a Concern Form to Social Work every time a child under the age of 18 is charged with an offence. The EEI Coordinator will then decide whether to take that young person to the multi-agency screening group (Education, Employment services, Community Safety, Addiction Services, Police, and Children’s Services) where relevant information is shared. If an appropriate service is identified to provide additional support to the young person and their family then this will be how the case is disposed of, and no further formal action will be taken.

Diversion from Prosecution

The Additional Family Youth Support Service (AFYSS) team delivers the Under 18 Diversion from Prosecution Service. This enables young people to benefit from a short period of structured intervention as an alternative to more formal measures such as a Fiscal Work Order or even prosecution in the court. The service is geared specifically towards the needs of young people. Where possible the programme is delivered in a group work format as this generally aids engagement and learning.

As part of the Court Support service the AFYSS team will routinely request that Diversion be considered for young people who are appearing from custody. However, most referrals are initiated by the PF based on their own criteria. Issues persist in terms of maintaining a steady flow of appropriate referrals, as will be seen from the stats below. Due to significant reorganisation it has been challenging to maintain strong working links with the relevant Fiscal marking teams, which is absolutely key to developing the credibility of the service and ensuring that young people are routinely considered for this disposal.

Court Support

The AFYSS team provide a Court Support Service to under 18 Renfrewshire young people. There is a daily rota to provide support to any young person appearing in the Custody Court. Where required, a Bail Information Report will be submitted, with a clear plan of support in cases where bail may be opposed. In addition, young people known to the service who are making scheduled appearances at Court will also be offered support. AFYSS Social Workers provide this support to cases already allocated to them, and this will include the submission of Criminal Justice Social Work Reports when the young person is sentenced. One of the priorities of the AFYSS service is to maximise the use of remittal to the Children’s Hearing by the Sheriff Court.

Intensive Support

The AFYSS Team has case management responsibility for the highest risk young people from across the authority. Using a multi-agency approach it can provide very intensive levels of support (up to 7 days per week) to the critical few young people who present a significant risk to themselves or to others. This service is available to young people whether they are under the Children’s Hearing or in the adult court system. This support minimises the need for the use of secure care or prison, thus supporting young people to remain in their own communities and improve their longer term outcomes

Re-integration

Any young person who is remanded or sentenced to custody will receive ongoing support based on the best practice guidelines issued by the Scottish Government and CYCJ. This includes Initial Custody Review meetings and pre-release planning meetings in the YOI, ensuring that the key agencies and family members are part of the planning process. The AFYSS service also maintains contact with the young person throughout their period in custody according to their individual level of need. They will where necessary meet the young person at the gate on the day of their release, and provide intensive support to enable them to reintegrate successfully.

Appendix B—Glossary

Rehabilitation

Assistance given to persons with convictions for underlying issues which contribute to their offending behaviour.

Reintegration

The action or process of integrating someone back into society from custody.

Statutory agencies

Agencies with a legislative requirement.

Underlying causes

Factors which may impact on why a person offends.

Preventative activities

Activities which help to stop people committing offences.

Reparation

Paying back to the community.

Whole System Approach

A proactive approach to diverting and supporting young people in contact with the Criminal Justice system.

Children’s Hearing system

Is Scotland’s unique care and justice system for children and young people. It aims to ensure the safety and wellbeing of vulnerable children and young people through a decision making lay tribunal called the Children’s Panel.

Population density

Population density is the number of people per unit of area, usually quoted per square kilometre or square mile.

Life expectancy

Is a statistical measure of the average time a person is expected to live, based on the year of their birth, their current age and other demographic factors including sex.

People with convictions

Persons who have been convicted in a court of law of one or more offence.

Community sentences

An alternative to deal with individuals whose offending does not warrant a prison sentence.

Community Payback Order

Is an alternative to custody designed to ensure that people with convictions payback to society, and to particular communities. Often a person with convictions will have to carry out unpaid work.

Universal services

Services available to all.

Electronic monitoring

A form of surveillance which uses an electronic device (a tag) fitted to the person. It is commonly used as a form of electronically monitored punishment for people who have been sentenced to electronic monitoring by a court, or required to wear a tag upon release from prison.



For more information please visit:
www.renfrewshire.gov.uk/communityjustice



To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Director of Development and Housing Services

Heading: Development and Housing Services Service Improvement Plan
2018- 21

1. Summary

- 1.1 This Service Improvement Plan for Development and Housing Services covers the period from 2018/19 to 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, and our measures of success.
 - 1.4 A mid-year progress update on the Service Improvement Plan will be submitted to the Communities, Housing and Planning Policy Board in October 2018.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - i. approves the attached Service Improvement Plan;
 - ii. notes the key priority areas and performance measures; and
 - iii. agrees that a progress update will be reported to this Board in October 2018.

3. Background

- 3.1 Development and Housing Services provides the economic development, planning, housing, landlord and regeneration functions of the Council. This includes helping to deliver sustainable economic, cultural and physical regeneration in Renfrewshire, managing the Council's stock of approximately 12,200 houses, providing housing advice and assistance to vulnerable people and delivering the Glasgow City Region City Deal programme.
- 3.2 The Service Improvement Plan is one of the ways in which elected members are able to scrutinise the work of Development and Housing 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.
- 3.3 The Service Improvement Plan also links the Council Plan and Community Plan priorities to strategic and operational activity within the service, which helps employees to understand how their role contributes to the delivery of the Council's strategic objectives. The priority actions, set out in Section 6 of the attached Service Improvement Plan, detail the specific activities and programmes that Development and Housing Services will progress in order to support the Council's priorities.
- 3.4 The Service Improvement Plan also describes how Development and Housing Services will respond to challenges and opportunities locally and nationally including the current financial environment and significant public sector reform.

4. Key Achievements 2017/18

- 4.1 During 2017/18, key achievements of Development and Housing Services include:
- 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 our City Deal projects prior to submitting the planning applications.
 - We established the Renfrewshire Economic Leadership Panel to work with leading partners across sectors to deliver economic regeneration and are developing a robust suite of data and performance indicators to measure progress.

- We completed the £5m restoration of the iconic Russell Institute. This was completed within approved budget and the building is fully occupied and operational. Also, 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.
- Business Start Up and Growth - two Business Start Up Advisers are now operating from our enterprise hub at InCube on the High Street. We also brought the Business Gateway service in house, creating a more structured approach to supporting businesses focusing on those businesses with growth potential and ambitions to grow.
- Following board approval, we began implementing the Centre Strategies and Plans for Johnstone, Erskine, Renfrew, Linwood and Braehead. Paisley Town Centre Action Plan was also approved and we are now working towards delivering our programme of short and medium term objectives focused on the identified activity areas.
- Our Housing regeneration programmes continue across Renfrewshire – including Johnstone Castle, Bishopton and the development of plans for Paisley's West End and Ferguslie Park. We are also working with housing associations to deliver new build housing projects within the Strategic Housing Investment Plan (SHIP).
- We published a new draft Renfrewshire Biodiversity Action Plan setting 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.
- 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.
- 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
- We submitted our fourth Charter return to the Scottish Housing Regulator in May 2017, 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 also submitted our 6th annual Planning Performance Framework (PPF) 2016/17 to the Scottish Government in July 2017.

5. Key priorities

5.1 The key priorities for Development and Housing Services over the next three years include:

- Through the Glasgow City Region City Deal continue to work with key partners in the public and academic sectors to realise the vision for a high quality Advanced Manufacturing Innovation District incorporating the Netherton Farm site (which will be home to the new National Manufacturing Institute for Scotland – NMIS), Westway and Inchinnan Business Parks with the potential to deliver thousands of new jobs.
- Working with a range of partners, the service has been implementing a culture led economic regeneration programme within Paisley town centre. The next phase of the programme was approved by Council in September 2017, with £100 million investment to progress the delivery of the long term strategic regeneration agenda for Paisley town centre. These investment proposals will address major lifecycle maintenance needs in key assets as well as directly supporting improvements and modernisation of cultural venues and town centre infrastructure.
- Playing 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.
- Commencing a new five year Invest in Renfrewshire programme in 2018/19. This will encompass learning and good practice from the previous programme with a key focus on inclusive growth across Renfrewshire ensuring that the benefits of local investment, jobs growth and developments will impact on the most excluded areas and people.
- Delivering the key priorities within the Local Housing Strategy, which will directly link to the delivery of the Council Plan outcomes, including supporting vulnerable people (including homeless people and those threatened with homelessness, older people and households affected by fuel poverty), increasing the supply of affordable homes and developing regeneration plans to create sustainable, attractive communities.
- Delivering the current Local Development Plan and the development and adoption of the new Local Development Plan by 2019. The Local Development Plan is central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable economic growth.
- Leading the delivery of Renfrewshire's Biodiversity Action Plan, ensuring we continue to have a positive and ambitious approach to supporting our natural heritage and helping to make Renfrewshire a vibrant and attractive place to live, work and visit.

7. Reporting progress

- 7.1 Performance reports on the implementation of the Service Improvement Plan are scrutinised by Development and Housing Services' Senior Management Team on a quarterly basis. A mid term review of progress will be brought to this Board in October 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** – section 4 of the Service Improvement Plan outlines how workforce planning links closely with the service planning process. Further progress updates on the Workforce Plan will be reported in the mid term report due to board in October 2018.
3. **Community/Council Planning** – the Service Improvement Plan details the range of activities which will help to achieve the Council and Community Plan strategic 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. 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. In addition, section 4 of the Service Improvement Plan describes how the monitoring of our equality and human rights duties is mainstreamed into the service planning process.
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. Section 4 of the Service Improvement Plan also describes the close link between service planning and risk management activities.

11. Privacy Impact - none

12. COSLA Policy Position – none.

List of Background Papers: None

8 March 2018

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Development and Housing Services

Service Improvement Plan 2018 – 2021

Service Planning and Policy Development (Development and Housing Services)

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**Development and Housing Services
Service Improvement Plan 2018-2021**

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1. Executive Summary

- 1.1 This Service Improvement Plan sets out the strategic direction for Development and Housing Services and outlines key programmes, actions and improvements which we intend to deliver over the next three years based on the resources likely to be available. This plan describes the services we deliver, considers the needs of our customers and communities and outlines how our workforce can best meet their needs now and in the future. The Service Improvement Plan contains high level actions which will help to deliver the strategic outcomes of the Council Plan and Community Plan. We also report a range of performance indicators which help us monitor progress in achieving our priorities.
- 1.2 Key priorities for Development and Housing Services over the next three years include:
- Through the Glasgow City Region City Deal continue to work with key partners in the public and academic sectors to realise the vision for a high quality Advanced Manufacturing Innovation District incorporating the Netherton Farm site (which will be home to the new National Manufacturing Institute for Scotland – NMIS), Westway and Inchinnan Business Parks with the potential to deliver thousands of new jobs.
 - In partnership with a range of partners, the service has been implementing a cultural led economic regeneration programme within Paisley town centre. The next phase of the programme was approved by Council in September 2017, with £100 million investment to progress the delivery of the long term strategic regeneration agenda for Paisley town centre. These investment proposals will address major lifecycle maintenance needs in key assets as well as directly supporting improvements and modernisation of cultural venues and town centre infrastructure.
 - Playing 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.
 - A new Invest in Renfrewshire programme will commence in 2018/19 for the next five years. This will encompass learning and good practice from the previous programme with a key focus on inclusive growth across Renfrewshire ensuring that the benefits of local investment, jobs growth and developments will impact on the most excluded areas and people.
 - The ongoing delivery of the key priorities within the Local Housing Strategy, which will directly link to the delivery of the Council Plan outcomes, including supporting vulnerable people (including homeless people and those threatened with homelessness, older people and households affected by fuel poverty), increasing the supply of affordable homes and developing regeneration plans to create sustainable, attractive communities.
 - The delivery of the current Local Development Plan and the development and adoption of the new Local Development Plan by 2019. The Local Development Plan is central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable economic growth.
 - Leading the delivery of Renfrewshire's Biodiversity Action Plan, ensuring we continue to have a positive and ambitious approach to supporting our natural heritage and helping to make Renfrewshire a vibrant and attractive place to live, work and visit.
- 1.3 The Service Improvement Plan also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform; these are outlined in more detail in section 2.3.

2. Introduction to the Service Improvement Plan

- 2.1 The Service Improvement Plan (SIP) for Development and Housing Services covers the period from 2018/19 to 2020/21. Our SIP sets out the strategic direction for the service and outlines key programmes, actions and improvements which we intend to deliver over the next three years based on the resources likely to be available.
- 2.2 The SIP outlines how we will help to deliver the key priorities of the Council Plan and Community Plan and also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform.
- 2.3 For Development and Housing Services, our challenges include managing the existing Council housing stock with its historic debt burden while keeping rents affordable. The continuing roll out of Universal Credit is also being managed to support tenants in sustaining their tenancies and to protect the service's largest income stream. Development and Housing Services experiences demand pressures on services to Renfrewshire's most vulnerable people such as those requiring housing advice and support, elderly people and those with a range of particular needs, and also individuals and families threatened with or experiencing homelessness. The uncertain and variable national economic climate also impacts on the services' strategies for Renfrewshire's continued economic development and regeneration requiring these to be dynamic and able to adapt quickly to this changing environment. The plan sets out the likely impact that these issues will have on Development and Housing Services and our plans for addressing it.
- 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. Development and Housing Services will work together with partners, businesses, local people and communities to target the 5 strategic outcome areas of the Council Plan, creating opportunities for all. These are outlined below:
- **Reshaping our place, our economy and our future**
 - **Building strong, safe and resilient communities**
 - **Tackling inequality, ensuring opportunities for all**
 - **Creating a sustainable Renfrewshire for all to enjoy**
 - **Working together to improve outcomes**
- 2.5 This SIP details our achievements, priorities and future plans for delivery under each of these strategic outcome areas. We also show key performance measures which we continue to monitor closely against agreed targets to ensure we are delivering as expected in each of these areas.
- 2.6 The SIP links very closely to a number of important strategies which drive the work of Development and Housing Services, including the Local Housing Strategy, the Local Development Plan and Renfrewshire Strategic Economic Framework. In our action plan we have linked actions under the key themes of these strategies, demonstrating the golden thread running through these strategies and feeding up to the Council Plan; none of them exist in isolation and the work across each compliments the other.
- 2.7 Service planning helps to inform the budget process by enabling budget proposals to be seen in a wider policy development context. In turn, the outcome of the budget process shapes the final content of 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.
- 2.8 The SIP also sits alongside the Development and Housing Services workforce plan and our risk register which also help set the programme of development and improvement activity within our service. They also help to set the context for budget decisions.

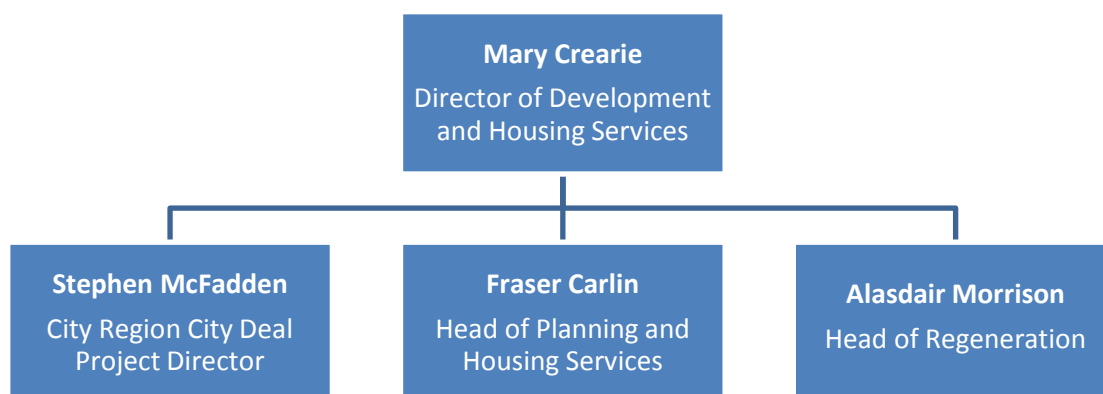
Employee Engagement

- 2.9 The people who work in Development and Housing Services are responsible for successfully delivering the aims and ambitions of the service; therefore it is essential that this Service Improvement Plan reflects their views and experiences.
- 2.10 Extensive consultation was carried out across three distinct staff groups. Development and Housing Services have established a Staff Panel comprising employees from all areas of the service and at the Panel's January 2018 meeting a workshop was facilitated for panel members to identify what they felt were key priorities for the Council, the service and their teams and to highlight challenges and opportunities.
- 2.11 Development and Housing Services' senior management team (to third tier level), were engaged with individually, as well as participating in a workshop session discussing what impact the service has in Renfrewshire, reflecting on service performance and also looking in detail at last year's action plan and considering what actions should be taken forward for 2018/19 to 2020/21.
- 2.12 Finally, a wider staff group attended a workshop at the Lagoon Centre in early February to consider the current and future challenges for the service; identify service and Council priorities; and discuss the difference they felt they, as officers, made in the local community.

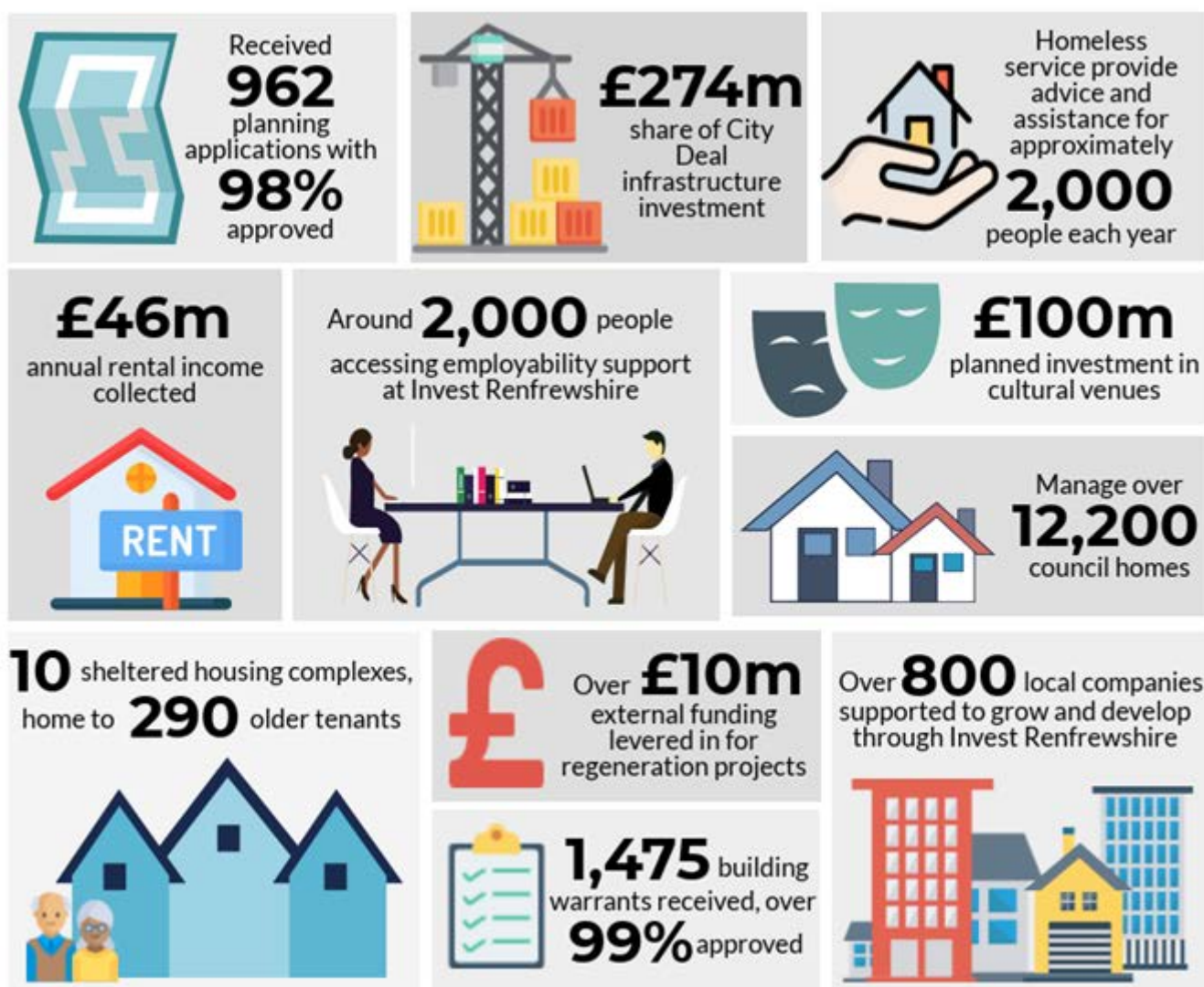
3. What We Do

- 3.1 Development and Housing Services provides the economic development, planning, housing, landlord and regeneration functions of the Council. This includes helping to deliver sustainable economic and physical regeneration in Renfrewshire, managing the Council's stock of approximately 12,200 houses, providing housing advice and assistance to vulnerable people and delivering the Glasgow City Region City Deal programme. These services are delivered by approximately 440 employees employed on a full-time or part-time basis, with a gross expenditure budget of almost £12million for General Fund activities and £48.45million for the Housing Revenue Account which is ring fenced for the provision of the Council's landlord activities. The £12m budget is increased by additional investment on agreed Council priorities, for example, Economic Development (£4.5m as agreed at the Council meeting of 2 March 2018), Paisley Town Centre Heritage Asset Strategy and City Deal.

3.2 Development and Housing Services Senior Management Team Structure



3.3 Development and Housing Services – Facts and figures



Our Impact

- 3.4 Development and Housing Services plays a key role in many of the Council's priority projects, but we also deliver many crucial 'business as usual' activities which have a significant impact on the people of Renfrewshire:
- Housing Services manage approximately 12,200 houses in Renfrewshire, making the Council the largest landlord in the area; ensuring tenants are supported and manage their rent accounts, empty properties are quickly re-let and neighbourhoods are well managed and desirable places to live.
 - This work links with extensive capital investment programmes, ensuring housing is of a high standard and our housing stock is maintained effectively for the future. There are also a number of energy efficiency projects which significantly benefit Renfrewshire Council tenants, proactively tackling fuel poverty and ensuring tenants live in warm, dry, fuel efficient homes.
 - The Council owns and manages 10 sheltered housing complexes throughout Renfrewshire, where 290 older tenants are provided with support 7 days a week from a team of Sheltered Housing Officers.
 - The Council owns and manages 14 high rise properties and provides concierge and caretaking services to the tenants who live there.
 - For Renfrewshire residents who find themselves in need of more complex housing options advice or at a crisis in their lives, specialist teams continue to offer advice and assistance to tackle homelessness and provide housing support to some of Renfrewshire's most vulnerable people.
 - Development Management and Building Standards provide the regulatory controls through consenting and enforcement which ensure that amenity and public safety is protected and communities are engaged throughout the development and planning processes. The work in this area underpins many of the Council's high profile projects; ensuring planning procedure is adhered to effectively and efficiently and ultimately helping attract millions of pounds worth of investment to Renfrewshire through the delivery of key housing, business and infrastructure developments.
 - The Invest in Renfrewshire programme has helped support businesses and individuals across the whole of Renfrewshire. So far it has supported over 1,500 unemployed people each year, created over 1,200 new and additional jobs and financially supported over 800 local companies to grow and develop. Our employment levels are amongst the highest in Scotland. Renfrewshire's youth employment is currently 5% above the Scottish average.
 - Over 1,000 companies are signed up to work with the Invest in Renfrewshire programme and we have provided £1.18m worth of grant support through the Retail Improvement Scheme. We have also brought the Business Gateway Service in house which has created a more structured approach to supporting businesses and their growth potentials.

4. Our strategic context

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

Understanding our Customers

- 4.2 Development and Housing Services works directly with a number of different customer groups delivering frontline services, but also provides strategic planning for the whole area. Significant research underpins the Local Housing Strategy including the regional Housing Need and Demand Assessment, ensuring we have a thorough understanding of our local context and are effectively planning for the current and future needs of Renfrewshire residents.
- 4.3 Tenants' data is regularly analysed to help us plan our current and future service provision, particularly from an equalities perspective, as is the data we collate through our homeless services. Our economic development team also collates and reports local economic indicators and employment rates to understand local needs and target services most efficiently.
- 4.4 Along with other service areas of Renfrewshire Council, Development and Housing Services recognises that our customer groups are changing. We have an aging population in Scotland and this is also reflected in Renfrewshire. This means there is an increased demand for properties suitable for older people and also for aids and adaptations to allow older people to stay in their own homes, living independently for longer. We have also noted an increase in service users with more complex and multiple needs, requiring support across a range of services.
- 4.5 In common with the rest of Scotland, we are seeing an increase in the number of households in Renfrewshire, with the trends moving toward more but smaller households, increasing the need and demand for housing across all tenures in Renfrewshire.
- 4.6 Invest in Renfrewshire service supports unemployed people across the whole of Renfrewshire. An outreach service is provided to particular areas of disadvantage, for example Ferguslie, to ensure that services are brought directly into the communities that need them most. The service also delivers programmes for specific groups of people with additional barriers to work, for example, the Project Search programme supports young people with learning disabilities.
- 4.7 The Working Matters programme has supported over 400 local people with serious health conditions and the Invest programme employs staff experienced in working with particular groups. For example two members of staff are employed only to work with care leavers and other staff for those with a criminal background. Another part of the team focuses on 16 – 19 year olds who have specific employability issues and they work across all secondary schools in Renfrewshire.
- 4.8 A range of Invest in Renfrewshire services have been designed in conjunction with the users and other partner organisations, including DWP, Impact Arts and Skills Development Scotland. Services include the Recruit Programme, Community Traineeships and InCube.

