

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

Date	Time	Venue
Tuesday, 15 March 2022	13:00	Microsoft Teams,

MARK CONAGHAN  
Head of Corporate Governance

### Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Eddie Devine:  
Councillor Andy Doig: Councillor Neill Graham: Councillor John Hood: Councillor James  
MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Iain Nicolson:  
Councillor Emma Rodden: Councillor Andy Steel:

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

### Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. Generally the public seating areas will not be filmed. The cameras focus on the main participants. If you have any queries regarding this please contact Committee Services on 0141 6187103. To find the webcast please navigate to <http://renfrewshire.cmis.uk.com/renfrewshire/meetings.aspx> and select the meeting from the calendar.

## 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 **Police & Fire and Rescue Service Scrutiny Sub-committee** 1 - 6

Minute of meeting held on 18 January 2022

### Finance

#### 2 **General Services Revenue, Housing Account and Capital** 7 - 16

##### **Budget Monitoring as at 7 January 2022**

Report by Director of Finance & Resources.

#### 3 **Greensapces, Parks & Play Areas and Villages** 17 - 32

##### **Investment Fund**

Report by Director of Communities & Housing Services.

### Housing

#### 4 **Draft Renfrewshire Local Housing Strategy 2022-27** 33 - 148

Joint report by Chief Executive and Director of Communities & Housing Services.

#### 5 **Renfrewshire Anti-social Behaviour Strategy 2022-25** 149 - 184

Report by Director of Communities & Housing Services.

#### 6 **COVID Tenant Grant Fund & Homelessness in** 185 - 192

##### **Renfrewshire**

Report by Director of Communities & Housing Services.

### Public Protection

#### 7 **Financial Harm Strategy 2022/25** 193 - 216

Report by Director of Communities & Housing Services.

## Housing Allocation

### 8 Allocation of property to staff, elected member or committee members:

Submit intimation by the Director of Communities & Housing Services in terms of the Renfrewshire Common Housing Allocation Policy (Paragraph 2.5) which requires all housing allocations which involve either (i) Council members or their immediate families or (ii) members of staff of the Housing Division or their immediate families to be notified to the relevant Policy Board.

Address 3/2 11 Ferguson Street Renfrew  
Size 1  
Allocated to the sister of a Housing Services employee  
Date Let 1 November 2021

## Development Management & Planning

### 9 Renfrewshire Local Development Plan - Action 217 - 320

#### Programme and Draft New Development Supplementary Guidance

Report by Chief Executive.

### 10 Renfrewshire Planning & Development Tree Policy 2022 321 - 338

Report by Chief Executive.

### 11 Scottish Government Consultations on the Draft National 339 - 376

#### Planning Framework<sup>4</sup>, Local Development Planning Regulations & Guidance, Open Space Strategies and Play Sufficiency Assessments

Report by Chief Executive.

## 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.

## Planning Applications

Reports by Chief Executive

- 12a Ref 20/0516/PP: Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping and erection of relocated greenkeeping facility with associated storage - Land east of Newton College at Elderslie Golf Club, Newton Avenue , Elderslie, Johnston** **377 - 400**
- Report by Chief Executive.
- 12b Reference 21/1668/PP - PROSPECTIVE PROPOSAL: Mixed Use Redevelopment of The Paisley Centre to include Class 1 (Shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly & Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), Demolition and Other Ancillary Uses. -Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.** **401 - 418**
- Report by Head of Economy & Development.
- 12c Reference No 21/1669/LB: PROSPECTIVE PROPOSAL: Alterations to 2 facades in association with the Redevelopment of The Paisley Centre - Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.** **419 - 424**
- Report by Head of Economy & Development..
- 12d Reference No 21/1670/CA; PROSPECTIVE PROPOSAL: Demolition in association with Mixed Use Redevelopment of The Paisley Centre - Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.** **425 - 428**
- Report by Head of Economy & Development.



- 12e Reference No 22/0030/PP - PROSPECTIVE PROPOSAL: 429 - 436**  
**Siting of residential caravan for temporary period of 3 years (in retrospect) - Land to North of East Auchenhuan, Auchenhuan Road, Lochwinnoch**  
Report by Head of Economy & Development..
- 12f Reference No 22/0084/PN - PROSPECTIVE PROPOSAL: 437 - 438**  
**Residential development - Site on Southern Edge of Roundabout Junction with Laymoor Avenue, King's Inch Road, Renfrew**  
Report by Head of Economy & Development.
- 12g Reference 21/1030/PP - PROPOSAL: Erection of 49 439 - 452**  
**dwelling with associated roads, carparking and landscaping - Site between Fordbank Stables and Corseford Avenue, Johnstone**  
Report by Head of Economy & Development.
- 12h Reference No 20/0597/PP - PROSPECTIVE PROPOSAL: 453 - 462**  
**Erection of residential development, comprising fifty nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping - Reid Linwood Building, 48 Napier Street, Linwood, Paisley**  
Report by Head of Economy & Development.
- 12i Reference No 20/0597/PP - Supplementary Report - 463 - 466**  
**PROSPECTIVE PROPOSAL: Erection of residential development, comprising fifty-nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping - Reid Linwood Building, 48 Napier Street, Linwood, Paisley**  
Report by Head of Economy & Development.

## **EXCLUSION OF PRESS AND PUBLIC**

**The Board may by resolution exclude the press and public from the meeting during consideration of the following items of business as it is likely, in view of the nature of the business to be transacted, that if members of the press and public are present, there could be disclosure to them of exempt information as defined in paragraph 12 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.**

### **13 Local Development Plan**

Report by Chief Executive.

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

Date	Time	Venue
Tuesday, 18 January 2022	15:00	Microsoft TEAMS platform,

**Present:** Chief Superintendent David Duncan, Councillor John Hood, Councillor James MacLaren, Councillor Mags MacLaren, Councillor Marie McGurk, Councillor John McNaughtan

### In Attendance

M Crearie, Director of Communities & Housing Services; C Dalrymple, Communities & Regulatory Manager (Communities & Housing Services); C MacDonald, Senior Committee Services Officer; P Shiach, Senior Committee Services Officer and D Pole, End User Technician (all Finance & Resources).

### Also in Attendance

Inspector V Little and Superintendent A Marshall (both Police Scotland); D McCarrey, Area Commander and M Hill, Group Manager, (both Scottish Fire & Rescue Service).

### Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee would be webcast via the Council's website.

### Declarations of Interest

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

## 1 **Police Scotland Performance Report**

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area during the period 1 April to 30 November 2021. The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2020/21, comparisons were made against the previous five-year average.

The volume of recorded crime and offences had fallen by 12.7% on the five-year average and by 4.5% on the same period in 2020. The report provided, in an infographics format, local updates in relation to Renfrewshire Policing Priorities 2018-22 of drug supply and misuse; violence & anti-social behaviour; dishonesty and road safety. Continued focus and proactivity on drug supply and misuse had contributed to detections for drug supply however the detection rate had fallen by 3.2% on the previous five-year average. Overall violent crime had increased by 1.4% on the previous year but had fallen by 5.4% on the previous five-year average. Violence against emergency workers had fallen from a five-year average of 174.2 to 154 (a decrease of 10.7%). Reported disorder had fallen by 22.7% from the previous year and ASB communications were down by 19.2% on the previous year and by 2.3% on the five-year average.

Housebreaking crimes had fallen by 36% against the previous five-year average which equated to a total of 90 crimes. Motor vehicle crime had fallen by 16.1% on the five-year average. Fraud continued to be one of the few crimes of dishonesty for which an increase has been recorded with reported crimes rising 52.4% above the five-year average to a total of 281 crimes. Many of these continued to be cyber-enabled, with phishing and vishing scams and internet order fraud increasingly being reported by members of the public.

There had been 28 serious road injuries (two more than the previous year) and 66 slight road injuries (four more than the same period in 2020) recorded. There were three road fatalities in Renfrewshire in the reporting period—two more than the previous year.

Reported sexual crimes had increased by over 7% on five-year average figures. However, it was noted that many of these crimes involved non-recent reporting. Recorded police incidents remained 9.3% below the previous five-year average and at a similar level to same period in 2021

**DECIDED:** That the report be noted.

## 2 **Consultation on HM Inspectorate of Constabulary In Scotland (HMICS) Scrutiny Plan 2022/25**

There was submitted a report by the Director of Communities & Housing Services relative to Her Majesty's Inspectorate of Constabulary, Scotland (HMICS) development of its Scrutiny Plan to deliver a planned inspection programme for 2022–2025.

The report advised that HMICS would continue to utilise an online survey to enable anyone with an interest in policing in Scotland to make a contribution. As part of this process, HMICS sought the views of key stakeholders on any topical, high risk or emerging areas in Policing that could be included within the 2022-25 plan. The aim of the online survey was to provide HMICS with thorough insight into the key issues that members of the public, key stakeholders and staff members of Police Scotland and the Scottish Police Authority felt strongly about.

HM Chief Inspector of Constabulary wrote to partners including the Renfrewshire Council Chief Executive on 7 December 2021 requesting input into the HMICS Scrutiny Plan 2022-25.

The final date for submissions to the letter was 21 January 2022. A draft response from the Council was attached as Appendix 1 to the report for Members approval and would be submitted in line with the timescales provided.

**DECIDED:**

(a) That the consultation on the HMRC Scrutiny Plan 2022/25 be noted; and

(b) That the Council's consultation response as detailed in Appendix 1 to the report be approved.

### 3 **Scottish Fire and Rescue Service Performance Report**

There was submitted a report, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and local fire and rescue service plan priorities in the Renfrewshire area during period 1 October to 31 December 2021.

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

The report advised that accidental Dwelling Fires showed a decrease of 16% (7 incidents) from Q3 2020/21. Cooking remained the most common source of ignition within Renfrewshire accounting for 22 of the accidental dwelling fires. In addition, 39% (14) of the incidents required no firefighting action, 36% (13) were due to distraction and 14% (5) were due to alcohol/drug impairment. Furthermore 28 of the 36 incidents had detection installed and 96% (35) of these operated and raised the alarm.

The report indicated that Unwanted Fire Alarm Signals (UFAS) showed a 29% (61 incidents) increase year on year. Of these 9% (25 incidents) were recorded in Hotel/Motel premises. Secondary schools accounted for 9% (25 incidents) and 56% (153 incidents) were found to be as a result of human interactions i.e. not isolating the system before testing, cooking and smoking.

**DECIDED:** That the contents of the report be noted.

#### 4 **Scottish Fire and Rescue Service Spotlight – Mutual Referral Pathways**

The Group Manager, SFRS provided an update on Partnership arrangements and some of the Mutual Referral pathways that were currently in place with Partner agencies across Renfrewshire.

He provided specific examples and expressed admiration for the work undertaken across all agencies on a daily basis and referred to information sharing and the Community Safety Hub.

He highlighted innovations undertaken by the Scottish Fire and Rescue Service in Renfrewshire, in particular the Mutual Referral Pathways it had with ROAR, building resilience and empowerment with elderly people in Renfrewshire. As a result of these referrals all crews within Renfrewshire had been trained in assisting elderly residents.

**DECIDED:** That the information provided be noted.

#### 5 **Response to the next Fire & Rescue Framework for Scotland Consultation**

There was submitted a report by the Director of Communities & Housing Services relative to the response to the next Fire and Rescue Framework for Scotland consultation.

The report advised that the Scottish Government had published a consultation document seeking the views of important stakeholders on the next Fire and Rescue Framework for Scotland ('the Framework').

The Framework set out Scottish Ministers' expectations of the Scottish Fire and Rescue Service (SFRS) and provided SFRS with strategic priorities and objectives, together with guidance on how the delivery of its functions should contribute to the Scottish Government's Purpose and National Outcomes.

The response to the consultation from the Council was submitted within the timescales set by the Scottish Government with the final date for submissions to the consultation being 22 December 2021.

**DECIDED:** That the action to submit the consultation response, attached as appendix 1, to the Scottish Government in line with the required timescale of 22 December 2021 be homologated.

#### 6 **Local Issues**

The Communities & Regulatory Manager (Communities & Housing Services) referred to the introduction of Interlinked Fire and Smoke Alarms which were required to be installed in every home in Scotland from February 2022 to ensure compliance with the Scottish Government's new standards.

He advised that leaflets would be issued to every household in Renfrewshire with Council Tax renewals. The leaflet would offer advice on the new standards and provide guidance in relation to scams and cold callers.

**DECIDED:** That the information of integrated smoke and fire alarms be issued to all Renfrewshire residents at the earliest opportunity.








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

**On:** 15 March 2022

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**Report by:** Director of Finance and Resources

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**Heading:** General Services Revenue, Housing Account and Capital Budget Monitoring as at 7 January 2022

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## 1. Summary of Financial Position

- 1.1. The projected outturn at 31 March 2022 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £0.076m (0.6%) against the revised budget for the year. This can be further analysed as a projected overspend in general services activities of £0.076m and a break even position in the HRA.
- 1.2. The projected capital outturn at 31 March 2022 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position of £21.436m against the revised budget for the year-
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2021/22, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

<b>Division / Department</b>	<b>Revised Annual Budget £000</b>	<b>Projected Outturn Core £000</b>	<b>Projected Outturn COVID-19 £000</b>	<b>Total Projected Outturn £000</b>	<b>Budget Variance £000</b>	<b>Budget Variance %</b>
Housing Revenue Account (HRA)	£0	£34	(£34)	<b>£0</b>	£0	0%
Communities & Housing Directorate	£14	£14	£0	<b>£14</b>	£0	0%
Housing - General Services (Not HRA)	£4,959	£4,959	£15	<b>£4,974</b>	(£15)	(0.3%)
Communities and Public Protection (excluding Regulatory Services)	£3,748	£3,464	£154	<b>£3,618</b>	£130	3.5%
Economy & Development	£191	£382	£0	<b>£382</b>	(£191)	100%
Criminal Justice	£3,598	£3,598	£0	<b>£3,598</b>	£0	0%

<b>Division / Department</b>	<b>Revised Annual Budget £000</b>	<b>Projected Outturn Core £000</b>	<b>Projected Outturn COVID-19 £000</b>	<b>Total Projected Outturn £000</b>	<b>Budget Variance £000</b>	<b>Budget Variance %</b>
Housing Revenue Account (HRA)	£20,126	£20,126	£0	<b>£20,126</b>	£0	0%
Other Housing PSHG	£1,240	£1,240	£0	<b>£1,240</b>	£0	0%
Development & Housing Projects – Green network	£70	£70	£0	<b>£70</b>	£0	0%

## **2. Recommendations**

Members are requested to:

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

## **3. Revenue**

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.076 million (0.6% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, along with an explanation of each significant projected variance.

- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend of £0.076 million, includes an estimated under-recovery in planning fees of £0.167 million. This represents 10% of targeted income and reflects a reasonable estimate of income in the current economic and financial climate.

#### **4. Revenue Budget Adjustments**

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling £0.015m have been processed since the previous finance report to board. These relate wholly to:
  - £0.016m – Adult Social Care pay uplift
  - (£0.001m) – transfer to Property Services for repairs & maintenance works

#### **5. Communities, Housing and Planning Services Capital**

- 5.1. The Capital Investment Programme 2021/22 to 2025/26 was approved by the Council on 4<sup>th</sup> March 2021. For Communities, Housing and Planning Services the approved capital spend for 2021/22 is £20.126m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates net budget adjustments in the approved capital programme for Communities, Housing and Planning Services for the year of (£1.750m). This is within the HRA to reflect expected timing of smoke and heat detector installations and work related to the Council House New Build projects.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

#### **6. Capital Budget Adjustments**

- 6.1. Since the last report, budget changes totalling (£1.750m) have arisen which reflect the following:

Budget Carried Forward to 2022-23 from 2021-22 (£1.750m):

- **HRA**
    - Regeneration (£0.400m) to reflect expected timing of demolitions at Johnstone Castle and Tannahill;
    - Other Assets (£0.750m) for expected completion of installation of smoke alarm and heat detectors in early 2022-23;
    - Council House New Build (£0.600m) in relation to updated cash flows received for the Tannahill new build project.
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## Implications of this report

1. **Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £0.076m (0.6% of total budget). All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

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

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

2. **HR and Organisational Development**  
None directly arising from this report.
3. **Community/Council Planning**  
None directly arising from this report.
4. **Legal**  
None directly arising from this report.
5. **Property/Assets**  
Capital projects will result in new build Council housing stock and improvements to existing stock.
6. **Information Technology**  
None directly arising from this report.

- 7. Equality and Human Rights**  
The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
- 8. Health and Safety**  
None directly arising from this report.
- 9. Procurement**  
None directly arising from this report.
- 10. Risk**  
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
- 11. Privacy Impact**  
None directly arising from this report.
- 12. Cosla Policy Position**  
N/a.
- 13. Climate Risk**  
None directly arising from this report.

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### List of Background Papers

Housing Revenue Account Budget & Rent Levels 2021/22 and Housing Capital Investment Plan 2022/22 to 2023/24;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2021/22 – 25/26..

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**Author:** Kevin Festorazzi - Principal Accountant Ext 4885  
Stewart Muir – Finance Business Partner Ext 6132

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2021/22**  
**1 April 2021 to 7 January 2022**

**POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES - All SERVICES**

Objective Summary	Revised Annual Budget at P8	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Housing Revenue Account (HRA)	0	0	0	34	(34)	0	0	0.0%	0	0
Communities and Housing Directorate	14	0	14	14	0	14	0	0.0%	0	0
Housing - General Services (Not HRA)	4,943	16	4,959	4,959	15	4,974	(15)	(0.3%)	3	(18)
Communities and Public Protection (excluding Regulatory Services)	3,749	(1)	3,748	3,464	154	3,618	130	3.5%	(59)	189
Economy & Development	191	0	191	382	0	382	(191)	(100.0%)	(136)	(55)
Criminal Justice	3,598	0	3,598	3,598	0	3,598	0	0.0%	0	0
<b>NET EXPENDITURE</b>	<b>12,495</b>	<b>15</b>	<b>12,510</b>	<b>12,451</b>	<b>135</b>	<b>12,586</b>	<b>(76)</b>	<b>(0.6%)</b>	<b>(192)</b>	<b>116</b>

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	Overall the HRA is projecting a break even position at the year end. It should be noted that employee costs will be underspent due to vacancies within the service and the resultant resources will be utilised to undertake additional housing repairs & maintenance works. In addition, there is a projected overspend on void rent loss this year, which will be offset by decreased debt repayments at the year end in line with the councils financial strategy of debt smoothing.
Development & Housing Directorate	No projected year end variances to report.
Housing - General Services (Not HRA)	The projected overspend at the year end is £15k which represents additional staff costs as a result of COVID
Communities and Public Protection (excluding Regulatory Services)	Overall Communities & Public Protection are projecting a year end underspend of £130K. This underspend has occurred as a result of staffing resources within Public Protection being diverted to undertake work on various national COVID initiatives such as the mobile testing programme/test and trace etc. The costs of the staff time for these activities will be recovered direct from Greater Glasgow and Clyde Health Board and will result in additional one off income in the current year. The projected Council Covid costs, incurred by the service, total £154K and this represents an under-recovery of income of £100K in rental of halls for community learning and employee costs of £54k which are directly related to Council Covid activities.
Economy & Development Services	The adverse variance mainly reflects a projected under-recovery of Planning Fee income, 10% of targeted income. This represents a reasonable estimate of income levels in the current economic and financial climate, as we follow the route map out of the COVID pandemic.
Criminal Justice Services	No projected year end variances to report.

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2021/22**  
**1 April 2021 to 7 January 2022**

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

Subjective Summary	Revised Annual Budget at P8	Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	10,276	(1)	10,275	10,071	69	10,140	135	1.3%	4	131
Premises Related	1,665	0	1,665	1,697	0	1,697	(32)	(1.9%)	(17)	(15)
Transport Related	188	0	188	207	0	207	(19)	(10.1%)	(0)	(19)
Supplies and Services	2,587	(84)	2,503	2,569	0	2,569	(66)	(2.6%)	(35)	(31)
Third Party Payments	85	0	85	101	0	101	(16)	(18.8%)	(16)	0
Transfer Payments	1,947	100	2,047	2,080	0	2,080	(33)	(1.6%)	42	(75)
Support Services	1,428	0	1,428	1,411	0	1,411	17	1.2%	(3)	20
Depreciation and Impairment Losses	(23)	0	(23)	(23)	0	(23)	0	0.0%	0	0
<b>GROSS EXPENDITURE</b>	<b>18,153</b>	<b>15</b>	<b>18,168</b>	<b>18,113</b>	<b>69</b>	<b>18,182</b>	<b>(14)</b>	<b>(0.1%)</b>	<b>(25)</b>	<b>13</b>
Income	(5,658)	0	(5,658)	(5,696)	100	(5,596)	(62)	(1.1%)	(166)	104
<b>NET EXPENDITURE</b>	<b>12,495</b>	<b>15</b>	<b>12,510</b>	<b>12,417</b>	<b>169</b>	<b>12,586</b>	<b>(76)</b>	<b>(0.6%)</b>	<b>(190)</b>	<b>116</b>

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2021/22**  
**1 April 2021 to 7 January 2022**

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

Subjective Summary	Revised	Budget	Revised	Projected	Projected	Total	Budget Variance		Previous	Movement
	Annual Budget at P8	Adjustments	Annual Budget	Outturn Core Business	Outturn COVID-19	Projected Outturn	(Adverse) or Favourable		Projected Outturn	
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	9,212	0	9,212	8,598		8,598	614	6.7%	586	28
Premises Related	15,231	0	15,231	16,765		16,765	(1,534)	(10.1%)	(1,624)	90
Transport Related	103	0	103	75		75	28	27.2%	30	(2)
Supplies and Services	807	0	807	766	(70)	696	111	13.8%	112	(1)
Third Party Payments	26	0	26	40		40	(14)	(53.8%)	0	(14)
Transfer Payments	3,949	0	3,949	3,984		3,984	(35)	(0.9%)	(17)	(18)
Support Services	2,490	0	2,490	2,488		2,488	2	0.1%	0	2
Depreciation and Impairment Losses	21,885	0	21,885	20,816		20,816	1,069	4.9%	1,177	(108)
<b>GROSS EXPENDITURE</b>	<b>53,703</b>	<b>0</b>	<b>53,703</b>	<b>53,532</b>	<b>(70)</b>	<b>53,462</b>	<b>241</b>	<b>0.4%</b>	<b>263</b>	<b>(22)</b>
Income	(53,703)	0	(53,703)	(53,498)	36	(53,462)	(241)	(0.4%)	(263)	22
<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>(34)</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>(0)</b>



RENFREWSHIRE COUNCIL  
 CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES  
 1st April to 7th January 2022  
 POLICY BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Prior Years Expenditure to 31/03/2021* £000	Current Year 2021-22					Full Programme - All years						
		Approved Budget 2021-22 £000	Budget Adjustments in 2021-22 £000	Revised Budget 2021-22 £000	Projected Outturn 2021-22 £000	Budget Variance (Adverse) or Favourable		Total Approved Budget to 31-Mar-26 £000	Projected Outturn to 31-Mar-26 £000	Budget Variance (Adverse) or Favourable			
<b>HOUSING(HRA)</b>													
Improvements To Existing Properties	0	9,087	(3,310)	5,777	5,777	0	0%	45,939	45,939	0	0%		
Regeneration	4,465	625	(400)	225	225	0	0%	7,595	7,595	0	0%		
Other Assets	0	3,390	(830)	2,560	2,560	0	0%	8,515	8,515	0	0%		
Non Property Expenditure	0	100	0	100	100	0	0%	300	300	0	0%		
Council House New Build	23,663	11,300	(936)	10,364	10,364	0	0%	88,858	88,858	0	0%		
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,600	3,600	0	0%		
<b>Total Housing(HRA) Programme</b>	<b>28,128</b>	<b>25,602</b>	<b>(5,476)</b>	<b>20,126</b>	<b>20,126</b>	<b>0</b>	<b>0%</b>	<b>154,807</b>	<b>154,807</b>	<b>0</b>	<b>0%</b>		
<b>HOUSING(PSHG)</b>													
Private Sector Housing Grant Programme	0	1,550	(310)	1,240	1,240	0	0%	1,686	1,686	0	0%		
<b>Total Housing(PSHG) Programme</b>	<b>0</b>	<b>1,550</b>	<b>(310)</b>	<b>1,240</b>	<b>1,240</b>	<b>0</b>	<b>0%</b>	<b>1,686</b>	<b>1,686</b>	<b>0</b>	<b>0%</b>		
<b>DEVELOPMENT &amp; HOUSING SERVICES</b>													
Local Green Area Networks Projects	0	70	0	70	70	0	0%	70	70	0	0%		
<b>Total Development &amp; Housing</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>0%</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>0%</b>		
<b>TOTAL COMMUNITIES, HOUSING &amp; PLANNING BOARD</b>	<b>28,128</b>	<b>27,222</b>	<b>(5,786)</b>	<b>21,436</b>	<b>21,436</b>	<b>0</b>	<b>0%</b>	<b>156,563</b>	<b>156,563</b>	<b>0</b>	<b>0%</b>		

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






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

**On: 15 March 2022**

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

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

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## **1. Summary**

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects through the Greenspaces, Parks & Play Areas and Villages Investment fund, and seeks Board approval for the provision of grant funding for the projects described in Section 3 of this report and set out in Appendix 1.
- 1.2 The key objective in allocating funding was to work with, and support, community groups to identify and deliver improvement projects in their local communities, improve their local greenspaces (including parks and play areas) and strengthen the identity, heritage, uniqueness and character of village life.
- 1.3 The Villages Investment Fund will continue to be promoted to members of the relevant Local Area Partnerships to encourage eligible communities to come forward to bid for their share of the remaining funds. 5 applications (including one detailed in Section 3 of this report) have been made since the initial promotional presentation. Almost £100,000 of funding remains available in the Villages Investment Fund.
- 1.4 In addition, a further 2 Green Spaces projects, detailed in section 3, have been submitted which total £89,675.20. A further 5 projects are currently being developed by communities. As the Fund is almost fully committed priority will go to supporting project development in areas which have not yet received awards. Current funding levels are detailed in Appendix 2.
- 1.5 Discussions between Spateston Community Development Trust, who are currently procuring their park equipment and their supplier have revealed that costs have grown beyond those initially expected when the original applications were submitted. Spateston Community Development Trust have

advised that they have identified external sport funds that could allow them to secure external funding support for the goal posts that are part of the overall scheme and they have requested that the £7,000 previously awarded by Board for the goal posts be allocated into the main park fund to enable them to continue to deliver as much of the overall park scheme as possible.