National policy context

- 4.9 The current economic climate in the UK means that the Council, in common with the wider public sector, continues to face a number of financial pressures and challenges in both the medium and long term. As a result, Development and Housing Services will continue to help deliver significant financial efficiency savings over the medium term. In order to identify and deliver efficiencies, Development and Housing Services will continue to review services to help the Council manage this reduction in resources in ways that have the minimum impact on both the communities of Renfrewshire and our ambitions for Renfrewshire.
- 4.10 It is likely that changes in the political and national policy environment, arising from the European Union Referendum vote to leave the EU (or 'Brexit'), will have potential implications for both the Council and Renfrewshire's communities and businesses. The full impact for Renfrewshire is likely to take several years to become fully apparent. This uncertainty may impact on the Council's financial outlook. It is also likely that there may be implications for Development and Housing Services particularly around future funding for employability services.

- 4.11 Universal Credit is an ongoing challenge, with the date of roll out now expected to be September 2018. To assist council tenants with this and other welfare reform changes such as the Benefit Cap we have looked to advise/signpost tenants to the appropriate services we can provide to assist/mitigate any financial or psychological pressures this may present - including applications to the Discretionary Housing Payment fund administered by Finance and Resources.
- 4.12 The Planning (Scotland) Bill is currently going through the Scottish Parliament and will have a significant impact on how we work on a day to day basis but also on the broader ethos around planning – strengthening our commitment to show that Renfrewshire is open for business and a great place to invest. The reforms will strengthen the link between planning and inclusive growth, housing and infrastructure delivery while at the same time empowering communities and supporting community well-being. Through this reform, there will also be opportunities for training for elected members, recognising the statutory role that Councillors have in the planning process.
- 4.13 Following the devastating fire at Grenfell Tower, there has been a renewed national focus on fire prevention and safety measures in high rise tower blocks. Development and Housing Services owns 14 high rise flats and has robust measures in place to ensure the safety of our tenants. We are ready to respond to any actions and recommendations that come out of the work of the cross parliamentary group.
- 4.14 The Energy Efficiency Standard for Social Housing (EESH) aims to improve the efficiency of social housing in Scotland. Development and Housing Services has made significant progress working to ensure our properties meet this standard. New targets are being developed up to 2032 and senior officers from Development and Housing Services are involved in the national stakeholder working group influencing this work. The expectation is that the new targets will be challenging and the service is preparing for work to address this.
- 4.15 The Council are currently engaging with key partners to realise the vision for an advanced manufacturing innovation district (the Advanced Manufacturing Innovation District Scotland - AMIDS) which will encompass the Netherton Farm site, Westway and Inchinnan Business Parks, with the potential to deliver thousands of jobs. The anchor for this is the new £65million National Manufacturing Institute for Scotland (NMIS), which will be located on the Netherton Farm site. NMIS aims to make Scotland a global leader in advanced manufacturing, combining research, industry and public sector expertise to transform skills, productivity and innovation in a sector which already accounts for more than one-third of Scotland's total exports. NMIS will be delivered in partnership with Scottish Government, University of Strathclyde, Renfrewshire Council, Scottish Enterprise, Highlands and Islands Enterprise and Skills Development Scotland.

Local policy context

- 4.16 Renfrewshire's Community Plan was developed in tandem with the Council Plan ensuring the two Plans are closely aligned; focusing the work of the Council and our Community Planning partners towards shared objectives and a shared vision for Renfrewshire.
- 4.17 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

- 4.18 While the Service Improvement Plan feeds directly into the Council Plan strategic outcomes, many of the actions will also contribute to the Community Plan objectives, reflecting the golden thread through these three strategic documents showing the role that Council services have in delivering the vision for Renfrewshire.
- 4.19 Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan, approved by Council in September 2017. Actions from the improvement plan are embedded within the Council and Community Plans and will be driven at a service level through the Service Improvement Planning process. There are no actions specific to Development and Housing Services however we will contribute to the corporate actions particularly around community engagement, partnership working and workforce planning.
- 4.20 The Better Council Change Programme was established to ensure Renfrewshire Council could remain financially sustainable, whilst delivering its strategic objectives. Development and Housing Services has supported the strategic development and delivery of the transformation programme and will continue to deliver on the service changes it leads on as part of phases 1 and 2. In addition, the service will be actively involved in developing and delivering the next phase of the Council's future change programme which it is anticipated will require significant transformational change.
- 4.21 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk & Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Actions related to strategic risks, where Development and Housing Services are owner or joint owners of the risks (shown below), are reflected in our service improvement action plan; this ensures an additional layer of monitoring in our management of these risks. Our service is currently not the lead service for any of the Council's corporate risks. Other risks, which may occur only for or within our own service, will be contained in our service risk register which will be reported to the Audit, Risk & Scrutiny Board in May 2018.

Risks	Evaluations
Our strategic risks	
SRR17.01.01 Opportunity Management - Key Regeneration Outcomes	Evaluation: High
SRR17.02.03 Opportunity Management - Key Cultural & Heritage Outcomes	Evaluation: High

Tenant Participation and engaging with our communities

- 4.22 Development and Housing Services engages extensively with communities through a variety of groups and forums and has a strong track record of tenant participation across Renfrewshire. We have a number of different engagement opportunities to ensure our customers, particularly our tenants, are at the heart of service design and improvement including:
- Quality Circles – tenant-led inspections currently in high rise flats and sheltered housing to ensure standards continue to be met, and identify any areas for improvement.
 - Tenant's Scrutiny Panel – detailed investigation into more complex issues, such as void letting standard, customer experience and currently working on tenancy sustainment. The panel examines these issues at a series of monthly meetings and then prepares and presents a report with recommendations to the Senior Management Team and conveners. The Tenant's Scrutiny Panel is recognised as good practice; Renfrewshire Council was an early adopter of this approach.
 - An annual rent consultation is carried out to help inform the decision on the rent level for the coming year. In early 2018, external consultants carried out a telephone survey on behalf of the Council, with a sample of 600 Council tenants.

- There are 9 Neighbourhood Forums comprising representatives from Registered Tenant Organisations across Renfrewshire who meet regularly to discuss local housing issues and performance and to direct a small budget on estate management projects.
- Council Wide Forum – annual meeting to bring together Tenants and Residents Associations to discuss relevant housing and community issues.
- Focus groups have been established for service users of our Housing Support team.

- 4.23 As well as our ongoing support to tenants and residents groups and the opportunities outlined above, we have an extensive programme of additional consultations, across our service areas, to gather feedback from current and potential service users to determine future direction, service improvement activities and engagement on specific pieces of work such as the Local Development Plan and City Deal plans.
- 4.24 Significant work is also undertaken to seek community input at an early stage on specific projects and the development of plans where these relate to particular communities, such as our Housing Regeneration Strategies.
- 4.25 We work closely with our communities to deliver sustainable regeneration projects such as the Russell Institute Skills and Employability Hub, the proposed Learning and Cultural Hub / Museum project, our public realm improvements, grant funded building improvement projects through Townscape Heritage and Conservation Area Regeneration Scheme 2 (TH/CARS2), our City Deal projects and our Retail Improvement Scheme.
- 4.26 The Community Empowerment (Scotland) Act and Review of Community Planning helps to empower community bodies through supporting them in taking ownership or control of land and buildings, and by strengthening their voices in decisions about public services. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for Council and other public services. Guidance is expected early in 2018 in respect of Part 9 of the Act. The service is well placed to respond to this, using this existing successful engagement channels outlined above or in new ways as this agenda develops further.

Self-Evaluation

- 4.27 Renfrewshire Council has a mature and well-developed approach to self-evaluation which has been in place corporately since 2008 and has been based on the Public Services Improvement Framework (PSIF). During 2018 the Council will introduce a new approach to self-evaluation, using a lighter touch and more strategic focus whilst at the same time producing valuable improvement actions.
- 4.28 This new 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. It will be carried out across all employee groups, focusing on high level improvement actions which will help the service to deliver on the Council Plan priorities. The actions from this self-assessment process will be mainstreamed within future Service Improvement Plans and reported accordingly.
- 4.29 Development and Housing Services will use the new model to help identify what is working well and what could be improved within the service. It will help us to put our employees at the heart of identifying meaningful service improvements, listening to their views and empowering them to problem solve the best approach to delivering progress in each area.

Workforce Planning

- 4.30 The Council's Organisational Development Strategy ensures that the Council can continue to deliver its core business and service objectives, with an engaged and motivated workforce during an anticipated climate of continued financial and resource constraints. Development and Housing Services has a workforce plan which provides analysis of the key workforce considerations for the service. The aim of the plan is to ensure our employees are deployed to the right place with the right skills at the right time. The workforce plan is closely linked to the Service Improvement Plan, and is cognisant of the strategic context and related challenges and opportunities which arise from the environment in which the service continues to operate.
- 4.31 The workforce plan is also aligned to the Council Plan and the Better Council Change Programme and outlines a number of actions to be progressed under the following key themes:
- A modernised and flexible workforce
 - A developing workforce
 - A resilient workforce
 - A skilled workforce
 - A partnering workforce

Equalities

- 4.32 Every area of work within the council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.
- 4.33 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that equality outcomes are given high priority, by being part of mainstream progress reporting. The Council has agreed that this will be done through Service Improvement Plans. This will allow progress to be monitored on a quarterly basis through Senior Leadership Teams and the CMT.
- 4.34 The Council is also 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 that equality actions and priorities are contributing to overall outcomes and can be reviewed and amended accordingly.
- 4.35 Development and Housing Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas, through this Service Improvement Plan and through the relevant operational plans.
- 4.36 Renfrewshire's Local Housing Strategy (LHS) recommends that the needs of Gypsy/Traveller and Showpeople should be considered through the review of the next Local Development Plan (LDP). The LDP's Main Issues Report outlines options for Gypsy/Traveller provision of authorised transient or permanent sites in Renfrewshire and is seeking views on these options. Development and Housing Services has produced a Gypsy/Traveller and Travelling Showpeople Planning Advice Note to provide guidance on development proposals relating to establishing appropriate locations for sites. Work continues with our regional local authority colleagues to identify cross boundary considerations.
- 4.37 Our Housing Support Team provide ongoing support and assistance to Gypsy/Travellers in Renfrewshire with visits to encampments and sharing of information with our partners to make sure their needs are being met.

5. Our Resources

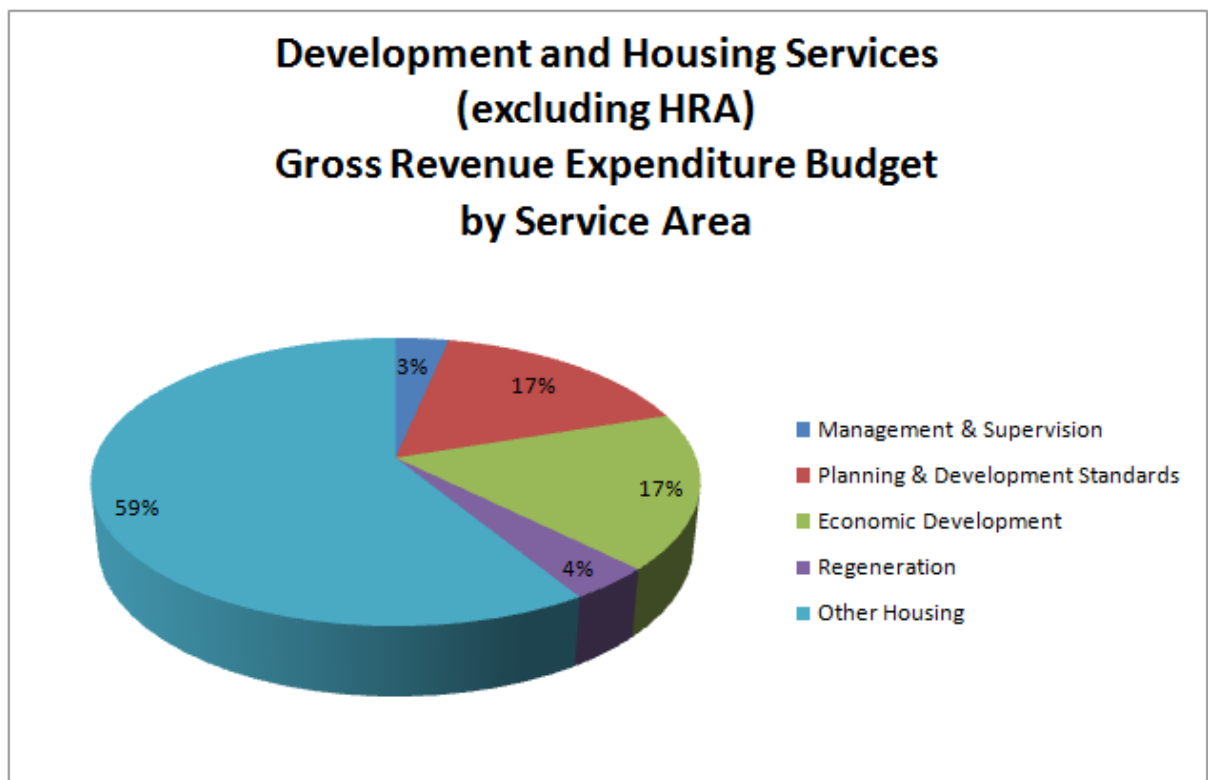
- 5.1 The table and chart below illustrate Development and Housing Services' revenue estimates for 2018/19 across each division. The information does not include the Housing Revenue Account (HRA) which is detailed below in 5.5.

Table 1: Gross Revenue Estimates by Service Area 2018/19

Service Area	2018/19	
	£'000	%
Management & Supervision	399	3%
Planning & Development Standards	1,998	17%
Economic Development	2,105	17%
Regeneration	460	4%
Other Housing	7,078	59%
TOTAL	12,040	100%

Note: This is the services core budget which can be increased during the year to reflect additional Council investment on agreed priorities.

Chart 1: Gross Revenue Estimates by Service Area 2018/19



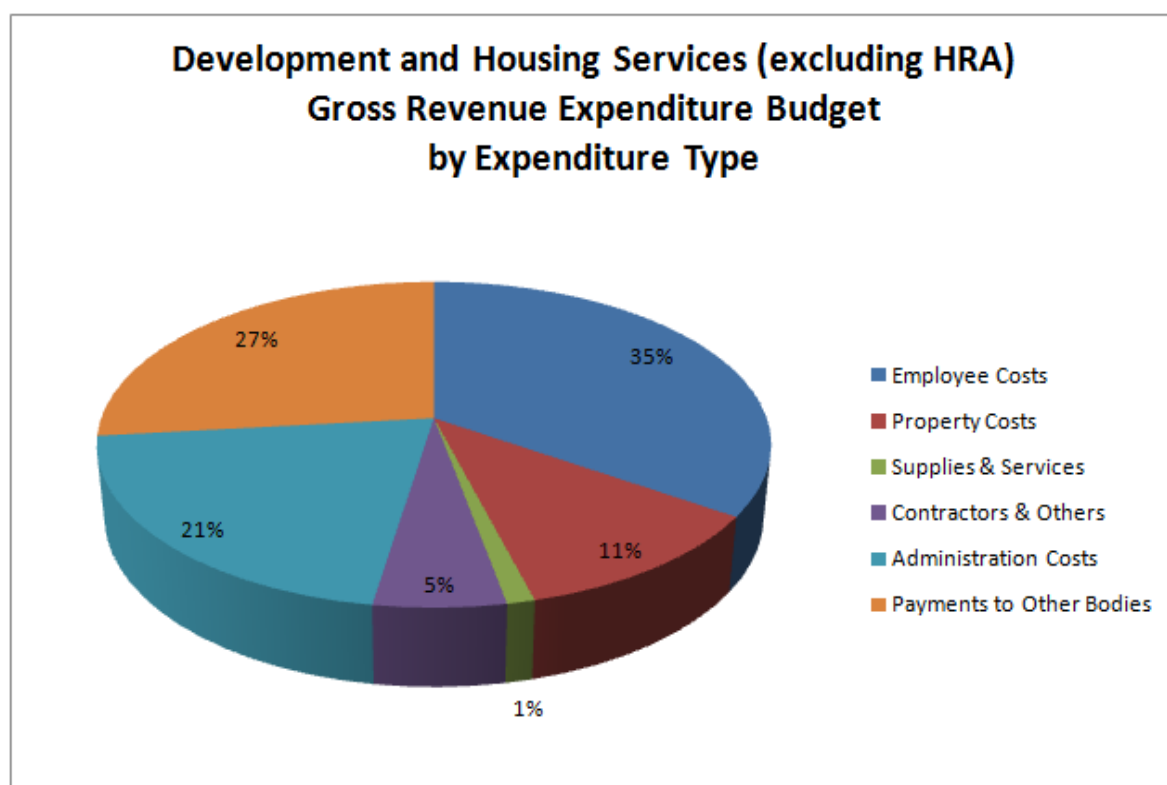
- 5.2 The following table and chart illustrates Development and Housing Services' revenue estimates for 2018/19 in terms of type of expenditure.

Table 2: Gross Revenue Estimates by Type of Expenditure 2018/19

Expenditure Type	2018/19	
	£'000	%
Employee Costs	4,162	35%
Property Costs	1,363	11%
Supplies and Services	139	1%
Contractors & Others	656	5%
Administration Costs	2,500	21%
Payments to Other Bodies	3,220	27%
TOTAL	12,040	100%

Note: This is the services core budget which can be increased during the year to reflect additional Council investment on agreed priorities.

Chart 2: Gross Revenue Estimates by Type of Expenditure 2018/19



5.3 Resource Implications

The services delivered by Development and Housing Services will be met from the agreed Revenue Estimates for 2018/19 as detailed in the tables above, which will be augmented by the £4.5m of revenue resources invested in a new 5 year Employability Programme for Renfrewshire as agreed by Council on 2 March 2018 and any European Funding which can be levered in. The gross revenue estimates will also be augmented by the services share of sums provided for pay inflation and the Living Wage agreed by Council on 2 March 2018, as appropriate.

- 5.4 The General Services Capital Investment Programme for the period 2018/19 agreed by Council on 2 March 2018, and led by Development and Housing Services includes:

Table 3: General Services Capital Investment Programme 2018/19

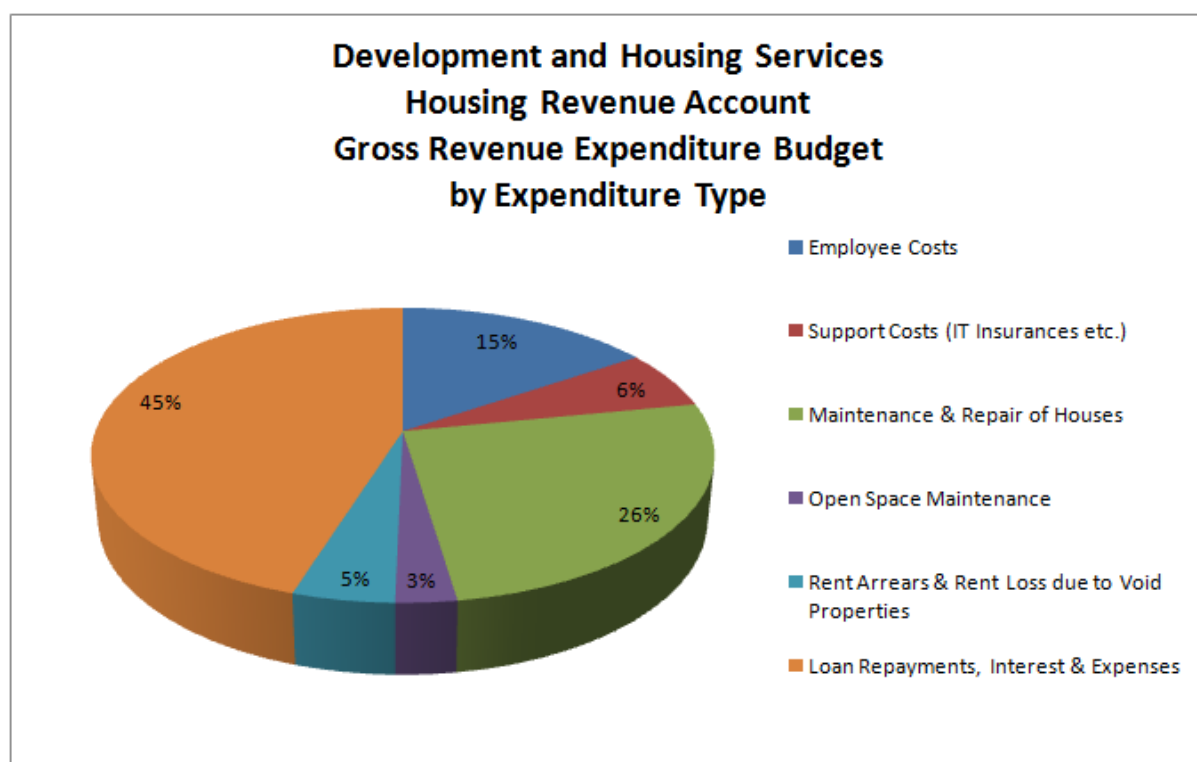
Programme	2018/19
Project Title	£'000
City Deal	2,204
Airport Access	9,132
Glasgow Airport Investment Area	6,103
Clyde Waterfront & Renfrew Riverside	
Total City Deal	17,439
<u>Investment in 2021 Venues & Town Centre Infrastructure</u>	
Paisley Town Hall	3,300
Paisley Arts Centre	375
Upgrade to St James Playing Fields	3,182
Flexible Outdoor Facility/Travel & Accessibility Infrastructure	1,500
Total Investment in 2021 Venues & Town Centre Infrastructure	8,357
Townscape Heritage/CARS 2	1,255
Paisley Learning & Cultural Hub	1,531
Paisley Museum	1,900
TOTAL DEVELOPMENT & HOUSING SERVICES PROGRAMME	30,482

- 5.5 The following table and chart illustrate the Housing Revenue Account (HRA) revenue estimates for 2018/19 in terms of type of expenditure.

Table 4: HRA Gross Revenue Estimates by Type of Expenditure 2018/19

	2018/19	
Expenditure Type	£'000	%
Employee Costs	7,520	15%
Support Costs (IT Insurances etc.)	3,093	6%
Maintenance & Repair of Houses	12,454	26%
Open Space Maintenance	1,320	3%
Rent Arrears & Rent Loss due to Void Properties	2,212	5%
Loan Repayments, Interest & Expenses	21,852	45%
TOTAL	48,451	100%

Chart 3: HRA Gross Revenue Estimates by Type of Expenditure 2018/19



- 5.6 The HRA Capital Investment Programme for the period 2018/19 agreed by Council on 2 March 2018, and led by Development and Housing Services includes:

Table 5: HRA Capital Investment Programme 2018/19

Expenditure Category	2018-19 £m	2019-20 £m	2020-21 £m
Existing Housing Stock			
Internal Investment	2.374	1.846	1.883
Low Rise External Improvements	2.464	4.051	4.133
Multi Storey Flats Improvements	0.253	0.256	0.262
Sheltered Housing Improvements	1.010	0.103	0.105
Other Investments	1.980	2.215	2.260
Professional Fees	1.818	1.846	1.883
Total Existing Housing Stock	9.899	10.317	10.526
Regeneration and New Build			
General	0.805	0.210	3.825
Johnstone Castle Regeneration	2.073	3.606	0.510
Tannahill Regeneration	0.000	1.950	2.985
Dargavel New Build	2.663	2.663	0.000
Seedhill Regeneration	0.000	0.000	1.870
Total Regeneration and New Build	5.541	8.429	9.190
Overall Housing Investment Total	15.440	18.746	19.716

6. How Development and Housing contributes to the delivery of the Council Plan

- 6.1 The Council Plan, 'Thriving People, Connected Communities', describes the Council's priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work. To deliver these priorities, Development and Housing Services has focussed its work and activities to ensure close alignment with the key strategic outcomes of the Council Plan.
- 6.2 The Service Improvement Plan details how Development and Housing Services will contribute to the delivery of these outcomes. This section of the plan provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. It does this by:
- 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
 - Setting out the performance indicators to be used to monitor progress

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

- 6.3 This priority outcome underpins much of the work of Development and Housing Services, including our City Deal projects and coordination of an extensive programme of regeneration projects. Our work under this outcome includes further supporting the local and regional economy, maximising opportunities for investment and boosting employment in Renfrewshire. As well as economic regeneration, we have extensive physical regeneration projects and proposals to boost our local high streets and communities across Renfrewshire. Throughout our two year journey developing our shortlisted UK City of Culture Bid, there was a real shift towards how we maximise opportunities for all through cultural regeneration and work continues to ensure a lasting legacy from this transformational project.
- 6.4 Part of Ferguslie was ranked the most deprived area in Scotland according to the 2016 Scottish Index of Multiple Deprivation (SIMD). The Invest in Renfrewshire team are coordinating a new initiative - 'Nine Streets' - to change this through an innovative partnership to specifically target and improve the outcomes and indicators measured as part of the SIMD process. A multi-agency approach is resulting in the development of new local services and ensuring that all agencies operating in the area are aware of how their specific work can impact more positively on local outcomes.
- 6.5 **Achievements 2017/18**
- 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, with the tender documents for GAIA due to be issued in February 2018.
 - We established the Renfrewshire Economic Leadership Panel to work with leading partners across sectors to deliver economic regeneration. We are currently developing a robust suite of data and performance indicators to establish baseline and measure progress.
 - 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.

6.6 Priorities 2018/19

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

- Through the Glasgow City Region City Deal, we will continue to drive innovation and growth through the delivery of the City Deal projects in Renfrewshire. Renfrewshire's City Deal team are engaging with key partners to realise the vision for a high quality advanced manufacturing innovation district (the Advanced Manufacturing Innovation District Scotland - AMIDS) which will encompass the Netherton Farm site, Westway and Inchinnan Business Parks which has the potential to deliver thousands of new jobs. The catalyst for this will be the recently announced National Manufacturing Institute for Scotland (NMIS) which will be located on the Netherton Farm site. The Council are engaging closely with key partners including the Scottish Government, Scottish Enterprise and the University of Strathclyde to meet the programme for NMIS delivery and to take forward the development of AMIDS.
- The two employability programmes associated with City deal come to an end in 2018/19 and the learning from these will be incorporated into new City Region agendas and local work.
- Playing 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. This will include leading the implementation of the Heritage Lottery Fund funded Great Places Scheme, and towns leadership agenda including ongoing work with the Organisation for Economic Co-operation and Development (OECD), and exploring the case for a potential application for UNESCO creative cities network, or other international networks.
- In partnership with colleagues across the Council and with Renfrewshire Leisure, the service has been implementing a cultural led economic regeneration programme within Paisley town centre. To date the ongoing implementation of this strategy has included a range of targeted investment in strategically important assets within the town centre including the museum, the new museum store, the new learning and community hub in the High Street, and the redevelopment of both the Arnott's site and Russell Institute. The next phase of investment in key assets was approved by Council in September 2017, with £100 million committed to progress the delivery of the long term strategic regeneration agenda for Paisley town centre. These investment proposals will address major lifecycle maintenance needs in key assets as well as directly supporting improvements and modernisation of cultural venues and town centre infrastructure.
- Continued delivery of the Renfrewshire Strategic Economic Framework and the 10 near term strategic priorities identified within it, taken forward through the Renfrewshire Economic Leadership Panel.

- Work with partners to implement the Glasgow City Region Economic Action Plan – an ambitious plan of action across 11 strategic objectives to deliver economic change across the region. Renfrewshire Council takes the lead on the enterprise portfolio.
- Continuing to implement the current TH/CARS2 investment programme across relevant parts of Paisley Town Centre including building restoration and repairs, improving public realm areas and delivering heritage, education, training and events activities.
- Over the last 12-18 months Development and Housing Services have been in discussions with the Scottish Government's Regeneration Team to see if there may be potential for a pilot project in Paisley focused on incentivising investment by property owners and others. Discussions would suggest this could take several forms but the emphasis (if Paisley was selected as a pilot project) would be to develop learning that can be applied to traditional town centres across Scotland. As the largest, Paisley would set itself to develop applicable good practice in delivering regeneration in and around high street locations.
- A new Invest in Renfrewshire programme will commence in 2018/19 for the next five year. This will encompass learning and good practice from the previous programme with a key focus on inclusive growth across Renfrewshire ensuring that the benefits of local investments, jobs growth and developments will impact on the most excluded areas and people. The focus will also be on having a 'sectoral' approach to a lot of the work of the employability and business teams and develop support for the creative industries sector and skills pipeline.
- Assist in the delivery of the approved Renfrewshire Visitor Plan 2018-2021 and develop and deliver the Great Places Scheme 'Paisley and Renfrewshire: Developing a Cultural Destination'.



6.7 Actions







Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
DHS.SIP17-1.01	To develop and deliver a Bid Legacy Action Plan	<ul style="list-style-type: none"> • To grow significant new dimensions to Paisley's economy, e.g. creative, cultural and tourism • Radically change Paisley's image and reputation • Paisley will be recognised for its cultural excellence • Lift communities out of poverty • Transform Paisley into a vibrant cultural town centre 	Regeneration Manager	31-Mar-2021
DHS.SIP17-1.02	Work with partners to deliver the Advanced Manufacturing Innovation District – Scotland (AMIDS)	The Council are engaging with key partners in the public, academic and private sectors to realise the vision for a high quality advanced manufacturing innovation district (AMIDS) which aims to deliver up thousands of new jobs.	Project Director (City Deal)	31-Mar-2020
DHS.SIP17-1.03	Deliver our City Deal Projects – the Glasgow Airport Investment Area Project, the Airport Access Project, the Clyde Waterfront and Renfrew Riverside Project and City Region wide employment programmes	Renfrewshire will benefit from three projects in the City Deal Infrastructure Fund programme - together these projects have the potential to improve local and regional connectivity and create job opportunities through business growth and inward investment.	Project Director (City Deal)	31-Mar-2020
DHS.SIP17-1.04	Deliver the Economic Strategy within the current Local Development Plan	Economic Strategy will help deliver the following LDP objectives <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services • An enhancement in the natural and built environment of 	Planning and Housing Manager	31-Mar-2019

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
	(LDP)	Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery.		
DHS.SIP17-1.05	Deliver the Centres Strategy within the current Local Development Plan (LDP)	<p>Centres Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> The regeneration and evolution of strategic centres and other town and village centres as places of municipal, commercial and community value An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places 	Planning and Housing Manager	31-Mar-2019
DHS.SIP17-1.06	Deliver the Infrastructure Strategy within the current Local Development Plan (LDP)	<p>Infrastructure Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> Development locations supported by existing or planned physical infrastructure and services A framework for local solutions to energy needs, waste generation Measures to reduce and mitigate for the effects of climate change 	Planning and Housing Manager	31-Mar-2019
DHS.SIP17-1.07	Develop and adopt new LDP 2	<p>The Renfrewshire Local Development Plan (LDP) sets out the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire, with a focus on supporting sustainable economic growth.</p> <p>Work on the next Renfrewshire Local Development Plan has commenced. In reviewing the Plan, it is considered that the main components of the current adopted Plan remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable economic growth.</p>	Planning and Housing Manager	31-Aug-2019
DHS.SIP17-1.08	Develop and deliver a range of heritage led regeneration projects across Renfrewshire	<p>We identify projects from approved strategies and action plans, develop the project, secure funding and work with key stakeholders to deliver these projects.</p> <p>These projects will help regenerate the economy and the environment of Renfrewshire.</p>	Regeneration Manager/ Assistant Manager (Regeneration)	31-Mar-2021
DHS.SIP17-1.09	Develop and coordinate the delivery of a Development Framework for Paisley North/GAIA South	This will identify the regeneration opportunities for the Paisley North Area in association with the projects being delivered with the City Deal	Regeneration Manager/ Assistant Manager (Regeneration)	31-Mar-2021
DHS.SIP17-1.10	Deliver on the ambitions of our town centre strategies and specifically working with partners to transform Paisley Town Centre	The plans will deliver changes within the identified key areas, outlining a clear vision for the future of the town centres and will provide the essential framework for further activity and investment.	Regeneration Manager/ Assistant Manager (Regeneration)	31-Mar-2021
DHS.SIP17-1.10	Deliver Paisley TH/CARS 2 project	<p>Over the course of the five year project, the main deliverables will be</p> <ul style="list-style-type: none"> Repair and refurbishment of a number of priority buildings and shop fronts within the Paisley Town Centre Conservation Area, in partnership with owners. Improving areas of public realm including the west end of High Street and the area around Shuttle Street and George Place. Delivery of the Heritage, Education, Training and Events activity plan with a range of actions to increase involvement and raise people's awareness of Paisley's heritage and culture. 	Regeneration Manager/ Assistant Manager (Regeneration)	31-Mar-2022
DHS.SIP17-1.11	Develop and deliver the Great Place Scheme: Developing a Cultural Destination	Following the success of the Heritage Lottery Fund bid, the project will be delivered by the Regeneration Team in association with the Council's Tourism Officer.	Regeneration Manager/ Assistant Manager	31-Sept-2020

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
(Regeneration)				
DHS.SIP17-1.10	Deliver Invest in Renfrewshire (Invest in Business Programme)	<p>Business Start Up - We will support local people to consider self-employment and start up. To those who take forward proposals for self-employment, we will provide a range of support including Incubation space, workshops, advice and guidance and grants and loans. We strive to ensure Renfrewshire provides a source of new enterprises and jobs in years to come.</p> <p>Business Growth - We will work to support businesses across Renfrewshire to grow and develop, thereby increasing jobs and productivity. Services include advice and guidance, business growth workshops, grants and loans, business training and wage subsidies. The aim of our Business Growth activities is to enable and support local companies to get the assistance they need to sustain and grow their business.</p>	Economic Development Manager	31-Mar-2021
DHS.SIP17-1.11	Deliver Invest in Renfrewshire (Employability Programme)	<p>We will support around 1,000 unemployed people each year to gain new skills and move closer to work, focusing on those with the greatest barriers to work. We will provide employability outreach services to ensure that we target those most disengaged from the labour market. We will bid to deliver national employability programmes including employability fund and modern apprenticeships. We will apply for EU funding to support our programmes. We will assist around 400 people each year into work.</p>	Economic Development Manager	31-Mar-2021
CP17.DHS.01	Support the Regional Economic Framework and locally driving economic progress through the Renfrewshire Economic Leadership Panel	The Renfrewshire Strategic Economic Framework, published in November 2016, contains 10 near term strategic priorities, developed in consultation with our partners that we believe will contribute significantly to economic growth and delivery of a positive step change across Renfrewshire. This work will be led by the Economic Leadership Panel and will contribute to the wider Regional Economic Framework.	Head of Regeneration	31-Mar-2021
CP17.DHS.04	Proactively work with absent landlords to bring some of the areas most valued assets back into use	This work will link with the town centre strategies to protect, enhance and return to use key assets.	Regeneration Manager/ Assistant Manager (Regeneration)	31-Mar-2021
CP17.DHS.05	Support growth activity in relation to emerging manufacturing, digital, culture and food industries locally	This will promote business growth and investment in emerging sectors linking to other key plans in this area such as City Deal and culture led regeneration.	Head of Regeneration	31-Mar-2022

6.8 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
DHS.CP.RR01	Number of properties on Buildings at Risk Register	Quarterly	Q3 17/18	42	42		42	42	42
SOA16 DH.13	Number of vacant retail units in Paisley Town Centre	Years	16/17	71	New target		68	68	68
DHS.SLAE DOC9	Renfrewshire town centres retail vacancy rate	Years	16/17	11.8%	Data only			Data only	
DHS.VDL	Amount of vacant and derelict land	Years		New indicator		-	20	20	20

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
01	brought back into use (hectares)								
DHS.EMP.01	Number of unemployed people being supported through Renfrewshire Council Employability Programme (INVEST)	Quarterly	Q3 17/18	238	375		*see note below		
DHS.EMP.02	Number of unemployed people supported into work through Renfrewshire Council Employability Programme (INVEST)	Years	16/17	613	500		*see note below		
DHS.EMP.03	Number of people supported, sustained in work at 6 Months through Renfrewshire Council Employability Programme (INVEST)	Years	16/17	287	150		*see note below		
DHS.EMP.07a	Number of new companies supported to grow business	Years	New indicator	New indicator	450	-	450	450	450
DHS.EMP.08	Number of new business start-ups in Renfrewshire with Business Gateway support	Quarterly	Q3 17/18	58	75		300	300	300
DHS.EMP.09	Renfrewshire Claimant Count (NOMIS)	Quarterly	Q3 17/18	3,090	Data only		Data only		
DHS.WOR KPOP	Percentage of Renfrewshire population working age (16-64)	Years	16/17	64.4%	Data only		Data only		

*targets will be set following the budget setting process

Strategic Outcome 2: Building strong, safe and resilient communities

6.9 This outcome describes a key dual role of Development and Housing Services. Firstly in our role as the area's largest landlord, providing more than 12,200 safe, comfortable, affordable homes for rent across Renfrewshire and also our strategic role ensuring that housing of all tenures is available, at the right cost, in the places people want to live now and in the future and that our housing options continue to meet the needs of our changing population.

6.10 Achievements 2017/18

- The annual Local Housing Strategy (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 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 in May 2018. 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 on the 7th 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.

6.11 Priorities 2018/19

- The ongoing delivery of the key priorities within the Local Housing Strategy will directly link to the delivery of this Council Plan strategic outcome through
 - Ensuring the right supply of homes in the right places – utilising our LDP to identify appropriate sites and linking to our SHIP to deliver partnership approaches to affordable housing
 - Creating sustainable communities through regeneration in targeted areas
 - Improving conditions in the private rented sector through a range of activities
 - Enabling people to live independently in their own homes through the availability of a wide range of appropriate support measure
- Paisley West End regeneration – officers from Development and Housing Services will work in partnership with Sanctuary Scotland and the Scottish Government to progress the rehousing of existing tenants and the acquisition of privately owned properties by Sanctuary Scotland to enable demolition and new build plans to be taken forward as set out in the Regeneration Masterplan.
- The Leadership Board of 19th September 2017 agreed that following the outcome of consultation with tenants and residents, a review of housing investment opportunities in Tannahill and across Ferguslie Park would be presented to the Communities, Housing and Planning Policy Board during 2018. This review is ongoing and Development and Housing Services is carrying out an analysis of regeneration and investment opportunities as well as engaging with the local community to determine their housing needs.
- Review the range of services provided to homeless people and those threatened with homelessness
- We will work with community organisations providing advice, funding and capacity building, empowering them to deliver successful projects for the benefit of their area.





6.12 Actions

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
DHS.SIP17-2.01	Implement revised Housing Asset Management Strategy	A revised strategy will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard (SHQS) and programmes to maintain delivery of the standard in coming years.	Housing Asset and Investment Manager	31-Mar-2021
DHS.SIP17-2.02	Deliver Invest in Renfrewshire (Invest in Communities Programme)	We will support communities and community organisations across Renfrewshire to identify local opportunities for new projects and developments that will support their communities to grow. We will work with local organisations and support them to identify and apply for external funding to support their proposals. We will also support social economy organisations to grow and develop and will link them to wider business development supports within Renfrewshire. Our LEADER programme will support our development of rural economies and communities across Renfrewshire, East Renfrewshire and Inverclyde.	Economic Development Manager	31-Mar-2021
DHS.SIP17-2.03	Along with our key partners, we will monitor and review the impact of the range of services	We will help prevent homelessness and ensure those who are homeless are given suitable temporary accommodation. We will also provide housing options advice and support when moving to settled accommodation. We will also provide support to help ensure our service users remain in settled accommodation for as long as they want.	Homeless and Housing Support Services Manager	31-Mar-2021

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
	provided to homeless people, and those threatened with homelessness.			
DHS.SIP17-2.04	We will deliver key outcome 1 from the Local Housing Strategy (LHS) - <i>The supply of homes is increased.</i>	<p>The LHS sets out plans to increase the supply of housing by:</p> <ul style="list-style-type: none"> Ensuring that sufficient land is made available for new housing through the Local Development Plan process and that brownfield sites are brought forward for redevelopment; Delivering new build affordable housing projects through the SHIP programme in partnership with housing associations; Developing a better mix of housing of the right tenure, type and size and in the right places; and, Developing innovative approaches which facilitate mixed tenure housing developments on brownfield sites. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-2.05	We will deliver key outcome 2 from the Local Housing Strategy (LHS) - <i>Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.</i>	<p>The LHS sets out plans to create sustainable communities by:</p> <ul style="list-style-type: none"> Building new affordable homes in housing regeneration areas – including Johnstone Castle, Ferguslie Park, Paisley West End; Developing area based strategies for areas with low demand / low value housing stock and creating opportunities for graduated housing markets with greater tenure mix; and, Continuing to support housing investment in Renfrewshire's town and village centres to increase the number of people living in the town centre and promote economic growth. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-2.05	We will deliver key outcome 3 from the Local Housing Strategy (LHS) - <i>People live in high quality, well managed homes.</i>	<p>The LHS sets out plans to improve the quality of homes by:</p> <ul style="list-style-type: none"> Developing the information base on private tenemental property which is in poor condition and inform policy development; Working in partnership with Paisley Housing Association to achieve the comprehensive improvement of 5 tenement blocks at Orchard Street and Causeyside Street; and, Working in partnership with other council services to improve conditions in the private rented sector through registration enforcement activity and raising awareness. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-2.06	We will deliver key outcome 5 from the Local Housing Strategy (LHS) - <i>Homelessness is prevented and vulnerable people get the advice and support they need.</i>	<p>The LHS sets out plans to tackle homelessness with focus around four key themes:</p> <ul style="list-style-type: none"> Preventing homelessness occurring in the first place through a range of initiatives; Developing the housing options approach which looks at an individual's housing options and choices in the widest sense at an early stage in the hope of avoiding a housing crisis; Ensuring there is access to appropriate services, particularly for people with convictions, complex needs associated with alcohol misuse, substance abuse and/or mental health issues; and, Providing sustainable solutions for homeless households through the provision of appropriate support. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-2.07	We will deliver key outcome 6 from the Local Housing Strategy (LHS) - <i>People are able to live independently for as long as possible in their own home.</i>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> Ensure that appropriate community based supports and preventative services are provided to enable people to live as safely and independently as possible within the local community and which help to prevent the need for more expensive and disruptive interventions at a later stage; Identify, facilitate and deliver an appropriate range of accommodation options, that gives people choice and an appropriate home environment; and, Consider the need to provide a site for Gypsy/Travellers. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-2.08	Deliver the Places Strategy within the current Local	<p>Places Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> Development locations supported by existing or planned physical infrastructure and services 	Planning and Housing Manager	31-Mar-2019

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
	Development Plan (LDP)	<ul style="list-style-type: none"> Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places 		

6.13 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
HPCM T13a	% of Council housing stock which meets the Scottish Housing Quality Standard	Years	16/17	91.4%	100%		100%	100%	100%
HPCM T05	Average time from household presenting themselves as homeless to completion of duty (number of weeks)	Quarterly	Q3 17/18	24.2	23		23	24	24
HPSIPO 1	Affordable housing completions	Years	16/17	108	200		200	200	200
SOA10 .10a	Private housing completions	Years	16/17	643	500		500	500	500

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

6.14 Many of the programmes outlined in the previous two sections also feed into this outcome – boosting the economy to provide more opportunities for all, improving housing conditions and access to housing advice and options – these all have fairness, equality and improving opportunities at the core. Significant work continues to be carried out by employees across Development and Housing Services, from Working Matters Team helping clients to re-enter the employment market, to Housing Officers helping tenants to access the right benefits so they don't get into financial difficulties.

6.15 **Achievements 2017/18**

- 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 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. Moving forward, learning from this process will be applied to developing an EQIA for Paisley's West End Regeneration project.
- 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

6.16 **Priorities 2018/19**

- Following the resettlement of the Syrian families in Renfrewshire, as well as receiving further families, the service will now also have a focus on delivering phase two – providing ongoing support to integrate the families into the wider Renfrewshire community, living in settled accommodation and accessing employment opportunities.
- Linked to the Local Housing Strategy outcome 7, there is a range of activity focused on empowering Renfrewshire residents and potential residents to access affordable housing through appropriate advice, options, reduction in 'start up' costs and also to mitigate any detrimental effects from the roll out of universal credit.
- We will continue to ensure that we adopt an inclusive, considered and proportionate approach to developing EQIAs with a view to imbedding the process into the development of key plans, projects and policies as a matter of course.

6.1 17 Actions

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
DHS.SIP17-3.1	Monitor the impact of our Refugee resettlement programme.	Refugees will access settled accommodation from a range of housing providers across Renfrewshire and will be provided with tailored employability support and advice.	Homeless and Housing Support Services Manager	31-Mar-2019
DHS.SIP17-3.2	We will deliver key outcome 7 from the Local Housing Strategy (LHS) - <i>Affordable housing is accessible to people who need it.</i>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> • Strengthen the housing options approach and pilot new ways of delivering housing and related advice; • Develop a common housing allocation policy for the Council and local RSLs; • Assist tenants to downsize and exchange homes; • Look at ways to reduce “whole house costs” and tenancy start-up costs as far as possible; and, • Prepare for the roll out of Universal Credit in Renfrewshire and monitoring and preparing for the potential impact of future welfare changes. 	Planning and Housing Manager	31-Mar-2021
DHS.SIP17-3.3	Development and Housing Services will review our approach to developing EQIAs	When completing EQIAs best practice will be adopted, lessons learned and a template produced which will then be shared with colleagues across the service to raise awareness and encourage better understanding of how to incorporate EQIAs throughout the development of relevant projects/policies.	Strategic Planning and Policy Development Manager	31-Mar-2019
DHS.SIP17-3.4	Establish and deliver a digital participation programme for tenants	More tenants accessing services online, greater use of social media to publicise our services	Homeless and Housing and Support Services Manager	31-Mar-2020

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

- 6.18 Creating strong, sustainable and well connected places in which people enjoy living, visiting and working underpins the work of the service. A focus on place making and regeneration is central to our Local Development Plan, with our Biodiversity Action Plan, Outdoor Access Strategy and Core Path Plan supporting delivery of physical, social and environmental outcomes which support successful and thriving communities.
- 6.19 This is also part of our landlord role ensuring we have effective estate management measures in place so our tenants can enjoy their local environment. Our stock of around 12,200 homes is also a significant asset in the Council's portfolio and as such ongoing investment is required to ensure it is sustainable for the future, helps our tenants to reduce their energy costs and also contributes towards lowering the overall carbon emissions of the Council.
- 6.20 Environmental risk management is an integral part of City Deal project development, design and delivery, taking into account issues such as air quality, noise pollution, light pollution, waste and recycling. Construction contracts will include requirements for Environmental Management Plans (EMPs) and Waste Management Plans (WMPs). Projects will also maximise opportunities in relation to resilience, greener placemaking, active and low carbon travel, and biodiversity.

6.21 **Achievements 2017/18**

The main achievements during 2017/18 that are of particular relevance to strategic outcome 4 include:

- 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.

6.22 **Priorities 2018/19**


- Publication of a finalised Renfrewshire Biodiversity Action Plan and working with partners to continue to monitor and deliver actions within the Plan.
- A review of the existing Core Path Plan and publication of a revised draft plan for public consultation.

- Continue to work with public, private and voluntary sector partners to deliver actions within the Outdoor Access Strategy.
- A review of the Outdoor Access Strategy towards the end of 2018, with progress reported in early 2019.
- Deliver the qualifying projects within the Renfrewshire Council area as part of the Scottish Government's HEEPS:ABS programme.

6.23 Actions

Action Code	What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
DHS.SIP17-4.01	Deliver the Environment Strategy within the current Local Development Plan (LDP)	<p>The Environment Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development that neither individually nor cumulatively causes significant environmental impacts. • An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery. • Measures to reduce and mitigate for the effects of climate change 	Planning and Housing Manager	31-Mar-2019
DHS.SIP17-4.02	We will deliver key outcome 4 from the Local Housing Strategy (LHS) - Homes are Energy Efficient and Fuel Poverty is minimised.	<p>The LHS sets out plans to make homes more energy efficient and tackle fuel poverty by:</p> <ul style="list-style-type: none"> • Improving energy and fuel efficiency of housing stock; • Corporate working to ensure that people have access to good quality, easily accessible, fuel poverty and energy efficiency advice; • Maximising household budgets; • Corporate working to assist householders to use their energy efficiently to reduce their fuel costs; and • Maximising grant funding secured from national energy efficiency programmes. 	Planning and Housing Manager	31-Mar-2021

6.24 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
HPCHARTERO8	Percentage of council dwellings that are energy efficient	Years	16/17	98.0%	100%		100%	100%	100%

Strategic Outcome 5: Working together to improve outcomes

6.25 Development and Housing Services have a long track record of delivering efficient and effective services with our tenants and other customers at the heart. We regularly review our services in partnership with our employees, tenants and other customers to gain insight into their experience and to drive service improvements.

6.26 We report our performance to a number of national bodies including the Scottish Housing Regulator, Scottish Government, Scottish Local Authorities Economic Development Group (SLAED) and the Improvement Service through the Local Government Benchmarking Framework (LGBF). The full suite of LGBF indicators relating to Development and Housing Services is included as appendix 1 and a number are also integrated into the performance scorecard for this Service Improvement Plan.

6.27 We work hard to engage with our workforce through a range of methods including our staff magazine, our quarterly Staff Panel, the annual Directors tour of our offices to meet with staff and talk about achievements and priorities, our annual DHS staff awards ceremony, as well as the engagement that took place as part of the development of this Service Improvement Plan, as outlined at the end of section 2.

6.28 **Achievements 2017/18**

- 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.

6.29 **Priorities 2018/19**





- We will continue to use our robust performance management regime to drive service improvement – reporting nationally on our performance but also identifying areas where we can learn from others or need to consider new ways of working.
- We will review our approach to tenant participation and customer engagement through our Customer Engagement Strategy and ensure that we provide meaningful opportunities for tenants, customers and other stakeholders to influence service delivery.

- We will roll out a new approach to self-evaluation across the service, listening to our workforce's views on what works well and what can be improved within Development and Housing Services, using this insight to drive real change linked to the strategic outcomes of the Council Plan.
- Development and Housing Services' draft workforce plan has been developed, addressing age profiling, learning & development and skills development. The plan is action-focused, with a suite of actions under 5 key themes as outlined in section 4.31 of this Service Improvement Plan. In partnership with our colleagues in Organisational Development, Development and Housing Services will roll out the actions across our workforce and progress will be reported through the Service Improvement Planning process.