- 1.6 The Team Up to Clean Up Funding, awarded from Green Spaces, has seen twenty-five of the most active and willing volunteers provided with additional quality tools and protective clothing to support their activities. Further work is underway with Estates, Risk Management, Environment & Infrastructure and Health and Safety, to ensure processes are in place to permit the ground works required to undertake developments to proceed.
- 1.7 Funding for schools and for young people to deliver environmental improvements in line with the COP26 agenda has also progressed with a focus on increasing dialogue with schools throughout April for Big Spring Clean activities and current discussion with Youth Services to identify and support COP26 Youth champions and projects.
- 1.8 Section 5 of this report showcases the communities who have benefited from the Villages Investment Fund. Renfrewshire's villages have already delivered a range of improvements and there are also a number of projects under construction.
- 1.9 This report seeks approval for projects to the value of £89,675. Appendix 1, Table 1 details the applicants in this round.

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## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
  - (i) note the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;
  - (ii) agree to fund projects detailed in Section 3 of this report and appendix 1, awarding grant funding totalling £89,675;
  - (iii) note the impact of the funding and the benefits to the wider communities delivered by the projects set out in section 4 of this report;
  - (iv) note that the current projects being developed by communities and listed in Section 3 will (when final applications are made) fully commit the Green Spaces, Parks and Play areas element of the fund; and
  - (v) agree to transfer the award of £7,000 previously made to Spateston Community Development Trust for goalposts to their general parks fund allowing them to deliver as much as possible of their planned park improvements

### 3. Summary of Applications

3.1 Renfrewshire Council has supported 73 projects since October 2018 that met the criteria for this fund. Further projects continue to be developed within communities with the following potential applicants currently active and expected to apply:

- The SUGAR project - McKerrell Street, Seedhill play park
- Elderslie Community Council – Phase 3 Queens Road Park Improvements
- Friends of the Oval – Linwood Community Planting
- Howwood Road Tenants & Residents Association – tables, benches and planters
- The Darkwood Crew – Teen Shelter
- Dargavel Village Residents Association- Play Park
- Gleniffer Parent Council – Sport Facilities in Durrockstock Park
- Knockhill Park – extension to pathway to support local runners

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

3.3 In this round, 3 applications have been assessed which meet the criteria for approval of grant funding. More information on these projects is detailed below, with a summary included in Appendix 1 to this report.

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<b>Application 1:</b>	<b>Johnstone Community Council</b>
<b>Funding Requested:</b>	<b>£48,000</b>
<b>Recommendation:</b>	<b>Approve</b>

3.4 Johnstone Community Council has been constituted since 2015. They actively campaign and have worked alongside Environment & Infrastructure to deliver improvements in Thomas Shanks Park. The group further represent the local people in relation to infrastructure and the presentation of Johnstone town centre. Johnstone Community Council work closely with Johnstone Business Consortium, and other local Community Councils.

3.5 Thomas Shanks Public Park is Johnstone town's flagship park, it has a frequently visited play park and is further visited by local people to enjoy walking or exercise. The Park is geographically close to densely populated social housing areas such the Howwood and Quarrelton Road estates, Johnstone Castle and Cochrane Castle. Many of the children, young people and other residents from these communities spend time in Thomas Shanks.

3.6 Quarrelton Road Tenants Association, Howwood Road Tenants Association, Cochrane Castle and Johnstone Castle as well as the Thorn Athletic Sports Academy have all fed into the application and will broaden the reach of consultation.

- 3.7 Thomas Shanks Park benefits from a significant play area which was renewed by Renfrewshire Council in 2020. Further work has been delivered to enhance the infrastructure of the park, with paths resurfaced and lighting improved. The drainage system was also recently repaired to improve the green space at the football area, encouraging greater use for sports.
- 3.8 Johnstone Community Council, alongside their partner Community Councils, have submitted a bid for £48,000 to install a pump track which is designed for use by cyclists, skateboarders or people on scooters. A pump track is a circuit of rollers, banked turns and features designed to be ridden by wheeled riders to create momentum by up and down body movements as opposed to pedalling.
- 3.9 Renfrewshire currently does not offer such an installation, made popular during the skateboarding and BMX categories of the 2021 Olympics.
- 3.10 Johnstone Community Council are further working with partner organisations to raise additional funds to promote the arrival of the pump track to local people.

<b>Application 2:</b>	<b>Robertson's Park Bowling Club</b>
<b>Funding Requested:</b>	<b>£16,675</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.11 Robertson's Park bowling green was gifted to the people of Renfrew in 1900's. Robertson's Park Bowling Club have been responsible for the internal maintenance of the Clubhouse situated on site since 2000 through a long-term lease arrangement with Renfrewshire Council.
- 3.12 Over the 21 years of the lease, the group have painted and decorated the Clubhouse interior, purchased tables and chairs visitors comfort and installed a £40,000 extension to the Clubhouse, funded by Babcock's and the groups own grass roots funding.
- 3.13 Robertson's Park Bowling Club have applied to Green Spaces to install an irrigation system to ensure the greens are maintained throughout the year. It has proven difficult for members to maintain the grass across dry summer months and this system will negate the need to carry out this onerous task.
- 3.14 For this application, the Bowling Club consulted with their members, 4 Renfrew primary schools and local church groups. Participants agreed an irrigation system would benefit the Club ensuring the green was well cared for throughout the year.
- 3.15 Every Tuesday and Thursday morning pupils from Newmains, Arkleston, Kirklandnuek and St James' Primary Schools visit the club for exercise and to learn about the sport. The group are hopeful this will deliver long term benefits encouraging the next generation to engage.
- 3.16 The Bowling Club are also looking to host an Open Day in May to attract more members and have invited the local secondary schools in for a day.

- 3.17 Robertson Bowling Club have agreed to maintain and repair the irrigation system as required over its life cycle.

**Application 2: Lochwinnoch Social Garden**  
**Funding Requested: £25,000**  
**Recommendation: Approve**

- 3.18 Lochwinnoch Community Development Trust (LCDT) became a constituted group in 2019, many of the current members were/are volunteers in Lochwinnoch Community Council. The LCDT's main aim is to support, maintain and develop enterprises with positive social and environmental aims. They further aspire to build resilience locally and create useful services for their community, by sustainable means.
- 3.19 LCDT have already arranged to lease the land behind Lochwinnoch Parish Church at Lochhead Avenue, they share the site with the Local Energy Action Plan (LEAP) who run Lochwinnoch's Community Larder. LCDT's objective is to build a Community Garden that will provide for the community through a weekly community market, foodbank etc. The group are also keen to protect the green space at this site, which is currently an open, barren unused space, and create a haven for insects through increasing carefully chosen plants and flowers.
- 3.20 As well as raised beds and vegetable patches, the group want to create a safe space for people to meet and socialise, a place to offer for hire for children's birthday parties with gazebos and furniture offered, they will build an outdoor classroom to encourage primary school pupils to connect with nature, create a sensory garden, and a learning space. LCDT further hope to link in with local businesses and encourage them to be part of the Social Community Garden presenting a genuine Lochwinnoch inclusive community.
- 3.21 The group plan to raise a small income to ensure ongoing maintenance costs can be paid independently.

## **4 Developing Communities**

### **4.1 The Villages**

- 4.2 At the January Villages Local Area Partnership meeting, Villages responded well to a presentation promoting the Fund. Five applications from villages have since been received and approved under Delegated Authority, and a sixth is contained within this Board cycle.
- 4.3 Engagement with the Team Up to Clean Up Campaign is evident from most of these applicants. Howwood are looking to improve the attractiveness of their village by boosting the groundworks service already provided by Renfrewshire Council and adding regular strimming and edging as well as other works to increase the appeal of their park.

- 4.4 Kilbarchan Smile, Lochwinnoch Community Council and the Bishopton community each engage with the Campaign too in an effort to present their villages as cleaner and more attractive.
- 4.5 Over £420,000 has been awarded to village applicants since October 2018. A diverse range of projects have been delivered or are under development, from new play and exercise equipment, a multi-purpose ball game area, 2 villages have procured land to protect their natural habitat, sustainable and community gardens have been built, and planters installed, all with the aim of increasing biodiversity. A teen shelter and larger community shelter are also underway in another 2 villages, encouraging outdoor socialising regardless of weather.
- 4.6 Collectively, the villages have been most pro-active throughout the Fund in relation to bringing external funding to Renfrewshire, with over £200,000 secured. This has significantly boosted Council awarded funds and enabled communities to achieve their full aspirations. Often, the success of the groups applications to external sources was due to their ability to evidence secured match funding from the Villages Investment Fund.
- 4.7 Sixteen villages Delegated Authority projects have so far been awarded, the projects from the last cycle are as noted below:
- 4.8 **Kilbarchan Smile** received funding for a bench and a raised flower bed to be installed on the grounds of the Mary Barbour Cairn on New Street, Kilbarchan. This will increase the appeal of the area encouraging visitors to visit and spend some time there, relaxing and enjoying the area. The raised flower beds will also feed into the villages aims to increase biodiversity. The group have agreed to maintain and care for the flower beds going forward.



Mary Barbour Cairn, Kilbarchan



## Kilbarchan Smile's Gateway Garden



Tree Planting at Callochant 4th Dec

One of Kilbarchan Smile's latest projects

4.9 **Friends of Howwood Park** have actively woven their park into the fabric of their community. Howwood Park has become integral to the delivery of the village's mini projects such as the popular 'Little Free Library', Outdoor Bingo, fitness classes and fetes. The funds awarded under Delegated Authority will support upcoming events in 2022 as well as enable the group to procure a suite of tools to maintain the park grounds to the village's high standards.



Friends of Howwood Park  
23 January at 21:07 · 🌐

Thank you to everyone who came along to today's Scavenger Hunt at Howwood Park.

The 35 children who attended enjoyed searching for hidden Scottish themed pictures, and won sweets and Irn Bru for their efforts, whilst the adults enjoyed tea, coffee and biscuits. We also had a bubble machine on the go, which proved very popular, and we were entertained by Arran Hughes on the bagpipes.

Thanks to Lynda and Arlene for all their help, and to the 'Scotland's Winter Festivals Fund' for providing us with funding to buy the urns, drinks, biscuits and more. ❤️

...

A post demonstrating one of many activities in Howwood Park, and evidence of the group's ability to identify and apply for appropriate funding



The group are actively involved in Team Up to Clean Up



### Litter Pick - Howwood Park

Sunday 11<sup>th</sup> April 2021

1.30pm – 3pm

Please come along and help clean up Howwood Park.

Particularly suited to supervised children as a vehicle free litter picking zone. Arrive any time between 1.30pm – 3pm, collect a picker and bag, and pick up what litter you can. All equipment provided.



“The Little Free Library”

- 4.10 The Walk for Life – Clyde Valley Walkway project, being delivered by the **Gryffe Rotary Club**, began as an idea during the pandemic. The group discussed how a notable increase in the number of villagers were exploring and enjoying the walkway, walkers were reconnecting with nature and also increasing their own social connections.
- 4.11 Using awarded funds, new signage will be erected ensuring visitors are able to navigate their way along existing footpaths and lanes from Loch Thom (near the source of the River Gryffe) down the valley the length of the river through Kilmacolm, Bridge of Weir, Houston, Crosslee, Linwood Moss and Linwood Community Woods to the Onyx Sports Centre in Linwood. The group will further procure soft materials to make the path easier to navigate for walkers at identified muddy or boggy points.

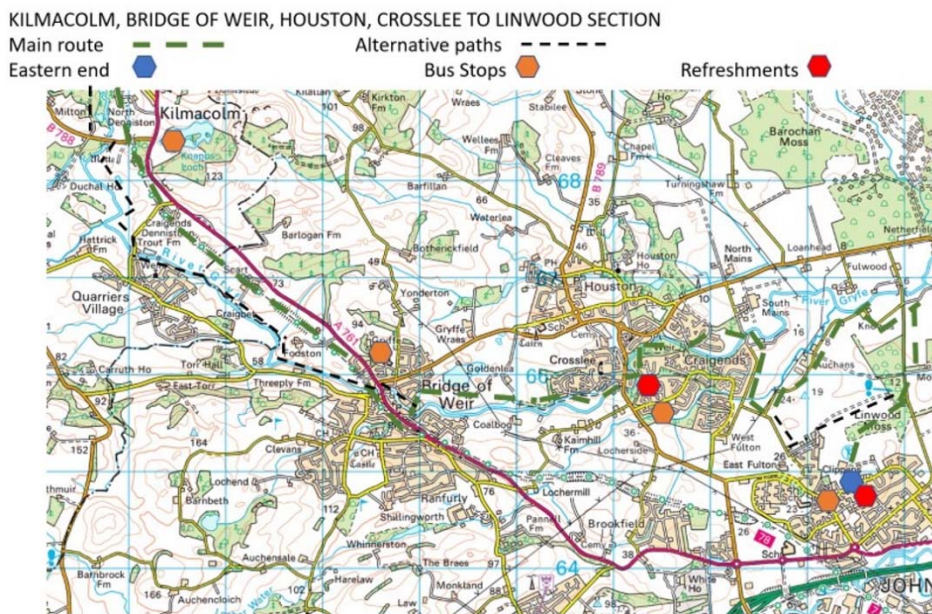


Signage design



The Gryffe Valley Rotary Club members at a fund raising event

The Walk for Life route



4.12 The **Bonnie Bishopton** concept had been considered for some time and after discussing the development with experienced volunteers from Bishopton Community Council and Brighter Bridge of Weir, Bonnie Bishopton created enough support to deliver their aspirations. Twenty-one local volunteers have so far committed to planting and caring for a number of planters strategically placed on the main thoroughfare going through the village. Awarded funds will procure planters, soil, plants, mobile watering equipment and PPE for the group.





The Bonnie Bishopton Group after cleaning up their village



**Bonnie Bishopton**

30 October 2021 · 🌐



Bishopton Is Looking Bonnie

Paisley Daily Express 23 Sep 2021, by STEPH BRAWN

Photo - In the bag the Bonnie Bishopton team take a breather.

Bishopton residents who are keen to make the village a brighter place are being urged to get involved with a new community group that is looking to raise cash for plants and soil.

Bonnie Bishopton - launched by Councillor James MacLaren and chairman Roy Cox - had a successful first outing where volunteers collected almost 50 bags of rubbish in just one morning.

But the group is now needing to raise £2,000 to buy topsoil for a patch of land next to the community centre car park.

Bishopton Community Council has already pledged a £500 donation and the group is hoping residents will be able to dig deep to further help the cause.

Mr Cox said: "The reaction we got when we were out was quite astonishing.

"We just need to raise some money now so we can buy some topsoil and then hopefully we will be able to start other projects going forward like putting up plants and Christmas lights."

The group was started after Mr Cox and Councillor MacLaren both became frustrated with how Bishopton looked.

Councillor MacLaren said cleaning up the community could help attract people to the area as it recovers from the coronavirus outbreak.

He said: "The first meet-up of Bonnie Bishopton was a fantastic success and showed what can be done when there is the will among volunteers to clean up their community.

"This sort of attitude is crucial as we rebuild our communities from the pandemic and encourage people to come and visit and live here.

"With a small group of volunteers, almost 50 bags of vegetation were collected. Just imagine how much more we can do with more people getting involved.

"You will be made more than welcome and I would encourage you to sign up if you want to do your bit to spruce up Bishopton."

Anyone who wishes to make a donation to the cause is welcome to do so via the Bishopton Community Council or at the Co-op in Greenock Road.

**4.13 Lochwinnoch Community Development Trust** have a subgroup with a focus on creating a Community Social Garden. Alongside LEAP (Local Energy Action Plan) the Social Garden have already established an agreement to lease the land to the rear of Lochwinnoch Parish Church on Lochhead Avenue.

4.14 The area is a significant size with a few raised beds currently used to grow veg for the local community foodbank. With the initial seed funding the group are looking to create designs of how best to use the space and what can be included. Ideally The group wish to landscape the whole area, repurposing with new opportunities for their community to connect with nature, garden, learn, play and socialise.

 Lochwinnoch Community Development Trust is in Lochwinnoch. 10 January at 14:41 · 🌐

Some general tidying done at the LOCHHEAD Gardens site this am. Rubbish sitting at the gates will be picked up as soon as possible. The other pile of wood still there is for use on the site at a later date. #communitytrust #community #tidyup #tidy #village #villagelife #volunteers



Calling out to their village to consider what should be delivered. A survey has since been developed.

Maintenance of the garden is ongoing

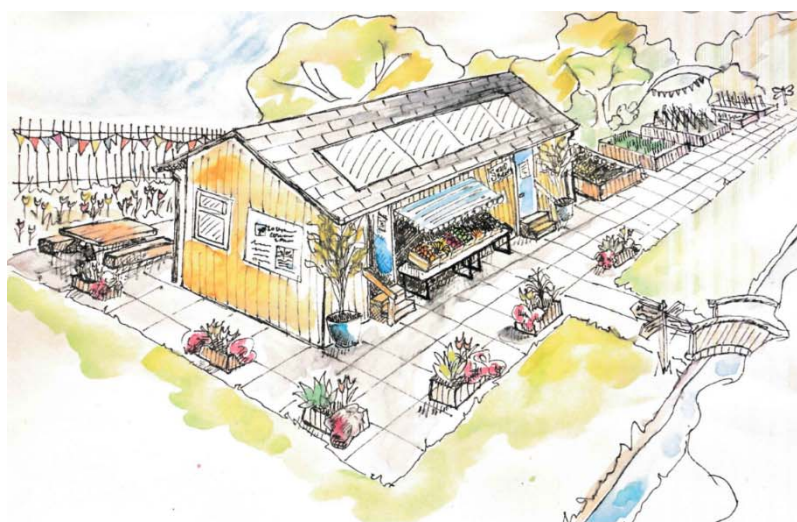
 Lochwinnoch Community Development Trust is in Lochwinnoch. 29 October 2021 · 🌐

Over the next few days we're going to give you a look at some of the projects we are working on just now. If you're interested in joining any of the steering groups then send us a PM!

THE VILLAGE GARDENS:-

We took over this disused space between Lochhead Avenue and the Parish Church at the start of the pandemic, with the intention to grow vegetables on it to feed people in need. We now have 22 raised vegetable beds, a mud kitchen, log circle and children's picnic area used mainly by outdoor childcare service, EVIE'S WILDCARE, a flagstone path, portakabin for the local Community Larder, a wildflower area and a space for local community groups to use for crafts, festivals, performances, workshops and play groups!

If you've got an idea for this space, please get in touch!



 Lochwinnoch Community Development Trust 13 January at 17:13 · 🌐

Here is a sketch of the proposal for the Larder and the Trust's wee cabin which might become a site office, and the surrounding areas. What do you think?

👍 1

👍 Like

💬 Comment

- 4.15 Appendix 3 offers a full list of Villages Investment Funds projects awarded to date and their status.
  - 4.16 A summary of the projects delivered through the Village Investment Fund not included in this Board report was provided as part of January 2022's Board report.
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## Implications of the Report

1. **Financial** - Council approved the allocation of £2.020 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –  
The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** - All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
5. **Property/Assets** - There is the potential for property/assets to be included as part of this fund.
6. **Information Technology** – None
7. **Equality & Human Rights**  
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
9. **Procurement** - There is no potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
10. **Risk** - Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
11. **Privacy Impact** - None.
12. **COSLA Policy Position** – Not Applicable

13. **Climate Risk – Not Applicable**

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**List of Background Papers**

None

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**Author:** Oliver Reid, Head of Communities and Public Protection.

**March 2022 Application (s)**

<b>Applicant</b>	<b>Project Description</b>	<b>Requested</b>	<b>Recommendation</b>	<b>Reason</b>	<b>Geographical Area</b>
1. Johnstone Community Council	Johnstone community Council is seeking to procure a pump track which offers a new experience for wheeled activities. Bikes, Skateboards, scooters and roller skate users will all benefit.	£48,000	Approval by Communities, Housing and Planning Policy Board.	Thomas Shanks Park is Johnstone's flagship park yet local people feel there is not special offering attracting the wider Renfrewshire audience there. This new apparatus would appeal to young people and sports enthusiasts far and wide however would predominantly serve Johnstone's local people.	Johnstone
2. Robertson's Bowling Club	An irrigation system to ensure the Bowling Green remains in top condition throughout hot, dry spells	£16.675	Approval by Communities, Housing and Planning Policy Board	Robertson's Bowling Club members found themselves last few summers out watering the Greens to ensure they don't dry out over summer. An irrigation system would greatly reduce this requirement.	Renfrew
3. Lochwinnoch Community Development Trust	An intergenerational Community Garden in the Lochwinnoch village, to encourage socialising, learning how to, and the benefits of, growing your own food, and increasing biodiversity.	£25,000	Approval by Communities, Housing and Planning Policy Board	Lochwinnoch Community Garden would provide fresh local produce for the weekly community market and increase biodiversity. The group have long term plans and are consulting with the community to ensure the garden evolves to meet the community's identified needs.	



**Greenspace, Parks and Play Areas Funding**

<b>Project</b>	<b>Funding proposed</b>	<b>External Funding (or other Council funding)</b>
Pump Track at Thomas Shanks Park, Johnstone	£48,000	Group are currently working with various local groups to deliver grassroots fundraising
Robertson's Park Bowling Green Irrigation System	£16,675	£50,000+ throughout the life of the groups long-term lease
Lochwinnoch Social Garden	£25,000	£20,000 applications in to various external funders

<b>Funding</b>	<b>Allocated Budget</b>	<b>Committed Budget</b>	<b>Potential Additional Projects</b>
Greenspace, Parks and Play Areas	£1,280,000	£1,219,649	£120,000
Village Investment Fund	£520,000	£420,625	£70,000
Staffing costs	£220,000	£220,000	-
Total	£2,020,000	£1,860,274	£190,000

**Villages Improvement Fund Projects Awarded**

Group	Project	Status
Bishopton Community Development Trust	Community Garden, Rossland Crescent	Funding Issued
Bridge of Weir Community Council	Improvements to Play Park (Horsewood & Lintwhite)	Complete
Elderslie Community Council	Queens Road Play Park Improvements – Phase 1	Complete
Elderslie Community Council	Queens Road Play Park Improvements Phase 2	With Procurement
Elderslie Community Council	Stoddard Square Seating	Funding Issued
Elderslie Community Council	Dog Fouling bags – Dispenser Unit	Complete
Elderslie Community Council	Multi-use Activity Unit Replaced in Dunvegan Park	Complete
Elderslie Community Council	Green Elderslie (planters and shrubs)	Funding Issued
Elderslie Community Council	Mural celebrating old Railway Station	Funding Issued
Elderslie Community Council	Village signs	Funding Issued
Houston Community Council	Outdoor gym	Delivery Imminent
Houston Community Council	Bee Happy Houston	Funding Issued
Houston Swing Park Group	Play Park Improvements South Street	Funding Awarded group raising additional funds
Howwood Community Council	Play Park Improvements	Completed
Howwood Community Council	Village Seating	Funding Issued
Friends of Howwood Park	Tools and Events	Funding Issued
Friends of Howwood Park	Community Shelter	Funding issued
Inchinnan Social Club	Renewed surface on car park	Awaiting paperwork
Langbank Swing Park Regeneration Group	Multi use games arena	Completed
Inchinnan Community Development Trust	Purchase of Tuecheen Woods	Completed
Lochwinnoch Community Development Trust	Lochwinnoch Public Park Upgrade	With Procurement
Lochwinnoch Sustainable Garden	Plants and Polytunnel	Complete
Paisley FM	Signal Booster to improve reach	Funding Issued
St Mirren Youth Team	Improvements to Inchinnan Playing Fields	Ongoing



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

**On: 15 March 2022**

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**Report by: Chief Executive and Director of Communities and Housing Services**

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**Heading: Draft Renfrewshire Local Housing Strategy 2022-2027**

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## **1. Summary**

- 1.1 This report presents the draft Renfrewshire Local Housing Strategy 2022-2027 and seeks approval of the Board to consult for a period of 12 weeks to obtain the views of communities and stakeholders.
- 1.2 The progress in the preparation of the updated local housing strategy is outlined along with the continued approach of the Council and its partners in delivering high quality housing and housing related services across Renfrewshire.
- 1.3 The draft Local Housing Strategy and Summary Report which provides the basis for consultation and engagement is available to view on the Council's webpage at [Local Housing Strategy](#).
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) approves the draft Local Housing Strategy 2022-2027 for consultation and authorises the necessary publicity and consultation in relation to the strategy.
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## **3. Background**

- 3.1 Under the Housing (Scotland) Act 2001 local authorities have a duty to prepare a five-year Local Housing Strategy, which is informed by an assessment of housing provision, need and related services in the area.

3.2 The draft Local Housing Strategy 2022-2027 sets out the strategic vision for housing and housing-related services in Renfrewshire and seeks to provide a clear direction for strategic housing investment and housing related support for Renfrewshire residents.

#### 4. **Draft Local Housing Strategy 2022-2027**

4.1 The preparation of the draft Local Housing Strategy has involved extensive consultation and engagement with local communities and a range of stakeholders over the last two years.