6.30 Actions

Action Code	What are we doing?	What difference will it make?	Who is leading this?	When will we do it by?
DHS.SIP1 7-5.1	We will use the Annual Return on the Charter (ARC) to Scottish Housing regulator (SHR) process to drive improvements across housing services.	The ARC tracks the quality of service provided to tenants and provides benchmarking and tenant scrutiny of the services provided. We use this to inform what areas we will focus on for improvement.	Planning and Housing Manager	31-Mar-2021
DHS.SIP1 7-5.4	We will use the Planning Performance Framework (PPF) process to drive improvements in the planning services we provide.	The Planning Performance Framework is produced annually and the framework gives a balanced measurement of the overall quality of the planning service and will be used to drive continuous improvement.	Development Standards Manager	31-Mar-2021
DHS.SIP1 7-5.5	Promote development and safeguards through the delivery of regulatory services (within Development Standards).	Contributes to the safety and wellbeing of our communities	Development Standards Manager	31-Mar-2020
DHS.SIP1 7-5.6	Implement Development and Housing Services' workforce plan	Implementing the plan will ensure our employees are deployed to the right place with the right skills at the right time.	All SMT	31-Mar-2019
DHS.SIP1 7-5.7	Develop and implement a programme of self-assessment	We will ensure staff across all service areas within Development and Housing Services have an opportunity to be involved in a self-assessment exercise. This work will drive service improvements and identify better ways of working to benefit both staff and service users.	Strategic Planning and Policy Development Manager	31-Mar-2019
DHS.SIP1 7-5.8	Improve Tenant Participation by delivering the Customer Engagement Action Plan 2017/18.	The Action Plan outlines how we will strengthen and increase tenant participation and support engagement, to help inform ongoing service development and continuous improvement.	Planning and Housing Manager	31-Mar-2019

6.31 Performance Indicators

Code	Performance Indicator	Frequency of monitoring	Date last updated	Current Value	Current Target	On Target	2018/19	2019/20	2020/21
HPCMTO 7	% Overall Repairs Completed Within Target	Quarterly	Q3 17/18	96.22%	95%		95%	96%	96%
HPCHAR TER12	Average length of time taken to complete non-emergency repairs (days)	Quarterly	Q3 17/18	6.3 days	15.0 days		15.0 days	15.0 days	15.0 days
HPCHAR TER13	% of reactive repairs carried out in the last year completed right first time	Years	16/17	94.8%	92.0%		93%	93%	94%
HPCHAR TER34	% of rent loss due to voids	Quarterly	Q3 17/18	1.31%	1.80%		1.5%	1.4%	1.4%
HPCHAR TER30	Rent collected as percentage of total rent due in the reporting year.	Quarterly	Q3 17/18	99.7%	95.0%		98%*	98%*	98%*
HPCHAR TER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarterly	Q3 17/18	5.1%	6.0%		5.7%*	5.7%*	5.7%*
HPCHAR TER35	Average length of time taken to re-let properties in the last year	Quarterly	Q3 17/18	43 days	38 days		38 days	37 days	36 days
DHS.CO MP.FRO NT%	Total Percentage of frontline (stage 1) complaints responded to within 5 days by DHS	Quarterly	Q3 17/18	86.6%	95%		95%	95%	95%
DHS.CO MP.INV %	Total Percentage of investigation (stage 2) complaints responded to within 20 days by DHS	Quarterly	Q3 17/18	100%	95%		95%	95%	95%
PT.DS.PP F.CMT.O 6	Application Approval Rate	Quarterly	Q3 17/18	98.2%	Data only		Data only		
PT.DS.PP F.CMT.O1	Average Time for processing Planning Applications (Householder)	Quarterly	Q3 17/18	8	Data only		Data only		
PT.DS.PP F.CMT.O 7	Percentage of applications dealt with under delegated authority	Quarterly	Q3 17/18	96.6%	Data only		Data only		
DHS.BST AN.1a	Time to issue a building warrant or amendment to warrant from receipt of application	Quarterly	Q3 17/18	75.43 days	60 days		60 days	60 days	60 days
DHS.BST AN.1b	Time to issue a first report (95% issued within 20 days)	Quarterly	Q3 17/18	26.26%	95%		95%	95%	95%
DHS.BST AN.1c	Time to issue a building warrant or amendment from receipt of satisfactory information (90% of all warrants and amendments issued within 10 days from receipt of all satisfactory information)	Quarterly	Q3 17/18	41.06%	90%		90%	90%	90%













*Consideration is being given to the impact of welfare reform and the roll out of Universal Credit (full service) within Renfrewshire – future targets may be adjusted to reflect any changes however our aim remains to mitigate impact.

Development and Housing Services

Local Government Benchmarking Framework



LGBF PIs								
PI Code & Name	Current Status	Short Term Trend	Long Term Trend	2015/16		2016/17		Explanation of Performance
				Value	Target	Value	Target	
HPCHARTER31 Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.				6.01%	8%	5.35%	6%	Target for this PI is now 6% following on from year end performance.
HPCHARTER34 % of rent loss due to voids				1.86%	2.5%	1.53%	1.8%	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.
HPCMT13a % of Council housing stock which meets the Scottish Housing Quality Standard				85.87%	100%	91.39%	100%	Last year the service brought a further 698 properties up to SHQS. At the end of 2016/17, 11,168 of the Council's stock of 12,220 properties met the SHQS. The Council has 1,052 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.
HPCHARTER12 Average length of time taken to complete non-emergency repairs (days)				8.40	15	7.41	15	Over 38,500 non-emergency repairs were completed in an average of 7.4 days. This is an improvement from 8.4 from the previous year and reflects work to improve staff training/support on the allocation of requests. A repairs bulletin was produced to improve understanding and accuracy of repairs reporting.
HPCHARTER08 Percentage of council dwellings that are energy efficient				98.52%	100%	98.03%	100%	Of the Council's 12,220 properties, 11,979 met the appropriate NHER or SAP rating at the end of March 2017. The small decrease in the proportion properties meeting the NHER standard compared to last year is due to small shifts in the profile of the Council's stock as a result of Right to Buy sales.

PI Code & Name	Current Status	Short Term Trend	Long Term Trend	2015/16		2016/17		Explanation of Performance
				Value	Target	Value	Target	
PT.ED.LGBF.01 % Unemployed people accessing jobs via Council funded / operated employability programmes				27.5%	Data only	27.1%	Data only	619 jobs supported through Invest (matched the SLAED figure reported for 16/17) 3040 registered unemployed in Renfrewshire (from NOMIS as at March 2017) Please note "Registered Unemployed" is based on the claimant count on NOMIS.
LGBF.ECON2 Cost per planning application				£9,534.30	Data only	£8506.40	Data only	Cost per planning application – The cost has reduced from £9534.30 to £8506.40; however the indicator remains in the bottom quartile. We continue to have dialogue with the Improvement Service on this indicator as the current LFR total being used includes other areas of activity not relevant to planning applications. We have calculated this as follows for 2016/17: <div> <div>Direct staff costs</div> <div>£344k</div> </div> <div> <div>Indirect costs</div> <div>£326k</div> </div> <div> <div>Total costs</div> <div>£670k</div> </div> <div> <div>No. of applications</div> <div>553</div> </div> <div> <div>Cost per planning application</div> <div>£1211.57</div> </div>
LGBF.ECON3 Average time taken to deliver a commercial planning application decision				9.16	Data only	11.14	Data only	The time taken increased from 9.16 weeks to 11.14 weeks, with the ranking changing to 25 and putting it in the bottom quartile. Some applications took longer to process, as a result of delays in the applicants responding to requests for information.
LGBF.ECON5 No of business gateway start-ups per 10,000 population				17.64	Data only	18.5	Data only	



To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Acting Director of Development and Housing Services

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

1. Summary

- 1.1 This report sets out the projects which will be submitted for funding for financial year 2018/19 under the Scottish Government's Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) initiative.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) note that Renfrewshire Council has been allocated £1,518,477 for 2018/19 for qualifying projects as part of the Scottish Government's HEEPS:ABS programme;
 - (ii) authorise the Acting Director of Development and Housing Services to bid for projects as set out in Section 3 of this report; and
 - (ii) authorise the Acting Director of Development and Housing Services to oversee delivery and operational management of the programme and note that a further report will be submitted to the Board confirming the outcome of the HEEPS:ABS application.
-

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 19th February 2018 it was confirmed that Renfrewshire's allocation of the £49m available nationally for HEEPS:ABS was £1,518,477. Local authorities are required to submit schemes for consideration for their allocation by 6th April 2018. Following consultation with Housing Association partners, a bid of £1,518,477 will be submitted as set out in the table below:

Co ordinating Partner	Project	Value of HEEPS:ABS
Renfrewshire Council	External Wall Insulation (Lochfield)	1,200,000
Renfrewshire Council	Cavity Wall Insulation (Renfrewshire wide)	100,477
Bridgewater Housing Association	External Wall Insulation (Ersline)	218,000
Total		£1,518,477

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, subject to confirmation of successful application.
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 7 November 2017 – Home Energy Efficiency and Carbon Reduction Programmes: 2017/18 Update
- (b) Report to Communities, Housing and Planning Policy Board on 6 June 2017 – Home Energy Efficiency and Carbon Reduction Programmes: 2017/18
- (c) 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

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To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Acting Director of Development & Housing Services

Heading: Private Sector Housing Grant Investment Programme 2018/19

1. Summary

- 1.1 On 2 March 2018 the Council approved a report entitled 'Non Housing Capital Investment Programme 2018/19 - 2020/21' which includes funding provision for capital and revenue Private Sector Housing Grant (PSHG) expenditure for 2018/19.
 - 1.2 Based on the Council budget approval and taking account of the most up to date expenditure projections, this report updates the programme requirements for the period 2018/19 to support owner participation on a range of programmes.
 - 1.3 There is a requirement to manage PSHG capital and revenue resource in a flexible manner in terms of the drawdown of funds, to reflect the timing of the settlement of final accounts associated with owners in the Housing Investment Programme.
 - 1.4 There are funds held in reserve to support owners involved in the Orchard Street Housing Renewal Area tenement refurbishment project, as noted by the Housing and Community Safety Policy Board on 14 March 2017, and for any increased programme requirements that may be identified.
-

2. Recommendations

- 2.1. It is recommended that the Policy Board:
 - (i) approve the Private Sector Housing Grant Investment Programme for the period 2018/19 as set out in appendix 1.

3. **Background**

- 3.1 The Private Sector Housing Grant supports a range of services to private sector homeowners. This includes Disabled Adaptation grants, support costs for Care & Repair Renfrewshire and support for homeowners involved in Council Housing Investment Programmes involving common works carried out as part of ongoing external works programmes.
- 3.2 Appendix 1 sets out the proposed programme for 2018/19 showing proposed expenditure based on present resource availability of £1.32M as approved by the Council on 1 March 2018.

The key elements of the proposed programme currently are as follows:-

(i) **Adaptation Grants (Assistance to older and disabled owners)**

The Council provides grant to assist owners with adaptations to make dwellings suitable for a member of the household who is disabled. Responsibility for determining the strategy for support for disabled adaptations across all tenures (excluding Housing Associations) transferred to the Renfrewshire Health & Social Care Integration Joint Board with effect from 1 April 2016.

The Council is required by legislation to provide a minimum of 80% grant support to homeowners referred by HSCP, Occupational Therapy Services. Demand for adaptation grants continues to grow with an increase in referrals noted during 2017/18 which is likely to continue in 2018/19. An allowance of £724,000 to support the delivery of private sector adaptations is proposed in Appendix 1, however, flexibility will be required within the overall Private Sector Housing Budget should demand further increase.

Bridgewater Housing Association (Care & Repair Renfrewshire) have recently successfully tendered to continue to manage private sector adaptations and small repairs from 1 November 2017, for a period of three years with the option to extend for a further two years.

(ii) **Housing Investment Programme and other projects**

Since achieving compliance with the Scottish Housing Quality Standard (SHQS) in April 2015, there has been an ongoing requirement to ensure our housing stock continues to be maintained at this standard. The Council is also required to ensure that all stock achieves the minimum energy rating under the Energy Efficiency Standard for Social Housing (EESH) by the first milestone of 31 December 2020.

The Housing Investment Programme is therefore focussed on common works in blocks of mixed ownership and accordingly the PSHG programme will continue to support future external improvement works in mixed tenure blocks and offer grants to homeowners involved in these programmes.

An allowance of £457,000 is proposed to support grants to homeowners. As noted within this report, uncertainties around the exact timing of projects and the application of grants to owners will require programme flexibility to be maintained within this and future years.

The Local Housing Strategy 2016-2021 sets out the requirement to consider options for a partnership initiative to tackle the issue of disrepair in tenement flats which are in private or multi-tenure ownership. Proposals for such an initiative will be brought to a future meeting of this Board and are likely to require financial support from PSHG, however, it is anticipated this will be accommodated within the existing budget allocation.

(iii) Salaries

Salaries for staff engaged on private sector investment within the Owner Services Team are funded through this budget. An allowance of £107,000 is included, reflecting the structure within the staff grouping responsible for delivery of the programme.

Renfrewshire Council continues to jointly fund a pilot project in partnership with Shelter Scotland and West Dunbartonshire Council to participate in an Empty Homes Initiative which, within Renfrewshire, focuses on making contact with owners who have longer term vacant property to investigate the reasons behind the property lying empty and consider strategies to bring these properties back into use. An allowance of £22,000 has been included to part fund a post of Empty Homes Officer until 31 March 2019, with funding likely to be required in future years to extend the term of this post.

(iv) Support to the Private Rented Sector /Miscellaneous Fees

An allowance is included to fund the Private Landlord Forum and fees associated with the Council's partnership with Landlord Accreditation Scotland who provide training for private landlords and letting agents throughout the year and other related miscellaneous events.

The Council hosted an information event in November 2017 attended by over 150 landlords and agents to advise on pending legislative changes affecting the private rented sector.

- 3.4 The nature of the Private Sector Housing Investment Programme means that flexibility is required to adjust spend between projects during the financial year for a number of reasons, for example because of differences between the estimated and actual grant required once the test of resources is applied to individual owners, slippage in projects, difficulties securing the participation of some owners, increased demand for private sector adaptations to ensure that full spend is achieved and thus best use is made of the resources available.

Implications of the Report

1. **Financial** The PSHG programme for 2018/19 totals £1.320 million and will be monitored as part of the Council's capital monitoring process.
2. **HR & Organisational Development** – None
3. **Community Planning** –
Community Care, Health & Well-being – Improving housing conditions and neighbourhoods

Jobs and the Economy – investment in the refurbishment of housing stock
4. **Legal** - None
5. **Property/Assets** – Improving the condition of private sector housing
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. The significant investment detailed in Appendix 1 of the report will benefit owners in the long term. Equality implications will continue to be considered and mitigated as part of the implementation of the Investment Plan and these actions will be regularly reviewed and monitored.
8. **Health & Safety** - None
9. **Procurement** –
10. **Risk** - None
11. **Privacy Impact** - None
12. **COSLA Policy Position** – None

List of Background Papers

- (a) Report to Housing & Community Safety Policy Board on 14 March 2017 – Private Sector Housing Investment Programme 2017/18
- (b) Report to Housing & Community Safety Policy Board on 15 March 2016 – Private Sector Housing Investment Programme 2015/18

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 Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842, ian.mackinnon@renfrewshire.gov.uk.

Author: Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842,
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PROPOSED PRIVATE SECTOR HOUSING PROGRAMME 2018/2019

Category	2018/2019
Adaptation Grants	£514,000
Care and Repair – Revenue Support - Contracted	£210,000
Capital Programmes – Owners Grants	£457,000
Capitalised Salaries	£107,000
Empty Homes initiative	£22,000
Miscellaneous Costs (including support for the private rented sector)	£10,000
Total	£1,320,000



To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Director of Development and Housing Services

Heading: Renfrewshire Planning Performance Framework 2016 - 2017

1. Summary

- 1.1 This report seeks to inform the Board of the Feedback Report from the Minister for Local Government and Housing in relation to Renfrewshire's Planning Performance Framework 2016-2017 as set out in Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:-
- (i) Notes the Feedback Report for Renfrewshire's Planning Performance Framework 2016 – 2017.
-

3 Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2 The Planning Performance Framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, achievements and successes over the year.
- 3.3 The framework was developed by the Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:

- Speed of decision making;

- Providing certainty through timescales, process and advice;
- Delivery of good quality development;
- Project management;
- Communication and engagement;
- An overall 'open for business' attitude.

4 Feedback for Renfrewshire Planning Performance Framework 2016/17

- 4.1 Overall the Feedback Report for Renfrewshire is positive with 9 out of the 15 performance markers indicating green, 6 amber ratings and no red ratings.
- 4.2 However it is considered that in relation to the following Performance Markers, identified as an Amber rating, Renfrewshire Council's Planning Performance Framework 2016 - 2017 had set out in detail and provided a range of examples to evidence:
- Early collaboration;
 - Continuous improvement;
 - Development Plan Scheme – managing the replacement of the Renfrewshire Local Development Plan;
 - Regular and proportionate policy advice;
 - Stalled sites / legacy cases.
- 4.3 It is therefore considered that the RAG rating provided by the Scottish Government should be reviewed and a request suggesting this has been submitted to the Scottish Government for consideration.

Implications of the Report

1. **Financial** - None
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. 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 – Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2016 – 2017.

20 February 2018

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

Minister for Local Government and Housing
Kevin Stewart MSP



T: 0300 244 4000
E: scottish.ministers@gov.scot

Ms Sandra Black
Chief Executive
Renfrewshire Council

21 December 2017

Dear Ms Black

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2016/17

Please find attached feedback on your planning performance framework report for the period April 2016 to March 2017.

You will be aware that we recently introduced the Planning Bill to the Scottish Parliament. The Bill aims to support effective performance across a range of planning functions. It includes specific provisions to strengthen and improve performance monitoring; to appoint a national performance co-ordinator to provide advice and recommendations; and powers to conduct assessments and if necessary require improvements to be made. This structured approach is essential to improving the reputation of the system across the country. It aims to provide better support to authorities, whilst recognising that other factors and stakeholders, impact on your performance.

I appreciate that resourcing is a critical issue for you, and the Bill includes provisions for discretionary charging to allow greater local flexibility. Following the Bill, we will consult on revising the fee regime to better reflect the developments which are being brought forward.

We will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland as the Bill progresses through the Parliamentary process. I would like to take this opportunity to encourage you all to actively engage - this is a fantastic opportunity to make our system work better to enable planners to deliver the high-quality development our communities need, and it is important that voices from all viewpoints are heard. You can monitor the progress of the Bill on the Parliament website at: www.parliament.scot/parliamentarybusiness/Bills/106768.aspx

Kind Regards

KEVIN STEWART

CC: Fraser Carlin, Head of Planning

PERFORMANCE MARKERS REPORT 2016/17

Name of planning authority: **Renfrewshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Amber	<p>Major Applications Your timescales of 20 weeks are slower than the previous year but are significantly faster than the Scottish average of 37.1 weeks. RAG = Amber</p> <p>Local Non-Householder Applications Your timescales of 9.8 weeks are slightly slower than the previous year but are faster than the Scottish average of 11.1 weeks. RAG = Amber</p> <p>Householder Applications Your timescales of 7.6 weeks are slightly slower than the previous year and are slightly slower than the Scottish average of 7.3 weeks. RAG = Red</p> <p>Overall RAG = Amber</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>You enter into processing agreements for both major and complex local developments. There has been an increase in take up during the reporting year and you have received positive feedback on their use from applicants. RAG = Green</p> <p>You advertise processing agreements on your website. Please provide links in your future reports. RAG = Green</p> <p>Overall RAG = Green</p>

3	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Amber	<p>You have provided some good examples of the pre-application discussions you have held for instance with regards to sites identified for your affordable housing programme and city deal. You ensure a range of officers attend to provide relevant advice and this is delivered at no cost to the developer.</p> <p>RAG = Green</p> <p>It is not clear how you ensure requests for supporting information are clear or proportionate.</p> <p>RAG = Red</p> <p>Overall RAG = Amber</p>
4	Legal agreements: conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	You processed one application (major) with a legal agreement and timescale was 31.9 weeks. This is slower than last year's figure but faster than the Scottish average.
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter was 20 months old at the time of reporting.
6	Continuous improvement: <ul style="list-style-type: none"> progress/improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>You have an up-to-date LDP and enforcement charter. Timescales for householder applications are slower however, there have been increases in major and non-householder applications.</p> <p>RAG = Amber</p> <p>You have identified 7 commitments to take forward this year however you have failed to outline progress made against the commitments you made last year.</p> <p>RAG = Amber</p> <p>Overall RAG = Amber</p>
7	Local development plan less than 5 years since adoption	Green	Your LDP was 2 years 7 months of at the time of reporting.
8	Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Amber	<p>Your LDP remains on course to be replaced within the required 5 year timescale.</p> <p>RAG = Green</p> <p>It is not clear how you are managing the replacement of your LDP other than through the use of your Development Plan Scheme.</p> <p>RAG = Amber</p> <p>Overall RAG = Amber</p>
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	Green	You have provided training to newly elected members on development planning and undertaken a range of engagement activities to seek their views on issues to be included in the main issues report.
10	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	Green	You have provided good examples of how you have engaged a wide range of stakeholders in the preparation of your main issues report. This has included working with community planning and other council services including housing to identify priorities for inclusion in your MIR.

11	Regular and proportionate policy advice produced on information required to support applications.	Amber	Your case studies demonstrate how guidance has been used to inform applications. You have not outlined what guidance you have in place.
12	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	You provide a one stop shop for the development process as well as co-ordinating staff resources across different council services to assist in progressing applications. The recent alignment with housing seems to be resulting in improved outcomes as well.
13	Sharing good practice, skills and knowledge between authorities	Green	You have been working with the Scottish Government to pilot SPZs and have been sharing your experience with other authorities who are considering developing their own schemes. You also participate in a range of HoPS and RTPI events and to undertake benchmarking with other authorities.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Amber	You have 3 legacy cases remaining which are the same ones as last year, however, we note that you continue to monitor cases at monthly meetings to ensure progress is made and that cases don't reach legacy status.
15	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Green	<p>Emerging policy in the Renfrewshire Local Development Plan Main Issues report includes developer contributions. RAG = Green</p> <p>It is clear that in pre-application meetings any requirements for developer contributions are made. RAG = Green</p> <p>Overall RAG = Green</p>

RENFREWSHIRE COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15	2015-16	2016-17
1	Decision making timescales					
2	Processing agreements					
3	Early collaboration					
4	Legal agreements					
5	Enforcement charter					
6	Continuous improvement					
7	Local development plan					
8	Development plan scheme					
9	Elected members engaged early (pre-MIR)	N/A	N/A			
10	Stakeholders engaged early (pre-MIR)	N/A	N/A			
11	Regular and proportionate advice to support applications					
12	Corporate working across services					
13	Sharing good practice, skills and knowledge					
14	Stalled sites/legacy cases					
15	Developer contributions					

Overall Markings (total numbers for red, amber and green)

2012-13	6	5	2
2013-14	1	9	3
2014-15	0	2	13
2015-16	0	3	12
2016-17	0	6	9

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17 Scottish Average
Major Development	36.6	12.0	10.1	13.1	20.0	37.1
Local (Non-Householder) Development	11.2	8.7	8.3	9.4	9.8	11.1
Householder Development	7.8	6.9	7.2	7.9	7.6	7.3



To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Acting Director of Development and Housing Services

**Heading: Paisley Town Centre Conservation Area Appraisal and
Conservation Area Management Plan 2018**

1. Summary

- 1.1 The Paisley Town Centre Draft Conservation Area Appraisal and Draft Conservation Management Plan were produced in support of the approved grant funding secured for the delivery of the Paisley Town Centre Townscape Heritage/Conservation Area Regeneration Scheme 2, and in the context of the Scottish Government's PAN71: Conservation Area Management (2004).
 - 1.2 The Board approved the Draft Conservation Area Appraisal and Management Plan at its meeting on 7th November 2017 and authorised the Director of Development and Housing Services to carry out a consultation exercise. The consultation has now been completed and responses incorporated into the finalised documents.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - i. Approves the Paisley Town Centre Conservation Area Appraisal and Conservation Area Management Plan 2018.
-

3. Background

- 3.1 The consultation exercise took place in the Lagoon Centre and Paisley Central Library, running over two weeks from Monday 22nd January until Saturday 3rd February 2018. An exhibition was on display with feedback cards for comments.
- 3.2 Staff were available at four 3-hour sessions to answer questions and encourage consultees to complete feedback cards.
- 3.3 The consultation exercise was publicised on the Council's website, with an online questionnaire available throughout the consultation period.

4. Consultation responses

- 4.1 The consultation exhibition was located in the Lagoon Centre and Paisley Central Library. There was a higher footfall at the Lagoon Centre but overall the exhibition attracted comments from a wide variety of interested parties including residents, visitors, businesses and community groups. A total of 26 written responses were received from the exhibitions and online survey.
- 4.2 In general, the responses were positive with a number of key themes being raised including:
 - Recognition of the value of the heritage within Paisley Town Centre
 - Perception of too many vacant units in the High Street and a need to diversify the use of the town centre
 - Poor condition of buildings and the importance of preservation in association with new development
 - General support for the key character areas identified in the Conservation Area Appraisal
 - General support for the objectives identified in the Conservation Area Management Plan
 - Good level of awareness of the current TH/CARS2 project and its aims and objectives
- 4.3 Responses have been taken into consideration and the documents revised accordingly.