4.2 The draft Local Housing Strategy builds on the previous housing strategy and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient and sustainable places.

4.3 The draft strategy proposes five Strategic Priorities for Renfrewshire, which the Council and partners will seek to deliver over the next five years.

- **Strategic Priority 1:** The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
- **Strategic Priority 2:** People live in high quality, well managed homes in sustainable neighbourhoods;
- **Strategic Priority 3:** Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
- **Strategic Priority 4:** Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and,
- **Strategic Priority 5:** People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

4.4 The draft strategy also contains a number of actions which the Council and partners require to deliver to achieve Strategic Priority. These actions will form the basis of a action plan to accompany the finalised local housing strategy and will be monitored and reported on an annual basis.

#### 5. **Next Steps**

5.1 Consultation on the draft Local Housing Strategy will take place over a 12 week period between 21 March 2022 and 13 June 2022 using various consultation techniques, in accordance with the latest Scottish Government guidance on Covid-19 safe practice.

5.2 This consultation will gather the views of local communities, residents and tenants, housing association partners, the Health and Social Care Partnership and Third Sector organisations across Renfrewshire.

- 5.3 Following the consultation period, the Local Housing Strategy 2022-2027 will be finalised and presented to this Board for approval later in 2022.
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### **Implications of the Report**

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
  - *Our Renfrewshire is thriving* – Actions within the Local Housing Strategy will help improve housing conditions and enable more affordable homes to be built, encouraging people to live and stay in Renfrewshire.
  - *Our Renfrewshire is well* – Actions within the Local Housing Strategy will help support older and disabled residents to live healthier, for longer, in their own homes.
  - *Our Renfrewshire is fair* - Actions within the Local Housing Strategy will help to prevent homelessness and ensure vulnerable people get the advice and support they need.
  - *Building strong, safe and resilient communities* – Significant regeneration programmes are being progressed through the Local Housing Strategy.
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** – Not applicable.
  13. **Climate Risk** – The Local Housing Strategy aims to deliver high quality, energy efficient homes in sustainable locations across Renfrewshire.
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### **List of Background Papers**

- (a) None.
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# RENFREWSHIRE'S DRAFT LOCAL HOUSING STRATEGY

## 2022-2027

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- **Strategic Priority 2** - *People live in high quality, well managed homes in sustainable neighbourhoods.*
- **Strategic Priority 3** – *Address the challenges of the*

*climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized.*

- **Strategic Priority 4** – *Preventing and addressing Homelessness with vulnerable people getting the advice and support they need.*
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## How to get involved

The on-going development and continuous review of the Local Housing Strategy is undertaken in consultation with key partners and stakeholders including local communities, housing associations and Renfrewshire's Health and Social Care Partnership.

This draft Local Housing Strategy which covers the period 2022-2027 will be subject to public consultation between **21 March 2022 and 13 June 2022**.

It is important that we obtain views from our local communities and all stakeholders to ensure that all aspects of housing need and support requirements across Renfrewshire are fully considered.

A consultation questionnaire is available on the Council's [Local Housing Strategy webpage](#). Full details of the consultation activities that will be undertaken are also available on this webpage.

Hard copies of the document and consultation questionnaire will also be available in local libraries.

Please give us your feedback or return completed questionnaires by emailing [strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

You can speak to someone within the Place Strategy Team by calling 0141 618 6148

You can also post any comments to:

Place Strategy Team, Economy and Development, Chief Executive Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB

Following the end of the consultation period, a final Local Housing Strategy will be prepared that is informed and shaped by the feedback received during the consultation process from local communities, partners and other stakeholders.

If any individual, group or organisation would like to discuss the new draft Local Housing Strategy, please let us know using the contact details above.

## **Draft Renfrewshire’s Local Housing Strategy 2022-2027**

This is Renfrewshire’s fourth Local Housing Strategy and covers the period 2022 to 2027.

The Local Housing Strategy identifies the strategic housing priorities for Renfrewshire. Following the consultation, a detailed action plan will be prepared that will support the delivery and monitoring of the final Local Housing Strategy over the next five years.

The Local Housing Strategy sets out the strategic approach of the Council and its partners to deliver high quality housing and housing related services across all tenures to meet identified housing need for Renfrewshire.

The strategy recognises the important contribution housing makes to people’s lives with affordable, warm and energy efficient homes having a positive impact on health and general wellbeing.

Renfrewshire has a diverse mix of communities with a range of housing needs. Housing provision is required across different property types and tenures as well as different needs groups. This includes individuals, families, older and younger people and those who require accommodation to meet a particular housing need such as supported accommodation, housing for older people or housing to meet the needs of those with physical disabilities.

The Local Housing Strategy 2022-2027 builds on the success of our previous strategies and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient sustainable places that reflect Renfrewshire Council’s commitment to achieve net zero carbon emissions.

Taking account of current national and local policy priorities, this Local Housing Strategy identifies the following strategic priorities for Renfrewshire.

### **Local Housing Strategy Strategic Priorities**

1. The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
2. People live in high quality, well managed homes in sustainable neighbourhoods;
3. Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
4. Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
5. People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.

## Preparing the Local Housing Strategy

This draft Local Housing Strategy has been developed through close working with local communities, our housing association partners and other stakeholders such as the Health and Social Care Partnership.

The Local Housing Strategy aims to be transparent and accessible to all with feedback encouraged and welcomed.

The strategy promotes inclusiveness and we will continue to aim for continuous improvement through innovation and shared learning across all partners.

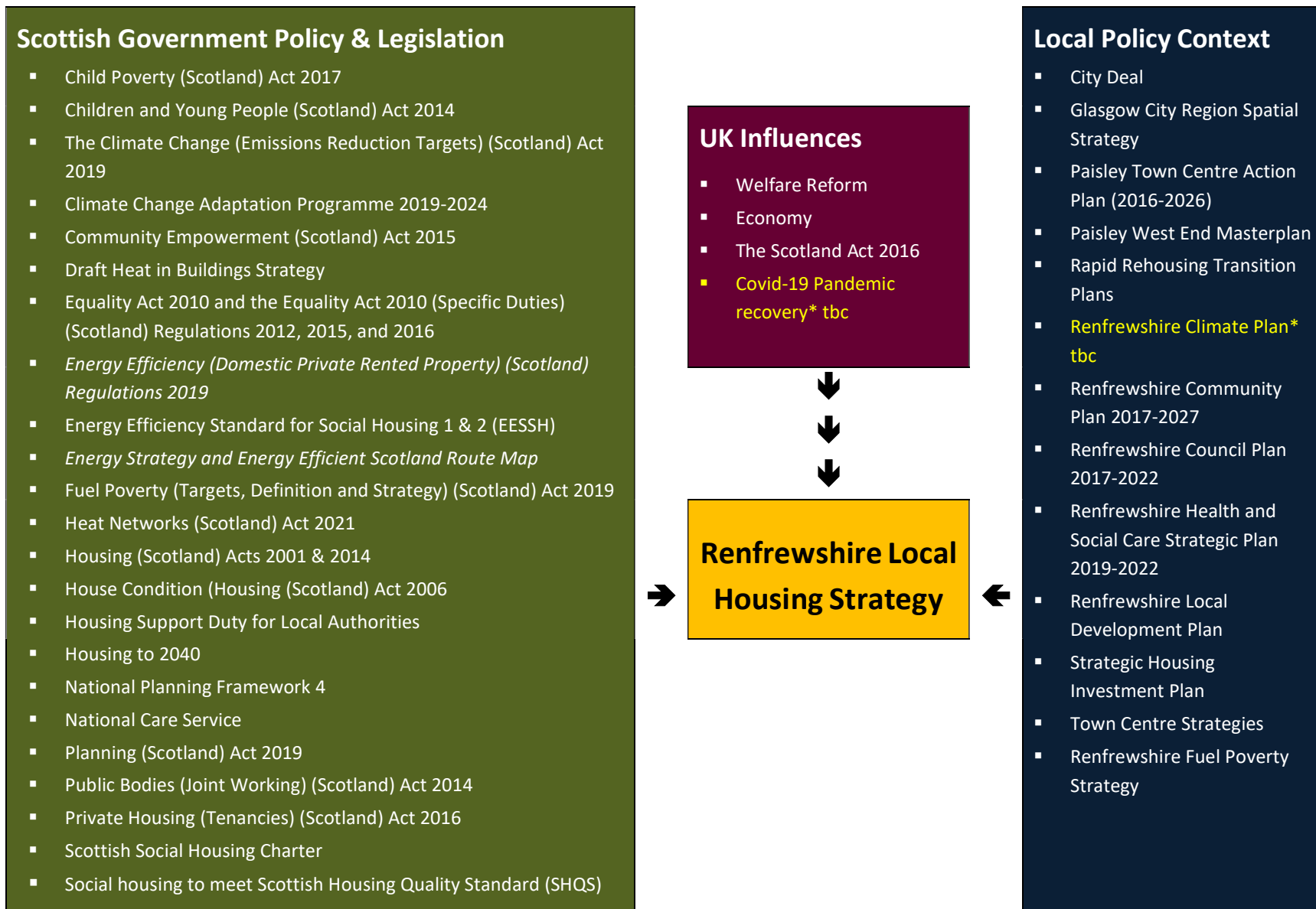
The Local Housing Strategy is informed by and supports other Council plans and strategies as well as national policy and guidance.

**See Figure 1.**



Dargavel Village Bishopton (Community Growth Area)

**Figure 1 – Strategies and Policing informing preparation of LHS**



## **‘Housing to 2040’**

The Scottish Government published their ‘[Housing to 2040 Strategy](#)’ and the accompanying document - ‘[Housing to 2040 Vision & Principles](#)’ in March 2021.

Together these documents set out a vision for housing and how it should be delivered regardless of where people live or at what point in their lives they are at.

The Scottish Government’s ambition is that everyone should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of.

Housing to 2040 advocates that Scotland’s housing system requires to meet the needs of an ageing population and address the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.

Successful delivery of Housing to 2040 will require an appropriate level of ongoing financial support as well as joint working between local authorities, housing providers, landlords, the construction and house building sectors and others.

Across tenures, all new homes should contribute to creating sustainable and vibrant places with community involvement in place making through the use of place plans that enable communities to express their aspirations for the future of their places.

Housing to 2040 also looks to support existing communities through regeneration activity and the reuse of previously developed sites and existing buildings, including supporting conversion of former retail spaces for residential use to facilitate town centre development.

Making best use of existing infrastructure and amenities and the creation of ‘20-minute neighbourhoods’ is to be encouraged to support sustainable development and vibrant communities.

In terms of affordable housing, Housing to 2040 includes a target to build 100,000 new affordable homes over the 10-year period to 2032 with 50,000 affordable homes delivered in the 5-year period to 2027 with at least 70% of these homes to be developed for social rent. The strategy also includes a target for all new homes delivered by housing associations and Councils to be zero emissions by 2026.

This Local Housing Strategy has fully considered the Housing to 2040 strategy when forming the actions and strategic housing priorities for Renfrewshire.



## Renfrewshire's Local Context

**Appendix 1** provides an overview of the geography, demographic trends, housing supply and key market issues across Renfrewshire. It outlines Renfrewshire's geography in terms of its settlements, population centres and sub-market areas as well as Renfrewshire's strong links with neighbouring local authorities across the wider Glasgow City Region.

Consideration is given to the current population as well as future population and household projections and trends with information drawn from the 2022 Housing Need and Demand Assessment and National Records of Scotland population data.

Appendix 1 also provides an overview of existing housing supply across different tenures as well as levels of recent development activity and recognises the need for new housing to meet people's current and future housing needs.

An overview of Renfrewshire's housing market in terms of affordability and availability in the private sector is also outlined in Appendix 1.

Appendix 1 also includes an overview in terms of homelessness in Renfrewshire.



Private Sector Homes, Renfrew

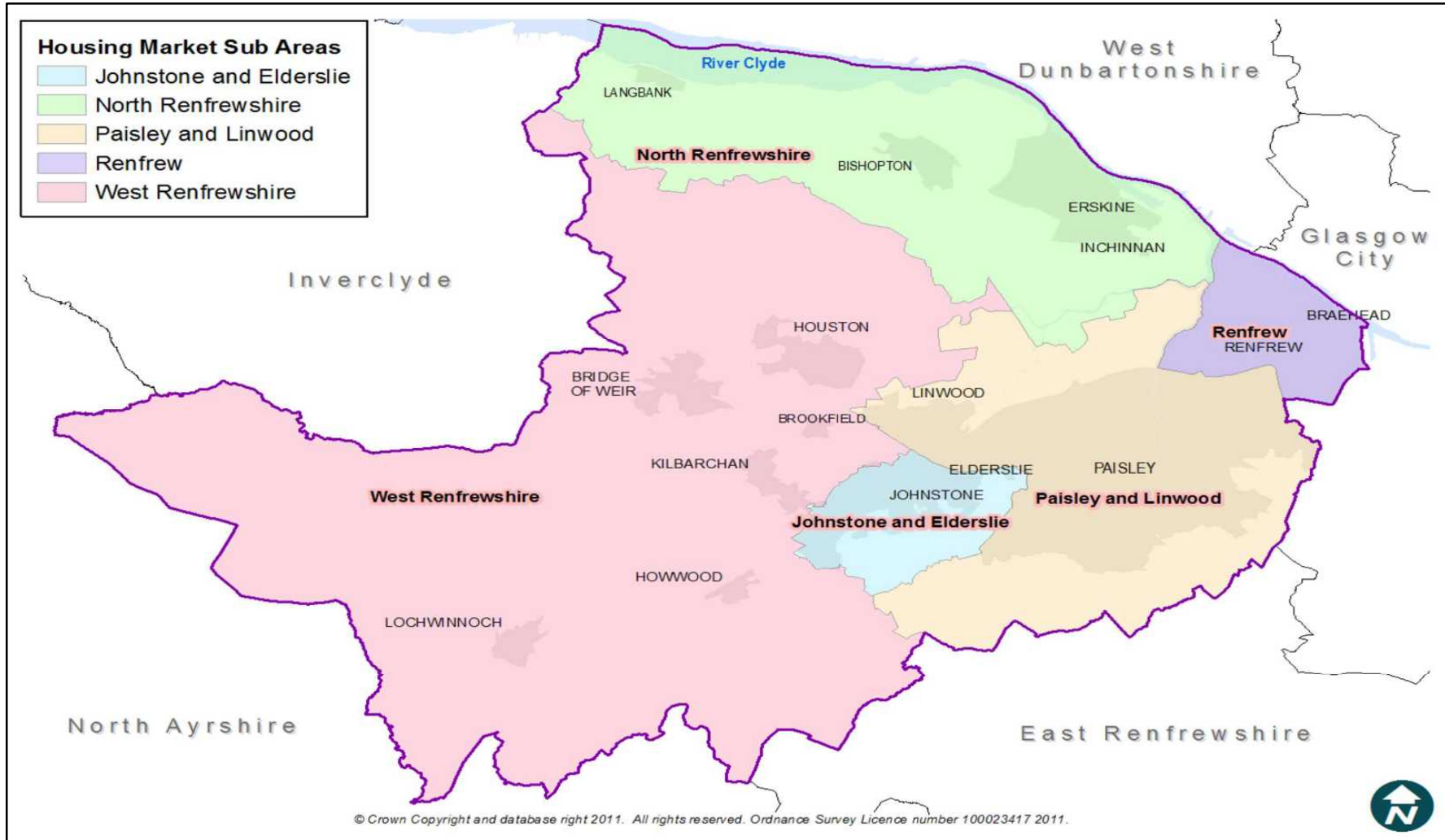


Renfrewshire Council new build development, Johnstone Castle

## Renfrewshire's Local Context |

- In 2020, 179,390 people lived in Renfrewshire across 87,241 households. By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 (*National Records of Scotland*).
- Renfrewshire's population like Scotland's is ageing. In 2020, almost one fifth of Renfrewshire's population was aged 65+. Projections for the period 2018-2028 suggest the number of people in both the 65-74 and 75+ age groups will increase by around 20% over this period (*National Records of Scotland*).
- In 2020, total housing stock in Renfrewshire was 88,624 properties (*National Records of Scotland*). Scottish House Condition Survey (2017-2019) suggests that 61% of Renfrewshire's housing stock is owner occupied, 29% is social rented and 10% is private rented. Renfrewshire's comprises 56% houses and 44% flats.
- Around 78% of the Councils approximately 12,200 properties are flats. New homes delivered as part of the Strategic Housing Investment Plan over are helping redress the balance of property type within the affordable housing sector.
- Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with 3,411 new private homes built during the last 5 years.
- The housing market in Renfrewshire has strengthened in recent years with strong year on year sales growth (*Registers of Scotland*). The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.
- Across Renfrewshire, the average residential property price in 2020-21 was £152,608. This compares with an average national price of £184,694 (*Registers of Scotland*).
- There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural areas across North and West Renfrewshire.
- In 2020-21 the number of homeless applications received in Renfrewshire was slightly less than in 2019-20 with the overall number of homeless applications received remaining relatively stable since 2017-2018. A more detailed homelessness profile can be found in **Appendix 1**.
- Renfrewshire had 5.6 known adults per 1,000 population with learning disabilities in 2019, within this group, 40% of adults live with a family carer. More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire.
- **More detailed local context information can be found within Appendix 1.**

## Settlements within Renfrewshire and Housing Market Sub Areas





## Housing Need and Demand

Renfrewshire Council has worked with 7 other local authorities in the Glasgow City Region Housing Market Partnership to develop a Housing Need and Demand Assessment 3 (HNDA 3) for the region, prepared in line with Scottish Government guidance.


Following consultation on the HNDA 3 the assessment will be submitted to the Scottish Government.

The HNDA 3 has informed the review of the Local Housing Strategy and sets out the following all tenure housing needs for Renfrewshire:

### Housing Need Estimates for Renfrewshire

	2022 - 2026	2027 - 2031	2032 - 2036	2037 - 2040	Total
<b>Buyers</b>	685	676	786	550	2,697
<b>Private Rented Sector</b>	506	492	570	406	1,973
<b>Below Market</b>	312	286	306	204	1,108
<b>Social rent</b>	438	403	252	155	1,248
<b>Total</b>	<b>1,940</b>	<b>1,857</b>	<b>1,914</b>	<b>1,315</b>	<b>7,026</b>

Glasgow City Region HNDA 3 (2022)

 *Period of the Local Housing Strategy*

## Annual Housing Need Estimate for Period of Local Housing Strategy (2022-2027)

**Market Homes Need – 238 homes per year**

**Affordable Homes Need – 150 homes per year**

These estimates are based on the outputs of the Scottish Government’s HNDA Tool mechanism, developed by the Scottish Government’s Centre for Housing Market Analysis (CHMA).

These estimates are based on a) existing/backlog need; - i.e. those existing households whose needs cannot be met in situ and therefore require a new unit of housing and b) future demand/newly arising need – this is mainly demand from newly forming households.

HNDA 3 provides broad, long-term estimates of future housing need by tenure. To gain a more comprehensive and detailed output of the operation of the housing system in Renfrewshire, a detailed study to build upon the outputs of HNDA 3 has been commissioned and will set out the local housing need and demand for Renfrewshire.

Should this local housing need and demand study alter the housing need for Renfrewshire these changes will be subject to a further period of consultation with local communities and key stakeholders.

# Renfrewshire's Strategic Priorities



***Strategic Priority 1 - The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places.***

### **Increasing the supply of housing across Renfrewshire**

Renfrewshire Council and its partners will continue to increase the supply of new housing in Renfrewshire over the next five years. As set out in the outputs of HNDA3, the housing need in Renfrewshire for the next five years is:

- **238** new market homes each year; and
- **150** new affordable homes each year over the lifetime of this Local Housing strategy.

The delivery of new homes will support identified housing needs through the provision of new homes that are of the right type, size and tenure in the right locations.

New homes will create mixed and sustainable communities that include a range of energy efficient property types and sizes that meet the housing needs of different groups, including accessible housing and housing for different income groups that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions'.

**Action 1:** Identify and maintain a continuous supply of housing land in sustainable locations across Renfrewshire to support delivery of a mix of housing types and tenures to meet housing need and demand.



Private Sector development, Bellway Homes, Renfrew



Williamsburgh Housing Association development, Milliken Road, Kilbarchan

**This Local Housing Strategy will increase the supply of housing across Renfrewshire by:**

- Ensuring that a continuous supply of land in sustainable locations is available for new housing through the Renfrewshire Local Development Plan process;
- Supporting development of previously used and brownfield sites in line with the objectives of the Renfrewshire Local Development Plan, making best use of existing and planned infrastructure;
- Delivering new build affordable housing projects through the Strategic Housing Investment Plan in partnership with housing associations and other stakeholders;
- Applying the use of the Affordable Housing Policy to increase the supply of affordable homes;
- Promoting access to Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures;
- Supporting the development of sustainable mixed communities that provide a range of tenures, property type and size options in the right locations;
- Supporting the development of modern energy efficient homes that embrace carbon reduction and zero technologies; and
- Supporting the development of appropriate particular needs housing in partnership with Renfrewshire's Health and Social Care Partnership (HSCP) and specialist RSL's and third sector organisations.

## Land Supply for New Homes

The Renfrewshire Local Development Plan supports Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan by providing a generous and flexible supply of land to deliver a mix of housing types and tenures to meet current and future housing needs.

The Local Development Plan aims to deliver sustainable, well-designed homes in the right places through the creation of sustainable communities and great places, focusing on the regeneration and renewal of existing urban areas and supporting sustainable development.

The focus on the development of brownfield and previously used sites across Renfrewshire provide opportunities for sustainable residential development with good transport links and connections to existing services and facilities with such sites capable of supporting 20-minute neighbourhoods.

The redevelopment of sites supported by existing or planned physical infrastructure and services is a priority of both this Local Housing Strategy and the Local Development Plan.

The Council through its Vacant and Derelict Land Strategy also supports the Local Housing Strategy and includes actions to support housing delivery.

The delivery of development of brownfield and previously used sites across Renfrewshire will also include trying to access Scottish Government funding through the Housing Infrastructure Investment Fund (HIF) to allow sites to be developed following remedial or required infrastructure works to facilitate viable development of these sites.

**Action 2:** Support development of previously used and brownfield sites making best use of existing and planned infrastructure.

**Action 3:** Utilise the Scottish Government Housing Infrastructure Investment Fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.



## Housing Delivery

The delivery of a mix of house types and tenures in the right location to meet current and future housing need is essential in creating and maintaining sustainable mixed communities across Renfrewshire.

New homes will require to be warm, energy efficient and digitally enabled and will assist in meeting both local and national net zero carbon emissions targets.

The requirements of people of all ages, health and mobility needs and incomes will be considered when developing new homes across all tenures to contribute to the health and wellbeing of Renfrewshire's population. This will support delivery of 'lifetime homes' that meet people's needs as they age and their needs change.

The Local Housing Strategy will support families and children by ensuring that we develop sustainable communities that are safe while embracing the Getting it Right for Every Child approach and the Child Poverty (Scotland) Act 2017.

To achieve this aim new developments should be well connected to local services and open space and designed to meet the needs of modern living, including flexible space that can be used for home learning and working.



Link Group development, Amochrie Road, Paisley, Contractor JR Group



Renfrewshire Council new build development, Dargavel Village, Bishopton

## Delivering New Affordable Homes

The Renfrewshire Strategic Housing Investment Plan (SHIP) supports a partnership approach in delivering new affordable homes each year in Renfrewshire.

The Scottish Government have set an ambitious target to deliver 100,000 new affordable homes over the 10-year period to 2032 with Renfrewshire Council committed to contributing towards this target.

A tri-partite partnership approach between Renfrewshire Council, developing housing association partners and the Scottish Government supports the delivery of a range of affordable housing options for both general and particular needs groups.

The following minimum levels of grant funding are being provided by the Scottish Government to support the delivery of affordable homes across Renfrewshire to 2026:

- **£19.942M** in grant support for the financial year 2021/22;
- **£17.189M** in grant support for the financial year 2022/23;
- **£17.140M** in grant support for the financial year 2023/24;
- **£17.200M** in grant support for the financial year 2024/25; and,
- **£17.485M** in grant support for the financial year 2025/26.

Renfrewshire Council is committed to the delivery of the Strategic

Housing Investment Plan and will continue to maximise opportunities to deliver an appropriate range of affordable housing options that meets the needs of different groups.

Development viability and the appropriate housing mix for an area will be key considerations when determining the level of affordable and fully accessible homes to be delivered on each site.

The future delivery of affordable homes will be informed by identified housing need as well as resource availability to ensure that the affordable housing supply programme correlates with the priorities of this Local Housing Strategy.

Additional funds may be made available over the lifetime of this Local Housing Strategy through further funding allocations from the Scottish Government. The Council will work with partners to maintain a continuous programme of affordable development opportunities which is ready to take advantage of any additional funding that may become available.

**Action 4:** Deliver the rolling affordable housing supply programme set out in the Strategic Housing Investment Plan and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.

**The Strategic Housing Investment Plan will support the delivery of the Local Housing Strategy by:**

- Supporting local housing regeneration programmes;
- Including new affordable housing provision to replace social rented housing no longer fit for purpose;
- Addressing mismatch between the current supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Increasing the supply of affordable housing in areas where there is demand but limited provision;
- Supporting the development of sustainable mixed communities by including affordable provision on private sector development sites;
- Expanding the supply of housing for older people and those with particular and complex needs, including those who are homeless or on a repeat and persistent cycle of homelessness; and
- Continuing to support town centre regeneration through residential development.





## **Providing the right mix of Housing – the right size, type and tenure and in the right places**

Renfrewshire consists of a range of different localised housing markets with significant differences in terms of property price and the range of property types and sizes available within these different local markets.

Issues in terms of affordability vary across the area with both North and West Renfrewshire significantly more expensive than the more urban centres of Paisley, Renfrew and Johnstone.

There are particular pressures on the supply of affordable housing in both North and West Renfrewshire with the majority of housing in the owner-occupied sector. This housing stock consists of predominantly larger family houses with a limited supply of affordable smaller properties.

The limited supply of affordable and smaller properties in these areas constrains the ability of newly forming households to move to or remain within these areas and also restricts households looking to downsize to meet changing long-term needs in these areas.

The urban centres of Paisley, Renfrew and Johnstone include a more balanced range of property types and sizes with private sector housing available at different price points to meet the needs of different income groups.

A new Housing Mix and Affordable Housing Policy was included in the new Renfrewshire Local Development Plan supporting the delivery of sustainable mixed communities across Renfrewshire.

This policy will enable the inclusion of affordable housing units on private sites and allow people to trade up or trade down depending on their housing needs; and move to different tenures, types and sizes of properties in order to meet changing needs and aspirations.

### **Providing the right Mix of Housing**

- The Strategic Housing Investment Plan will provide social rented homes as well as homes for shared equity low-cost home ownership and Mid-Market Rent in response to local need;
- Delivering new build housing will address imbalances in the provision of particular property types and sizes in line with identified local needs;
- Working with private developers will promote the development of a range of property types and sizes;
- New build developments will include a mix of house types and tenures to meet the needs of local communities; and,
- Working with developers will ensure properties are accessible and adaptable and able to meet the needs of households with particular needs.

A range of tenure options and routes to access housing are required to meet the housing needs of Renfrewshire's residents. As well as social rented housing or market housing, this strategy promotes intermediate tenure options to widen access to home ownership and increase choice of tenure for people.

These alternative routes to home ownership are supported by the Scottish Government as part of their 'More Homes Scotland' approach and include:

- **New Supply Shared Equity Low-Cost Home Ownership:** Potential buyer purchases a majority equity stake in an available affordable new build housing association home - normally 60% to 80% of the full purchase price/market value, the remaining share is paid through grant from the Scottish Government with the Scottish Government retaining an equity stake in the property.
- **Open Market Shared Equity:** This scheme assists potential homebuyers to purchase a second-hand home on the open market by reducing affordability barriers, with potential purchasers required to obtain a mortgage of between 60% and 90% of the purchase price (less any deposit) with the Scottish Government retaining any remaining equity stake.
- **Help to Buy Scotland:** This scheme support both house builders and potential buyers by providing up to 15% equity against the purchase price of a new build private sector

home up to the value of £200,000.

- **Build to Rent:** This consists of purpose-built accommodation for rent within high-quality, professionally managed developments. Typically, residents will have access to wider on-site amenities. Developments may include the conversion of existing buildings as well as new build; and
- **Self-Building Plots:** Opportunities for new self-build plots in sustainable locations will be supported where they make a positive contribution to the existing place.

The Council will signpost interested households to these schemes by providing more information on the Council's website.



Link Group development under construction, Thrushcraigs, Paisley

## The Private Rented Sector

The private rented sector continues to play an important role in Renfrewshire's housing market.

The private rented sector accommodates a broad range of household types and can be a good tenure option for households looking for flexibility and choice in terms of property type, size, and location.

The Scottish Government's 'Housing to 2040' strategy outlines the need to expand access to the private rented sector, including improving access for homeless households.

A new 'Rented Sector' strategy is being developed by the Scottish Government in 2022 and that will promote accessibility, affordability, and improved standards across both the social rented and private sectors.

The new 'Rented Sector' strategy will form part of a revitalised functional housing system that places quality, access, tenants' rights and protections as well as community involvement at its core.

The Scottish Government's More Homes Scotland 'Build to Rent' initiative which aims to support purpose-built accommodation for private rent through private investment is more likely to be viable

for investors in city locations where private sector rents tend to be higher than in areas like Renfrewshire where private sector rents tend to be lower.

'Build to Rent' will be considered where demand for such development can be demonstrated to support any increase in the supply and choice of tenure for Renfrewshire's residents.

Issues relating to quality of housing and management in the private rented sector will be addressed in more detail under Strategic Priority 2 of this Local Housing Strategy.

**Action 5:** Make use of the Affordable Housing Policy to increase the supply of affordable housing and help create mixed sustainable communities.

**Action 6:** Promote access to the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of tenure options.

**Action 7:** Promote partnership working on procurement issues and consider different models of funding and tenure options maximise the delivery of affordable housing.

## Housing-led Regeneration and Renewal

Renfrewshire Council have approved investment of £100m over the next 10 years to deliver modern, high quality, energy efficient and affordable Council housing.

This investment programme is intended to significantly improve the Council's housing stock through enhanced investment in existing homes, including works to the external fabric of properties as well as environmental improvements.

Phase one of the investment proposals includes a total of 1,648 properties, of which 1,147 are council owned and 501 are privately owned across the eight areas.

These eight areas were identified based on having a combination of one or more of the following factors - low demand, high void rates, high turnover, estate management issues including anti-social behaviour, high current repair costs and high future investment requirements. These areas also are some of the most deprived areas of Renfrewshire according to the Scottish Index of Multiple Deprivation (SIMD).

A range of regeneration and renewal proposals are being consulted upon, which in some areas may include selective demolition with

plans being developed for newbuild housing on these cleared sites where possible.

The investment options identified for each of the phase one areas take account of factors such as housing demand, sustainability, wellbeing objectives, council priorities and deliverability as well as opportunities to leverage additional funding.

### The areas included in phase one are:

- Auchentorlie Quadrant/Seedhill Road, Paisley;
- Howard Street, Paisley;
- Waverley Road, Paisley;
- Thrushcraigs area, Paisley;
- Broomlands area, Paisley;
- Springbank area, Paisley;
- Moorpark, Renfrew and;
- Howwood Road area, Johnstone.

In areas where properties are being retained, a package of enhanced capital investment will be delivered which will include elements such as whole house retrofitting including fabric works as well as measures to improve energy efficiency that help reduce energy costs for tenants and residents.

More generally within the phase one areas, improvements to the external environment and common areas, as well as the external fabric of the building will be undertaken. An enhanced estate management programme is also being developed to compliment investment in new and existing housing.

It is the Council's ambition that this housing led regeneration become a catalyst for wider regeneration and a means to address inequalities including health inequalities, recognising that good quality housing can be a contributor to positive health outcomes. The Council along with the Health and Social Care Partnership are involved in delivering the regeneration programme.

In addition to the 10-year housing-led regeneration and investment programme for Council housing, there are existing regeneration schemes that are progressing well within Renfrewshire that will be delivered within the initial years of this Local Housing Strategy. These developments include the delivery of 101 new affordable homes at Ferguslie Park, Paisley, the final phase of the Johnstone Castle regeneration as well as the delivery of the ambitious regeneration plans at Paisley West End.

In delivering regeneration proposals, there may be a requirement for the Council to consider the use of Compulsory Purchase Order powers.<sup>1</sup>

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<sup>1</sup> <https://www.gov.scot/publications/compulsory-purchase-orders-introduction/>

The Council will exhaust all avenues to voluntarily acquire properties, offering owners compensation in terms of disturbance and home loss payments (where eligible), together with the current market value of the property as determined by the District Valuer or other appointed independent valuer.

In some instances, owners may also be given the opportunity to exchange their property for that of a Council owned property through an excambion process.

Compulsory Purchase Orders will only be considered where it is in the public interest to proceed with the regeneration of the area. This approach has been applied successfully in housing regeneration programmes at Johnstone Castle.

**Action 8:** Deliver local regeneration strategies providing new affordable, energy efficient and digitally enabled homes in sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions'.

## Supporting Town Centre living

Town centres are at the heart of Renfrewshire's communities and are hubs for a range of activities.

Many people live and work in centres and it is important for the local economy that centres thrive and meet the needs of residents, businesses and visitors.

The Council prepares centre strategies reflecting the 'Town Centre First' approach to support the health of town centres. The focus of these strategies is to enable town centres to grow, ensuring they are fit for purpose and can adapt to changing markets, needs and demands, which includes town centre living.

The Local Housing Strategy and Strategic Housing Investment Plan supports the provision and delivery of suitable homes for people to live in sustainable town centre locations.

**Action 9:** Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.

## Bringing Empty Homes Back into Use

Bringing empty homes back into productive use increases the supply of homes available to meet housing needs and assists in improving local amenity.

In recent years, Renfrewshire's Empty Homes Officer has supported owners of empty properties with advice and assistance. We used the 'Homes Again Renfrewshire' scheme which is a joint initiative between Renfrewshire Council, West Dunbartonshire Council and the Scottish Government to support these homeowners.

As well as providing assistance and advice, the initiative aims to link buyers looking to purchase empty properties with owners wanting to sell. Empty home loans are also available to support eligible owners of empty properties to carry out required works to bring properties up to a lettable standard.

Where there is no viable resolution, enforcement powers including Works Notices and Compulsory Purchase Orders may be used to address issues with empty homes. The use of such powers is considered on a case by case basis and where the empty home is dangerous or causing significant problems.

To encourage owners to bring empty properties back into use Renfrewshire Council also makes use of discretionary powers under the Council Tax (Variation for Unoccupied Dwellings) (Scotland)

Regulations 2013, with properties unoccupied and unfurnished for a year or more subject to a 100% increase in Council Tax charges.

The Scottish Government's 'Housing to 2040' Strategy includes proposals to support bringing empty homes back into productive use through enhanced powers for Councils and funding potentially being made available to support Councils to bring empty homes back into use or to convert suitable vacant commercial premises in town centre locations.

The Council will continue to explore all available options to reduce the number of empty properties throughout Renfrewshire and will continue to support property owners to bring these empty homes back in to productive use.

**Action 10:** Support owners of empty properties to bring these homes back into productive use.

## **Renfrewshire's Places and Empowering Local Communities**

This Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development, the Council will support the 20-minute neighbourhood concept.

This approach aims to ensure that homes are located with infrastructure, services and facilities that support people's everyday needs which are within easy and safe walking distance of their homes including schools, shops, health care, open space, public transport and active travel connections.

In delivering new homes the infrastructure, connections and services needed to support the development will require to be in place including footpath connections; provision for waste storage; recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.

This approach does not apply purely to new development, the priority for creating 20-minute neighbourhoods is within existing towns and villages where infrastructure and community services currently exist.



The Council will work with local communities, infrastructure providers, key agencies and developers to ensure new homes are built in accessible locations and are flexible enough in their design to meet the needs of people as their circumstances change.

Providing opportunities for local communities to become more involved in the planning, development and enhancement of their places is central to the delivery of this Local Housing Strategy.

Powers were introduced in the Planning (Scotland) Act 2019 for communities to prepare Local Place Plans for their area. This approach jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.

In keeping with the requirements of the Community Empowerment Act 2015 Renfrewshire Council will support local residents, businesses and community groups across Renfrewshire including considering the preparation of Place Plans to shape their neighbourhoods.

In 2018 the Council used the Place Standard Tool to inform consultation and supported the local community in the Foxbar area of Paisley to prepare a Place Plan for their area and will continue to support other local communities to progress community led plans.

A similar process is currently underway to support the development of a masterplan for the 'The Making of Ferguslie Park' with the Council also currently working with a range of communities to support the delivery of area based strategies to enhance and regenerate places across Renfrewshire.

**Action 11:** Deliver new energy efficient and digitally enabled homes in sustainable locations which includes provision for waste storage, recycling and collection in support of the 20-minute neighbourhood concept and reflect Renfrewshire Council's commitment to net zero carbon emissions.

**Action 12:** Support the preparation and delivery of community-led Place Plans to reflect the aspiration of local communities to shape their neighbourhoods.



***Strategic Priority 2 - People live in high quality, well managed homes in sustainable neighbourhoods.***

Renfrewshire’s Local Housing Strategy recognises that being able to live in a good quality, energy efficient and warm home in a pleasant and well managed environment can promote improvements to physical health and mental wellbeing.

High quality homes can also enhance places making them great places to live, helping to create demand and stability for neighbourhoods. This outcome sets out the Council’s approach to improving existing housing across Renfrewshire.



Sanctuary Scotland/Paisley Housing Association development, Glenburn, Paisley

**Council’s regeneration and renewal programme – improving the quality of Council housing and mixed tenure estates**

Within the first phase of the Council’s regeneration and renewal programme as referred to in Strategic Priority 1, the Council has set out plans to undertake an extensive regeneration and renewal programme across 8 priority areas.

Most of the 1,100 Council properties in these areas are tenements and deck access flats, originally built by the Council between the 1930s and 1960s. Where properties are being retained, the Council’s investment works will take a “whole house retrofit” approach tailored to each property type, ensuring that the properties are as energy efficient as possible and that the ongoing maintenance burden is reduced.

Within the 8 priority areas there are around 500 owned properties, most within blocks where the Council has properties i.e mixed tenure blocks.

The Council will develop an approach to work with owners to help maximise the coverage of the investment programme. Levering in any external funding and accessing any new Scottish Government/UK wide funding as national schemes change, will form an important strand of work.

The housing investment programmes will be supported by complementary environmental works to improve the immediate environment and assist with enhanced estate management.

Neighbourhood Renewal plans will be prepared for each area, considering in conjunction with local communities, improvements required to the local area.

**Action 13:** Develop strategies to maximise investment in Council homes and owned homes within the Council's regeneration and renewal areas

**Action 14:** Develop enhanced estate management services across Council estates with a high proportion of flatted accommodation.

### **Below Tolerable Standard Housing**

The Tolerable Standard is a list of minimum requirements a residential property must meet to be fit for habitation. Below Tolerable Standard homes are the poorest quality housing.

Figures from recent available estimate of the prevalence of Below Tolerable Standard housing across Renfrewshire (the Scottish

House Condition Survey 2015-2017) estimated that 1% of properties in Renfrewshire failed at least one requirement of the Tolerable Standard. For the pre 1945 properties, 5% were estimated to be Below Tolerable Standard. The national estimates were 1% and 3% respectively.

The requirement for smoke and heat alarms in all homes in Scotland in February 2022 will become part of the Tolerable Standard and is likely to lead to an increase in the number of properties below the tolerable standard. In line with Scottish Government guidance, in relation to these changes, any intervention the Council may take would be proportionate, rational and reasonable, with it being preferable that owners carry out these works on a voluntary basis.

It is anticipated that there will be further changes to the regulatory and enforcement provisions concerning house standards, aligned to changes in energy efficiency standards. The Scottish Government has proposed a new all tenure Scottish Housing Standard to replace the Tolerable Standard, that would be introduced on a phased basis from 2025.

### **Addressing Below Tolerable Standard Properties**

While Below Tolerable Standard housing exists across Renfrewshire, the poorest quality housing continues to be concentrated in older private sector tenement properties.

The Council and housing association partners continue to work together to address Below Tolerable Standard issues. Work is currently ongoing to progress a comprehensive improvement project in Orchard Street, Paisley while the Paisley West End regeneration scheme will see comprehensive regeneration and replacement of existing stock with new build housing association homes.

The Council will continue to offer advice and assistance to owners to help them bring their properties up to the tolerable standard. Enforcement action may be taken as a last resort. This could include issuing Works Notices and undertaking necessary repairs in default and recharging the owner or applying a Closing Order or Demolition Order.

Where the Council finds private landlords renting out Below Tolerable Standard property and those landlords fail to address the required issues, the Council will take appropriate enforcement action.

Private tenants living in Below Tolerable Standard housing are given a high priority for social housing within the common housing allocation policy in Renfrewshire in recognition of the poor-quality living conditions.

**Action 15:** Continue to address Below Tolerable Standard properties across Renfrewshire.

### **Housing Renewal Areas**

Renfrewshire Council is one of the two councils in Scotland to use the Housing Renewal Area designation power within the Housing (Scotland Act) 2006.

The Orchard Street Housing Renewal Area designated in 2017 covers 5 blocks of older tenements consisting of 52 flats and 7 commercial units within the Paisley Town Centre Conservation Area.

Through a partnership project between the Council, Paisley Housing Association and the Scottish Government, the project involves working with owners to either acquire their property or help them to participate in a comprehensive tenement improvement scheme that will further increase good quality affordable town centre living options and contribute to the regeneration of Paisley town centre.

## Supporting Owners - Scheme of Assistance

The Council provides advice and assistance through the Scheme of Assistance to help support owners to improve house conditions.

The Scheme of Assistance promotes the principle that homeowners have primary responsibility for maintaining and repairing their own homes. Advice is given on a range of matters including appointing a factor, how to organise common repairs, title issues and signposting for financial advice.

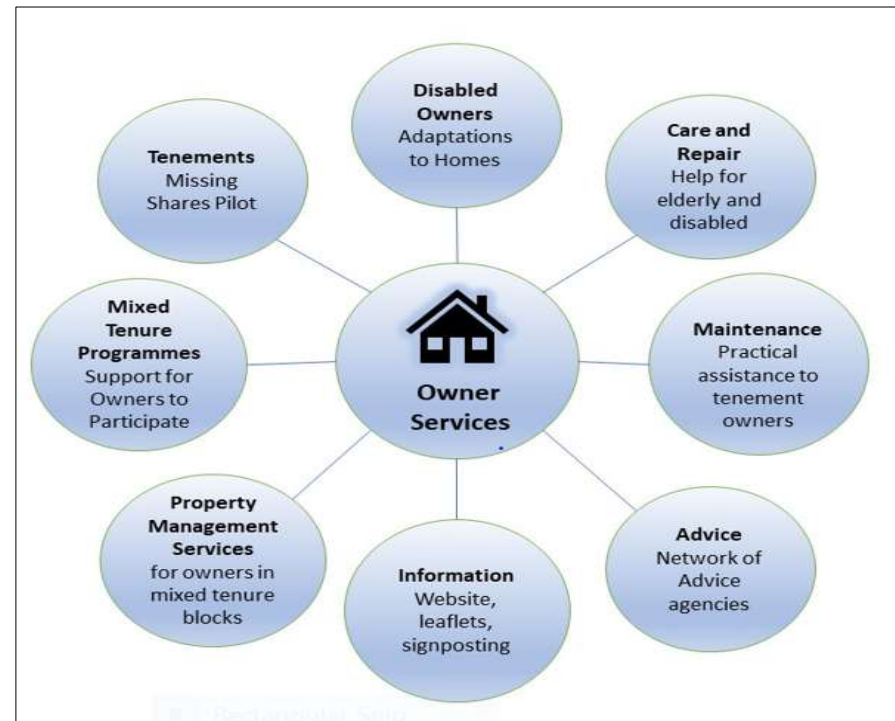
Grant funding for repair issues is limited with an annual allowance of around £150,000 to support owners who have been asked to participate in common works programmes in mixed tenure blocks carried out as part of ongoing external investment programmes.

The other mainstream of financial support is for Disabled Adaptations (covered in Strategic Priority 5). In addition, one -off funding of in the region of £800,000 has been committed for the Orchard Street Project and a further £90,000 available for the Missing Shares pilot.

The Scheme of Assistance diagram opposite sets out the range of support available. The Scheme of Assistance was last reviewed in 2018 and will be reviewed again during the lifetime of this strategy, taking into account any new legislation around housing standards.

**Action 16:** Continue to provide advice and assistance to private homeowners through the Scheme of Assistance.

**Action 17:** Undertake a review of the Council's Scheme of Assistance for private home owners taking into account legislative changes.



Range of Services provided by Owner Services Team via the Scheme of Assistance

## Supporting repair and maintenance of tenement properties

Tenements provide a home to almost one third of Renfrewshire's population and many town centre tenements form an important part of our built and cultural heritage.

The tenement requires good management, ongoing maintenance and planned replacement of parts that reach the end of their life to keep the integrity and fabric of the building in good condition. This has been challenging for many owners due to a number of factors.

In Renfrewshire, as in other parts of Scotland, ongoing maintenance of properties including a lack of routine maintenance to common parts has resulted in deteriorating building conditions, particularly of older traditional pre 1919 tenements.

The Scottish Government recognise this and following a report from the Scottish Parliamentary Working Group on tenement maintenance, have committed to a number of actions around law reform, tenement condition reports, building reserve funds and factoring services.

There is a significant challenge to halt the further decline of some older tenement buildings. The Council and housing association partners have in the past (and currently at Orchard Street, Paisley)

taken forward comprehensive tenement improvement schemes with grant funding from the Scottish Government. These schemes can be complicated and very costly often taking a number of years to deliver.

To better understand and the scale and nature of work required, the Council will identify blocks in key strategic locations, including those within or adjacent to the council's regeneration and renewal areas where condition issues exist and examine if appropriate improvement schemes can be developed that would prevent future decline and ensure the blocks have a long-term future.

This approach may include targeted acquisitions, factoring arrangements, helping owners seek external funding, or statutory enforcement work.

**Action 18:** Identify traditional tenements in strategic locations to determine stock quality issues and establish if appropriate schemes can be developed to ensure the tenements have a long-term future.

The Council implemented a “Missing Shares” pilot scheme in early 2019 to support private homeowners of older traditional tenement property who want to undertake essential repairs and maintenance but cannot do so because one or more owners is unable or unwilling to pay their share.

The Council pay the missing share and seek to recover the cost from the defaulting owner(s). Over 430 tenement blocks meeting the pilot criteria were identified and all owners were contacted to promote the scheme.

Some initial success has been achieved, with an outlay of around £63,000 across 8 blocks in 2020/21 (as at November 2021).

A relatively small expenditure, recoverable by the Council, can therefore be effective at facilitating a much larger spend on essential repairs, helping to prevent further condition deterioration and creating expenditure in the local economy.

Given this success, the Council will consider extending the pilot and will continue to evaluate the outcomes during the period of this Local Housing Strategy.

The council supports and promotes the “Under One Roof” website which provides impartial advice on repairs and maintenance for flat owners in Scotland and promotes the need for tenement

maintenance amongst tenement owners.

The Council and some local housing associations also provide factoring services to owners within mixed tenure blocks. Greater uptake of factoring services providing a co-ordinated maintenance regime would help address some of the existing condition issues and prevent further deterioration.

**Action 19:** Continue the Missing Shares pilot for older tenement property and review its effectiveness.

**Action 20:** Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.

## Scottish Housing Quality Standard

The Scottish Housing Quality Standard required that all social landlord's stock met a minimum level of housing quality by 2015 and that this standard be maintained beyond that date.

Levels of compliance across Council stock and Renfrewshire's 5 local housing associations ranges from 100 % to 78% (2019/2020).

The non -participation of tenants, or owners in mixed tenure buildings has meant that full delivery of Scottish Housing Quality Standard works has not always been possible. In these instances, social landlords have used "abeyances", for example where owners do not want to install door entry systems.

Social housing providers with stock in abeyance will monitor house sales and changes of tenancy and identify when ownership changes and reassess if the new owner wishes to participate in common works that would allow the social stock to meet Scottish Housing Quality Standards.

Renfrewshire Council will prepare a revised asset management strategy which will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard and programmes to maintain the delivery of the standard in coming years.

Consideration will be given to the ability of these homes to meet the Energy Efficiency Standard for Social Housing by 2032. Longer term a strategy to address those homes that meet the Scottish Housing Quality Standard but will not be able to meet Energy Efficiency Standard for Social Housing by 2032 will be required.

**Action 21:** Revise Asset Management Strategy and set out proposals to deal with abeyances arisen from the Scottish Housing Quality Standard and maintain the delivery of the standard for Council stock. All social housing providers should adopt a similar approach.



## The Private Rented Sector

There are around 7,800 landlords registered with approximately 10,000 properties registered in Renfrewshire, 11% of all homes.

The proportion of homes in Renfrewshire in this sector has stabilised following an earlier period of rapid growth from around only 4% of homes in 2004 to 10% of homes in 2010.

Providing flexibility and a range of house types, rent levels and locations, the private rented sector forms an important part in meeting housing needs in Renfrewshire including helping to meet the needs of those unable to afford owner occupation but unable to/or don't want to access social housing.

Most private rented housing (around two-thirds of the total) is located in Paisley and Linwood, a very small number in the more rural areas of North and West Renfrewshire, with the rest being evenly split between Johnstone/Elderslie and Renfrew<sup>2</sup>. The most common size of property is 2 bedrooms.

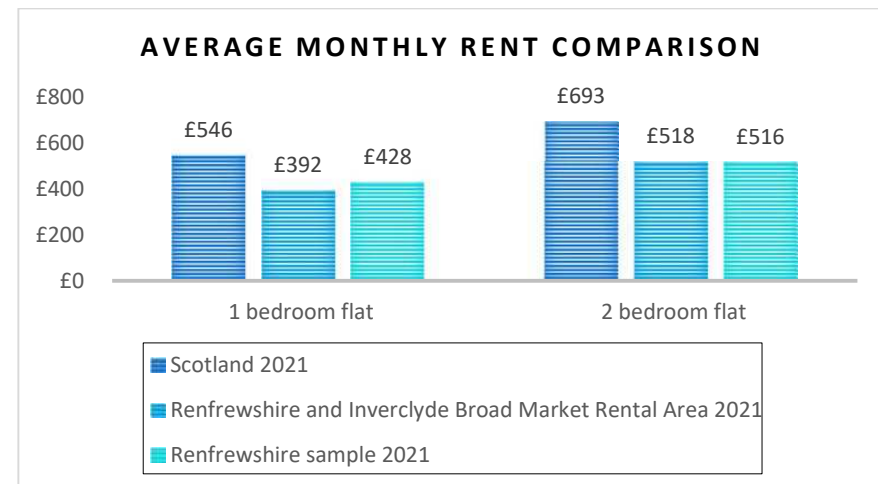
Rent levels and consequently affordability of the private rented sector varies considerably depending on size and location. Overall rents within Renfrewshire are more affordable than other areas in Scotland.