5. Next steps

- 5.1 The finalised Paisley Town Centre Conservation Area Appraisal 2018 and Conservation Area Management Plan 2018 are available on the Council's website (<http://www.renfrewshire.gov.uk/article/2494/Paisley-Town-Centre-Conservation-Area>).
-

Implications of the Report

1. Financial –

Associated costs for the delivery of the consultation programme utilised approved Council budgets for the implementation of the Paisley Town Centre Heritage Regeneration Strategy, approved by Council in February 2014 and February 2015.

2. HR & Organisational Development – None

3. Community Planning –

Community Care, Health & Well-being – The delivery of actions within the Heritage Regeneration Strategy have the potential to positively impact on physical, emotional and mental health and wellbeing.

Jobs & Economy – An improved town centre, in terms of the quality of the built environment, will contribute to successful area regeneration and contribute positively to local community and economic growth.

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 this 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) Paisley Town Centre Conservation Area Character Appraisal 2018 (<http://www.renfrewshire.gov.uk/article/2494/Paisley-Town-Centre-Conservation-Area>)
- (b) Paisley Town Centre Conservation Area Management Plan 2018 (<http://www.renfrewshire.gov.uk/article/2494/Paisley-Town-Centre-Conservation-Area>)
- (c) Report to Communities, Housing and Planning Policy Board: 7 November 2017, 'Draft Paisley Town Centre Conservation Area Appraisal and Conservation Area Management Plan'.

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 Susan Jones.

Author: Susan Jones, Regeneration Manager (x7836)

Date: 08/03/2018



To: Communities, Housing and Planning Policy Board

On: 13 March 2018

Report by: Director of Finance & Resources

Heading: Disposal of land adjacent to 9 and 11 Ewing Street, Kilbarchan

1. Summary

- 1.1 The purpose of this report is to declare the area of land adjacent to 9 and 11 Ewing Street, Kilbarchan shown on the attached plan, as surplus to requirements.
-

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 9 and 11 Ewing Street, Kilbarchan shown on the attached plan, as surplus to requirements.
- 2.2 Authorise the sale thereof to the adjoining owners of 9 and 11 Ewing Street, Kilbarchan, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Head of Planning & Housing Services will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

- 2.5 Note that the disposal of this land will have deemed consent from Scottish Ministers in terms of the regulations introduced in March 2016 for the proposed disposal of HRA land & property.
-

3. Background

- 3.1. The area of land, which is held on the Housing Revenue Account, comprises a total of 1,998 sq m. The area of land is currently overgrown and was previously considered part of the gardens of the cottage flats at 9 and 11 Ewing Street.
- 3.2. A request to purchase was first received by the adjoining owner at 7 Ewing Street. Following a neighbour notification process, additional adjoining owners noted their interest in the land. A closing date was subsequently set for January 2018, with an offer being submitted by a consortium of three adjoining owners. The owners of 7 Ewing Street, Red Maple Cottage and the Old Manse on Well Street.
- 3.3. The land has not been maintained for a considerable period of time, and the purchasers intend to incorporate the land into their respective gardens, which will improve the amenity of the area.
- 3.4. The area of ground concerned is such that the purchase price/value of the ground will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.5. The purchasers will be required to seek planning consent for the change of use from open space.
- 3.6. The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.7. The Head of Planning & Housing has confirmed that the area of ground has no operational requirement and would not be opposed to the ground being declared surplus.
-

Implications of the Report

1. **Financial** – The HRA will benefit from a capital receipt.
2. **HR & Organisational Development** - *None*.
3. **Community Planning** –
- Children and Young People** – None
- Community Care, Health & Well-being** – None

Empowering our Communities - None

Greener - None

Jobs and the Economy - None

Safer and Stronger - None

4. **Legal** – Conclude the legal terms of the sale contract.
5. **Property/Assets** – Conclude negotiation and completion of the property disposal.
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** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.

List of Background Papers

- (a) None

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Student Valuer
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Renfrewshire
Council

Potential Disposal Sites, Ewing Street, Kilbarchan

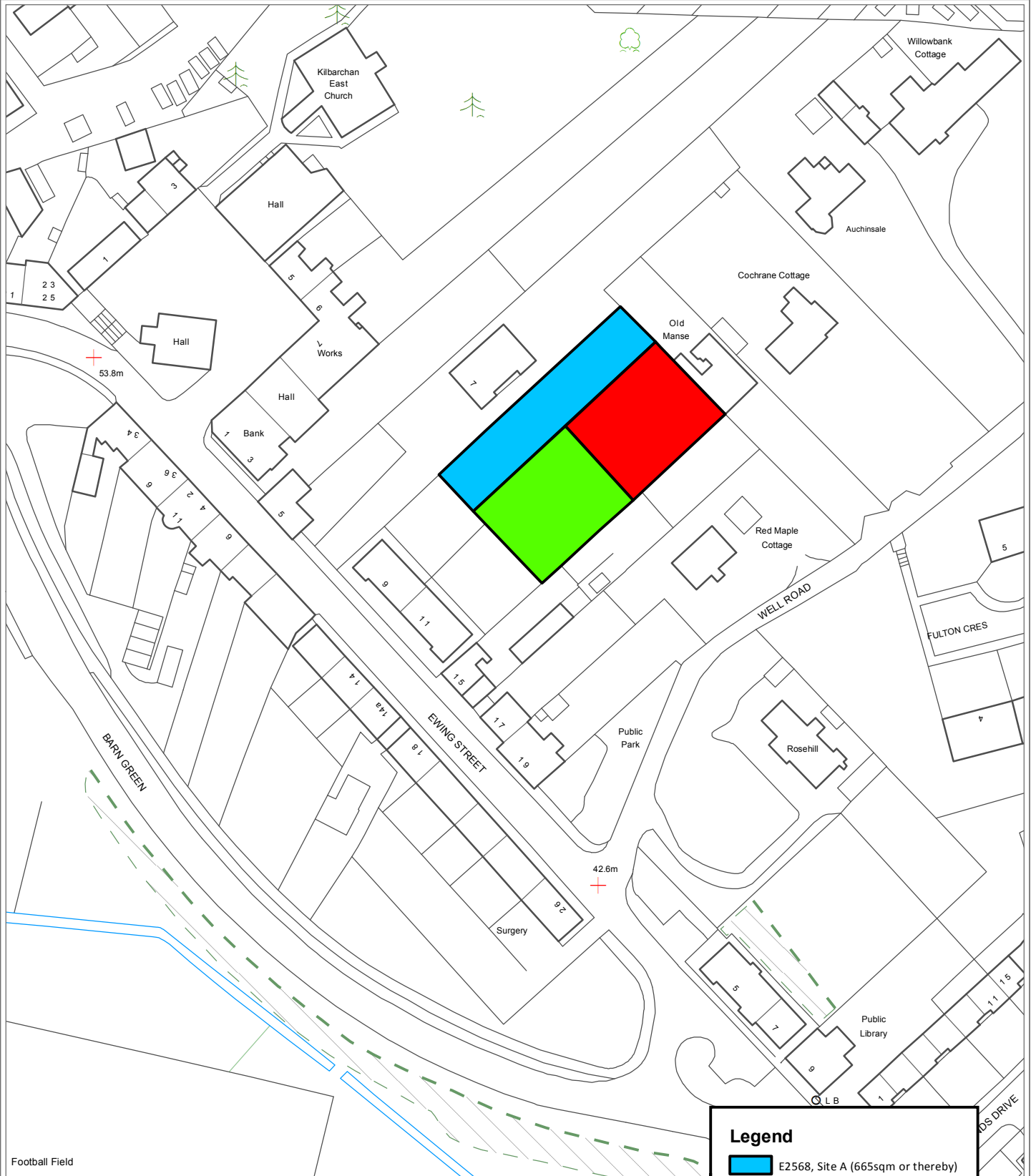
Plan Ref. E2568 (Option 2)



1:1,250

User: howardhaughj2

Date: 14/12/2016



Notes:

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RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 13/03/2018

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
17/0454/LB 4 - Paisley Northwest	Mr Harper	The Institute, Maxwellton Street, Paisley	Demolition of former school building	A1
RECOMMENDATION: GRANT subject to conditions				
17/0456/PP 4 - Paisley Northwest	Mr Harper	The Institute, Maxwellton Street, Paisley	Erection of 40 flats, formation of parking and landscaping	A2
RECOMMENDATION: GRANT subject to conditions				
18/0021/PP 10 - Houston, Crosslee and Linwood	BDW Trading Limited	Former Merchiston Hospital, Bridge of Weir Road, Brookfield, Johnstone	Variation of condition 7 (implementation of improvement works at Barrochan Interchange) of planning permission 15/0731/PP	A3
RECOMMENDATION: GRANT subject to conditions				
18/0023/PP 10 - Houston, Crosslee and Linwood	BDW Trading Limited	Former Merchiston Hospital, Bridge of Weir Road, Brookfield, Johnstone	Variation of condition 4 (implementation of improvement works at Barrochan Interchange) of planning permission 17/0320/PP	A4
RECOMMENDATION: GRANT subject to conditions				
17/0802/PP 11 - Bishopton, BoW & Langbank	CALA Homes (West) Ltd	Golf course, Old Ranfurly Golf Club, Ranfurly Place, Bridge of Weir, PA11 3DE	Erection of 12 detached dwelling houses with associated roads, parking and landscaping.	A5
RECOMMENDATION: GRANT subject to conditions				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
17/0750/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Williamsburgh Housing Association Ltd	8 Nether Johnstone and land to South West, Milliken Road, Kilbarchan, Johnstone	Demolition of outhouse and construction of 18 residential units comprising of 2 storey cottage flats and associated amenity space, widening of Milliken Road, access road and parking.	A6
RECOMMENDATION: GRANT subject to conditions				

Total Number of Applications to be considered = 6

Planning Application: Report of Handling

Application No. 17/0454/LB



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 15/08/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF FORMER SCHOOL BUILDING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 16 January, 2018 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the application site and the physical context of the proposals in general; and the condition of the building in particular.

The site visit took place on 13 February 2018 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site surroundings and the site context; and the condition of the property. Members were able to acquaint themselves with the building's context and its physical condition which would be impacted by the proposed development.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

Listed Building Application: Report of Handling



Application No. 17/0454/LB

Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 15/08/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF FORMER SCHOOL BUILDING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Scottish Historic Environment Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests regarding demolition, only one of which requires to be satisfied; and these relate to whether the building is of special interest; whether it is beyond repair; whether refurbishment is economically viable; and, whether there are wider public benefits.
- There have been four letters of representation; one on the grounds that the building is architecturally and historically important and should be retained; others stating that the demolition is reluctantly accepted; and that parts of the building should be incorporated into the redevelopment proposals.
- Historic Environment Scotland has not objected to the proposed demolition of the listed building and accept that its retention and refurbishment are unviable.
- The supporting information demonstrates that the building is not capable of viable re-use, what remains has structural defects, and alternative options to secure its retention with enabling development have previously been examined, and consented, but have failed to materialise over a protracted period of time and with successive owners.
- The removal of the remains of the Half Time School would present the opportunity for the redevelopment of a site occupied by a derelict building.

Description

This application seeks listed building consent for the demolition of the former Half Time School, situated on Maxwellton Street, Paisley. The building currently occupying the site was significantly damaged by a fire in 1997, which left only the masonry standing and was subsequently further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, the building now lies in a derelict state, with some walls partially standing and no roof or any interior walls, partitions, or finishes remain. The limited remaining exterior walls are supported by temporary propping and all are substantially affected by prolonged vandalism and coated with spray paint and graffiti. The building retains its category B listed status and was originally constructed as a school; and was latterly in use as a nightclub.

If demolition of the building is considered to be acceptable, the site is proposed to be redeveloped with the erection of a flatted block containing 40 units, which would be constructed in a single 'U-shaped' plan form, extend to four storeys in height, and which would be positioned towards the south of the site. The principal elevation would front onto Maxwellton Street, with the secondary, side elevation fronting onto Maxwellton Road.

The building would be of a modern design, which would incorporate some salvaged stone from the listed building within the scheme. A hard landscaping scheme around the site is also proposed, and this is proposed to include boundary treatments which incorporate decorative stone elements/materials from the existing building on site.

History

99/748/LB - Demolition of former school building - Refused.
99/1009/PP - Demolition of existing structure and erection of replacement buildings - Refused.

99/1142/LB - Demolition of existing structure and erection of replacement buildings - Refused.

00/377/PP - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

00/378/LB - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

04/1015/PP - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

04/1016/LB - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

07/0282/PP - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

07/0283/LB - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

09/0700/PP - Extension of planning consent 07/0282/PP for restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking for a further 2 years - Granted.

12/0090/PP - Variation of Condition 1 attached to planning permission 09/0700/PP to extend the time period for starting the works - Granted.

16/0750/PP - Demolition of former school building - Withdrawn.

16/0812/PP - Erection of 40 flats, formation of parking and landscaping - Withdrawn.

17/0456/PP - Erection of 40 flats, formation of parking and landscaping - Pending.

Policy and Material

Considerations

Development Plan - Adopted
Renfrewshire Local Development Plan
Policy ENV3 - Built Heritage

Built Heritage Supplementary Guidance
Listed Buildings - Demolition of Listed Buildings

Material considerations

Planning legislation requires that planning decisions, in relation to listed buildings, are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan, unless material considerations indicate otherwise.

In this case, the proposal requires to be assessed against the above policies and guidance, the views of consultees, the objections received and the supporting information submitted by the applicant in respect of building condition and re-development viability. Reference must also be made to the Historic Environment Scotland Policy Statement (HESPS) and the accompanying guidance note Managing Change in the Historic Environment – Demolition.

Publicity

The application was advertised in the Edinburgh Gazette on 25/08/17, with a deadline for representations of 15/09/17 and the Paisley Daily Express on 23/08/17 with a deadline for representations of 13/09/17.

Objections/ Representations

Four letters of representation have been received, one from the Architectural Heritage Society of Scotland, one from the Heritage Tourism Group, one from a local resident and one from a local member (Cllr Eileen McCartin). The substance of these can be summarised as follows:-

The Architectural Heritage Society of Scotland does not object to the demolition of the remaining structure but caveats this to the effect that the remaining building needs to be fully recorded; as much as possible needs to be salvaged and set aside for re-use; and demolition must only be permitted once the current project is confirmed as proceeding.

The Heritage Tourism Group notes the architectural and historic importance of the building and sees no reason why preservation of the remaining facade could not be incorporated into the proposed development.

The local resident objects to the demolition and considers that some of the old building should be incorporated into a new building.

The local ward member notes the architectural and historic significance of the building; suggests that its condition is as a result of previous consents for redevelopment proposals having been extended; and that should the present structure be taken down, any planning permission should be 'time-barred' and that if building is not started within 2 years, planning permission should be removed. It was suggested that any permission should re-use stone from the old building so that the frontage would re-create the look of the old school.

Consultations

Historic Environment Scotland - Consider that the building has a significant architectural and historical value and

importance within Paisley. However they accept that given the failure of previous schemes for its redevelopment to be implemented, its deteriorating condition and the financial implications of redevelopment, that they do not object to its demolition and the redevelopment of the site. They welcome the reuse of existing stone work and features by the applicant, in a hard landscaping scheme around the site.

West of Scotland Archaeology Service - Have requested that a condition be imposed on any approval issued, regarding the commissioning and completion of an archaeological survey to take a record of the remains of the building as it currently stands.

Paisley West and Central Community Council - Accepts with regret that the retention and restoration of the building appears to be beyond hope. It notes the issues with the building following the fire in 1997, partial collapse in 1998 and storm damage in 1999. It is suggested that as many stonework features as possible should be salvaged and that this should be secured by a condition of consent. The community council also considered that the design of the new development lacks imagination; and, that there are concerns over parking provision and the potential for on-street parking in Maxwellton Road.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design & Access Statement - A design and access statement was submitted with the application. This was further supplemented with additional information, including financial costings for redevelopment of the site and demolition/new build works.

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in

considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. It considers that planning authorities should only approve such applications where they are satisfied that:

- (a) The building is not of special interest; or
- (b) The building is incapable of repair; or
- (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are re-stated in the Council's New Development Supplementary Guidance. The HES Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.

When the proposed demolition is assessed against these requirements the following conclusions can be made:

The buildings are not of special interest

- The building retains its B listed status notwithstanding its derelict condition and is important both architecturally and by reason of its historical significance within Paisley. It was built in 1886/7 as a school used by pupils who would spend the morning at classes and the afternoons working in the Mills (hence the name 'Half Time school'). Therefore, it cannot be concluded that the building is not of

special interest and the applicants have not sought to demonstrate that this is the case. This test is therefore not met.

The condition of the buildings are beyond repair - The building was significantly damaged by a fire in 1997, which left only the masonry standing and was then further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, all that remains of the building are partial walls and no roof exists; nor do any internal finishes or partitions. While previous schemes have been approved, which would have incorporated the reuse or retention of the existing facade, none have been implemented, (mainly due to the prohibitive costs associated with redevelopment of the building). Therefore, it has previously been demonstrated that while the building was physically capable of being redeveloped and repaired at that time, the costs have remained prohibitive. Furthermore, these schemes were approved a number of years ago and the building and stone work has further deteriorated into a worse condition, which significantly further limits the realistic opportunity for possible redevelopment as opposed to demolition.

Economic Viability - As indicated above, previously consented schemes for the redevelopment of the existing facade have been unsuccessful and unable to be implemented due to the prohibitive costs involved. The applicant has provided justification for the case for demolition of the building, with financial projections of demolition versus refurbishment, which show that redevelopment of the existing building is not economically viable. This test has therefore been met.

Wider public benefits - The proposals would create 40 new units within the Paisley area, in close proximity to the RAH and town centre. This would provide additional housing within the town and assist with housing unit numbers required to be delivered within Renfrewshire. With

regard to wider public benefits therefore, the building in its current condition has a negative impact on the immediate area in terms of visual amenity. Its demolition and replacement with an acceptable residential proposal could enhance the visual amenity of the immediate area and the amenity of the wider area in general.

Whilst the benefits of demolition and redevelopment are likely to be experienced more locally, rather than in a wider sense, this test is therefore only partially met.

In terms of the issues raised by the objectors, the applicants engaged with the Council and HES at an early stage with regard to this proposal and its suitability and a number of pre-application meetings and discussions took place. Several differing schemes were proposed, examined and discounted as being either economically or technically unviable; and with the current proposal emerging as the option capable of implementation.

The redevelopment proposals will use some salvaged stone from the existing ruinous structure as a means of representing the history of the site. Options were discussed with regards to further inclusion of existing stone work and features into the building's design, however, it was considered that these could appear incongruous within the context of the design of the modern building. As an alternative, it was considered that a hard landscaping scheme would be a more appropriate method to give recognition to the heritage of the existing building and the site it occupies. This would include the reuse of a number of features of the remains of the building, to form boundary features leading from the entrance to the building, with pillar features and the decorative stone urns being positioned at the entrance to the building.

The use of such features around the boundaries would give a more public

context to the previous history of the site. The detail and extent of incorporating these architectural salvage elements into the finished scheme are matters that should be safeguarded through the imposition of a condition.

It is considered that the applicants have satisfied the relevant tests and have demonstrated that the building is beyond viable conversion, refurbishment or reuse.

Recommendation and Reasons for Decision

It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied and it is therefore recommended that the Board grant listed building consent for demolition subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 17/0456/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is

to take place on the cleared site immediately following its demolition.

3. Prior to development commencing on site, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing, not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To preserve a record of the buildings heritage.

4. That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of the Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage for re-use and incorporation into both the boundary treatments and the hard and soft landscaping of the redevelopment proposals which are subject to approval under reference 17/0456/PP. The details shall include a method statement setting out the measures for the careful dismantling of those elements which are to be re-used and the arrangements for their safe storage (which may be either on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0456/PP



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 03/08/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 40 FLATS, FORMATION OF PARKING AND LANDSCAPING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION - FULL

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 16 January, 2018 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the application site and the physical context of the proposals in general; and the condition of the listed building in particular.

The site visit took place on 13 February 2018 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site surroundings and the site context; and the condition of the listed building occupying the site. Members were able to acquaint themselves with the building's context and its physical condition which would be impacted by the proposed development.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

Listed Building Application: Report of Handling



Application No. 17/0456/PP

Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley Northwest

Applicant

R H Contracts
18 Woodside Place
Glasgow
G3 7QL

Registered: 03/08/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 40 FLATS, FORMATION OF PARKING AND LANDSCAPING

LOCATION: THE INSTITUTE, MAXWELTON STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION - FULL



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places'.
- There have been four letters of objection on the grounds that the building is architecturally and historically important and should be retained; the existing facade and other parts of the building should be incorporated into the proposals; and the proposals would result in overlooking and affect privacy.
- Historic Environment Scotland has not objected to the proposed demolition of the listed building and accept that its retention and refurbishment are unviable.
- The form, siting, design, density, external finish and layout of the proposed development are considered to be acceptable.
- The removal of the remains of the Half Time School would present the opportunity for the redevelopment of a derelict building and site which detracts from the general amenity of the surrounding area.

Description

This application seeks planning permission for the erection of a block of 40 flats, with associated parking and landscaping, on the site of the former Half Time School, situated on Maxwellton Street, Paisley. The building currently occupying the site was significantly damaged by a fire in 1997, which left only the masonry standing and was subsequently further damaged by high winds in 1998, which blew down the eastern gable elevation. As such, the building now lies in a derelict state, with some walls partially standing and no roof or any interior walls, partitions, or finishes remain. The limited remaining exterior walls are supported by temporary propping and all are substantially affected by prolonged vandalism and coated with spray paint and graffiti. The building retains its category B listed status and was originally constructed as a school; and was latterly in use as a nightclub.

The site extends to 0.4 hectares, and is bounded to the north by St Mary's Primary School, to the east by amenity open space and a cycle route with residential uses beyond, to the south lies an area of housing beyond the former canal, and to the west the Spinners Gate Adult Day Centre.

The proposal comprises the erection of a flatted block containing 40 units, which would be constructed in a single 'U-shaped' plan form, extend to four storeys in height, and which would be positioned towards the south of the site. The principal elevation would front onto Maxwellton Street, with the secondary, side elevation fronting onto Maxwellton Road. The building would measure 46.5m in width by 30m in depth, the total site area measures 0.39ha. Car parking is proposed within the curtilage of the site to accommodate 53 vehicles and cycle storage for 20 cycles is proposed at the courtyard/entrance to the building. The building will be of a modern design, which will incorporate some salvaged stone from

the listed building. A hard landscaping scheme around the site is also proposed, and this is proposed to include boundary treatments which incorporate decorative stone elements/materials from the existing building on site.

History

99/748/LB - Demolition of former school building - Refused.

99/1009/PP - Demolition of existing structure and erection of replacement buildings - Refused.

99/1142/LB - Demolition of existing structure and erection of replacement buildings - Refused.

00/377/PP - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

00/378/LB - Reinstatement of existing structure to form residential flats, conversion of outbuilding and erection of lodge house - Disposed to Grant subject to Section 75 Agreement. Subsequent refusal following failure to conclude legal agreement. Appeal in respect of refusal of listed building consent - Dismissed.

04/1015/PP - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

04/1016/LB - Reinstatement of existing structure to 16 residential flats, conversion of outbuildings to form 2 flats and erection of lodge house - Withdrawn.

07/0282/PP - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

07/0283/LB - Restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking - Granted.

09/0700/PP - Extension of planning consent 07/0282/PP for restoration and conservation of existing facade to Maxwellton Street and incorporation within new build residential development of 40 flatted dwellings and associated landscaping and parking for a further 2 years - Granted.

12/0090/PP - Variation of Condition 1 attached to planning permission 09/0700/PP to extend the time period for starting the works - Granted.

16/0750/PP - Demolition of former school building - Withdrawn.

16/0812/PP - Erection of 40 flats, formation of parking and landscaping - Withdrawn.

17/0454/LB - Demolition of former school building - Pending.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan August 2014

Policy P1 - Renfrewshire's Places

Policy ENV3 - Built Heritage

New Development Supplementary Guidance

Delivering the Places Strategy - Places Development Criteria and Places Checklist

Listed Buildings - Demolition of Listed Buildings

Material considerations

Renfrewshire's Places Residential Design Guide - March 2015

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation.

Objections/Representations

Four letters of objection have been received, two from local residents, one from the Heritage Tourism Group and one from a local member (Cllr Eileen McCartin). The substance of these objections can be summarised as follows:-

- Removal of trees from site boundary.
- Privacy/overlooking at neighbouring properties.
- Loss of existing building.
- Design of proposed development is not in keeping with the existing building on site and the historical importance.
- Previous applications/site history where schemes which retained and reused the existing facade have been approved, therefore this should be proposed again.
- Reuse of existing facade/materials should form part of the proposals.

Consultations

Director of Community Resources (Traffic) - No objection. The preparation of a Transport Statement was requested and subsequently submitted and was assessed as being acceptable. A suitable level of parking and cycle storage is being provided on the site.

Director of Community Resources (Design) - No objection. The submission of a drainage and SUDS survey was requested and following submission, the content has been agreed.

Director of Community Resources (Environmental Protection) - No objection. It was requested that a noise survey be undertaken, (as the site is sensitive in terms of road noise and also from the school opposite), and this was completed and formed part of the assessment of the application. Should consent be granted,

conditions are recommended in respect of noise and potential ground contamination. West of Scotland Archaeology Service - No objection and requested that a condition be imposed on any approval issued, regarding the commissioning and completion of an archaeological survey to record the remains of the building as it currently stands.