<sup>2</sup> Based on % split from private landlord registrations data as at April 2015

The Scottish Government publishes statistics on private sector rent levels in Scotland for different property sizes across each of the 18 Broad Market Rental Areas in Scotland. These show that in the Renfrewshire and Inverclyde Broad Market Rental area, average rents are lower than the Scottish average. The following chart provides a comparison.

Over the 11-year period 2010-2021, the cumulative price rise of rents for a 2 bed flat was 25% across Scotland, compared to just 9.5% in Renfrewshire and Inverclyde area.

### Average Private Rented Sector Monthly Rents



Source: Scottish Government Private Sector Rent Statistics 2010-2020, RC data collection April 2021



There are some very low rental prices in Renfrewshire, which are found generally in the smaller mainly tenement properties in urban areas. In these areas there are often vulnerable tenants.

Recognising the challenges that may be faced by residents living in the private rented sector and the ending of the temporary legal protections for tenants that have operated during COVID19 pandemic, the Council has allocated additional resources to improve access to advice and advocacy for tenants and where appropriate to support the use of enforcement powers.

The Council will provide specialist housing support to those having difficulty sustaining independent living and assist tenants to address issues with physical conditions within privately rented accommodation.

### **Rent Pressure Zones**

Currently there is no evidence to support any rent pressure zones. The Council will monitor trends in the sector and establish any longer-term changes to the supply and rent levels of privately rented homes in Renfrewshire.

### **Build to Rent**

As set out in Strategic Priority 1, the Scottish Government's More Homes Scotland 'Build to Rent' initiative is more likely to be viable for investors in city locations where private sector rents tend to be higher than in areas like Renfrewshire where private sector rents are lower.

New opportunities will be considered where demand for such development can be demonstrated to support any increase in the supply and choice of tenure for Renfrewshire's residents.

**Action 22:** Monitor the operation of the private rented market in Renfrewshire and consider the future viability of Build to Rent.

**Action 23:** Provide additional support, advocacy and representation for private tenants as temporary legal protections for tenants that have operated during COVID-19 end.

## Improving the quality of property condition, management, and service in the Private Rented Sector

The Council will continue to promote and encourage improvement in standards by:

- Ensuring resources regarding landlord and tenants' rights and responsibilities are accessible on the Council's website.
- Making the Council's "Landlord Matters" yearly newsletter available to all registered landlords.
- Working in partnership with Landlord Accreditation Scotland to make training/Information sessions available to private landlords within Renfrewshire.
- Promoting the Landlord Accreditation Scheme – 60 accredited landlords, with 1,029 properties at September 2021.
- Working corporately and sharing intelligence in partnership with Police and Fire and Rescue Service.
- Advising private sector tenants on their rights and how to put them into practice and assisting more vulnerable private sector tenants to do this.
- Making available Housing Support Services to vulnerable tenants within the private rented sector to help them sustain and manage their tenancies.

Renfrewshire Council is responsible for landlord registration. Our approach is to work co-operatively with landlords, however where landlords fail to continue to meet required standards, the Council will use the powers it has and take enforcement action. This could include:

- Making third party referrals of landlords to the Housing and Property Chamber (First Tier Tribunal) on matters relating to rent and repair issues.
- Submitting referrals to the Council's Regulatory Functions Board seeking the removal of landlords from the register who have failed to comply with relevant legislation and requirements, (*In 2020/21, 28 landlords were referred*).
- Issuing rent penalty notices where a landlord is renting out a property but is not registered.
- Refusing applications from landlords who are not deemed "fit and proper" including those who do not confirm that relevant standards have been met.

**Action 24:** Continue to make effective use of enforcement actions against private landlords who fail to meet the required standards in relation to the management and maintenance of their property.

***Strategic Priority 3 - Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimised.***

The aim of the strategy is to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat, meeting the net zero Renfrewshire target by 2030 and in turn exceeding the 2045 Scottish net-zero greenhouse gas emissions target.

To assist in achieving this goal, the aim is to reduce energy consumption in homes and promote the use of renewable energy sources and innovations.

Tackling the climate emergency, better energy efficiency and dealing with fuel poverty are inextricably linked. Housing is a key source of carbon emissions and the Local Housing Strategy plays an important role in linking action on the climate emergency with mainstream housing and fuel poverty policies.

The Scottish Government produced their Energy Strategy in 2017 and have committed to achieving the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The national policy direction remains guided by the three core principles set out in the 2017 strategy: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

The Scottish Government's Energy Efficient Scotland 20-year programme (Route Map) is one of the main elements of the energy strategy containing actions aimed at making Scotland's buildings near zero carbon. There are two clear objectives aimed at:

- Reducing poor energy efficiency as a driver for fuel poverty.
- Reducing greenhouse gas emissions through more energy efficient buildings and decarbonising heat supply.

In June 2019 Renfrewshire Council declared a climate emergency, agreeing to work to ensure net zero status by 2030.

Renfrewshire's Plan for Net Zero is being prepared and will consider actions to be taken across areas including transport, waste and housing to reduce carbon emissions to achieve this target.

### Key priorities for this Local Housing Strategy:

- Mitigate fuel poverty by creating warm homes and improving energy efficiency and fuel efficiency of housing stock across all tenures;
- Mitigate and address the effects of the climate emergency meeting local and national net-zero greenhouse gas emissions targets and encouraging net zero carbon behaviour;
- Work to address housing related actions that are identified as part of Renfrewshire's Plan for Net Zero to achieve Renfrewshire's net zero ambitions;
- Maximising grant funding secured from national energy efficiency programmes;
- Ensuring access to good quality, easily accessible advice to help households use their energy efficiently and make improvements to their energy efficiency, reduce emissions and are able to afford to heat their homes.

### The Climate Emergency

A household's greenhouse gas emissions are influenced by property condition, energy efficiency of homes, the type of fuel used in a property and how individuals use and run their homes through inefficient heating, etc.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, set legally binding targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045 at the latest, with interim targets for reductions of 75% by 2030 and 90% by 2040. Any remaining emissions will have to be entirely offset with measures.

The Scottish Government's Climate Change Plan was updated in December 2020 to reflect the adoption of the net-zero target and the new targets within the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.

All Scottish local authorities signed up to Scotland's Climate Change Declaration, which recognises the key role local authorities play in helping to tackle the challenges of the climate emergency.

Renfrewshire Council reports annually on progress to mitigate and adapt to climate change, complying the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015.

The Second Climate Change Adaptation Programme 2019-2024, sets out the Scottish Government's five-year programme for climate change adaptation; a requirement of the Climate Change (Scotland) Act 2009. It contains a set of seven high-level outcomes for the programme and is designed to deliver a step change in collaboration and emphasise the wider co-benefits of climate action. Work has commenced to progress Renfrewshire's priorities in relation to this.

### **Addressing the Climate Emergency in Renfrewshire**

The Climate Emergency is a major priority for Renfrewshire Council, with a Renfrewshire aiming to be net zero by 2030 and work is being progressed to develop Renfrewshire's Plan for Net Zero. Actions to achieve this are to be embedded in related Council plans and strategies, working in partnership to address the risk to different groups.

In 2020 Renfrewshire Council established a Climate Change Sub-committee to provide oversight and scrutiny of the Council's activities on the climate emergency.

The Council's £1m Climate Change Action Fund, which funds innovative projects and initiatives, supports engagement and partnership working across Renfrewshire and accelerates the pace of change of existing projects in order to tackle the climate emergency.

It is recognised that changing climate has a direct impact on Renfrewshire's current housing stock and that some residents will be more vulnerable to this than others.

The '20-minute neighbourhoods' concept is supported by this Local Housing Strategy and will create places where people can live, work and learn in communities close to home, enabling people to live better, healthier lives to support the net zero ambitions and create sustainable communities.

**Action 25:** Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards the 2030 Renfrewshire net zero target.

### **Reducing emissions in social rented housing**

The Scottish Government is developing a Zero Emissions New Build Affordable Homes Strategy, based on greater use of offsite construction and zero emissions heating to support this.

Within newbuild social rented housing, the Council and developing housing associations will work together to deliver new affordable housing that has net zero carbon emissions.

To assist with this, the Scottish Government provide a higher

'greener' subsidy within the Affordable Housing Supply Programme grant funding, where newbuild homes meet Section 7, Silver Level of the 2011 Building Regulations in respect of Energy for Space Heating.

Housing to 2040 introduces a new cross-tenure 'Housing Standard' which will align with work to tackle emissions to make the best use of the opportunities and resources for improvements.

Renfrewshire's Climate Change Action Fund awarded £75,000 to design and deliver a social housing new build development within the context of the Council approved Regeneration and Renewal Programme, in partnership with a research organisation. This will involve the development of best practice and design principles, around a sustainable social housing model that can be delivered as a 'standard' at scale for social housing within Renfrewshire: the 'RenZEB' standard.

The project aims to address the principles that should be assessed and adopted within the Council's new build developments to meet climate change commitments to deliver homes that are operationally sustainable for our tenants and the environment and mitigate fuel poverty.

Renfrewshire's social landlords will also continue to explore and develop ways to improve and 'future proof' existing homes.

**Action 26:** In newbuild affordable homes, the Council and housing associations will use renewable technology to provide energy efficient, well ventilated homes that are low or zero emissions by 2024 in line with the Scottish Government's proposed New Build Zero Emissions Heat Standard.

**Action 27:** Where feasible, retrofit existing social rented homes with renewable technology to improve aspects including energy efficiency, heating, ventilation and carbon emissions; including alternatives to gas boilers such as heat pumps and assessing suitability of properties to connect connection to heat networks if within a heat network zone.

## Reducing emissions in private housing

Within existing private housing, owner-occupiers and private landlords will be provided with advice, support and signposted as appropriate to opportunities that may exist for funding work that will assist reducing emissions, through a range of approaches, by Renfrewshire Council and their registered social landlord partners.

In Renfrewshire, owners will continue to be directed to Home Energy Scotland in relation to interest free loans, in addition to other schemes for owners that may become available.

In addition, for owners who are less able to afford improvements area based schemes will continue, plus other schemes to replace Warmer Homes Scotland will be introduced to support private households at risk of fuel poverty to make improvements that will also have a positive impact on emissions. Private housebuilders will be encouraged to build homes to the highest standards of energy efficiency, taking emissions into account.

**Action 28:** Encourage and support owners and private landlords to improve the energy efficiency of their properties to meet specific targets, reduce fuel bills and carbon emissions; accessing funding opportunities as appropriate, to achieve this.

**Action 29:** Private housebuilders will be required to use renewable technology and encouraged to use alternatives to gas boilers such as heat pumps. Where feasible, new developments will connect to heat networks where developments are within heat network zones to provide energy efficient homes that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.



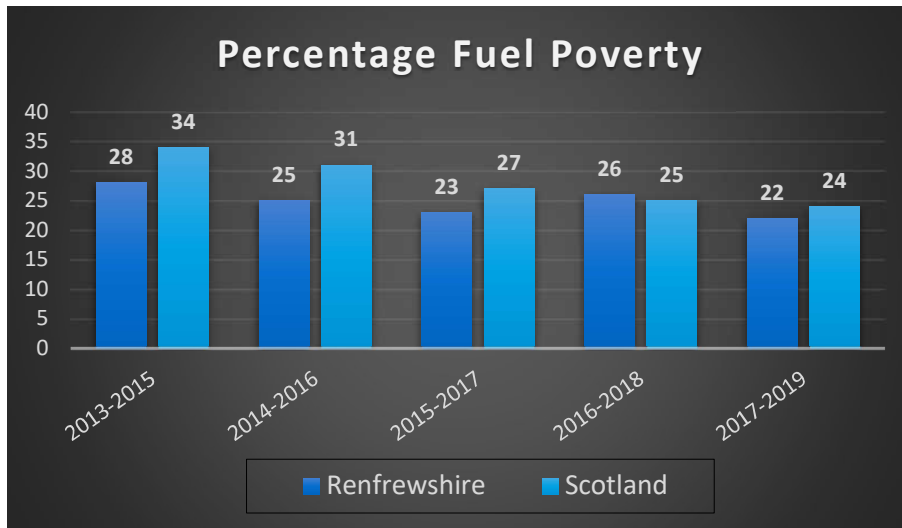
Development with Solar PV to reduce energy costs for tenants, Paisley



## Fuel Poverty

Fuel poverty can affect householders across all tenures. The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act defines fuel poverty as: ‘A household to be in fuel poverty if more than 10% of its net income (after housing costs) is required to heat the home and pay for other fuel costs – with not enough money left for a decent standard of living. If more than 20% of net income is needed, the household is defined as being in extreme fuel poverty.’

### Fuel Poverty Levels: Renfrewshire and Scotland



Source: Scottish Housing Condition Survey, Local Authority Analysis Reports 2013-2019  
 Note: Further details on the fuel cost method and energy model are available in the 2018 Methodology Notes, <https://www.gov.scot/collections/scottish-house-condition-survey/>

**Action 30:** Work towards meeting the fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.

### Factors influencing fuel poverty and incidence in Renfrewshire

The following table illustrates the main factors influencing fuel poverty in Renfrewshire, as noted within the current Renfrewshire Fuel Poverty Strategy.

Fuel Poverty Risk Factors	Incidence in Renfrewshire
<b>Low income households</b>	It is estimated that 23,087 people in Renfrewshire (13% of the total population) experience income deprivation.  In 2020, 49 (22%) of Renfrewshire’s 225 data zones are in the 15% most deprived areas of Scotland.
<b>Older person households</b>	33,887 adults were aged 65+ in Renfrewshire in 2019, which is 19% of Renfrewshire’s
<b>The Scottish House Condition</b>	

<b>Fuel Poverty Risk Factors</b>	<b>Incidence in Renfrewshire</b>
<b>Survey 2017-2019 estimates that 27% of older adults were in fuel poverty compared to 11% of families in Renfrewshire.</b>	population. <i>(National Records of Scotland Mid-2019 Population Estimates).</i>  The number of older person households in Renfrewshire is projected to increase between 2016 and 2026.
<b>Households living in properties with a 'poor' energy efficiency rating of 'F' and 'G' (properties with poor fuel efficiency)</b>	Sample size too small to provide accurate rating.
<b>Households in rural areas</b>	Renfrewshire is a largely urban area with 76% of the population living in large urban areas, 9.9% living in other urban areas, 9.4% in accessible small towns and 4.7% living in accessible rural areas.  <i>(Scottish Government Urban/Rural Classification 2016)</i>
<b>Households living in the private sector are more likely to experience extreme fuel</b>	The 2017-2019 Scottish House Condition Survey notes that 4% of owner-occupied households

<b>Fuel Poverty Risk Factors</b>	<b>Incidence in Renfrewshire</b>
<b>poverty (where more than 20% of income is used to meet fuel costs) than those living in social rented sector</b>	are in extreme fuel poverty, compared to 11% of social rented households.  In Renfrewshire, 61% of dwellings are owner occupied, 29% social rented and 10% are in the private rented sector.  <i>(SHCS 2017-2019)</i>
<b>Households with partial central heating or no central heating</b>	97% of dwellings in Renfrewshire had full central heating with the remaining 3% having partial or no central heating. (SCHS 2017-2019)
<b>Households living in older dwellings are more likely to experience fuel poverty</b>	23% of dwellings in Renfrewshire were built pre 1945. (SHCS 2012019). Renfrewshire has a relatively high proportion of tenement properties, many of which were built before 1919.

*Note these main factors are currently under review alongside the Renfrewshire Fuel Poverty Strategy.*

## Addressing fuel poverty

A Fuel Poverty Strategy is being prepared for Renfrewshire which will outline the scale of fuel poverty in the area and will measure the impact of any actions that emerge on areas such as health and health inequalities.

The Renfrewshire Fuel Poverty Steering Group, which consists of officers from Renfrewshire Council plus representatives from agencies including the Citizens' Advice Bureau and Home Energy Scotland, supports the preparation, implementation and monitoring of the Fuel Poverty Strategy.

A key element in achieving a reduction in fuel poverty is the provision of good quality advice to Renfrewshire's residents. The Council and partners have developed advice and assistance for residents on energy use, to ensure people can access support where required, often in collaboration with external agencies.

As well as the advice service, Paisley Housing Association also offer a Fuel Bank Scheme designed to assist tenants in crisis who have either self-disconnected from prepaid gas and/or electricity meters or are at risk of doing so. The Scheme is funded by multiple funders including Energy Action Scotland, Martin Lewis, Scottish Government and the Energy Savings Trust.

The approach to tailored fuel poverty and energy advice is reflected in the links to specialist agencies and access to national programmes aimed at reducing fuel poverty. This approach will continue, with the Council and partners utilising all external funding channels for support whilst continuing to deliver advice and support to Renfrewshire's residents.

**Action 31:** Support preparation and delivery of Fuel Poverty Strategy for Renfrewshire.

**Action 32:** The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and information to tenants, owners and private tenants.

## Energy Efficiency of Housing Stock

Energy efficiency can be measured through the Standard Assessment Procedure (SAP), which is used by the Government to assess and compare the energy and environmental performance of dwellings. The scale runs from 1 to 100, with 100 being the most efficient.

### Mean SAP Energy Efficiency Ratings for households in Renfrewshire (SAP 2012)

	Owner occupier	Social housing	Private rented
Renfrewshire	68.2	71	*
Scotland	63.8	68.4	62

*\*Sample size too few to establish accurate rating*

Source: Scottish House Condition Survey, Local Authority Analysis, 2017-2019

The above table shows that the energy efficiency rating of social rented homes has improved in Renfrewshire, which can be attributed to the Scottish Housing Quality Standard work undertaken on social rented homes and energy efficiency measures in newbuild social rented homes.

Energy efficiency ratings are on average better for social rented housing than private housing.

## Improving the Energy Efficiency of Housing Stock

A key priority for Renfrewshire Council is to improve the energy efficiency of existing housing across all tenures and ensure that new homes meet the highest energy efficiency requirements.

By improving the condition of homes, this will assist in achieving reduced greenhouse gas emissions, meet climate emergency targets and tackle and mitigate fuel poverty.

The Scottish Government's Heat in Buildings Strategy published in October 2021, builds on the policies and actions set out in the Government's Climate Change Plan 2020 and updates the Energy Efficient Scotland 20 year Route Map and the Heat Policy Statement. This delivers a single strategy that sets out further detail on how proposals and policies in the Climate Change Plan will be delivered.

This includes the development of a new regulatory framework for zero emissions heating and energy efficiency for new homes from 2024 building on the existing commitment to extend regulation for minimum energy efficiency standards to include requirements, where possible, to install and use zero emissions heating systems. This will ensure that all homes are energy efficient by 2033 and use zero emissions heating systems by 2045.

The requirement is that by 2033, all Scottish homes will have an Energy Performance Certificate (EPC) band C rating where technically feasible and cost effective. This approach is intended to complement the requirements to be in place for new buildings to have zero emissions heating systems from 2024.

Regulatory proposals are being brought forward by the Scottish Government which will require the installation of zero or very near zero emissions heating systems in existing buildings, in both the domestic and non-domestic sectors.

A number of schemes are being put in place to help achieve the targets including:

- Local Heat and Energy Efficiency Strategies (LHEES), will be the foundation of local energy planning, helping local authorities shape their programmes for delivering energy efficiency and low carbon heat with a long-term strategic plan for heat decarbonisation (including identifying heat decarbonisation zones) and energy efficiency tailored to local circumstances;
- The Transition Programme Decarbonisation Fund assists social landlords to install energy efficiency measures to improve the energy efficiency of their properties and reduce fuel costs; and
- The District Heating Loan Fund, offering loans to support the development of district heating networks in Scotland.

**Action 33:** Establish the potential of establishing district heating networks and identification of Heat Network Zones within Renfrewshire.

### **Local Heat and Energy Efficiency Strategies (LHEES)**

Local Heat and Energy Efficiency Strategies aim to establish strategic, multi-tenure area-based tailored plans and priorities for improving the energy efficiency of buildings and decarbonising the heat supply to buildings. They will set out long-term place-based approaches to reducing emissions from buildings and tackling fuel poverty by identifying a solution tailored to the local area, as well as identifying heat decarbonisation zones suitable for the development of heat networks linked to regulation.

The Scottish Government intend to introduce a statutory requirement for local authorities to produce a Local Heat and Energy Efficiency Strategy by the end of 2023, setting out an authority-wide energy efficiency and heat decarbonisation strategy covering a 15-20 year period. This strategy will form the basis for local public engagement and involvement in decision making at the local level and transition to low carbon forms of energy.

Renfrewshire Council participated in a Local Heat and Energy Efficiency Strategy pilots and were awarded £50,000 to deliver a project that identified specific locations of fuel poverty in Renfrewshire, completing in March 2019.

Further phase 2 pilots were undertaken, aimed at testing and developing new methods for creating Local Heat and Energy Efficiency Strategy; identifying relevant sources of data and data gaps; and to gain a fuller understanding of the resources and capabilities required to develop Local Heat and Energy Efficiency Strategy.

New amended LHEES guidance and a timetable for the roll out of the new statutory requirement is being prepared by the Scottish Government.

**Action 34:** Produce and implement a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long term energy efficiency and heat decarbonisation strategy for Renfrewshire.

## **Energy Efficiency Standard for Social Housing (EESH)**

The Energy Efficiency Standard for Social Housing (EESH1), was introduced to encourage landlords to improve the energy efficiency of social housing in Scotland, supporting the Scottish Government's vision of warm, high quality, affordable, low carbon homes.

In Renfrewshire, the Energy Efficiency Standard for Social Housing is being achieved through capital funding plans for committed investment programmes, together with Government supplementary funding and other external sources.

Through investment in fabric improvements and energy efficiency measures, the Council is making good progress towards achievement of EESH1 targets with 93% of Council housing stock compliant after applying allowable exemptions (in line with Scottish Housing Regulator Guidance), meeting the Band C rating by December 2020, where the first milestone of EESH was required.

## **Energy Efficiency Standard for Social Housing post 2020 (EESH2)**

The next stage of EESH is the 2032 milestone which will see a higher target implemented. From 2022, social landlords will be measured against the EESH 2032 target.

EESHS 2 aims to maximise the number of homes in the social rented sector attaining an Energy Performance Certificate (EPC) rating B by 2032. There will be a minimum standard for no social housing to fall below EPC D from 2025.

There are various funding streams available to support energy efficiency improvements that may help local authorities and Registered Social Landlords to meet EESHS2, including Home Energy Efficiency Programme: Area Based Schemes (to assist owners in meeting their share of works) and Warmer Homes Scotland.

Following a successful pilot of installing renewable energy and technology in newbuild Renfrewshire Council homes, solar photovoltaic panels (pv), battery storage and mechanical ventilation is installed as standard in all new council homes.

Plans are actively being developed, and a strategy implemented to work towards Council housing meeting the EESHS2 requirements and 2032 target, with an estimated 10% of existing stock already meeting this standard.

The Council and registered social landlords are currently establishing what actions and resources will be required to meet EESHS2. Work continues in relation to addressing the energy efficiency of existing housing and a range of approaches have been

completed or are being considered, with bespoke solutions required according to certain property types to improve efficiency and emissions.

**Action 35:** The Council and housing associations operating in Renfrewshire will work towards meeting the requirements and milestones of EESHS2 for social rented housing.

### **Long term domestic residential standards**

All residential properties in Scotland will be required to achieve an energy performance certificate (EPC) rating of at least EPC C by 2033 as outlined in the Heat in Buildings Strategy.

To reach the long-term standard, a range of work to improve house condition and regulation which will eventually be guided by the Local Heat and Energy Efficiency Strategy, will be required and may differ between the social rented, private rented and owner-occupied sectors.

Ensuring that Renfrewshire's affordable housing is built to the highest standards of energy efficiency is a key aim of this Local Housing Strategy and Renfrewshire's Strategic Housing Investment Plan.



Social rented homes will be required to meet the standards as outlined in the Energy Efficiency Standard for Scotland – EESSH2, where social rented homes should meet an EPC rating of D by 2025 and achieving EPC B rating by the end of 2032.

As the available technologies advance, heating systems will continue to be installed which are affordable to tenants in order to address fuel poverty, while also maximising opportunities for carbon reduction and achieving EPC B by 2032 in line with EESSH2.

During 2021, Renfrewshire Council commenced a trial roll-out of smart sensors that measure humidity, temperature and carbon dioxide to 1,000 of its homes to improve house condition and the efficiency of its housing stock and living conditions for tenants.

The use of this technology should have a positive impact on fuel poverty, energy efficiency and the health of tenants by facilitating early intervention.

**Action 36:** All Council newbuild homes meet Section 7, Silver Level Aspects 1 & 2 of the 2011 Building Regulations – energy for space heating.

## **Standards for owner occupiers**

Homeowners are not currently required to improve the energy efficiency of their homes but in line with the Energy Efficient Scotland Route Map, the focus is on the local authority delivery of area based schemes.

It is proposed that regulations are introduced to set the long-term domestic standard of EPC C to be met by owner occupiers by 2033, as outlined in the Heat in Buildings Strategy, where technically feasible and supported by the existing support programme of grants and loans.

## **Specific support to home-owners for energy efficiency measures**

Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS: ABS) is the Scottish Government’s programme targeted at private sector home-owners to assist their participation in a wide range of social housing initiatives and ensure projects to improve energy efficiency can proceed.

Resources are being targeted at fuel poor areas with insulation measures for private sector properties a priority. The programme complements and supports a wide range of social housing initiatives, including maintaining stock at the levels required by the SHQS, as well as the requirements of EESSH2.

To date, a total of over £17m has been secured for Renfrewshire which has enabled a range 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.

Renfrewshire Council made successful bids to the Scottish Government to assist their ability to meet EESSH. These funding streams included Energy Company Obligation Scheme (ECO), Home Energy Efficiency Programme: Area Based Schemes (HEEPS: ABS), Green Homes Cashback and Green Homes Cashback, as well as low cost loans from the Energy Savings Trust (EST).