Paisley West and Central Community Council - Accepts with regret that the retention and restoration of the building appears to be beyond hope. It notes the issues with the building following the fire in 1997, partial collapse in 1998 and storm damage in 1999. It is suggested that as many stonework features as possible should be salvaged and that this should be secured by a condition of consent. The community council also considered that the design of the new development lacks imagination; and, that there are concerns over parking provision and the potential for on-street parking in Maxwellton Road.

Summary of Main Issues

Environmental Statement - Not applicable

Appropriate Assessment - Not applicable

Design & Access Statement - A design and access statement was submitted with the application. This was further supplemented with additional information, including financial costings for redevelopment of the site and demolition/new build works.

Other Assessments

Transport Statement : Considers the site in terms of site layout, sustainable accessibility, vehicle access and development traffic generation, parking provision and service vehicle accessibility. The report concludes that the development would be accessible by sustainable modes of travel and would integrate well with the existing transport network.

Preliminary Site Investigation: Considers the ground characteristics of the site, its uses, and investigation results. It concludes that risks to the groundwater environment to be low; that the site was indicated to be in an area where radon

was not anticipated to be present at significant levels and that the site is at low risk from quarrying activities.

Drainage and SUDS Study: Considers that drainage matters can be satisfactorily addressed.

Noise Assessment: Considers that the key sources of noise would be road traffic and sound associated with the nearby primary school. These sources were modelled and mitigation measures were recommended in the form of standard thermal double glazing providing the specified sound reduction index which would be sufficient for all habitable rooms.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

Policy P1 of the Adopted Renfrewshire Local Development Plan states that there is a presumption in favour of the built form and proposed uses should demonstrate they have no adverse impact on existing uses. As the proposal is for the erection of a block of flats within an established residential area, it is considered that the proposed development complies with this policy in principle.

The primary consideration in the assessment of the application thereafter is the extent to which the proposals complies with the New Development Supplementary Guidance, Places Development Criteria and Places Checklist, the Councils Residential Design Guide, and the Scottish Government publications on Designing Streets and Designing Places. The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design.

The design considerations will be assessed as follows.

Context and Character

The application site is located within an existing built up area which is predominantly residential in nature, and which is characterised by a range of house types ranging from two-storey detached and semi-detached at the Moorings, to two, three and four storey flats at Maxwellton Road, and a multi-storey block at Maxwellton Street. The proposal involves the erection of a four storey block of flats (in a similar form to those fronting onto Maxwellton Street), and which is assessed as being proportionate in scale to the building formerly occupying the site. The proposal is therefore considered to respond to its context. The site is relatively isolated in terms of other residential buildings and the closest structures are a school, and care facility to the rear of the site, which are both single storey buildings. Therefore, in terms of context and character the opportunity for a single block, of individual design and materials is appropriate, without the development resulting in an incongruous, over-dominant or discordant feature on the streetscene. Therefore, it is considered that the proposal will make a positive contribution to the character of the area, and contribute to the creation of a successful place.

Access and Connectivity

The proposed development integrates with the existing street network, and there is walkable access from the site to public transport and local amenities. The supporting Transport Statement notes that the site is well located in terms of access to local bus services, the rail network and national cycle routes and is considered to be satisfactory. The parking capacity originally proposed would have accommodated 42 vehicles, and this has since been increased to 53 spaces to meet the minimum parking requirements and this level is considered to be acceptable.

Layout and Built Form

The layout incorporates a single block which provides definition to the surrounding street network, the principal elevation of which fronts onto Maxwellton Street and is considered to respond to the generally level topography of the site. It is also considered that the siting, scale, massing and positioning of the proposed block will not have an unacceptably detrimental impact on the residential amenity of the neighbouring properties to the south with regard to overshadowing and overlooking, as it will be located approximately 40m from the closest neighbouring dwelling at The Moorings.

Environment and Community

There is no formal open space requirement for a development of this scale, in terms of play provision, passive open space etc. However, it is recognised that the site is relatively compact and a significant portion of the available land is dedicated to meeting off-street parking provision. Notwithstanding this, the site is well served by public and private open space, parks and children's play provision in the immediate vicinity. To the east is a cycle path, which is surrounded by open amenity space and to the north, beyond the school, is Maxwellton Park, which contains a children's play area. In respect of existing landscape and ecological features, the site has a number of trees of varying quality on and around the boundary with Maxwellton Street and Maxwellton Road. Some trees within the site require to be felled, however a row of mature trees out with the site boundary along Maxwellton Street will remain. The proposal is therefore considered to comply with Policy ENV2 and the associated Environment Strategy.

In terms of drainage, the Director of Community Resources (Head of Roads - Drainage) has offered no objection to the proposal, based on the findings within the supporting information. The Noise Survey, has been assessed and the Director of Community Resources

(Environmental) has no objections in terms of noise, provided a condition be placed on any approval to safeguard prospective residents against noise levels within the development. It is not considered that the development would result in an increase in noise levels to the detriment of amenity, and there are no surrounding land uses which would have a significant adverse effect on the proposed development with regard to visual amenity, smell or hours of operation.

Whilst the remains of the listed building are now of limited architectural importance, the derelict, unkempt and neglected condition of the site detracts from the general amenity of the surrounding area and redevelopment would contribute to the visual enhancement of the immediate area.

Buildings and Design

In terms of design and buildings, the proposal involves the demolition of a listed building to facilitate the proposed development (which will be fully considered in the corresponding listed building application). The existing building on site comprises the remains of the 'Half Time School', which is an important and historic building within Paisley. The site has an extensive history in terms of previous development proposals, applications and approvals. Permission has been granted for a number of schemes over the years and none of these have come to fruition. Previously, consent has been granted for 40 flats, which incorporated the existing façade of the building into the design. This scheme was never progressed to implementation as the costs to allow the restoration of the existing building proved to be prohibitive and rendered the scheme economically unviable. In the circumstances, the current applicant has proposed to remove the entire building and replace it with an entirely new-build structure. As such, the proposed design and features of the proposed building require to be assessed in terms of their suitability in the context of

the demolition of the listed building should this be agreed.

As noted above, there is an extensive history for this site in terms of applications and what has previously been considered to be acceptable. The applicant has engaged with the Council from an early stage with regard to this and other proposals and their suitability. Several differing schemes were proposed and discounted, with the current proposal being generally the appropriate option. The building itself would use some salvaged stone from the existing derelict structure as a means of representing the history of the site. Options were discussed with regards to further inclusion of existing stone work and features into the building's design, however it was decided these would appear incongruous within the context of the modern design of the building. As an alternative, it was considered that a hard landscaping scheme would be a more appropriate method to give recognition to the heritage of the existing building and the site it occupies. This would include the reuse of a number of features of the remains of the building, to form boundary features leading from the entrance to the building, with pillar features and the decorative stone urns being positioned at the entrance to the building. The use of such features around the boundaries would give a more public context to the previous history of the site. The detail and extent of incorporating these architectural salvage elements into the finished scheme are matters that should be safeguarded through the imposition of a condition.

Furthermore, the justification which has been provided in terms of removing the existing structure and constructing a new building has been accepted by Historic Environment Scotland (and this is fully assessed and explained in the accompanying listed building application).

In the light of the foregoing, the design of the building proposed, is considered

suitable and appropriate to fulfil the criteria of the Adopted Renfrewshire Local Development Plan and associated Supplementary Guidance.

With regard to responses from consultees which have not been addressed above, a condition requiring the submission of a Site Investigation, Remediation Method Statement and Verification Report can be attached should a favourable recommendation be made.

In terms of the issues raised by the objectors; the impact on privacy/overlooking and the issues relating to the design of the proposed building, previous site history, loss of existing and re-use of materials have all been addressed above. With regards the removal of any trees, the site is not covered by a Tree Preservation Order and a number of trees will remain both within the site itself and the immediate vicinity. However a condition is recommended to ensure the protection of those trees remaining on site during construction activities.

Recommendation and Reasons for Decision

In light of the above assessment, the proposed development is considered to comply with the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance, and will not be detrimental to the amenity of the area by virtue of its design, form and siting. Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

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. That notwithstanding the plans hereby approved, and before any development commences on site, revised details of the hard and soft landscaping of the site, and all boundary treatments including walling and decorative ironwork shall be submitted for the written approval of the Planning Authority. These details shall fully demonstrate the elements of the listed structure to be salvaged for re-use and which are to be incorporated into the development hereby approved. Thereafter, and before the first unit within the development hereby approved is occupied, all of the hard and soft landscaping and boundary treatments as agreed shall be fully implemented in accordance with the approved plans, to the satisfaction of the Planning Authority.

Reason: In the interests of amenity.

4. That an acoustic ventilation system shall be installed in the window openings that does not allow noise levels to exceed 40dB during daytime hours and 30dB during night time hours. The details of the acoustic ventilation system shall be submitted for the written approval of the Planning Authority prior to its installation.

Reason: In the interests of residential amenity.

5. No development shall commence 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 and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the Site Investigation Report prepared in accordance with current authoritative technical guidance, has been submitted to, and approved in writing by, the Planning Authority.

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

6. That prior to the occupation of any residential unit hereby approved;

a) a Verification Report confirming completion of the works specified within the approved remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a verification Report confirming imported materials are suitable for use,

shall be submitted to, and approved in writing by, the Planning Authority.

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

7. Prior to development commencing on site, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing, not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To preserve a record of the buildings heritage.

8. That before development commences on site, a tree survey shall be submitted for the

prior written approval of the Planning Authority detailing the size, age, condition, species, location and canopy spread of all trees on site and those which are to be retained and those which it is intended to be removed. The details shall include a methodology for the protection of all trees which are to be retained on site against the effects of construction activities. The methodology thereafter agreed shall be fully implemented on site in the approved manner and shall be maintained as such for the duration of construction activities to the satisfaction of the Planning Authority.

Reason: In the interest of the amenity of the area.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 18/0021/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

BDW Trading Limited
7 Buchanan Gate,
Business Park
Cumbernauld Road
Glasgow
G33 6FB

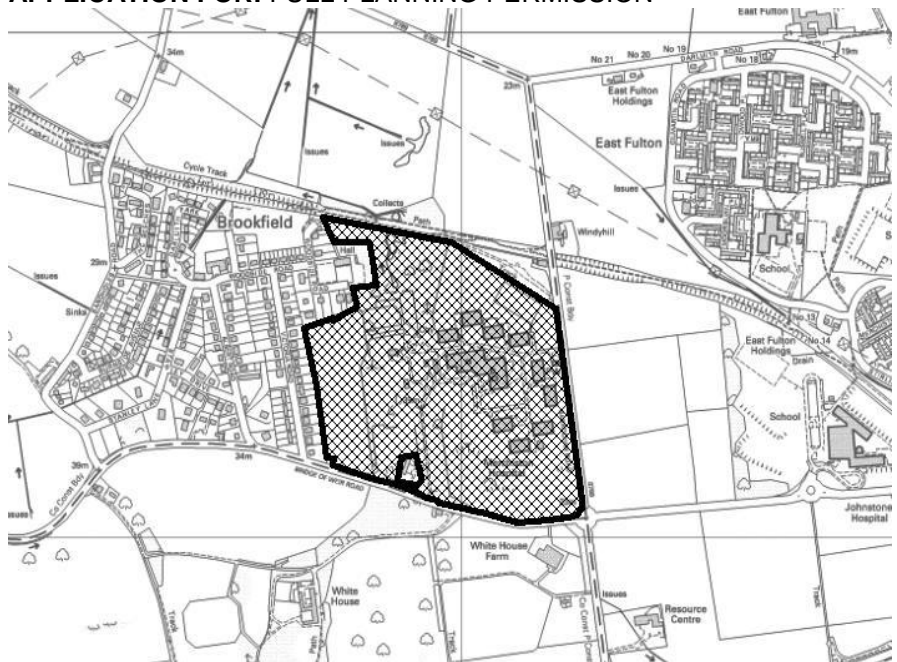
Registered: 09/01/2018

Report by Director of Development and Housing Services

PROPOSAL: SECTION 42 APPLICATION TO VARY CONDITION 7 (IMPLEMENTATION OF IMPROVEMENTS WORKS AT BARROCHAN INTERCHANGE) OF PLANNING PERMISSION 15/0731/PP RELATING TO THE ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: FORMER MERCHISTON HOSPITAL, BRIDGE OF WEIR ROAD, BROOKFIELD, 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

- The proposals accord with the Renfrewshire Local Development Plan; within which the site is included in Policy P3 'Additional Housing Sites' to contribute to Renfrewshire's Housing Land Supply.
- There have been nine letters of objection relating to the disruption caused by the earlier road works; that the works should be completed before houses are occupied; and that the occupation of houses would impact on the road network.
- There have been no objections, subject to conditions, from the various statutory consultees.

Description

This is a Section 42 application which seeks to vary condition 7 of planning permission 15/0731/PP which is for the erection of a residential development comprising 267 dwellinghouses with associated access, infrastructure and landscaping on the site of the former Merchiston Hosiptal, Bridge of Weir Road, Brookfield.

Condition 7 relates to the implementation of infrastructure improvement works at the Barrochan Interchange which is approximately 400m to the south of the site. The improvement works specified in the approved drawings relate to widening of the northern approach road to the Barrochan Interchange to improve the flow of traffic onto the A737. The wording of the condition is as follows:

That prior to the occupation of any dwellinghouse hereby approved, the Barrochan Interchange and Pedestrian Crossing improvement works as generally illustrated in approved Dougall Baillie Associates drawing numbers 15179/SK/02 and 15179/SK/03 shall be implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason - to minimise interference with the safety and free flow of traffic on the trunk road, and to ensure sufficient connectivity between the site and the pedestrian network.

The application seeks to vary the condition to allow for the occupation of 25 dwellinghouses prior to the implementation of the improvement works. The applicant has advised that the works will commence between April and May 2018, with a programmed duration of 12 weeks including the application for permits. It should be noted that the applicant originally sought for the occupation of 50 dwellinghouses prior to the implementation of the improvement works.

It should also be noted that application 18/0023/PP also seeks to vary the same condition attached to planning permission 17/0320/PP, again to allow for the occupation of 25 dwellinghouses prior to implementation of the improvement works. The applications cumulatively would therefore allow for 50 occupations in total across the site as a whole.

History

18/0023/PP - Variation of condition 4 (implementation of improvement works at Barrochan Interchange) of planning permission 17/0320/PP. Application yet to be determined.

17/0337/PP - Erection of 24 dwellinghouses with associated infrastructure and landscaping (amendment to planning consent 15/0731/PP). Granted subject to conditions 14/09/2017.

17/0320/PP - Erection of 44 dwellinghouses with associated infrastructure and landscaping (amendment to planning consent 15/0731/PP). Granted subject to conditions 14/09/2017.

15/0731/PP - Erection of residential development comprising 267 dwellinghouses with associated access, infrastructure and landscaping. Granted subject to conditions 27/01/2016.

15/0444/EO - Request for Screening Opinion as to whether an Environmental Assessment is necessary for residential development with associated access, infrastructure and landscaping. Environmental Assessment not Required 23/06/2015.

15/0432/NO - Erection of residential development with associated access, infrastructure and landscaping. Accepted 17/06/2015.

12/0875/DD - Demolition of vacant buildings. Permitted Development 19/02/2013.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014

Policy P3 - Additional Housing Sites

Policy I1 - Connecting Places

Policy I3 - Potential Transport Improvements

Policy I5 - Flooding and Drainage

New Development Supplementary Guidance

Places Development Criteria

Places Checklist

Open Space Provision in New Developments

Infrastructure Development Criteria

Connecting Places

Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Initial neighbour notification has been carried out in accordance with legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification, with an expiry date for representations of the 14th February.

Objections/Representations

Nine letters of representation have been received. The points raised in the letters can be summarised as follows: road works

already undertaken were mismanaged and have caused excessive disruption to adjacent communities the extent of which should be fully established; works should have been completed prior to occupation of houses; if market changes then works may never be undertaken, and local communities will face further disruption; existing infrastructure cannot cope with increase in traffic associated with further 94 occupations; works should be undertaken at night; Barrochan Road is no longer fit for purpose; no further applications should be approved until infrastructure upgrades have been completed; the 12 week programme of works is excessive; the Council must assess the implications of traffic control at the Barrochan Interchange; condition should be attached to ensure that delays caused by the proposed road improvements are minimised; priorities at Deafhillock Roundabout do not favour traffic from Houston.

Consultations

Transport Scotland - No objection.

The Director of Environment and Communities (Roads) - No objection.

Houston Community Council - Object on the following grounds: (i) Additional traffic generated by 94 new households would cause significant and unnecessary disruption; (ii) The residents of Houston should not have to bear the consequences of poor project management by the developer; (iii) The 12 week programme of works is excessive and should be rejected. The work should be undertaken more quickly and at night.

Linwood Community Council - Object on the following grounds: (i) The 12 week programme of works is excessive; (ii) The works already undertaken at the site have led to inconvenience for residents in Linwood and delays to public transport; (iii) The works should take place overnight; (iv) The occupation of 94

dwelling must be weighed up against the inconvenience to local residents.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - N/A

Pre-Application Consultation Report - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 15/0731/PP in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However, as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again considered that an Environmental Impact Assessment is not required.

Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing conditions, and is not entitled to re-consider the merits of the development

proposal and whether or not it is acceptable in principle. The planning assessment will focus on the acceptability of the proposed changes to the conditions, and what impact they will have with regard to the implementation of the planning permission. Proposed conditions must also meet the tests set out under the terms of Circular 4/1998, namely that they must be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other aspects.

The site of the former Merchiston Hospital was identified in the Adopted Renfrewshire Local Development Plan in 2014 as a suitable residential opportunity. Subsequently, planning permission was granted in January 2016 for the development of 267 houses subject to a condition requiring that road works be completed before the houses were occupied. This condition was imposed to ensure that the road works were carried out as part of the finished development but it was not crucial that they be undertaken to accommodate a specific number of occupied houses. The programme of road works extended beyond the anticipated timescales as Barratts contractors encountered below ground services which were not expected. When these services were encountered Barratts contractors required to liaise with Scottish Water and could not complete their aspects of the works until Scottish Water had completed their involvement. The over-running of road works on public roads are not subject to planning control nor was there a planning remit to intervene.

The main consideration in the assessment of this application is the acceptability of allowing 25 dwellinghouses (up to 50 in total when considered cumulatively with application 18/0023/PP) to be occupied prior to improvement works being implemented at the Barrochan Interchange. The applicant has sought to vary the condition as the programme of

infrastructure works has fallen behind the programmed completion of dwellings on the site. The delay in the programme of infrastructure works is due to the protracted nature of the works required to upgrade the Deafhillock roundabout which is the principal access into the development.

The current wording of the condition would require completed dwellings to remain unoccupied until the Barrochan Interchange works are complete. However the applicant is entitled, under Section 42 of The Town and Country Planning (Scotland) Act 1997, to make an application to vary the terms of the condition.

Condition 7 was attached to the granting of planning permission 15/0731/PP following consultation with Transport Scotland. Transport Scotland have been consulted on the proposed variation of Condition 7, and have offered no objections to the revised wording with respect to the impact of the proposed variation on the trunk road network. The Director of Environment and Communities (Roads) has also offered no objections to the proposed variation with respect to traffic impact on the local road network. On this basis, I am satisfied that the occupation of 25 dwellinghouses will not have a detrimental on the flow of traffic on the trunk road and local road network surrounding the site.

With regard to the comments from representees, Linwood Community Council and Houston Community Council, the disruption caused by the protracted nature of the works to upgrade the Deafhillock roundabout is acknowledged. The grant of planning permission for residential development on the site of the former Merchiston Hosiptal was conditional on a number of upgrades to the road network, including those at the Barrochan Interchange.

For the purposes of this application, only the acceptability of existing conditions can be considered. Condition 7 relates solely to the relationship between the implementation of improvement works at the Barrochan Interchange and the occupation of dwellings. It does not relate to the exact timing of the works, the duration, what time of day they are undertaken, or the management of traffic during the duration of the works. Further conditions relating to these matters cannot be imposed. The regulation of works taking place on the public road is managed through the Roads Construction Consent process and the Roads (Scotland) Act.

The applicant has sought to vary condition 7 to allow for 25 dwellings to be occupied prior to the infrastructure works at Barrochan Interchange being completed. Both Transport Scotland and the Director of Environment and Communities (Roads) have not objected to the proposed variation. I would therefore conclude that while the occupation of 25 dwellings on the site will result in a modest increase in traffic using the road network prior to the upgrade works at Barrochan being completed, it will not be such a material increase so as to have any significant or detrimental impact on the movement of traffic on both the local and trunk road network. The proposed variation should therefore be accepted.

Recommendation and Reasons for Decision

The proposal complies with the provisions of the Local Development Plan and the associated New Development Supplementary Guidance, and there have been no objections from statutory consultees. It is therefore recommended that planning permission should be granted subject to the varied condition 7, with all other conditions imposed as originally worded.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. Prior to the commencement of development on site:

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 for implementing all remedial recommendation contained within the site investigation report shall be prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN 33) and the Councils publication 'An introduction to Land Contamination and Development Management') and submitted for the written approval of the Planning Authority.

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

3. That prior to the occupation of any dwellinghouse hereby approved, a Verification Report confirming completion of the works specified within the approved Remediation Strategy shall be submitted to, and approved in writing by, the Planning Authority.

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

4. That prior to the commencement of development on site, full details and/or samples of the facing materials to be used on all the external walls and roofs of the dwellinghouses and detached garages hereby

approved 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 - A full specification detailing finishing materials has not been submitted.

5. That prior to the commencement of development on site, the programme of archaeological works as specified in the approved written scheme of investigation prepared by CGMS Consulting and dated December 2015 shall be fully implemented on site and that all recordings and recovery of archaeological resources within the development site shall be undertaken to the satisfaction of the Planning Authority in consultation with the West of Scotland Archaeology Service.

Reason - To ensure that any archaeological resources within the site are suitably recorded.

6. That prior to the occupation of dwellinghouses situated in plots 109-113, 101-102, 85-94, 1-2, 11-21, and 255 as shown on approved drawing SC-09-10 Revision M, a verification report confirming installation of the mitigation measures detailed within Appendix 3 of the approved Noise Impact Assessment R-7324-ST-RGM prepared by RMP including the installation of double glazing units with a minimum specification of 6mm glass/12mm air space/4mm glass to achieve a minimum noise reduction of Rw28 and ventilation units with a minimum noise reduction of 34dB, and 1.8m high acoustic barriers shall be submitted for the written approval of the Planning Authority.

Reason - To ensure that road traffic noise is adequately mitigated at these plots.

7. That not more than 25 of the dwellinghouses hereby approved shall be occupied until the Barrochan Interchange and Pedestrian Crossing improvement works as generally illustrated in approved Dougall Baillie Associates drawing numbers 15179/SK/02 and 15179/SK/03 have been implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason - to minimise interference with the safety and free flow of traffic on the trunk road, and to ensure sufficient connectivity between the site and the pedestrian network.

8. That prior to the occupation of any dwellinghouse within Phase 2 of the development as identified in approved drawing SC-09-31, the improvement works to the A761 at Merchiston Drive as generally illustrated in approved Dougall Baillie Associates drawing 15179-SK-01 shall be implemented to the satisfaction of the Planning Authority.

Reason - to ensure adequate connectivity between the site and the public transport network.

9. That prior to the occupation of any dwellinghouse within Phase 2 of the development as identified in approved drawing SC-09-31, the additional access and remote footpath link as generally illustrated in approved Dougall Baillie Associates drawing 15049/SK/02 shall be implemented on site to the satisfaction of the Planning Authority.

Reason - to ensure a pedestrian connection is formed between the development and Brookfield.

10. That prior to the commencement of development of any dwellinghouse within Phase 3 as identified in approved drawing SC-09-31, a report detailing the feasibility of forming a pedestrian and cycle link to the National Cycle Network as generally illustrated in approved Dougall Baillie Associates drawing 15139/SK/05 shall be submitted to, and approved in writing by, the Planning Authority. The recommendations contained within the report shall thereafter be implemented on site prior to the occupation of any dwellinghouse within Phase 3 to the satisfaction of the Planning Authority.

Reason - to investigate the possibility of forming a direct connection between the site and the National Cycle Network.

11. That prior to the commencement of development on site, a Bird Hazard Management Plan and full details of all soft and water landscaping works shall be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding. The landscaping scheme shall be prepared in accordance with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes, and shall specify all

grassed areas, the species, number and spacing of trees and shrubs, details of any water features, and drainage details including SUDS. Only the approved landscaping works shall thereafter be implemented on site, and no subsequent alterations to the approved landscaping scheme are to take place unless first submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason - to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

12. That prior to the commencement of development on site, a detailed specification in respect of the primary equipped play spaces, secondary equipped play spaces, and natural play spaces as shown on approved drawing SC-09-10 Revision M, shall be submitted to, and approved in writing by, the Planning Authority. The specification shall include:

- details of the type and location of play equipment, seating and litter bins to be situated within the play areas;
- details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- details of the fencing to be erected around the play areas;
- details of the phasing of these works.

The specification thereafter approved shall be implemented on site and maintained as such in the agreed upon manner.

Reason - To ensure the provision of adequate play facilities within the site.