Since its introduction in 2013 to 2020, the total Renfrewshire Council HEEPS: ABS spend was £12.1 million and the Energy Company Obligation Scheme (ECO) draw down was approximately £8.7 million.

Renfrewshire Council will continue to include or blend HEEPS: ABS with their capital programme to offer grant funding to owners in mixed tenure blocks for works.

The Home Energy Efficiency Programmes Scotland (HEEPS) Equity Loan Scheme pilot run in partnership with Care and Repair and the Scottish Government that allowed eligible home-owners to install various energy measures, including windows, boilers, insulation, external doors with an element for structural repairs, has now finished.

The pilot involved eligible home-owners using some of the equity in their property to pay for the energy measures noted above and when an owner subsequently sells their property, they would pay back what was borrowed to the Scottish Government.

The Scottish Government are reviewing the pilot and a decision is awaited on whether this will be continued and/extended.

**Action 37:** The Council and housing associations operating in Renfrewshire will maximise the number of privately owned or privately rented properties who participate in energy efficiency and low carbon improvement activities, including HEEPS: ABS, as part of the wider improvements to improve the energy efficiency of homes.

## Standards for the private rented sector

Accommodation in the private rented sector generally has poorer energy efficiency than social rented or owner-occupied housing. As part of the Energy Efficient Scotland Programme and Energy Efficient Scotland Route Map, the Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019 were introduced.

Energy Performance Certificates (EPC's) will be used to measure this standard and under these regulations, a landlord is not permitted to let a domestic property if the energy performance indicator is below the minimum level of energy efficiency.

The Scottish Government plan to introduce regulations in 2025 that require private rented sector properties to meet a minimum energy efficiency standard equivalent to EPC C, where technically feasible and cost-effective by 2028 or earlier where a change of tenancy takes place.

## Support for private landlords to improve energy efficiency of their properties

Home Energy Scotland provides advice and assistance to private landlords to improve the energy efficiency of their properties. Private Landlords may be able to access the Scottish Government's Private Rented Sector Landlord Loan, available to eligible private

sector landlords for energy efficiency improvements.

The Home Energy Efficiency Programmes Scotland (HEEPS) Equity Loan is currently a pilot Scottish Government project delivered by the Energy Saving Trust in partnership with Care and Repair, providing equity loan funding for energy efficiency improvements and repairs to building fabric, such as external wall insulation works to eligible private landlords and homeowners. The loan is taken out against the value of the property and repaid when the property is sold.

**Action 38:** Engage with private landlords to provide support and encourage compliance with the Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2019 and the requirements of the Heat in Buildings Strategy.

**Action 39:** Renfrewshire Council and housing associations operating in Renfrewshire will continue to work to promote available support for energy efficiency measures to both private owners and private landlords, including obtaining financial support.

***Strategic Priority 4 - Preventing and addressing Homelessness with vulnerable people getting the advice and support they need.***

Homelessness is not just about a lack of housing provision. Often people who are homeless or are threatened with homelessness have multiple complex needs and require specialist support from statutory agencies and services as well as the voluntary sector.

Research has shown that homelessness has a negative impact on people's physical and mental health. (*Health and Homelessness in Scotland: Scottish Government 2018*).

To alleviate homelessness and prevent repeat cycles of homelessness, a holistic approach is required by all services to provide the necessary support, advice, social care and health information to homeless people to help address the underlying reasons which have led to homelessness occurring in the first place.

The Scottish Government's '*Housing to 2040*' strategy aims to prevent and end homelessness and eradicate rough sleeping by 2040 with everyone having the opportunity to have a settled home that meets their needs.

The Council in partnership with Registered Social Landlords, Third Sector organisations and the Health and Social Care Partnership will:

- build on the success of current homelessness prevention activities;
- reduce the length of time people spend in temporary accommodation by increasing the number and proportion of social rented housing units being let to homeless applicants;
- support people to move into settled accommodation more quickly and sustain their tenancy, with additional support provided where required;
- extend the successful 'Housing First' approach to support people with a history of repeat homelessness and more complex needs;
- provide practical support and advice to vulnerable people living in all tenures where required;
- provide a person-centred Housing Options service; and
- improve pathways for homeless and vulnerable people to access the specialist health, care, financial and employment related support services they may need.

## Renfrewshire’s Rapid Rehousing Transition Plan

Renfrewshire Council developed its Rapid Rehousing Transition Plan in 2019 following a wide consultation process with a range of stakeholders.

The Rapid Rehousing Transition Plan details how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.

The application of the Housing First support model assists homeless individuals with complex needs such as being affected by alcohol and/or drugs and associated mental health problems, to settle better into their new tenancy.

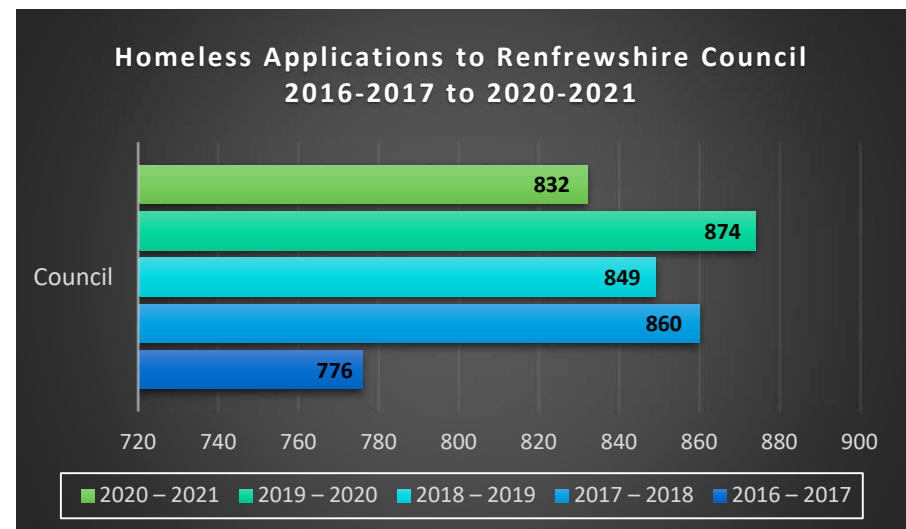
Following an evaluation of the Renfrewshire Rapid Rehousing Transition Plan by the Scottish Government, the Council was awarded £186,000 from the ‘Ending Homelessness Together Fund’ to implement some of the actions contained within the Rapid Rehousing Transition Plan in Year 1, with a further grant of £187,000 award in Year 2 of the five year plan.

A Rapid Rehousing Transition Plan Steering Group has been established, the Council and Local Housing Associations meet regularly to monitor the progress of the implementation of the Rapid Rehousing Transition Plan Action Plan.

The Renfrewshire Homelessness Partnership, is a multi-agency steering group which oversees actions to prevent and alleviate homelessness in Renfrewshire. It is also regularly updated on the progress of the Rapid Rehousing Transition Plan as are the Health and Social Care Partnership and Council Elected Members.

The following chart shows the number of homeless applications made to Renfrewshire Council between 2016-17 and 2020-21.

### Council Homeless Applications 2016-17 to 2020-21



Scottish Government: Homelessness in Scotland Statistics 2016-17 to 2020-21

**Appendix 1** provides further information on the profile of homelessness in Renfrewshire.

## Homelessness Prevention Activity

Renfrewshire's Housing Advice and Homeless Service provides high quality housing advice and assistance service to anyone in housing need and to those who are homeless or threatened with homelessness.

Building on the success of existing homelessness prevention activities, additional Rapid Rehousing Transition Plan funding has been used to expand initiatives that work well and to set up new homeless prevention projects which focus on the avoidance of repeat homelessness.

To ensure homeless people are housed more quickly, Renfrewshire Council has focused on providing additional resettlement assistance, for those moving from temporary accommodation into settled tenancies.

In partnership with Turning Point Scotland, since 2014, the Council has been part funding a Housing First project. The project continues to assist up to 20 service users with complex needs at any one time.

To build on this project, the Council has used Rapid Rehousing Transition Plan funding to establish a new pilot 'wraparound' support system which is based on proven Housing First principles.

The 'Working to Reconnect and Achieve Potential' intensive support service offers a trauma informed approach along the lines of Housing First and is an outreach service managed by Blue Triangle Housing Association, supporting clients aged 16 and over with complex needs who are homeless or are at risk of repeat homelessness, with moves into new tenancies.

The project has demonstrated positive outcomes for service users and will be extended for a further period.

**Action 40:** Deliver 'wraparound' support models based on Housing First principles for homeless people with complex needs and help them sustain their home.

## Temporary Accommodation

One of the key principles of the Rapid Rehousing Transition Plan is to minimise the length of time homeless people spend in temporary accommodation. Renfrewshire has a stock of 243 temporary accommodation units which include:

- Council owned furnished flats;
- Housing association owned furnished flats;
- Council owned supported accommodation;
- Housing association owned supported accommodation;
- Council owned staffed accommodation; and
- Private sector leased properties.

It is anticipated that the aim to reduce the number of temporary accommodation units can be met, however, this is dependent on increased levels of future Rapid Rehousing Transition Plan funding being provided to support the range of initiatives being implemented, including Housing First initiatives.

**Action 41:** Reduce the number of temporary accommodation units for homeless people as people will be able to access settled housing more quickly.

## Settled Accommodation

To meet the objective of minimising the length of stay in temporary accommodation for homeless people there needs to be a steady supply of available settled accommodation of the right size that matches housing needs. The table below shows Renfrewshire Council housing stock sizes.

The majority of homeless people in Renfrewshire are single person households (*in line with the national profile*) who need smaller sized homes.

### Renfrewshire Council Stock (2021) – Dwellings by Size

Council Property Size	Council Stock 2021
0 Bedrooms	416 (3.4%)
1 Bedroom	3,686 (30.2%)
2 Bedrooms	5,863 (48.0%)
3 Bedrooms	2,038 (16.7%)
4+ Bedrooms	211 (1.7%)
<b>Total</b>	<b>12,214 (100.0%)</b>

Source: RC, Housing Management Records, 2021



The Rapid Rehousing Transition Plan sets out that *'a stepped increase in the number and proportion of social rented lets to those who were statutorily homeless'*, is critical in providing a settled mainstream housing outcome with support, as quickly as possible.

The Council has increased its allocation target of lets to homeless people and those in chronic housing need, and joint working arrangements are in place with local housing associations to increase the number of suitably sized properties that can be offered as settled tenancies to homeless people.

In 2019-20, the Council let over 350 homes to homeless applicants but this figure decreased in 2020-21 as a result of the Covid-19 pandemic.

The combined figures for Council lets and housing association lets to homeless people was 489 and 409 for 2019-20 and 2020-21 respectively.

The Rapid Rehousing Transition Plan forecast that there would be a requirement of 600 social housing lets in Year 2 of the Rapid Rehousing Transition Plan.

**Action 42:** Increase the number and proportion of social housing lets being let to homeless applicants.

## **Simon Community Shared Living Initiative**

A flat sharing initiative, funded through the Rapid Rehousing Transition Plan, which can accommodate twenty 16 to 24 year-olds, is in place and managed by the Simon Community who offer ongoing support and advice.

This partly addresses the issue of property size mismatch for homeless applicants, allows for speedier access to housing, helps to decrease feelings of social isolation and mitigates the impact of the Local Housing Allowance shared room rate.

A mobile phone 'App' has been developed which allows service users to self-select a flat mate where they do not have anyone to share with in their social network.

## **"SAY Women"**

The 'SAY Women' (Supporting Homeless Sexually Abused Young Women) and Renfrewshire Council's George Street Youth Homelessness Prevention Team have initiated a new Tenancy Sustainment Service for Survivors (TS4S) project that provides focused, time limited support for young women aged 16-25 years who are identified as survivors of child sexual abuse and/or survivors of other forms of sexual violence and who are homeless or threatened with homelessness.

The project aims to prevent repeat homelessness and help young vulnerable women in sustaining their tenancies and is funded through Rapid Rehousing Transition Plan funding.

A post has been created to deliver support to young women and to provide key staff in homeless/housing services with increased capacity, through specialist national training from “SAY Women”, and the offer of consultation with allocated Resource Service staff.

### **Prevention of Violence towards Women and Children**

Representatives from Renfrewshire’s Women’s Aid actively participate in regular meetings of the Renfrewshire Homelessness Partnership.

The implementation of the Scottish Government’s Equally Safe Strategy is the responsibility of the Gender Based Violence Strategy Group which is a partnership of a range of stakeholders, including Housing who meet to co-ordinate the gender based violence service provision in Renfrewshire.

An annual assessment is provided to the Scottish Government against the Equally Safe Quality Standards and Performance Framework. Renfrewshire’s Gender Based Violence Strategy Group recognises that men who have experienced domestic abuse and/or sexual violence should have access to the same high levels of support as women and children.

### **Services for Young People**

Renfrewshire has a dedicated service for young people under 25 years of age who are homeless or are threatened with homelessness. Tailored support and advice to individuals through:

- **Dedicated Youth Housing Advisors** who offer assistance to young people through carrying out a housing options interview to enable them to select the housing/support option that best meets their circumstances;
- **The Time to Mend Mediation Service** which works with young people and their families to help rebuild relationships where they are still living in the family home. The service can help prevent homelessness from occurring or is available for young people who are homeless and require emergency accommodation who would benefit from reconciliation with family to help support them in a future tenancy;
- **The Resettlement Service** is a proactive resettlement service which helps people sustain their tenancies. Support workers assist the person for up to a year by offering practical guidance in setting up home and sustaining a tenancy - this service is not just for young people;
- **Liaison with Social Work Throughcare** where officers work closely with Social Work's Throughcare Team for young people who have previously been looked after and accommodated to ensure that they benefit from agreements

in place between services. This allows the young person to receive a higher priority for housing due to their circumstances in order to avoid homelessness;

- **Home for Keeps** initiative which provides one-to-one interviews with young people to help them prepare for the practicalities of having their own tenancy and better cope with some of the issues they may face; and
- **Partnership Working** where there are strong links with other teams and agencies such as Housing Support, Invest, Renfrewshire Employability Service and SAY Women.

## Renfrewshire Alcohol and Drugs Commission

### In Renfrewshire in 2020-21:<sup>3</sup>

- 85 people who made a homeless application gave the reason for homelessness as being affected by alcohol and/or drugs; and
- many people who stated that they were homeless due to friends/relatives no longer being willing to accommodate, have also been affected by alcohol and/or drugs.

This reflects the complex challenges faced by many homeless people and suggest that providing housing alone does not resolve the issues that may have contributed to homelessness which can

result in repeat cycles of homelessness.

Collaboration between the Health and Social Care Partnership and the Homelessness and Housing Support Services is on-going in relation to the strengthening of referral pathways into Health Services, including in particular, Community Mental Health Services and Drug and Alcohol Services.

It is essential that effective and robust pathways are in place to ensure that people with complex needs can be directed to the right services.

All services – statutory and voluntary – must take an active role in partnership with homelessness and housing support services to reduce health related inequalities for homeless people with complex needs. Following a “no wrong door” approach, each service approached should take responsibility for following appropriate referral pathways linking those in need of assistance into the appropriate service within the Council and the Health and Social Care Partnership. This approach ensures that a person’s health and social care, homelessness and housing support needs can be met regardless of which service they first approach.

In 2018, the Council established an Independent Commission to investigate the impact of alcohol and drugs on communities across

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<sup>3</sup> Annual Report for Renfrewshire 2020-21: Scottish Government

the local authority area and to make recommendations on how community planning partners could support people and improve outcomes for individuals affected by alcohol and/or drugs.

The Commission published a report in late 2020 containing 27 recommendations (*Renfrewshire Alcohol and Drugs Commission Report*). One of the key recommendations was:

*'That partners in Renfrewshire must respond to the views of local service users, their families and frontline staff and adopt a whole system approach whereby support is wrapped around those that need it. This includes mental health, housing, employability and criminal justice services.'*

The Commission recognised that a safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing and that the provision of settled accommodation as soon as possible with the right type of support is vital in helping individuals affected by alcohol and/or drugs.

The Commission acknowledged the success of initiatives such as the expansion of the Housing First model, supported by funding from the Scottish Government, which will continue to contribute to addressing the range of complex issues relating to the harmful use of alcohol and/or drugs experienced by many homeless service users. The Council has allocated £2m of funding to support individuals affected by alcohol and/or drugs.

**Action 43:** Identify and implement initiatives jointly with the Health and Social Care Partnership and partners to support individuals affected by alcohol and/or drugs, in line with the Alcohol and Drug Commission's Change Programme and Renfrewshire's Rapid Rehousing Transition Plan.

### Impact of Welfare Reform

The Scottish Government report 'Homelessness and Universal Credit' highlights that the Universal Credit caseload has almost doubled since the beginning of 2020 and that the impacts of Universal Credit on homelessness have become increasingly important during the Covid-19 pandemic.

The report also states that there is evidence that rent arrears have risen along with mental health and relationship problems and stresses the importance of recognising and taking account of these issues in terms of their contribution to homelessness.

For the year 2021-22, single people under 35 years of age seeking a private rented sector home and dependent on Local Housing Allowance (LHA) are entitled to a shared property 4 weekly rate allowance of £270.64 in Renfrewshire (£67.66 each week).

In April 2021, the average monthly rent of a one bedroom flat in Renfrewshire was £428.<sup>4</sup> Therefore a person would have to make up the rental shortfall by identifying a flat sharer which would allow for a combined Local Housing Allowance rate.

The formation of a combined household may contribute to widening tenure choice and reducing housing costs but may not always be the most appropriate model of housing for younger homeless people if they have complex needs and there is no structured support in place.

Where homeless families require larger sized properties, Local Housing Allowance shortfalls are higher which makes access to the private rented sector unaffordable to them.

Future cost of living increases and inflationary pressures may impact significantly on people's incomes over the period of this Local Housing Strategy. This is an area that will be kept under review to ensure that appropriate support provision measures are in place if required.

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<sup>4</sup> Based on 27 one bedroom Private Sector Rents taken from Rightmove – April 2021

## Prison Leavers

Prison leavers can be less likely than other homeless applicants to engage with Homelessness Services and other statutory services and in some cases can make repeat homeless applications if they have a history of reoffending.

In 2020-21, 70 people (8% of all applicants) made a homeless application in Renfrewshire who gave prison as the location from where they had become homeless (*in 2019-20, the comparable figure was 10%*)<sup>5</sup>.

The 2020-21 figure for Renfrewshire is slightly higher than the national average of 5%<sup>6</sup> for the same period.

A number of measures are in place in Renfrewshire to assist in preventing homelessness for those leaving prison.

Renfrewshire's Homelessness Services:

- provide a generic email box to enable the Scottish Prison Service (SPS) to ask for housing assistance on behalf of current prisoners from Renfrewshire;
- have a New Start Officer (*dedicated postholder focusing on homelessness prevention for those leaving prison*) who attends HMP Low Moss once a week and is in contact with

<sup>5</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

<sup>6</sup> Scottish Government (SG) Homelessness in Scotland 2020 -21

other prisons (HMP Barlinnie and HMP Greenock). This generates Housing enquiries, Housing Options Interviews, and Homelessness Applications, two months prior to liberation;

- have a Multi-Agency Public Protection Arrangements Coordinator who participates in the HMP Low Moss Operational Steering Group, which has created pathways in terms of links made with prisoners prior to liberation; and
- liaise with Invest in Renfrewshire Employability Service to discuss training/employment options for prisoners on liberation.

Homelessness Services also take an active role with partners in the Council's Community Justice Team to work towards reducing inequalities of opportunity for people leaving prison in line with SHORE standards.

## **Housing Options**

The Council continues to participate with other neighbouring Councils in the West of Scotland Housing Options Hub to share best practice and experience.

The Council is involved with other local authorities in the development of the Housing Options Toolkit which will be used by all frontline staff nationally to provide a consistent Housing Options approach to the provision of housing advice and assistance to service users. It is anticipated that this Toolkit will be ready in early 2022.

The Council and local housing association partners use the Housing Options approach across all services to help with the prevention of homelessness. The Common Housing Allocation Policy was developed in partnership with local housing associations, with approaches to housing options provision applied across this partnership.

***Strategic Priority 5 - People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.***

The right type of housing with appropriate housing related support services in place where required is critical in ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

Living in good quality housing that meets peoples' physical and health related needs is vital in maintaining a sense of well-being and in addressing inequalities.

Many people with particular needs do not require specialist housing and can live safely and independently in their own home with some additional support.

Making best use of existing housing stock through physical re-modelling or conversion can be considered where appropriate, or with additional measures put in place.

This Local Housing Strategy strategic priority identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire.

Account has been taken of the identification of specialist needs with reference to the Housing Need and Demand Assessment, joint working arrangements with the Health and Social Care Partnership and other social housing providers, as well as the Third Sector and consultation with local communities.



New Build Council Homes, Dargavel Village, Bishopton (Amenity and General needs flats)



This Local Housing Strategy identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire, including:

- older people;
- people who are frail, vulnerable and/or living with dementia;
- previously looked after young people;
- people with learning disabilities;
- people with autism;
- people with mental health issues;
- people with physical disabilities;
- individuals affected by alcohol and/or drugs;
- people leaving supported accommodation;
- ethnic minorities including asylum seekers and refugees;
- Lesbian, Gay, Bisexual and Transgender people; and
- Gypsy Travellers and Travelling Showpeople.

## **Integration of Health and Social Care**

The Renfrewshire Health and Social Care Partnership brings together adult care services, local health services, some acute health services and the Adaptations/Aids function of Housing Services.

Integration provides a framework to improve strategic planning between services and offers better quality outcomes for people using health and social care services.

The Renfrewshire Health and Social Care Partnership is now well embedded with good relationships in place between housing and health and social care services.

The Council is working with the Health and Social Care Partnership in preparing the Housing Contribution Statement which supports the Health and Social Care Partnership's new Strategic Plan (2022-2025).

## **Housing Contribution Statement**

The Housing Contribution Statement is a statutory element of the Health and Social Care Partnership Strategic Plan and is viewed as the "bridge" between the Local Housing Strategy and the Health and Social Care Partnership's Strategic Plan.

The statement sets out how services and partners will work together to deliver housing and health related housing services. The role of housing is critical in contributing positively to achieving the shared outcomes of improving the health and well-being of communities and ensuring more people can be cared for at home or in a homely setting.

The Local Housing Strategy aligns with the five key themes of the Health and Social Care Partnership’s Strategic Plan including:

- Sustainable Futures
- Healthier Futures
- Connected Futures
- Enabled Futures
- Empowered Futures

## Housing for Older People

Renfrewshire’s population like Scotland’s is ageing with people living longer. In 2020, almost one fifth (19.0%) of Renfrewshire’s population was 65 years of age or older. This figure is expected to continue to increase over the next 10 years. Further information on the profile of Renfrewshire’s population is included in **Appendix 1**.

It is estimated that around 41% of households in Renfrewshire who are aged 60 years and over are owner occupiers, while 29% of households aged 60 years and over live in social rented housing.<sup>7</sup>

Older people who own their homes may have issues with affordability, maintenance and accessibility while those living in social rented housing may find that their home no longer meets their needs.

This Local Housing Strategy supports Scotland’s national housing strategy for older people ‘*Age, Home and Community- A Strategy for Scotland’s Older People 2012-21*’ and the refreshed strategy ‘*Age, Home and Community - The Next Phase*’ and recognises that helping older people to live independently at home is a cross cutting issue involving a range of services and agencies.

**Action 44:** Work with partners and stakeholders, to explore innovative ways to improve housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home; improve healthy life expectancy rates and in so doing reduce health inequalities.

<sup>7</sup> Scottish Household Survey 2019: Household Characteristics by Tenure- Age Renfrewshire 2019

## People Living with Dementia

People living with dementia require to be supported to stay in their own homes.

The prevalence rates in Renfrewshire for older people aged over 65 with dementia is around 7% and it is anticipated to be around 25% for those aged 85 years and older. There are around 2,750 people in Renfrewshire that have a form of dementia and this is expected to increase by around 40% to 4,400 people by 2030.<sup>8</sup>

The proportion of deaths in Renfrewshire from dementia and Alzheimer's disease has more than quadrupled from the reported 66 deaths in 2000 to 275 deaths in 2018 with this trend likely to steadily rise as the population continues to age.<sup>9</sup>

There are 10 "dementia friendly" units located at the Extra Care Housing development at Banktop Court in Johnstone where a 24 hour care service is provided. Around 40% of very sheltered housing and extra care housing tenants are considered to have some level of dementia need (*External Review of Very Sheltered and Extra Care Housing; Craigforth, 2014*).

Scotland's National Dementia Strategy 2017-20 sets out outcomes and an action plan to shape local dementia services.

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<sup>8</sup> Renfrewshire's Profile to Inform Strategic Commissioning 2018: HSCP

<sup>9</sup> National Records of Scotland 2020

Renfrewshire Health and Social Care Partnership has set up a multi-agency Dementia Strategy Group which is developing a specific Dementia Strategy for Renfrewshire, including how Renfrewshire will work towards becoming a dementia friendly community.

Housing and housing related support services will work with the Renfrewshire Dementia Strategy Group in developing key aspects of the new Renfrewshire Dementia Strategy in line with this Local Housing Strategy and the commitments of Scotland's National Dementia Strategy.

**Action 45:** Support partners in the development and implementation of the Renfrewshire Dementia Strategy.

### Extra Care Housing and Very Sheltered Housing<sup>10</sup>

Three housing associations – Bridgewater, Hanover Scotland and Linstone work in partnership with Renfrewshire Health and Social Care Partnership's Care at Home Service to provide support to 96 residents living in four Extra Care Housing Developments located across Renfrewshire at:

<sup>10</sup> Extra Care and Very Sheltered housing allows people to live independently in their own flat but with access to care and provision of meals.