13. That prior to the commencement of development on site, further details in respect of the following drainage matters shall be submitted to, and approved in writing by, the Planning Authority;

- confirmation from Scottish Water of the capacity of the sewer network to accommodate waste water drainage, statutory and non-statutory surface water drainage from the development or a statement on sewerage system constraints and alternative drainage arrangements;
- post development run-off calculations used to determine surface water drainage requirements and flood mitigatory surface water storage;
- calculation of pollution treatment volume for SUDS and demonstrate that the level of treatment and available treatment volume for SUDS are adequate;
- consideration of the flood flow route for the 200 year return period showing no detriment to land, property or SUDS features as a result of overland flow;
- maintenance arrangements.

The drainage scheme thereafter approved shall be implemented on site, and maintained in the agreed upon manner.

Reason - these matters have not yet been submitted.

14. That prior to the commencement of development on site, full details and/or samples of the materials to be used for all hard surfaces within the development hereby approved 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 - A full specification detailing finishing materials has not been submitted.

15. That prior to the commencement of development on site, full details of the design and finish of all fences, walls and other means of enclosure to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site, and maintained in the agreed upon manner.

Reason: These details have not been submitted.

16. That prior to the commencement of development on site, a specification detailing the design, scale and finish of all structures and methods of enclosure, and the finish of all hard surfaces, to be formed at the bin store locations as shown on approved drawing SC-09-10 Revision M shall be submitted to, and approved by the Planning Authority. The specification shall also detail the maintenance arrangements for such areas. Only the details thereafter approved shall be implemented on site, and maintained in the agreed upon manner.

Reason: These details have yet to be submitted.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 18/0023/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

BDW Trading Limited
7 Buchanan Gate,
Business Park
Cumbernauld Road
Glasgow
G33 6FB

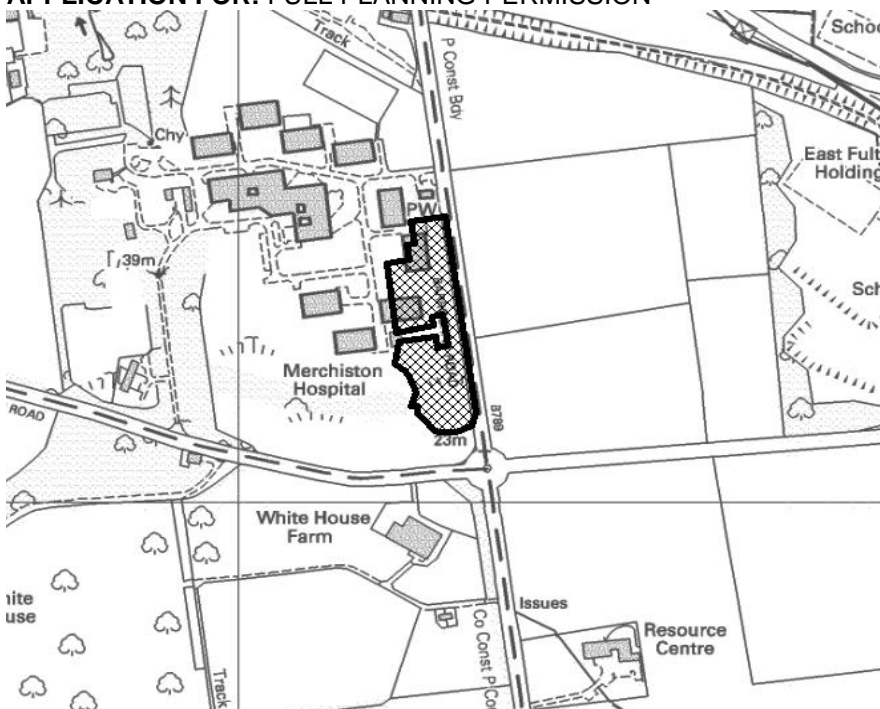
Registered: 10/01/2018

Report by Director of Development and Housing Services

PROPOSAL: SECTION 42 APPLICATION TO VARY CONDITION 4 (IMPLEMENTATION OF IMPROVEMENTS WORKS AT BARROCHAN INTERCHANGE) OF PLANNING PERMISSION 17/0320/PP RELATING TO THE ERECTION OF RESIDENTIAL DEVELOPMENT

LOCATION: FORMER MERCHISTON HOSPITAL, BRIDGE OF WEIR ROAD, BROOKFIELD, 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

- The proposals accord with the Renfrewshire Local Development Plan; within which the site is included in Policy P3 'Additional Housing Sites' to contribute to Renfrewshire's Housing Land Supply.
- There have been thirteen letters of objection relating to the disruption caused by the earlier road works; that the works should be completed before houses are occupied; and that the occupation of houses would impact on the road network.
- There have been no objections, subject to conditions, from the various statutory consultees.

Description

This is a Section 42 application which seeks to vary condition 4 of planning permission 17/0320/PP which is for the erection of a residential development comprising 44 dwellinghouses with associated infrastructure and landscaping (variation to the layout approved under application 15/0731/PP) on the site of the former Merchiston Hosiptal, Bridge of Weir Road, Brookfield.

Condition 4 relates to the implementation of infrastructure improvement works at the Barrochan Interchange which is approximately 400m to the south of the site. The improvement works specified in the approved drawings relate to widening of the northern approach road to the Barrochan Interchange to improve the flow of traffic onto the A737. The wording of the condition is as follows:

That prior to the occupation of any dwellinghouse hereby approved, the Barrochan Interchange and Pedestrian Crossing improvement works as generally illustrated in approved Dougall Baillie Associates drawing numbers 15179/SK/02 and 15179/SK/03 shall be implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason - to minimise interference with the safety and free flow of traffic on the trunk road.

The application seeks to vary the condition to allow for the occupation of 25 dwellinghouses prior to the implementation of the improvement works. The applicant has advised that the works will commence between April and May 2018, with a programmed duration of 12 weeks including the application for permits. It should be noted that the applicant originally sought for the occupation of 44 dwellinghouses prior to the implementation of the improvement works.

It should also be noted that application 18/0021/PP also seeks to vary the same condition attached to planning permission 17/0320/PP, again to allow for the occupation of 25 dwellinghouses prior to implementation of the improvement works. The applications cumulatively would therefore allow for 50 occupations in total across the site as a whole.

History

18/0021/PP - Variation of condition 7 (implementation of improvement works at Barrochan Interchange) of planning permission 15/0731/PP. Application yet to be determined.

17/0337/PP - Erection of 24 dwellinghouses with associated infrastructure and landscaping (amendment to planning consent 15/0731/PP). Granted subject to conditions 14/09/2017.

17/0320/PP - Erection of 44 dwellinghouses with associated infrastructure and landscaping (amendment to planning consent 15/0731/PP). Granted subject to conditions 14/09/2017.

15/0731/PP - Erection of residential development comprising 267 dwellinghouses with associated access, infrastructure and landscaping. Granted subject to conditions 27/01/2016.

15/0444/EO - Request for Screening Opinion as to whether an Environmental Assessment is necessary for residential development with associated access, infrastructure and landscaping. Environmental Assessment not Required 23/06/2015.

15/0432/NO - Erection of residential development with associated access, infrastructure and landscaping. Accepted 17/06/2015.

12/0875/DD - Demolition of vacant buildings. Permitted Development 19/02/2013.

Policy and Material

Considerations

Development Plan

Adopted Renfrewshire Local Development Plan August 2014

Policy P3 - Additional Housing Sites

Policy I1 - Connecting Places

Policy I3 - Potential Transport Improvements

Policy I5 - Flooding and Drainage

New Development Supplementary Guidance

Places Development Criteria

Places Checklist

Open Space Provision in New Developments

Infrastructure Development Criteria

Connecting Places

Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guide

Scottish Government publications on Designing Streets and Designing Places

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Initial neighbour notification has been carried out in accordance with legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification, with an expiry date for representations of the 14th February.

Objections/

Representations

Thirteen letters of representation have been received. The points raised in the

letters can be summarised as follows: road works already undertaken were mismanaged and have caused excessive disruption to adjacent communities the extent of which should be fully established; works should have been completed prior to occupation of houses; if market changes then works may never be undertaken, and local communities will face further disruption; existing infrastructure cannot cope with increase in traffic associated with further 94 occupations; works should be undertaken at night; Barrochan Road is no longer fit for purpose; no further applications should be approved until infrastructure upgrades have been completed; the 12 week programme of works is excessive; the Council must assess the implications of traffic control at the Barrochan Interchange; condition should be attached to ensure that delays caused by the proposed road improvements are minimised; priorities at Deafhillock Roundabout do not favour traffic from Houston.

Consultations

Transport Scotland - No objection.

The Director of Environment and Communities (Roads) - No objection.

Houston Community Council - Object on the following grounds: (i) Additional traffic generated by 94 new households would cause significant and unnecessary disruption; (ii) The residents of Houston should not have to bear the consequences of poor project management by the developer; (iii) The 12 week programme of works is excessive and should be rejected. The work should be undertaken more quickly and at night.

Linwood Community Council - Object on the following grounds: (i) The 12 week programme of works is excessive; (ii) The works already undertaken at the site have led to inconvenience for residents in Linwood and delays to public transport; (iii) The works should take place

overnight; (iv) The occupation of 94 dwellings must be weighed up against the inconvenience to local residents.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - N/A

Pre-Application Consultation Report - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 15/0731/PP in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However, as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again considered that an Environmental Impact Assessment is not required.

Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing conditions, and is not entitled to re-consider the merits of the development

proposal and whether or not it is acceptable in principle. The planning assessment will focus on the acceptability of the proposed changes to the conditions, and what impact they will have with regard to the implementation of the planning permission. Proposed conditions must also meet the tests set out under the terms of Circular 4/1998, namely that they must be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other aspects.

The site of the former Merchiston Hospital was identified in the Adopted Renfrewshire Local Development Plan in 2014 as a suitable residential opportunity. Subsequently, planning permission was granted in September 2017 for this part of the development for 44 houses subject to a condition requiring that roads works be completed before the houses were occupied. This condition was imposed to ensure that the road works were carried out as part of the finished development but it was not crucial that they be undertaken to accommodate a specific number of occupied houses. The programme of road works extended beyond the anticipated timescales as Barratts contractors encountered below ground services which were not expected. When these services were encountered Barratts contractors required to liaise with Scottish Water and could not complete their aspects of the works until Scottish Water had completed their involvement. The over-running of road works on public roads are not subject to planning control nor was there a planning remit to intervene.

The main consideration in the assessment of this application is the acceptability of allowing 25 dwellinghouses (up to 50 in total when considered cumulatively with application 18/0023/PP) to be occupied prior to improvement works being implemented at the Barrochan Interchange. The applicant has sought to vary the condition as the programme of

infrastructure works has fallen behind the programmed completion of dwellings on the site. The delay in the programme of infrastructure works is due to the protracted nature of the works required to upgrade the Deafhillock roundabout which is the principal access into the development.

The current wording of the condition would require completed dwellings to remain unoccupied until the Barrochan Interchange works are complete. However the applicant is entitled, under Section 42 of The Town and Country Planning (Scotland) Act 1997, to make an application to vary the terms of the condition.

Condition 4 was attached to the granting of planning permission 17/0320/PP following consultation with Transport Scotland. Transport Scotland have been consulted on the proposed variation of Condition 4, and have offered no objections to the revised wording with respect to the impact of the proposed variation on the trunk road network. The Director of Environment and Communities (Roads) has also offered no objections to the proposed variation with respect to traffic impact on the local road network. On this basis, I am satisfied that the occupation of 25 dwellinghouses will not have a detrimental on the flow of traffic on the trunk road and local road network surrounding the site.

With regard to the comments from representees, Linwood Community Council and Houston Community Council, the disruption caused by the protracted nature of the works to upgrade the Deafhillock roundabout is acknowledged. The grant of planning permission for residential development on the site of the former Merchiston Hosiptal was conditional on a number of upgrades to the local road network, including those at the Barrochan Interchange.

For the purposes of this application, only the acceptability of existing conditions can be considered. Condition 4 relates solely to the relationship between the implementation of improvement works at the Barrochan Interchange and the occupation of dwellings. It does not relate to the exact timing of the works, the duration, what time of day they are undertaken, or the management of traffic during the duration of the works. Further conditions relating to these matters cannot be imposed. The regulation of works taking place on the public road is managed through the Roads Construction Consent process and the Roads (Scotland) Act.

The applicant has sought to vary condition 4 to allow for 25 dwellings to be occupied prior to the infrastructure works at Barrochan Interchange being completed. Both Transport Scotland and the Director of Environment and Communities (Roads) have not objected to the proposed variation. I would therefore conclude that while the occupation of 25 dwellings on the site will result in a modest increase in traffic using the road network prior to the upgrade works at Barrochan being completed, it will not be such a material increase so as to have any significant or detrimental impact on the movement of traffic on both the local and trunk road network. The proposed variation should therefore be accepted.

Recommendation and Reasons for Decision

The proposal complies with the provisions of the Local Development Plan and the associated New Development Supplementary Guidance, and there have been no objections from statutory consultees. It is therefore recommended that planning permission should be granted subject to the varied condition 4, with all other conditions imposed as originally worded.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

2. No development shall commence 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 and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within 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. That prior to the occupation of any residential unit within the development hereby approved;

a) a Verification Report confirming completion of the works specified within the Remediation Strategy approved as part of Condition 2;

b) if remediation works are not required but soils are to be imported to the site, a Verification Report confirming imported soils are suitable for use on the site

shall be submitted to, and approved in writing by, the Planning Authority.

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

4. That not more than 25 of the dwellinghouses hereby approved shall be

occupied until the Barrochan Interchange improvement works as generally illustrated in approved Dougall Baillie Associates drawing number 15179/SK/02 have been implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason - To minimise interference with the safety and free flow of traffic on the trunk road.

5. That prior to the occupation of dwellinghouses situated in plots 300-302, 315-317, 319, 320-327 and 341 as shown on approved drawing WS-09-20 Revision B, a verification report confirming installation of the mitigation measures detailed within Appendix 3 of the approved Noise Impact Assessment R-7324-ST-RGM prepared by RMP including the installation of double glazing units with a minimum specification of 6mm glass/12mm air space/4mm glass to achieve a minimum noise reduction of Rw28, ventilation units with a minimum noise reduction of 34dB, and 1.8m high acoustic barriers where required shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that road traffic noise is suitably mitigated at these plots.

6. That prior to the commencement of development on site, full details of the design and finish of all fences, walls and other means of enclosure to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site, and maintained in the agreed upon manner.

Reason: These details have not yet been submitted.

7. That prior to the commencement of development on site, full details and/or samples of the facing materials to be used on all external walls and roofs of the dwellinghouses hereby approved 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: A full specification detailing finishing materials has not been submitted.

8. That prior to the commencement of development on site, a specification detailing the design, scale and finish of all structures

and methods of enclosure, and the finish of all hard surfaces, to be formed at the bin store locations as shown on approved drawing WS-09-20 Revision B shall be submitted to, and approved in writing by, the Planning Authority. The specification shall also detail the maintenance arrangements for such areas. Only the details thereafter approved shall be implemented on site, and maintained in the agreed upon manner.

Reason: These details have yet to be submitted.

9. That prior to the commencement of development on site, 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) details of the phasing of these works; (d) details of the management and maintenance for all landscaped areas.

The landscaping scheme shall thereafter be implemented on site in accordance with the approved phasing details, and maintained thereafter in accordance with the approved management and maintenance details.

Reason: In the interests of the visual amenity of the area.

10. That prior to the commencement of development on site, full details and/or samples of the materials to be used for all hard surfaces within the development hereby approved 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: A full specification detailing finishing materials has not been submitted.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0802/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir & Langbank

Applicant

Cala Homes (West) Ltd
Cairnlee House, Callendar
Business Park
Callendar Road
Falkirk
FK1 1XE

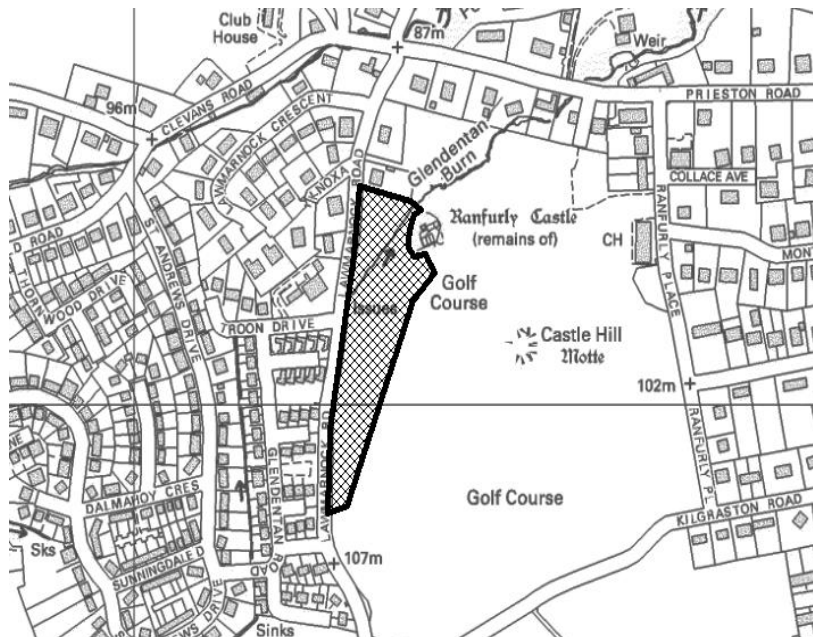
Registered: 17/11/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF 12 DETACHED DWELLING HOUSES WITH ASSOCIATED ROADS, PARKING AND LANDSCAPING

LOCATION: GOLF COURSE, OLD RANFURLY GOLF CLUB, RANFURLY PLACE, BRIDGE OF WEIR, PA11 3DE

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 the adopted Renfrewshire Local Development Plan and are consistent with the Policy P1 'Places' and Policy P3 'Additional Housing Sites' designation within which the site is included in Renfrewshire's Housing Land Supply.
- There have been sixty nine letters of support and fifteen letters of objection. The grounds for support relate to enhancing the local area and supporting a leisure facility; protection of the historic remains from vandals; the land is currently unused and would take pressure off green belt sites; and the density is comparable to surrounding areas. The objections relate to effect on historic character, traffic and access arrangements; privacy and overlooking; sewers and water; loss of green space; infrastructure capacity; and impact on wildlife.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

The site comprises an elongated area of undulating, sloping open land, approximately 1.3 hectares in size, bisected by the Glendentan Burn, on the western extremity of Old Course Ranfurly Golf Club. The site is bounded to the north and west by established residential areas with dwellings of mixed age, design and size, to the east by the golf course and Ranfurly Castle remains (which is a scheduled ancient monument) and to the south by remnants of open land and the golf course.

It is proposed to develop twelve detached houses, laid out in a linear arrangement with direct driveway access taken from Lawmarnock Road. The houses would be a mix of two and a half storey to the road with one and a half storey to the rear (to allow for the difference in ground levels rising between the front and rear of the site), with one of the units being reversed (i.e. one and a half storey to the front facade with two and a half storey to the rear) along with two storey detached dwellings. External finishes would be facing brick, render and concrete roof tiles. A landscaping scheme is proposed which will include tree screening along the north and south eastern boundaries with the existing core paths around the castle upgraded. Lawmarnock Road would be widened to 6.0 metres with a 2.0 metres wide footway along the development frontage to link up with the set back in front of 'Castleknowe' at the top of the hill.

This application follows on from a previous proposal at the site (App Ref No: 16/0669/PP) which proposed the erection of eight detached dwelling houses and 16 flats with associated roads, parking and landscaping. The application was refused by the Planning and Property Policy Board on the 14 March 2017 and an appeal to the Scottish Ministers against this refusal was dismissed on 28 August 2017.

The application was refused and the appeal dismissed on the basis that the

proposed development would result in overdevelopment of the site and would have an adverse effect on the character and appearance of the surrounding area in terms of density, design, massing and layout. The Reporter accepted that the southern portion of the development was acceptable and that a lower density development on the northern portion of the site would be appropriate. The Reporter also accepted that the proposed development would have no significant impact on the capacity of local schools and infrastructure including flooding issues in the area and that the proposed widening of Lawmarnock Road would largely address the concerns over road safety and pedestrian access.

History

16/0669/PP - Erection of 8 detached dwelling houses and 16 flats with associated roads, parking and landscaping was refused by the Planning and Property Policy Board on the 14 March 2017. Appeal dismissed 28 August 2017.

Policy and Material Considerations

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy P3: Additional Housing Sites

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Places Development Criteria and Places Checklist

Delivering the Environment Strategy: Contaminated Land; Scheduled Ancient monuments & Archaeological Sites

Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage

Material considerations

Renfrewshire's Places Residential Design Guidance 2015

Historic Environment Scotland Policy Statement 2016
Appeal Decision Letter PPA-350-2027

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposals require to be assessed against the above policies and guidance, the comments of all consultees and representees and any other material considerations.

Publicity

The Council has undertaken statutory neighbour notification procedures. Additionally, the proposals were advertised in the Paisley and Renfrewshire Gazette on 29th November 2017, with a deadline for the submission of representations of 20th December 2017.

Objections/ Representations

Eighty four representations have been received, with sixty nine in support of the proposal and fifteen against. The substance of the representations can be summarised as follows;

In Support:

- income generated from the sale of the land would help maintain and enhance an important leisure facility within Renfrewshire;
- the development would enhance the local area;
- development will protect the remains of Ranfurly Castle from further damage by vandals;
- the land is currently unused and the development would enhance the surrounding area and discourage youths from congregating on the land;
- the development would make a positive contribution to the housing stock in Bridge of Weir;
- the development would take pressure off green belt sites;

- the development would be in keeping with the surrounding area;
- the density is comparable to surrounding development; and
- the development proposed will preserve the character of the surrounding area.

Against:

- impacts on roads and traffic safety;
- impact on the conservation area;
- cumulative impacts associated with nearby development at Shillingworth;
- school capacity;
- sewer and water infrastructure capacity;
- impact on Ranfurly Castle remains;
- impact on visual amenity and the character of the area;
- proposed unit numbers;
- scale of the development;
- impact on privacy and overlooking of existing properties;
- impact on wildlife and loss of green space;
- impact of construction traffic, and
- no provision for visitor parking.

Consultations

The Director of Environment and Communities (Roads/Traffic) - No objection subject to conditions to achieve appropriate visibility splays; the widening of Lawmarnock Road; provision of footway and upgrade of existing lighting.

The Director of Environment and Communities (Design Services) - Accept the findings of the Drainage Impact Assessment and Flood Risk Assessment.

The Director of Environment and Communities (Environmental Services) - No objection subject to conditions in respect of ground conditions.

The Director of Education and Leisure - No objection on the basis that adequate capacity exists in schools within the catchment area of the site.

West of Scotland Archaeology Service -

Observation of the potential for impact on the Ranfurly Castle as a Scheduled Ancient Monument but advise that if it is considered that the benefits of the development outweigh the effect on the setting of the Castle, then a condition is recommended to require archaeological investigation of the site.

Scottish Water - No objection.

Historic Environment Scotland - No objection on the basis that the proposed housing is unlikely to have a significant detrimental impact upon the setting of Ranfurly Castle.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments

Planning/ Design Statement - This sets out the planning policy position in relation to the proposed development and outlines the general approach to siting, design, layout, scale and massing.

Archaeological Desk Appraisal - Considers the known archaeology in the area and concludes that it will be possible to avoid the Ranfurly Castle scheduled monument area during development.

Tree Survey - Describes the extent and condition of tree cover within and immediately adjacent to the site and describes those trees which should be retained and methods of protection including a Construction Exclusion Zone.

Protected Species Survey - Provides an ecological baseline and concludes that no evidence of bats, water voles, badger, brown hare, or hedgehogs recorded; no resting sites or other evidence of otters

were recorded and no birds nests were recorded.

Drainage Report - Provides a description of proposals including drawings and calculations for dealing with foul and surface water drainage and concludes that the proposals comply with all design requirements of Scottish Water, Renfrewshire Council and SEPA.

Flood Risk Assessment - Provides an assessment of flood risk from all sources and concludes that the development area of the site lies outwith the 1 in 200 year functional flood plain with access and egress to the site available throughout the design storm from Lawmarnock Road. It is stated that the proposed development is at low to medium risk of flooding and that the development proposed can be satisfactorily accommodated.

Ranfurly Castle and Motte Setting Assessment - Concludes that overall there are not expected to be any significant effects on the historical or contemporary setting of Ranfurly Castle or the more distant Castle Hill Motte from the proposed development, whether viewed as separate monuments or linked together. It is further concluded that despite being a new intervention and slightly closer to the Castle than current buildings the proposed development will only form a small extension to an existing contemporary urban setting which has already altered the historical setting of the Castle and Motte.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case, the relevant documents of the Development Plan comprise the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the

New Development Supplementary Guidance (SG) along with Renfrewshire's Places Residential Design Guide.

The principle planning issues to be addressed in this instance are considered to be whether the proposals are appropriate in land use planning terms having regard to the provisions of the development plan; whether the proposals would impact unacceptably on the character and appearance of the surrounding area in terms of density, design, massing and layout; the likely impact of the proposed development on the capacity of local schools and infrastructure including flooding issues in the area, and; whether the proposed widening of Lawmarnock Road would address the concerns over road safety and pedestrian access.

The application site is identified in the Renfrewshire Local Development proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of nine units. The development of these sites requires to comply with the criteria set out in the New Development Supplementary Guidance.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create

attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

The proposed development comprises a total of twelve detached dwellinghouses and although this exceeds the indicative capacity of nine as set out in the Renfrewshire Local Development Plan, it is considered that given the form and layout of the proposal, it is an appropriate density that can be accommodated acceptably on the site, with limited impact to the surrounding area.

On the southern portion of the site there would be eight detached split-level dwellings fronting onto Lawmarnock Road. This is similar to the previous application for this part of the site with the notable difference being the gable distances between these dwellings which have now been increased to 5 metres. At the northern end of the site, four detached two storey dwellings are proposed fronting onto Lawmarnock Road. These dwellings are set back from Lawmarnock Road and have rear gardens in the region of 10 to 15 metres and reflect the density, massing and layout of the larger dwellings to the north and north west of the site.

In this regard, in assessing the previous scheme, the Reporter had no objection to the form and layout of the eight dwellings on the southern portion of the site and accepted that these dwellings reflect the topography of the immediate landscape and were in line with Renfrewshire's Places Design Guide, albeit their spacing could be increased. This current proposal has incorporated additional spacing. The density is considered appropriate for this location and fits with the surrounding area. In terms of the northern portion of the site, the proposals have sought to reflect the Reporter's comments. Four detached two

storey dwellings are now proposed, set back from Lawmarnock Road and set within generous plots. The density of the site is considered appropriate to this location and fits acceptably with the surrounding area.

In line with Renfrewshire's Places Design Guide, the layout is outward facing, with the properties along Lawmarnock Road. House types have been designed to reflect the topography of the site with some of the units split level aiming to reflect the landscape form. Although there is a change in levels between the application site and existing houses on Glendentan Road, it is considered that the separation distances between the dwellings and their orientation will ensure that the dwellings proposed do not impact unacceptably on privacy or appear over bearing to the extent where an unfavourable recommendation would be warranted. Appropriate separation distances are proposed as well as good levels of open space throughout the development. The palette of materials to be used also reflects those found in and around this area.

The site benefits from a degree of enclosure provided by landscape boundaries to the side and rear (east and south) as well as a change in land level to the east which screens the detached dwellings from the golf course. The applicant proposes a landscape scheme where hedging will be planted along the site frontage to create a green edge to the development. Further landscaping is also proposed along the northern site boundary. The landscape scheme will also augment existing landscaping. The addition landscaping should allow the residential development to fit well with the surrounding area.

Given the form, layout, and design of the proposals along with the additional landscaping it is considered that the proposal will satisfy the requirements set out in the Supplementary Guidance in

relation to Scheduled Ancient Monuments & Archaeological Sites, safeguarding the setting of Ranfurly Castle. As the proposed dwellings are topographically separated from the remains of Ranfurly Castle by the Glendentan Burn and set back on the opposite bank, maintaining open space around the castle and do not substantially rise above the existing skyline, Historic Environment Scotland consider that the development is unlikely to raise issues of national significance and have no objections.

The Glendentan Burn which crosses the site has been incorporated into the site design, with the construction of a new footbridge which will provide access across the burn. This also enables the existing route of the core path to be retained and enhanced, maintaining this access route as well as ensuring connectivity and permeability through the development.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. The applicants have, through the submission of a Drainage Scheme and Flood Risk Assessment (FRA), demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Director of Environment and Communities (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained. These details will require to be submitted prior to the commencement of development.

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. The Director of Environment and Communities (Roads/Traffic) is satisfied, subject to the widening of Lawmarnock Road and conditions relating to footway and lighting provision, that the proposal meets the

relevant parking, access and traffic requirements. The proposed widening of Lawmarnock Road and provision of footpaths along the entirety of the site frontage is in line with that set out in the conclusions of the Reporter and address the concerns raised in relation to road and pedestrian safety.

With regard to potential contamination, the Director of Environment and Communities has no objection to the proposals and is satisfied that any potential contamination of the site can be satisfactorily addressed by conditions.

Referring to the points of objection not already addressed, it is considered that there is adequate provision within schools for the proposal, the Director of Education and Leisure has no objections. In addition, the cumulative impact of both the application site together with the residential development at Shillingworth can be accommodated in terms of the road network, drainage/sewerage infrastructure and other services.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. The proposals relate to a residential development scheme on a site which has been allocated for housing within the Adopted Renfrewshire Local Development Plan. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

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 2 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 the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land & Water dated 08 July 2014, the Drainage Report by G&D Engineering Services Ltd and drawing 10716/PD1 'Drainage & Levels Layout'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 3 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 5 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.

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, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. Lawmarnock Road shall be resurfaced and widened to a minimum width of 6.0m along the frontage of the site to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

10. The proposed footway along the full frontage of the site shall be a minimum of 2m in width and new street lighting installed.

Reason: In the interests of pedestrian safety.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 17/0750/PP



Renfrewshire
Council

KEY INFORMATION

Ward

9 Johnstone North,
Kilbarchan, Howwood &
Lochwinnoch

Applicant

Williamsburgh Housing
Association Ltd
Ralston House
Cyril Street
Paisley
PA11RW

Registered: 23/10/2017

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF OUTHOUSE AND
CONSTRUCTION OF 18 RESIDENTIAL UNITS COMPRISING
OF 2 STOREY COTTAGE FLATS AND ASSOCIATED AMENITY
SPACE, WIDENING OF MILLIKEN ROAD, ACCESS ROAD AND
PARKING

LOCATION: 8 NETHER JOHNSTONE AND LAND TO SOUTH
WEST MILLIKEN ROAD, KILBARCHAN, 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

- The proposals do not fully accord with Policy ENV1 'Green Belt' of the Renfrewshire Local Development Plan, however assessment of all relevant material considerations demonstrates that the proposals will not adversely affect the Green Belt nor establish an unacceptable precedent for further development in the Green Belt.
- There have been 120 letters of objection, including Kilbarchan Community Council and one letter of support. Matters relate to suitability of the site for residential use, overdevelopment, no shortage of effective housing land supply, irreversible destruction of green belt, traffic congestion, access, pedestrian and traffic safety and inadequate parking.
- There have been no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.

Planning Application: Report of Handling

Application No. 17/0750/PP



Renfrewshire
Council



Description

Planning permission is sought for the erection of a residential development on land to the north-west of Milliken Road, Kilbarchan. The site extends 0.38 hectares and the proposed development would comprise the erection of five, two storey flatted blocks running parallel with Milliken Road with a centrally located vehicular access also taken from Milliken Road. To the rear of the residential units is a garden area and a parking area for 24 spaces bounded by a landscaped edge and boundary fencing. The residential blocks will be finished in light facing brick with a variety of colours and textures and brown concrete roof tiles.

The site currently comprises vacant unmaintained grassland previously associated with a smallholding. There are mature trees and a hedge located along the western boundary with Milliken Road. The site slopes downwards from Milliken Road to the on ramp to the A737.

A previous application for a similar residential development was refused by the Planning and Property Policy Board on the 24 January 2017 and dismissed at appeal on 17 August 2017. The Reporter concluded that the site was appropriate for the development proposed, subject to any revised scheme achieving road improvements including the widening of Milliken Road. The Reporter also concluded that development of the site would not have any significant adverse impact in terms of reducing or otherwise adversely affecting the identity of Kilbarchan or detracting from the landscape setting of the settlement.

This application states that a scheme which has incorporated the suggestions made by the Reporter with regard to access and specifically includes the provision of on street parking on both sides of Milliken Road and the widening of Milliken Road to enable the two way passage of vehicles.

History

08/0117/PP - Erection of 40 flats with associated access road and parking. Refused and dismissed on appeal. In respect of the appeal decision, the Reporter, whilst taking the view that the site should not be developed for forty flats, in his assessment considered that the site was well contained and, if developed for housing, would be unlikely to establish any undesirable precedent.

16/0672/PP - Demolition of existing outhouse and erection of 18 flatted dwellings and associated amenity space, new road access and parking refused by the Planning and Property Policy Board on the 24 January 2017. Appeal dismissed on 17 August 2017.

The site is also referenced in the Renfrewshire Local Development Plan Examination (2014). The Reporters commented that they considered that given the approval of the dwelling house adjacent to the site, residential development may be acceptable, with details to be tested through the submission of a planning application.

Policy and Material Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is the, Clydeplan's Strategic Development Plan (2017) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

Adopted Renfrewshire Local Development Plan August 2014

Policy ENV1: Green Belt

Policy P2: Housing Land Supply

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

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

Material considerations

Renfrewshire's Housing Land Supply
Supplementary Guidance 2015 requires to
be considered in addressing the Council's
housing land supply.

The Scottish Ministers decision on
Application Reference No: 16/0672/PP
/Appeal Reference No: PPA-350-2026 is
also a material consideration.

Planning legislation requires that planning
decisions are made in accordance with the
Development Plan unless material
considerations indicate otherwise. In this
case the proposal requires to be
considered against the policies and
guidance set out above, the site history,
the supporting information submitted, the
comments of the consultees, any
objections received and any other relevant
material considerations.

Publicity

The Council has undertaken neighbour
notification in accordance with the
requirements of the legislation. The
application was advertised in the Paisley
and Renfrewshire Gazette for the
purposes of neighbour notification with a
deadline for representations of
22/11/2017.

Objections/
Representations

There have been 120 objections to this
application and one letter in support. The
issues raised can be summarised as
follows:

- It is doubtful that the site is suitable for residential development given the noise and pollution which would result due to its proximity to the A737;
- The proposal represents over development of the site which would result in safety issues for both road users and pedestrians;
- The 2017 Housing land Audit confirms that there is no longer a shortage of effective housing land supply and there is no reason to build such a development in the green belt;
- The irreversible destruction of green belt was not acceptable in five recent appeals to the Scottish Ministers and should not be acceptable in this case;
- The area is already subject to severe traffic congestion, with a hazardous crossing to the shops in Tandlehill Road. The proposal will exacerbate this;
- Access onto the existing roundabout is problematic especially at peak times and this development will exacerbate the problem;
- Milliken Road should be fully widened along the entire length of the development to allow adequate safe access to all of the properties on Milliken Road;
- Widening of Milliken Road as proposed would not address traffic movement issues. The road should be widened to allow two way traffic and one parked car for existing residents parking;
- The proposal to place a pedestrian linkage across the vehicular access to Milliken Road at a point marked by 'keep clear' signs will create an accident risk;

- Parking arrangements are likely to prove inadequate with additional parking in Milliken Road;
- The proposed widening of Milliken Road will involve raising the ground level by 1.36 metres and accommodating the present underground power cable and additional water and sewerage utilities.

Consultations

The Director of Environment and Communities (Roads/traffic) - No objection.

The Director of Environment and Communities (Design Services) - Requires the submission of a Drainage Impact Assessment to confirm acceptable drainage measures. This matter can be safeguarded by condition.

The Director of Environment and Communities (Environmental Services) - No objection subject to a condition that the noise mitigation measures proposed in the submitted Noise Impact Assessment are implemented and that conditions are imposed to address potential ground contamination.

Transport Scotland - No objection subject to a condition to prevent any development encroaching onto the A737.

Kilbarchan Community Council - Object for the following reasons:

- Inadequacy of safe access to the proposed development which will result in an increase in traffic congestion at the entrance to the village. The Transport Assessment has not addressed this issue but only deals with traffic issues once it has entered Milliken Road.
- The Transport Assessment has not realistically addressed the additional volume of traffic that will result from the development proposed.

- The Adopted Development Plan shows that the development is proposed within an area of green belt which cannot be supported.

The Director of Education and Leisure - Has confirmed that there will be sufficient education capacity.

Scottish Water - No objection.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - The report sets out that the proposals aim to create a clear identity for the site through unifying architectural elements which would visually link the new development to the existing village. Architectural features evident throughout the village such as building massing, roof profile, elevations and the expression of window surrounds will be met with a contemporary response that references these traditional forms. A sympathetic palette of materials will be used to fit with the character of Kilbarchan, in addition to the provision of a strong building line onto the street.

Access Statement - States that pedestrian access to the flats will be via adopted public footpaths and private paths. A new footpath connection will be made across the area of grass opposite the site to enable a safe walking route from the village to the site. Vehicle access for parking and servicing will be via Milliken Road. The southern portion of the existing road will be widened, with additional lay-by parking introduced and a new access road into the parking area provided

Other Assessments

Ecological Survey (Extended Phase 1 Habitat Survey) - The survey included a search for bat roost potential, badger, birds and any other signs of notable

species. No signs of badger or bats were recorded during the survey, but to ensure compliance with wildlife legislation, and to adhere to best practice guidelines a series of recommendations are made in relation to nesting birds, roosting bats and updated surveys.

Arboricultural Survey - The report states that the tree stock bordering Milliken Road is from naturally occurring seed which have grown unchecked and are now in conflict with service infrastructure. It is stated that no individual tree is of special note, nor has the potential to become so. It is stated that any proposed development has the potential to impact on the trees but that a robust planting programme as part of a landscape design could successfully offset losses with more suitable planting and greater long term prospects than the retention of the species found on site.

Development Impact Assessment on Local Drainage and Flooding - States that SEPA flood maps indicate that the site is not at risk from flooding and no natural water course was found to be within influence of the site. A drainage assessment has been prepared for Scottish Water and acceptance of the principle of attenuated discharge into their network has been agreed. A SUDs storage system will be installed to collect the surface runoff from the houses. In extreme conditions, excess flow will be directed to the south east corner of the site where it will discharge into the bypass, as it currently does. It is concluded that the development would provide storage capacity for surface water that would normally impact on the local road bypass. Overall, the development would not be detrimental to the local area in respect of drainage and flooding.

Road Traffic Noise Assessment - States that to reduce the significance of the external noise in gardens requires the measured noise level to be reduced. To achieve this requires that garden space is

screened by an acoustic barrier (solid, close boarded timber fence) from road traffic noise sources. The exact height of the barrier cannot be quantified until the location is selected. To achieve neutral noise levels during the night within the dwellings will require the installation of specified double glazing and to allow windows to remain closed an alternative ventilation strategy will need to be adopted.

Site Investigation Report - States that ground conditions at the site do not represent any risk to human health or the wider environment and no remediation works are necessary. It is stated that as the site level may be raised to the level of Milliken Road, allowance should be made for deepened trench fill foundations or a piled foundation solution. It is submitted that soak-away drainage is unlikely to be feasible at the site and an alternative form of surface water drainage should be identified for the site.

Traffic Assessment - The report summarises the design intention for vehicular and pedestrian movement to and around the site. It is stated that the intention is to provide a clear, safe and high quality pedestrian and vehicular access to the site and to improve the length of Milliken Road between the access roundabout and the site access. The report states that it is proposed that the existing road be widened to 7.75 metres with an additional 2.25 metres of width to provide 4 parking spaces for the existing flats. It is claimed that this improvement to the existing road is intended to ease congestion in this area where previously only one car could pass at a time as the parked cars reduced the width of the road. In relation to future development it is submitted that as there are currently no development sites identified through the Local Development Plan in this area, it is in the interests of the area to maintain the remainder of Milliken Road as is to help reduce traffic speeds.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

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 this case, the Development Plan comprises the Approved Clydeplan 2017, the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance, including the Housing Land Supply Supplementary Guidance. The proposal also requires to be assessed taking account of the Scottish Planning Policy. In addition, the comments of consultees and the issues raised through representations are material considerations in the assessment of the application as is the conclusions made by the Reporter in dismissing a planning appeal against the refusal of a previous planning application for a similar residential development at the site.

The determining issues in this case are whether there is a need for this site to be developed for housing in the short term; the ability of the proposed development to meet this need; whether the benefits of doing so would justify the use of green belt land; Whether the widening of Milliken Road would address the concerns over road safety, pedestrian access and parking and the effects on the surrounding area having regard to the development plan and other material considerations.

Scottish Planning Policy

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.

There is a presumption in favour of sustainable development. For proposals

that do not accord with development plans, the primacy of the plan is maintained, however the presumption in favour of development that contributes to sustainable development is a material consideration.

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 the location of this development complies with the principles of sustainable development as set out in Scottish Planning Policy.

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 at the entrance to Kilbarchan.

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.

This site for affordable housing would contribute to Renfrewshire Housing Land Supply providing good homes in an area of need for affordable tenure. It is considered that the proposal complies with the principles set out in Scottish Planning Policy.

Approved Strategic Development Plan - Clydeplan 2017

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.

Policy 8 - Housing Land Requirement sets out that Local Authorities should take steps to remedy any shortfalls in the five year supply of effective housing land through granting of planning permission for housing developments on greenfield or brownfield sites subject to the following criteria:

- the development will help remedy the shortfall which has been identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or funded by the developer.

It is considered that the proposal meets all relevant criteria of Clydeplan and is therefore regarded as being in compliance with the Strategic Development Plan for the reasons that the application site, on the edge of the village, with defensible boundaries set by existing residential development to the northwest and west and the A737 to the south east and south is considered to enhance the existing community and make a positive contribution to the village and choice of housing in the village. The layout and design of the proposed dwellings and integral landscaping both within the development and on the boundaries of the site will positively contribute to the character and appearance of Kilbarchan. The development will represent sustainable development on the edge of an existing settlement and there is an assumed shortfall in effective housing land

supply. It can be concluded therefore that the development accords with Clydeplan.

Adopted Renfrewshire Local Development Plan 2014

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.

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.

In examining Renfrewshire's Local Development Plan, the Reporter concluded that there was a potential shortfall in housing land in Renfrewshire. As such the Housing Land Supply Supplementary Guidance 2015 (HLSSG) was produced to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply. This is in line with both Scottish Planning Policy and Clydeplan as set out above.

It is accepted that there is an assumed shortfall in the supply of effective housing land in Renfrewshire. Policy P2 states that the Council will grant planning permission in accordance with the detailed guidance 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 evidence submitted in support of the application indicates that the site is effective with no apparent barriers to development in the short term.

It should also be noted that the proposed development for affordable housing has already been incorporated into Renfrewshire Council's approved Strategic Housing Investment Plan. This supports the argument that the site would deliver new homes to meet housing demand in the short term with access to funding already secured.

The proposal would increase effective housing land supply, and particularly help to meet the demand for affordable housing in areas of Renfrewshire where there is a need and demand for this tenure.

Development of affordable homes in this area would also meet the outcomes set out in Renfrewshire Council's approved Local Housing Strategy where the supply of housing is increased of the right type and tenure in the right location.

It will not undermine the spatial strategy of the plan - The proposal represents the development of a small well contained area of mostly scrub land in a sustainable location on the edge of Kilbarchan with defensible boundaries. The development of the site as proposed would not therefore compromise the functions of the green belt in this location, as accepted by the Reporter in considering the appeal against the previous refusal of planning permission for a similar residential development on this site. The dwellings proposed generally reflect the massing design and scale of those in the immediate vicinity and sit at a lower level than the existing dwellings which front Milliken Road. For these reasons development of the site will not result in an unacceptable encroachment into the green belt. Development of this site would not create an undesirable precedent.

Its design would comply with the criteria for implementing the spatial strategy - it is considered that the density of the development is in keeping with wider residential development along Milliken Road frontage and to the north west and is considered appropriate. With regard to layout, built form, design and the use of

materials, the proposal provides a suitable road frontage to Milliken Road. The scale of the development is similar to the dwellings located on the opposite side of Milliken Road which do not have the same architectural merit as the rest of the village. The proposals will create an identity for the site through unifying design elements which link the new development to the wider village context. In providing a contemporary response to the historic context of the village, the design has sought to replicate the massing and architectural features found within existing housing whilst developing a palette of materials which are appropriate.

The existing landscape/ecological features on the site were considered through the habitat and arboricultural surveys submitted in support of the application. The report concludes that the proposed development would not adversely affect protected species or protected sites and there would be no significant change to the ecology of the area. The arboricultural report concludes that the robust planting programme as part of a landscape design could successfully offset losses with more suitable planting and greater long term prospects than the retention of the species found on site. A landscaping scheme is proposed as part of the proposal, as described above.

Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Director of Environment and Communities (Environmental Services) has raised no objections in terms of nuisance from noise. In this regard the Noise Report submitted in support of the application has proposed measures to ensure that noise is not an issue for the dwellings proposed and the remediation measures proposed would form a condition of any planning approval.

Taking the above into account, it can be concluded that the proposal does not conflict with the provisions of the New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance. It is concluded therefore, that the application proposal complies with Policy P2 - Housing Land Supply.

The Housing Land Supply Supplementary Guidance 2015 (HLSSG) provides a framework for release of further housing land against which residential planning applications are to be assessed. The HLSSG 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.

For the reasons set out earlier in this report, the proposals are considered to satisfy both the 'Main Considerations' and 'Other Considerations' set out in the HLSSG. In particular the development would be contained within robust and defensible boundaries, would not set a precedent for further expansion, would not have a significant effect on the character and amenity of the surrounding area nor would impact on the prior provision of infrastructure required by existing housing and land allocations which are either not yet consented or are committed. It is concluded therefore that the application proposal complies with the framework for release as required by the HLSSG.

Notwithstanding the above assessment, 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.

The New Development Supplementary Guidance 'Delivering the Environment Strategy - Green Belt' considers that development within the green belt is appropriate in principle where it is for the purposes of or in support of a use which requires a green belt location including agriculture, forestry and recreational uses. The application proposal for residential development does not support one of these purposes.

However, 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.

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, however, it has been identified as a suitable site for the provision of affordable housing through Renfrewshire Council's Strategic Housing Investment Plan approved by the Housing and Community Safety Policy Board on 8 November 2016.

It is demonstrated that there is a need for 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 other than that the site has been identified as a site which is in a sustainable location at the entrance to Kilbarchan. This conclusion is supported by the Reporter's comments on the appeal against the

refusal of a previous similar residential development at the site.

The proposal demonstrates outstanding quality of design; The proposal submitted demonstrates a high quality of design which reflects the massing and scale of surrounding development.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character. The site consists of unmaintained land, containing a range of semi-native grassland, scrub and trees. The application site is well contained within the existing landscape and defensible boundaries. The dwellings proposed reflect the scale and massing of the dwellings opposite but also due to their layout and design have the opportunity to enhance the setting and entrance to the village. These conclusions are supported by the Reporter's comments in the decision on the appeal against the refusal of a previous planning application in 2016 for similar residential development of the site. The Reporter considered that the development would integrate into the established character of the area and would have no significant impact on landscape character.

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.

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. It can be concluded that on balance the proposal could be assessed as being in compliance with the requirements of the Supplementary Guidance.

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. Overall, the development would not be detrimental to the local area in respect of drainage and flooding.

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. In this regard, there was concern that the previous proposal for the site did not adequately address access and parking issues especially with regard to Milliken Road and the accommodation of the parking requirements of existing residents.

It was also considered essential that the proposal enables the two way passage of traffic to ensure that congestion would not arise as a result of the development. The Director of Environment and Communities (Roads/Traffic) is satisfied that the proposal, which includes the widening of Milliken Road to accommodate the provision of on street parking on both sides and a 7.5 metre wide carriageway which will enable two way traffic, meets the relevant parking, access and traffic requirements and has no objection to the proposal.

In terms of the SG 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.

The majority of the points of objection have been addressed in the body of this report. With regard to the issues raised relative to housing land supply, it is considered that in a recent decision issued by the Scottish Ministers on 30th November 2017 in relation to five appeals against the release of major green belt

sites for residential development the Reporters stated that there was an assumed shortfall in Renfrewshire's Housing Land Supply. The Reporters statements were made on land supply in full knowledge of the 2017 Housing Land Supply Audit which formed a key document in the consideration of these appeals. This current application proposal has therefore been assessed on this basis.

It is considered that the parking and access arrangements now proposed, the conclusions of the Reporter in considering the appropriateness of the site for residential development in the recent appeal against the refusal of residential development at the site, the high quality of affordable housing proposed in a sustainable location and the assumed housing shortfall are material considerations in the assessment of this current application for housing on the site.

Recommendation and reasons for decision

In light of the above assessment, it is concluded that taking account of the assumed shortfall of an effective land supply, as set out in the Housing Land Supply Supplementary Guidance 2015, the supporting information submitted with the application, the objections submitted and the justification provided for the development, it has been demonstrated that this is an appropriate site for residential development which would not have an adverse impact on the purpose of the green belt at this location and which could be developed with a defensible green belt boundary. It is therefore recommended that planning permission be granted subject to conditions.

Index of Photographs

A site visit has been undertaken, and photographs relevant to this application have been archived

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

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.

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 2 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 Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance, shall be submitted for the approval of the Planning Authority. Thereafter, the

development shall proceed in accordance with the approved details.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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 incorporating the requirements of Transport Scotland to avoid vegetation encroaching on the A737; 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.

6. That prior to the completion of the last dwellinghouse, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 5 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.

7. That the development shall be implemented in accordance with the mitigation measures outlined in the New Acoustics report titled "Road Traffic Noise Assessment", dated 18th July 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

8. That prior to the construction of foundations of any flatted dwelling on the site, full details of the location and design of the acoustic fence and/or bund required under condition 7 above

to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of any flatted dwelling.

Reason: In the interests of residential amenity and to mitigate traffic noise.

9. That prior to the commencement of development details illustrating the widening of Milliken Road to a minimum width of 10 metres and upgrading of the street lighting shall be submitted for the written approval of the Planning Authority and thereafter implemented as approved, prior to the occupation of the dwellings hereby approved.

Reason: In the interests of traffic and pedestrian safety.

10. 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.

11. 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.

12. That the development shall be implemented in accordance with the Extended Phase 1 Habitat Survey (Version 2), dated 3rd November 2016, all prior to the occupation of the dwellings hereby approved.

Reason: In the interests of wildlife protection.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.