- Arnott Gardens, Linwood;
- Robertson House and Clayson House, Erskine; and
- Banktop Court, Johnstone

These purpose-built developments offer an alternative to longer-term care settings and provide older more frail people with their own tenancy in a complex that offers communal facilities, meals, care and support and is regulated by the Care Inspectorate.

Partnership working will continue with the Health and Social Care Partnership to develop the most appropriate models of provision for older people, taking account of funding, service delivery requirements and outcomes for older people.

Renfrewshire has around 100 very sheltered housing units provided by Hanover Housing Association. Residents living in these complexes are provided with higher levels of care and support with additional warden cover, care in the home and meal provision.

## Sheltered Housing

There are over 600 sheltered housing units in Renfrewshire, with ten complexes owned by the Council and another eleven complexes owned by four housing association partners.

Sheltered housing provides independent living for older people who have low to moderate support needs. This type of accommodation is regulated by the Care Inspectorate. Bridgewater Housing Association and the Council are continuing discussions, with funding in place, to deliver new sheltered housing in Erskine which will better meet the needs of residents.

**Action 46:** Develop proposals in partnership with Bridgewater Housing Association for the re-provisioning of existing sheltered housing in Erskine.

Renfrewshire Council have dedicated Health and Well Being staff who develop and deliver health-related activities for sheltered housing and amenity housing residents to help create a sense of improved well-being and reduced feelings of isolation.

## Amenity Housing

The Council and Registered Social Landlords have adopted the amenity housing model as the preferred option for housing for older people and those with accessibility issues.

Amenity housing offers accommodation over one level and generally includes features to assist with daily living such as lowered light switches, raised sockets and secured door entry etc.

New amenity homes will be built in locations with good access to public transport and local services, ensuring that older people and people with accessibility issues can live well in the heart of established mixed communities.

Plans are progressing with funding in place in the Strategic Housing Investment Plan to develop around 45 amenity housing units in Paisley for older people and those with mobility needs.

## Low-Cost Home Ownership for Older People

An innovative low-cost home ownership model for older people was developed in partnership with the Council, Link Housing Association, and the Scottish Government in Paisley Town Centre.

This development included a combination of homes available for sale through low-cost home ownership shared equity as well as homes being made available for social rent with both options targeted at meeting the housing needs of older people.



Mixed Tenure Purpose built development for older people, Paisley Town Centre (Link Group)

## Housing Mix and Accessible Housing

In delivering new homes across Renfrewshire, proposals will be required to provide a mix of dwelling types, sizes, and tenures to meet housing needs, including older people, families and individuals and people with a disability to contribute towards the creation of sustainable mixed communities.

The target for providing wheelchair accessible housing across all tenures will support the delivery of lifetime homes in Renfrewshire that are capable of meeting current needs while remaining flexible enough to be adjusted to meet residents changing longer term housing needs.

The target will be subject to annual review through the Local Housing Strategy Annual Update process.

Renfrewshire's Common Housing Allocation Policy awards priority for those seeking accessible housing where they have been assessed as having mobility issues.

The Council, Health and Social Care Partnership and our Housing Association partners will work together to identify and deliver specialist housing and housing related support opportunities for people with particular needs, this includes those with physical disabilities or a learning disability by supporting affordable housing projects that meet the needs of all people in Renfrewshire.

New residential development proposals require to be designed to meet the needs of an ageing population, providing accessible and adaptable homes.

- New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users.
- **5%** of all new homes must be designed to be wheelchair accessible.
- All new build affordable housing requires to meet Housing for Varying Needs Standards which includes generous space standards.

## **Adaptations, Aids and Equipment**

The provision of adaptations and daily living equipment can help to reduce the need for hospital admission and care services through the prevention of accidents at home and can contribute to a better quality of life for service users.

The Renfrewshire Health and Social Care Partnership develop the strategy for the delivery of disabled adaptations across all tenures (excluding housing associations).

The Council provides grant support through the Scheme of Assistance, of at least 80% of the cost to assist homeowners pay for adaptations to make homes suitable for a disabled household member, where referred and assessed by Health and Social Care Partnership Occupational Health Services. It is likely that demand for adaptation grants will increase due to the rising ageing population.

## **Care and Repair Service**

Many people who live longer will have age associated health issues and may spend periods of time in hospital due to trips or falls. This often impacts on the suitability of a person's home and the additional support services that may need to be put in place before they can safely return to and remain at home.

Low level preventative services contribute greatly to reducing the number of older people having to attend and stay in hospital. Bridgewater Housing Association hosts the Care and Repair scheme, which project manages adaptations for private homeowners and people with disabilities.

The scheme also offers a Small Repairs Service which can carry out many different small jobs around the home including the removal of trip hazards to prevent falls for older homeowners and disabled people living in Renfrewshire.

## **Telecare Services**

The Health and Social Care Partnership's Technology Enabled Care Service plays a major role in managing risk and supports approximately 3,600 service users across Renfrewshire following a needs assessment.

Services delivered range from the provision of a basic community alarm unit to sensors placed in a service user's home to monitor personal risks such as falls, smoke, flood and fire and property exit sensors linked to the internet which allows family and carers to check that a family member is safe at home.

Preparatory work is underway to progress the transition from Analogue to Digital Telecare Services as the current system is no



longer fit for purpose. It is anticipated that the switchover will be completed by 2023 in line with national guidelines and will offer several benefits to tenants and people with support needs across the community, ensuring that people who need the service can access it.

Initial discussions have taken place with the Health and Social Care Partnership to explore new initiatives for technology enabled solutions to support older and vulnerable people to remain safe for longer in their own home.

## Digital Technology

High quality digital and full fibre broadband infrastructure and networks are increasingly important for Renfrewshire residents.

The Council has recently signed up to the national Technology Enabled Care in Housing Charter which was launched in 2019 to support the use of technology related housing solutions.

The Charter is part of the Technology Enabled Care Programme funded by the Scottish Government and hosted by the Scottish Federation of Housing Associations.

Two local housing association partner organisations have also signed up to the Technology Enabled Care in Housing Charter which provides increased opportunities to exchange and promote good

practice with the Health and Social Care Partnership and other health professionals to introduce innovative technical solutions for older and vulnerable people to help them live more independently at home.

**Action 47:** Support the provision of digital infrastructure as an integral part of new residential development and develop opportunities with partners for the delivery of assistive digital technology in new social housing.

## Supporting People with Learning Disability

Renfrewshire have around 826 adults with a learning disability. Within this group 40% of adults live with a family carer (*Learning Disability Statistics Scotland, 2019: SCLD*).

In 2019, the Health and Social Care Partnership commissioned a Review of Renfrewshire's learning disability day and respite services, '*Looking to the Future*'. The Report highlighted that 65% of adults live in the family home and that there was 92 children with a known learning disability moving into adulthood between by 2025, with 62 having complex needs.

Many people with learning disabilities live with carers who are themselves ageing. This causes concern over long-term care arrangements and the specialist accommodation needs of individuals. Carers, in particular Older Carers, may complete a Future Care Plan on behalf of those they care for to ensure care would be put in place should they no longer be able to continue to care. Such care would then need to be delivered within various accommodation types.

## Autism

More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire (*Learning Disability Statistics Scotland, 2019: SCLD*).

Current in Renfrewshire there are 20 people with autism living in supported accommodation, 74 people in mainstream housing with a family carer and 8 people in a care home setting and Inpatient NHS facility. These figures relate to people with a learning disability and autism and do not reflect the full number of people who require housing support or specialist housing (*Renfrewshire Autism Strategy 2014-2017*).

Children with autism may need specific adaptations at home. Renfrewshire's Common Housing Allocations Policy takes a person's particular needs into account through the Housing Options process to ensure accommodation better meets their needs.

**Action 48:** Continue to raise awareness of the needs of people with autism, for example, through increased staff training opportunities and partnership working with the HSCP and other stakeholders to progress specific initiatives.

**Action 49:** Work in partnership with the HSCP to identify specialist housing and housing related support opportunities for people with learning disabilities in Renfrewshire and in taking specific initiatives forward.

## Supporting Individuals affected by alcohol and/or drugs

When making a homeless application in 2020-21 in Renfrewshire, more than 10% of people self-reported that harmful use of drugs and/or alcohol were factors in them failing to maintain accommodation.<sup>11</sup>

Patterns of repeat homelessness and persistent reoffending can be seen in many cases where individuals are affected by alcohol and/or drugs.

**Strategic Priority 4** of this strategy provides details of Renfrewshire's Alcohol and Drug Commission's programme and proposals to address these problems.

The 'Housing First' approach to support people with complex needs relating to the harmful use of alcohol and/or drugs is also prioritised in the Renfrewshire Rapid Rehousing Transition Plan, with further details included in **Strategic Priority 4**.

## Young People

Young people can face immense challenges when making the transition from school and home life to further education, employment or leaving the family home.

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<sup>11</sup> Scottish Government Annual Report for Renfrewshire 2020-21

Of all homeless applications received in Renfrewshire in 2020-21, 30%<sup>12</sup> were received from people aged 16-25 years of age. There were 270 children included in households where a homeless application was made in 2020-21 in Renfrewshire.

There are dedicated youth housing options advisors to help prevent youth homelessness from occurring, offering a range of support measures and a family mediation service. Other support mechanisms are available to assist young people where homelessness cannot be prevented.

The Independent Care Review, published in 2020, made recommendations about the future of Scotland's care system and the changes necessary for improvement. The Review's findings focused on 'The Promise' which sets out a vision for organisational and cultural change nationally to ensure that all Care Experienced young people and children grow up to be loved, respected and able to fulfil their potential.

Further work is required across all services and with external partners and agencies to ensure that the requirements of 'The Promise' are put in place across Renfrewshire.

Renfrewshire Council has a duty as Corporate Parent to young people who have been previously looked after and accommodated

<sup>12</sup> Scottish Government Annual Report for Renfrewshire 2020-21

by the local authority. Measures are in place to ensure that all young people are provided with the support they need to access housing and prevent homelessness.

A total of 10 furnished 'satellite' flats are also provided by the Council and local housing associations for the Children's Services Throughcare team to allow young people leaving care to be accommodated and supported by the Throughcare and Housing Teams as an interim measure until they are ready to move into their own tenancy.

**Action 50:** Conduct a Multi-agency review of the existing Throughcare Protocol with Children's Services Throughcare Team and external partners to consider the future needs of young people moving from care.

## **Lesbian, Gay, Bisexual and Transgender (LGBT+) Community**

The Council recognises the challenges that can be faced by members of the LGBT+ community when accessing housing services and advice.

Members of staff have been identified as a 'champion' of LGBT+ and Domestic Violence issues, attend training sessions from LGBT

Youth Scotland with this information cascaded to other members of the team. All staff also have access to the LGBT Domestic Abuse website and LGBT Youth Scotland for information and can signpost any young person for specialist advice on LGBT+ issues.

Housing Options interviews with LGBT+ people are conducted sensitively and privately in interview rooms where LGBT+ information and advice material is displayed.

Where appropriate, young homeless LGBT+ people may be offered a mediation service to support them and their families.

If an LGBT+ person is homeless or threatened with homelessness they may be offered:

- supported temporary accommodation at Blue Triangle Housing Association (which is LGBT+ friendly);
- emergency accommodation in a secure staffed block; or
- a temporary furnished flat with the offer of housing support.

None of the temporary accommodation or Housing Support services are gender specific and any person can access any of this accommodation and obtain support regardless of their gender or sexual orientation.

## **Armed Forces Communities**

In order to prevent Homelessness occurring for veterans, where a person is leaving the Armed Forces, they can make a housing application for affordable housing and would be awarded a level of priority under the terms of Renfrewshire's Common Housing Allocation Policy.

A Veterans Support Advisor provides housing support across Renfrewshire and the neighbouring Inverclyde and East Renfrewshire local authority areas.

More than 700 members of the Armed Forces Community have been supported since the last Local Housing Strategy was published in 2016.

This dedicated support will continue and the Council will work with the Veterans Support Advisor to ensure positive housing outcomes are achieved for veterans across Renfrewshire.

## **Refugees, Asylum Seekers and Migrants**

The United Kingdom Government's Vulnerable Person's Relocation Scheme allows for people affected by crisis to come to the United Kingdom and hold 'special' refugee status.

Renfrewshire Council has a Service Level Agreement in place with the Home Office to offer support through the Renfrewshire Refugee Resettlement Project to Syrian refugees for five years from arrival, to assist them to settle in the Renfrewshire local authority area.

Forty-four families (*178 people*) have now been supported to re-settle across Renfrewshire. Several housing providers have supported Syrian families to settle in their own homes in local communities. Children attend local schools, and some adults are attending further education college courses.

A Welfare Rights Officer operates surgeries for refugees in the Tannahill Centre and Glenburn Library to ensure a full income maximisation assessment is carried out for every family.

Refugees are assisted with legal representation to make claims for Indefinite Leave to Remain in the United Kingdom and to potentially proceed to gain UK citizenship.

The Council is in close contact with the Convention of Scottish Local Authorities and the United Kingdom Home Office to ensure that Renfrewshire plays its part in assisting and supporting refugees.

## **Ethnic Minorities**

At the time of the last census in 2011 around 3% of Renfrewshire's population was made up of ethnic minority groups.

While there are no identified particular housing needs for any specific ethnic group in Renfrewshire, support will continue to be provided to all ethnic groups across Renfrewshire.

Translation and interpreting services are available to help people with different languages to access housing.

## **Gypsy/Travellers and Travelling Showpeople**

Each year there are a small number of unauthorized encampments in Renfrewshire, normally for a short period while Gypsy/Travellers are passing through en route to reach another local authority area.

There was one recorded unauthorized encampment/transit site in Renfrewshire in 2020-21 and two recorded in 2019-20.

There are currently no permanent Travelling Showpeople sites in Renfrewshire.

When an unauthorized encampment occurs, staff from the Council's Housing Services liaise with the Gypsy/Travellers and

establish if they have any needs whilst in the area with this team linking in with other Council services, the Health and Social Care Partnership and other agencies to ensure any needs are met.

If a household includes children, the Childrens and Families team are notified and a Health Visitor will visit the site to offer health advice and support.

In relation to the needs of Gypsy/Travellers and Travelling Showpeople, the Renfrewshire Local Development Plan includes a policy which supports the identification of new privately owned transit or permanent sites in the future should the need arise.

The Council has commissioned research which will consider the needs of Gypsy/Travellers and Travelling Showpeople across Renfrewshire taking account of the Joint Action Plan published by the Scottish Government and Convention of Scottish Local Authorities.

The Council will continue to work with neighbouring local authorities to review housing needs. During the period of this Local Housing Strategy the Council will identify if there is a need to allocate land to meet the housing needs of Gypsy/Travellers and Travelling Showpeople and this will be addressed through the Renfrewshire Local Development Plan/Action Delivery Programme.

# Monitoring and Evaluation

## Equalities

The Local Housing Strategy aims to ensure that equality is central to both housing and the delivery of housing related services. Where any instance of inequality is found, appropriate action will be taken to remedy and mitigate any negative impact.

The wide range of actions included in this Local Housing Strategy aim to foster positive benefits across the wider population of Renfrewshire with specific actions intended to benefit identified groups including older people and those with particular needs.

An Equality Impact Assessment has been carried out alongside the development of this draft Local Housing Strategy which feeds through to the strategic priorities and actions contained within this draft strategy. The assessment will be updated following consultation with any required amendments informing the finalised Local Housing Strategy.

This Local Housing Strategy takes account of the Fairer Scotland Duty which came into effect in April 2018 (Equality Act 2010, Part 1) and places a responsibility on local authorities to reduce inequalities of outcome, caused by socio-economic disadvantage, when making strategic decisions.

Alongside the Equality Impact Assessment, a Child Rights and Wellbeing Impact Assessment (CRWIA) has also been undertaken.

## Strategic Environmental Assessment

Pre-screening was completed and submitted to the Scottish Government's Strategic Environmental Gateway in preparing the draft strategy.

The Local Housing Strategy has minimal environmental impacts either directly or indirectly. This is based on the conclusion that decisions and options surrounding housing are assessed and consulted upon through the Local Development Plan process.

## Annual Update

Each Strategic Priority has a number of actions that will be delivered by the Council, our housing association partners and the third sector.

Each year, a Local Housing Strategy update will be produced that outlines key achievements and progress made in meeting these actions. These updates will also report on any significant developments as well as any change in approach required by the Council or our partners to deliver these actions.



# Appendix 1

## Local Context and Evidence Base

**Appendix 1** provides an overview of the geography, demographic trends, housing supply and key market issues across Renfrewshire.

This appendix outlines Renfrewshire’s geography in terms of its settlements, population centres and sub-market areas as well as Renfrewshire’s strong links with neighbouring local authorities across the wider Glasgow City Region.

Consideration is given to the current population as well as future population and household projections and trends with information drawn from the 2022 Housing Need and Demand Assessment and National Records of Scotland population data.

This appendix also provides an overview of existing housing supply across different tenures as well as levels of recent development activity with an overview provided of Renfrewshire’s housing market in terms of affordability and availability in the private sector.

This appendix also includes an overview in terms of homelessness

in Renfrewshire.

### Renfrewshire’s Geography

Renfrewshire covers a large area and is approximately 261 square kilometers in area with significant population concentrations in the 3 primary urban centres of Paisley, Renfrew and Johnstone.

For the Local Housing Strategy, the wider geography of Renfrewshire is divided into 5 housing sub-market areas: (i) Paisley and Linwood, (ii) Renfrew, (iii) Johnstone and Elderslie, (iv) North Renfrewshire and (v) West Renfrewshire.

### Renfrewshire’s Demography (*Population, Households and Future Projections*)

In 2020, 179,390 people lived in Renfrewshire according to official population and household statistics from National Records of Scotland.

### Renfrewshire’s Population (2020)

Year	2020
Population	179,390 People
Households	87,241 Households
Average Household Size	2.03 People

National Records of Scotland (NRS), Population estimates

By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 through a combination of small projected increases in the population combined with an increasing number of people living alone.

Between 2018 and 2028, National Records of Scotland estimate that Renfrewshire’s population will increase by approximately 2.5% which will be driven by net migration into Renfrewshire.

### Renfrewshire’s Future Household Projections to 2028

Household type	2018	2028
1 Adult	35,756	38,935
2 Adults	22,273	23,861
3 or more adults	7,258	6,945
1 Adult with 1 or more children	6,204	6,625
2 or more adults with 1 or more children	14,254	14,234
<b>Total Household Projection</b>	<b>85,745</b>	<b>90,601</b>

National Records of Scotland (NRS), Population estimates

Renfrewshire’s population like Scotland’s is ageing with people living longer. In 2020, almost one fifth (19.0%) of Renfrewshire’s population was 65 years of age or older.

<sup>13</sup> NRS Sub National Population Projections (2018 based)

Population projections for the period 2018 to 2028 suggest that the number of people in the 65 to 74 year old age group will increase by 20% and that the proportion of those aged 75 years and over is expected to increase by 21%<sup>13</sup> over this ten year period.

### Renfrewshire’s Population by Age Group (2020)

Age Group	2020	
0-14	28,246	15.75%
15-24	19,756	11.01%
25-44	46,071	25.68%
45-64	51,164	28.52%
65-74	18,704	10.43%
75+	15,449	8.61%
<b>Total</b>	<b>179,390 People</b>	

National Records of Scotland (NRS), Population estimates (2020)

These trends mean that it is vital that our housing supply reflects the local population and demographics with sufficient availability of housing types across tenures to meet the housing needs of a range of different age groups (**Strategic Priorities 1 and 5**).

This increasingly aged population, who will have associated greater health related support needs, will place added pressures on social housing providers and support provider services.

### Estimated Life Expectancy and Healthy Life Expectancy Rates in Renfrewshire

In 2018-2020, life expectancy at birth in Renfrewshire was higher for females (80.4 years) than for males (75.7 years).

In Renfrewshire, female life expectancy at birth is lower than the equivalent national average of 81.0 years and male life expectancy at birth is also lower than the national average of 76.8 years.<sup>14</sup>

Healthy Life Expectancy rates are an estimate of how many years a person might be expected to live in a healthy state.

The following table compares estimated healthy life expectancy rates for males and females both in Renfrewshire and nationally.

Healthy life expectancy in Renfrewshire is broadly in line with national figures. However, as people age, estimated healthy life expectancy rates decrease while complex health needs can increase which presents challenges for housing providers and housing related support services.

<sup>14</sup> Abridged Life Tables by Sex, Age and Council Area, Scotland, 2018-2020

### Healthy Life Expectancy Estimates of Men and Women in Renfrewshire and Scotland

Age Group	Healthy Life Expectancy	Healthy Life Expectancy	Healthy Life Expectancy	Healthy Life Expectancy
	Female RC Area	Male RC Area	Female Scotland	Male Scotland
60-64	14.12	12.54	13.60	12.65
65-69	11.41	9.85	10.69	9.88
70-74	9.12	7.44	8.07	7.44
75-79	6.85	5.46	5.79	5.33
80-84	5.00	3.99	3.98	3.67
85-89	3.39	2.79	2.60	2.41
90+	2.11	2.16	1.67	1.54

Healthy Life Expectancy Estimates by Council Area in Scotland 2017-19; NRS

### Housing Stock

The total housing stock in Renfrewshire was 88,624 properties according to National Records of Scotland in 2020.

The most recent [Scottish House Condition Survey \(2017-2019\)](#) suggests 61% of Renfrewshire's housing stock is owner occupied, 29% is in the social rented sector (Council and housing association) and 10% of

existing housing stock is in the private rented sector.

The Scottish House Condition Survey also suggests that Renfrewshire's housing stock comprises 56% houses and 44% flats.

### ***Affordable Housing (Council and Housing Association)***

Around 78% of the Councils approximately 12,200 properties are flats with the number of houses as a property type having been adversely affected by the use of 'Right to Buy' prior to it ending in 2016.

Housing associations tend to have a more balanced mix of property types with new homes delivered as part of the Strategic Housing Investment Plan over the last 10 years helping redress the balance of property type within the affordable housing sector.

The five local housing associations (*those who only operate within Renfrewshire*) collectively own around 6,000 properties. The remaining social rented properties are owned and managed by 10 national housing associations with Link Group and Sanctuary Scotland having a significant local presence with around 1,600 properties.

Turnover is generally around 9-10% of available stock with around 2,000 properties becoming available for social rent across the Council and our housing association partners each year.

### **New Build Development**

Renfrewshire's Strategic Housing Investment Plan continues to deliver a range of affordable homes across Renfrewshire.

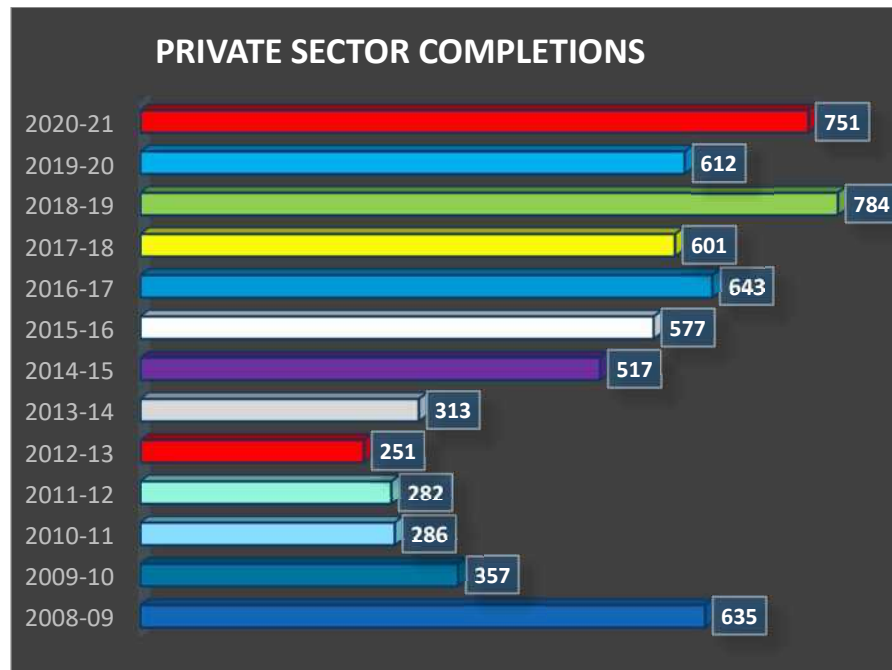
Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.



Strategic Housing Investment Plan Completions Data 2011-12 to 2020-21

Demand across private sector sites has been high with both single developer sites and multi-developer sites such as Dargavel Village, Bishopton continuing to sell to a range of different household groups.

A number of other large private sites are progressing which will also provide new housing across Renfrewshire with a number of previously vacant and derelict sites brought back into productive use for residential use.

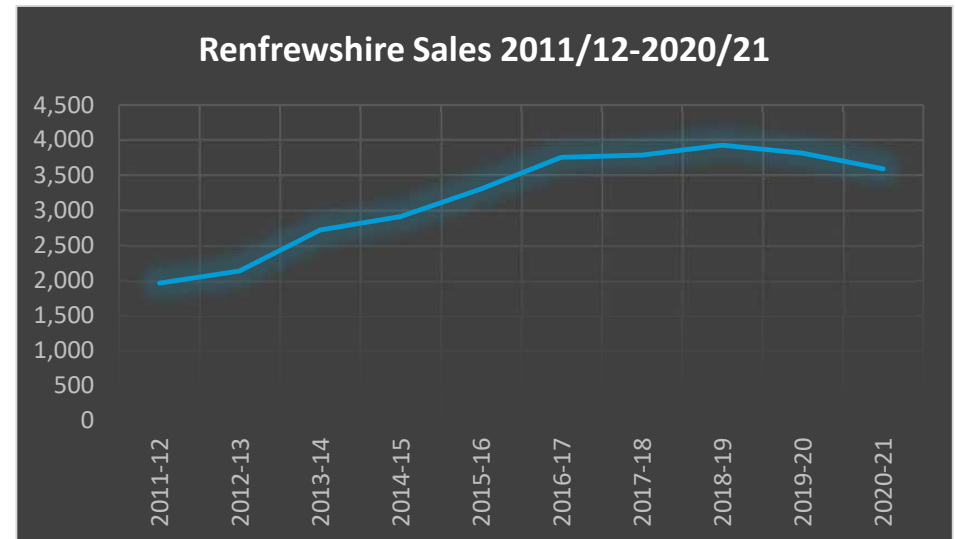


Renfrewshire Housing Land Audit

## Housing Market

The housing market in Renfrewshire has continued to strengthen in recent years with strong year on year sales growth according to data from Registers of Scotland.

The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.

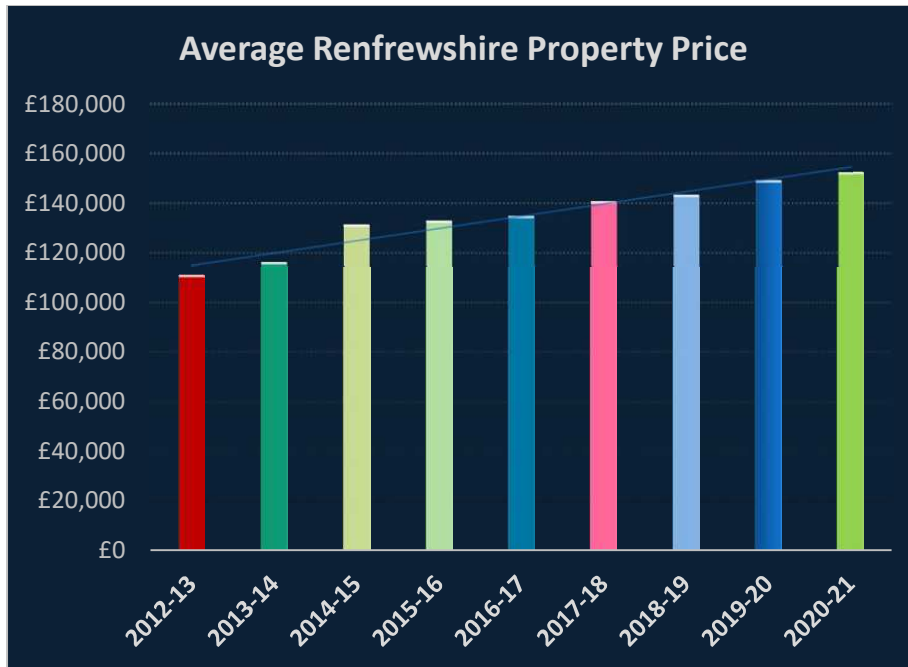


Registers of Scotland Annual Sales Data

The volume of sales in Renfrewshire has been on a rising trend in recent years, however, sales numbers are still significantly below the volume of sales prior to the property market crash of 2008-09.

## House Prices

Across Renfrewshire, the average residential property price in 2020-21 was £152,608 according to Registers of Scotland. This compares with an average national price of £184,694.



Registers of Scotland Average Sales Values

There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural settlements across North and West Renfrewshire.

This can in part be attributed to the property types available in each location with more urban areas having a higher proportion of flatted stock which tend to be less expensive.

Renfrewshire's average property price (£152,608) is amongst the lowest in the Glasgow City Region with only West Dunbartonshire (£128,049), Inverclyde (£131,413) and North Lanarkshire (£144,415) having a lower average purchase price in 2020/21.



Private Sector development, Bellway Homes, Renfrew

## Profile of Homelessness in Renfrewshire in 2020-2021

In 2020-21, Homelessness Services responded to 2,084<sup>15</sup> housing advice enquiries which resulted in 832 homeless applications being received.

In 2020-21 the number of homeless applications received in Renfrewshire declined slightly from 2019-20 (2020-21: 832 applications, 2019-20: 874 applications).

Overall, the number of homeless applications received in Renfrewshire has remained relatively stable since 2017-18.

### Number of Homeless Applications to Renfrewshire Council

	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	Change 2019/20 to 2020/21
Renfrewshire Council	776	860	849	874	832	-5%
Scotland	34,720	35,565	36,771	36,855	33,792	-9%

Scottish Government: Homelessness in Scotland Statistics 2020-21

<sup>15</sup> Rapid Rehousing Transition Plan for Renfrewshire: Review 2021, Renfrewshire Council

There was a decrease in the number of homeless assessments carried out between 2019-20 and 2020-21 (2019-20: 704; 2020-21: 680).<sup>16</sup>

These figures include homeless applications where applicants were assessed as homeless or threatened with homelessness and where people were assessed as intentionally homeless.

Generally, around 80% of all homeless applications are assessed as statutorily homeless each year.

### Number of Applicants Assessed as Homeless or Threatened with Homelessness as % of all applications in each year and % change from 2019-20 to 2020-21 (figures includes those assessed as intentionally homeless)

2016 – 2017	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	Change 2019-20 to 2020-21
590 (76%)	661 (77%)	687 (81%)	704 (80%)	680 (79%)	-3%

Scottish Government: Homelessness in Scotland Statistics 2020-21

<sup>16</sup> Scottish Government: Homelessness in Scotland Statistics 2020-21



## Homeless Applicants - Household Type

76% (636) of homeless applications received in Renfrewshire in 2020-21 were from single people - a decrease from the previous year. This was higher than the national figure of 70% of homeless applications received from single people for 2020-21.<sup>17</sup>

Single parent households with children were the next highest category of homeless applicant with 18% (150) of all applications made by this group in 2020-21 – an increase from 15% (131) in the previous year. This was lower than the national figure of 21% for 2020-21.<sup>18</sup>

In 2020-21 there were 270 children associated with applications assessed as homeless or threatened with homelessness in Renfrewshire.<sup>19</sup>

## Number and % of Homeless Applications by Household Type – Renfrewshire 2016-17 to 2020-21

	2016 – 2017	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021
<b>Single People</b>	631 (81%)	666 (77%)	638 (75%)	678 (78%)	636 (76%)
<b>Single Parent</b>	98 (13%)	133 (15%)	146 (17%)	132 (15%)	150 (18%)
<b>Couple with Children</b>	22 (3%)	28 (3%)	20 (2%)	32 (4%)	16 (2%)
<b>Couple without children</b>	19 (2%)	27 (3%)	35 (4%)	26 (3%)	27 (3%)
<b>Other HH with Children</b>	2 (0.2%)	3 (0.3%)	8 (1%)	3 (0.3%)	1 (0.12%)
<b>Other HH without Children</b>	4 (0.5%)	3 (0.3%)	2 (0.2%)	3 (0.3%)	2 (0.2%)

Scottish Government (SG): Annual Report for Renfrewshire 2020-21

<sup>17</sup> Scottish Government: Homelessness in Scotland Statistics 2020-21

<sup>18</sup> Homelessness in Scotland 2020-21: Scottish Government

<sup>19</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

## Gender of Homeless Applicants

There has been no significant change in the proportion of males and females making a homeless application in Renfrewshire over the last five years with the majority of applications continuing to be received from males.

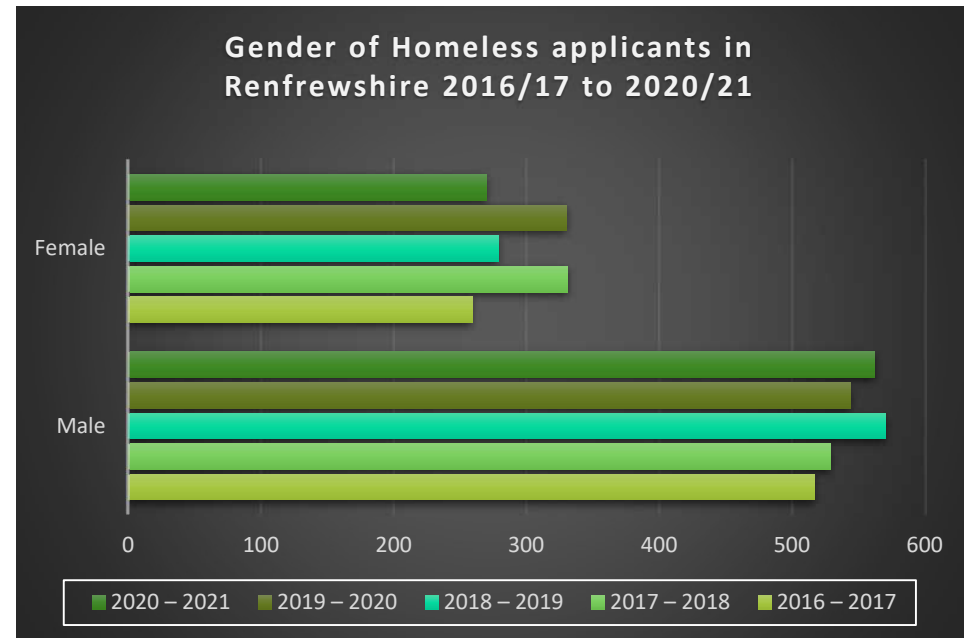
This corresponds with the national profile where 58% of homeless applications were made by males in 2020-21.<sup>20</sup>

In 2020-21, 67% of homeless applications were received from males in Renfrewshire compared to 32%<sup>21</sup> of applications received from females.

There was a small decrease of 5% in the proportion of female applicants making a homeless application between 2019-20 and 2020-21 and a small decrease of 5% in the proportion of male applicants applying over the same time period in Renfrewshire.<sup>22</sup>

<sup>20</sup> Homelessness in Scotland 2020-21: Scottish Government, Page 29  
<sup>21</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

## Gender of Homeless applicants in Renfrewshire



Scottish Government (SG): Annual Report for Renfrewshire 2020-21

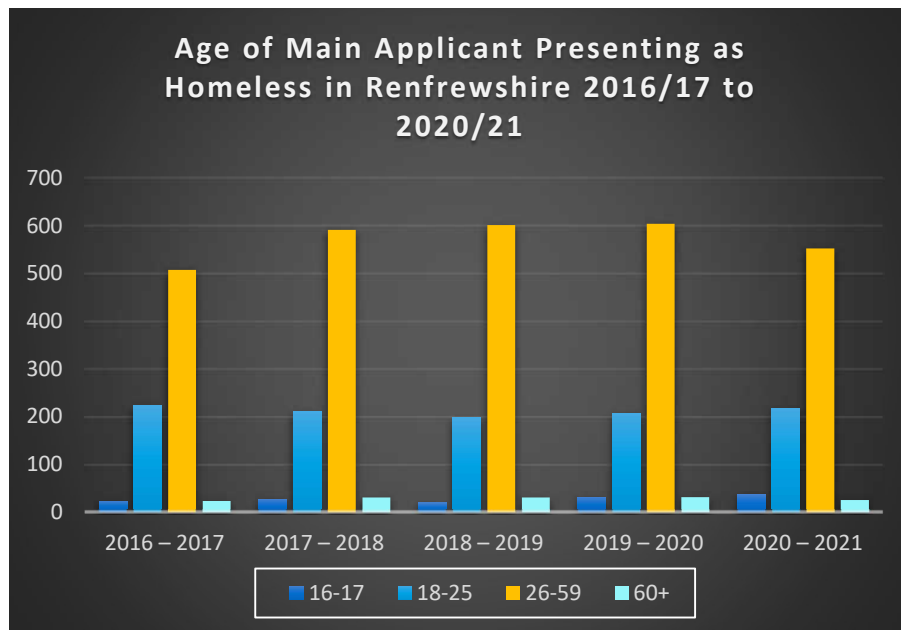
## Age of Homeless Applicants

Over the last five years, the main age group making a homeless application in Renfrewshire was the 26-59 age group followed by the 18-25 age group.

<sup>22</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

The 26-59 age group saw an 8% increase in the number of presentations between 2016 and 2021. Applicants aged 16-17 years of age and those aged over 60 years of age are the lowest represented age groups with figures for these categories remaining static in recent years.<sup>23</sup>

### Age of Main Applicant Presenting as Homeless



Scottish Government (SG): Annual Report for Renfrewshire 2020-21

<sup>23</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

<sup>24</sup> Scottish Government (SG): Annual Report for Renfrewshire 2020-21

<sup>25</sup> Homelessness in Scotland 2020-21: Scottish Government

### Reason for Application

The main reason given by people for homeless application in Renfrewshire in 2020-21 was 'being asked to leave' (34%) while 'dispute within household/relationship breakdown: non-violent' was cited as (19%).<sup>24</sup> This corresponds to the national trends where 27% of people gave a main reason for homelessness as 'being asked to leave' and 22% of applicants gave 'non-violent dispute within the household' as the main reasons for making an application in 2020-21.<sup>25</sup>

### Individuals affected by alcohol and/or drugs in Renfrewshire

#### Alcohol

- As at 31<sup>st</sup> March 2020, there were 1001 individuals attending alcohol services in Renfrewshire<sup>26</sup>;
- The rate of alcohol related deaths increased from 45 in 2017 to 53 in 2018;
- Renfrewshire had the 7<sup>th</sup> highest rate of alcohol specific deaths in Scotland in 2018<sup>27</sup>; and
- 807.71 hospital admissions per 100,000 population were recorded in Renfrewshire in 2018-19 compared with a rate of

<sup>26</sup> Waiting Times Framework

<sup>27</sup> National Records of Scotland 2018

669.13 for Scotland<sup>28</sup>

### **Drugs**

- As at 31<sup>st</sup> March 2020, there were 1,098 individuals attending Recovery Services in Renfrewshire<sup>29</sup>;
- There were 50 drug related deaths registered in 2018 – the highest number recorded in the last 10 years;
- Drug related hospital admissions increased to a record high position over the period 2016-17 to 2018-19 to 210.38 per 100,000 population, slightly above the Scottish average<sup>30</sup>; and
- 605 people were referred to Recovery Services in 2018-19<sup>31</sup>

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<sup>28</sup> SCOTPHO

<sup>29</sup> Renfrewshire Health and Social Care Partnership

<sup>30</sup> SCOTPHO

<sup>31</sup> Renfrewshire Health and Social Care Partnership

# Appendix 2

## List of Housing Associations Operating in Renfrewshire

- Bield Housing Association
- Blackwood Housing Association
- Bridgewater Housing Association
- Cairn Housing Association
- Cube Housing Association
- Ferguslie Park Housing Association
- Hanover Housing Association
- Horizon Housing Association
- Key Housing Association
- Link Housing Association
- Linstone Housing Association
- Loretto Housing Association
- Paisley Housing Association
- Sanctuary Scotland
- Williamburgh Housing Association



# Appendix 3

<b>Glossary of Terms</b>	
<b>Acute Health Services</b>	Emergency room and admitted hospital services.
<b>Affordable Housing</b>	Housing that is affordable to people on low to moderate incomes. Affordable housing includes homes for social rent, shared equity low cost home ownership and Mid-Market Rent.
<b>Affordable Housing Policy</b>	The Renfrewshire Local Development Plan includes a new Housing Mix and Affordable Housing Policy that will support the delivery of sustainable mixed communities across Renfrewshire.
<b>Affordable Housing Supply Programme</b>	Funding provided by the Scottish Government to support the delivery of national targets as well as the Strategic Housing Investment Plan. This funding is used to provide grants to both Renfrewshire Council and its housing association partners to develop new build affordable homes.
<b>Amenity Housing</b>	Housing that is similar in design to sheltered housing but without a warden service or some of the common features found in purpose build sheltered accommodation.
<b>Below Tolerable Standard</b>	A term used to describe properties which fail to meet the basic minimum housing standard.
<b>Better Futures Matrix</b>	Housing Support assessment and review tool.
<b>Brownfield and Previously Used Land</b>	Previously developed land which may be disused or derelict. Re-development costs can be higher on these sites due to remediation requirements.
<b>Carbon Emissions</b>	Carbon released into the atmosphere from domestic and corporate activity.

<b>Choice Based Lettings</b>	Properties publicly advertised as available to let with applicants notifying their interest in a particular property.
<b>City Deal</b>	The Glasgow City Region City Deal is an agreement between the United Kingdom and Scottish Governments in partnership with the 8 local authorities that comprise the <a href="#">Glasgow City Region</a> . The City Deal aims to drive innovation and growth through targeted infrastructure projects.
<b>Community Based Health Services</b>	Services delivered within the community including home care services.
<b>Community Plan 2017-2027</b>	The Renfrewshire Community Plan 2017-2027 acts as Renfrewshire's Local Outcome Improvement Plan and aims to make Renfrewshire a fairer, more inclusive place where all people, communities and businesses thrive.
<b>Council Plan 2017-2022</b>	The Renfrewshire Council Plan aims to achieve its vision of 'working together for a thriving and connected Renfrewshire, creating opportunities for all' by working more closely with our communities, tackling our challenges, making the most of our opportunities, and delivering high quality services.
<b>Comprehensive Tenement Improvement (CTI)</b>	Extensive refurbishment and improvement scheme designed to extend the lifespan of properties in serious disrepair.
<b>Demographic Trends</b>	Demographic trends describe changes in a population's size, age, household composition and gender.
<b>District Heating Systems</b>	Communal heating system.
<b>Exemptions and Abeyances</b>	Properties that have been excluded from programmed works due to circumstances outlined in Scottish Government guidance (e.g. access refused by tenant or permission refused by owner etc).
<b>Extra Care Housing</b>	This is a form of very sheltered housing which has been designed to meet the needs of older people with higher levels of support needs with care and support provided on site.



<b>Fuel Poverty</b>	Under the definition of fuel poverty, a household is in fuel poverty if in order to maintain a satisfactory heating regime, total fuel costs are more than 10% of the household's adjusted net income (after housing costs), and if after deducting fuel costs, benefits received for a care need or disability and childcare costs, the household's remaining adjusted net income is insufficient to maintain an acceptable standard of living.
<b>Green Network</b>	Green networks aim to improve the local environment for people by making areas more attractive places to live, work and play.
<b>House in Multiple Occupation (HMO)</b>	Property in which a number of unrelated households share basic amenities such as a kitchen or bathroom facilities.
<b>Housing Association</b>	Organisations registered with the Scottish Housing Regulator to provide primarily affordable housing for social rent. Housing Associations are also known as Registered Social Landlords.
<b>Housing First</b>	Housing Support model where homeless households are initially provided with settled accommodation which is followed by provision of an intensive support package.
<b>Housing Land Audit</b>	Annual document that provides details of available housing sites in Renfrewshire.
<b>Housing Need and Demand Assessment (HNDA)</b>	Periodic exercise conducted jointly by the eight local authorities who comprise the Glasgow City Region Housing Market Area. The Housing Need and Demand Assessment aims to establish housing supply and demand across tenures and identify any unmet need from specific groups.
<b>Housing Options</b>	Provision of information and advice in terms of housing and support related issues.
<b>Housing Renewal Area (HRA)</b>	An area identified as having poor housing conditions and designated for investment.
<b>Housing to 2040</b>	The Scottish Government's new national housing strategy 'Housing to 2040' aims to ensure that Scotland has a housing system that can address current and future challenges, including meeting the needs of an ageing

	population and addressing the global climate emergency by supporting carbon neutral development and technologies with the housing system aspiring to be capable of meeting changing contexts and challenges in the future.
<b>Local Development Plan (LDP)</b>	The Local Development Plan (LDP) sets out the local authority's planning policies and proposals for land use and development.
<b>Low Cost Home Ownership/Shared Equity</b>	Affordable Housing scheme that supports eligible potential homeowners to access owner occupation who can sustainably fund 60%-80% of a properties market value through a deposit and mortgage.
<b>Main Issues Report</b>	Part of the Local Development Plan process as an engagement and consultation document. The Main Issues Report assists in setting the direction of the finalised Local Development Plan by highlighting key changes from previous Local Development Plan.
<b>Median</b>	Statistical measurement whereby the middle value of a set of figures ranked lowest to highest is used.
<b>Mid-Market Rent (MMR)</b>	Affordable Housing option with rent chargeable at an intermediate level which is generally somewhere between what it would cost for a comparable social rented property and private rented property.
<b>Mixed Tenure</b>	A combination of different tenure types at the same location, for example social rented housing as well as owner occupied housing within the same block or on the same development.
<b>Paisley Town Centre Action Plan (2016-2026)</b>	An Action Plan that seeks to deliver change through a collaborative approach to the town centre's regeneration through working with the public and private sector as well as the wider community with the aim of re-establishing Paisley as a vibrant, cultural and business centre.
<b>Paisley West End Masterplan</b>	Masterplan for the regeneration of West End of Paisley to support transformational change.
<b>Priority Need</b>	Assessment and classification of a households housing need to prioritise those with the greatest level of need.

	Assessment is based on the information provided by the applicant with allocations targets set for each priority group with available properties let in line with the current Housing Allocation Policy.
<b>Private Sector Housing Grant (PSHG)</b>	Grant assistance provided by the Council to owners of properties in need of improvement or repair.
<b>Rapid Rehousing Transition Plan (RRTP)</b>	The Rapid Rehousing Transition Plan (RRTP) outlines how the Council and its partners will plan for those who are homeless in order to reduce time spent in temporary accommodation, improve access to support and to provide settled accommodation more quickly.
<b>Registers of Scotland (ROS)</b>	Scottish Government department responsible for maintaining records in relation to property sales and transactions. Registers of Scotland also provide statistical and trends data in relation to the local and national housing market.
<b>Renfrewshire Health and Social Care Partnership's Strategic Plan 2019-2022</b>	Renfrewshire Health and Social Care Partnership's Strategic Plan 2019-2022 sets the vision and strategic direction for community health and adult social work services in Renfrewshire and describes how the Health and Social Care Partnership will deliver on national outcomes.
<b>Right to Buy</b>	Right to Buy ended in Scotland in August 2016. Previously, Right to Buy allowed sitting tenants to purchase their social rented home at a discount to the properties market value.
<b>Scottish Housing Quality Standard (SHQS)</b>	The standard for all social rented homes which social housing landlords were required to meet by 2015, taking account of Scottish Government Guidance on Exemptions and Abeyances.
<b>Scottish Index of Multiple Deprivation (SIMD)</b>	National assessment of seven weighted indicators conducted by the Scottish Government every four years that together determine an overall deprivation ranking for 6,976 small geographic data zones that collectively comprise all of Scotland. The weighted indicators used include Income (28%), Employment (28%), Education (14%), Health (14%), Access to Services (9%), Crime (5%) and Housing (2%).

<b>Sheltered Housing</b>	Housing designed to meet the needs of older people or other groups with specific identified housing needs. This form of housing normally included communal and social areas with staff usually available onsite.
<b>Social Housing</b>	Housing provided for social rent by a local authority or housing association.
<b>Social Rent</b>	Housing provided by a local authority or housing association with rents generally lower than equivalent private sector properties. Social rented properties also generally have greater security of tenure for tenants.
<b>Specialist Provision</b>	Housing provided or designed to meet the identified housing needs of a particular group, for example specialist housing for older people or those with a physical or learning disability.
<b>Strategic Development Plan (SDP)</b>	The Strategic Development Plan outlines the Planning Authority's long term vision and provides the development strategy to deliver that vision.
<b>Strategic Housing Investment Plan (SHIP)</b>	The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to increase the supply of affordable housing and meet the strategic priorities of the Local Housing Strategy.
<b>Supported Accommodation</b>	Accommodation provided for client groups that require additional support, for example those with learning difficulties or young people at risk.
<b>Temporary Accommodation</b>	Accommodation provided on a temporary basis to homeless households.
<b>Tolerable Standard</b>	Term used to describe properties that meet the minimum housing standard.
<b>Vacant and Derelict Land Strategy</b>	The Vacant and Derelict Land Strategy promotes the redevelopment of previously used land by supporting the unlocking of these sites for redevelopment.
<b>Very Sheltered Housing</b>	Very sheltered housing has the same features as sheltered housing but offers extra support to residents with higher levels of support needs.

<b>Void</b>	Vacant property.
<b>Welfare Reform</b>	Changes to the Social Security and Benefit eligibility.
<b>Working Age Groups</b>	Population aged between 16 and pensionable age.



# RENFREWSHIRE'S DRAFT LOCAL HOUSING STRATEGY 2022-2027

Summary Version



# Contents

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This summary document provides a high level overview of Renfrewshire’s draft Local Housing Strategy for the period 2022-2027. The full strategy along with all accompanying appendices and supporting document can be viewed on the Council’s website:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>



This is Renfrewshire's fourth Local Housing Strategy and covers the period 2022 to 2027.

The Local Housing Strategy sets out the strategic approach of the Council and its partners to delivering high quality housing and housing related services across all tenures to meet identified housing need in Renfrewshire.

Renfrewshire has a diverse mix of communities with a range of housing needs. This includes individuals, families, older and younger people and those who require accommodation to meet a particular housing need. Therefore, housing provision is required across different property types and tenures to ensure that the housing needs of all of these different groups is met.

The strategy recognises the important contribution housing makes to people's lives with affordable, warm and energy efficient homes having a positive impact on health and wellbeing.

The Local Housing Strategy 2022-2027 builds on the success of our previous strategies and supports the regeneration of existing neighbourhoods and the delivery of high-quality, well designed, energy efficient, sustainable places that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

Taking account of Renfrewshire's local context, local policy priorities and the national context, this Local Housing Strategy identifies 5 strategic priorities for Renfrewshire. Each strategic priority includes a range of actions that together will support the delivery of these strategic priorities.

Renfrewshire's five strategic housing priorities have been developed through close working with local communities, our housing association partners and other stakeholders with full consideration also given to the Scottish Government's longer term national strategy 'Housing to 2040'.

### **Local Housing Strategy Strategic Priorities**

1. The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places;
2. People live in high quality, well managed homes in sustainable neighbourhoods;
3. Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimized;
4. Preventing and addressing Homelessness with vulnerable people getting the advice and support they need; and
5. People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met.



## Renfrewshire's Local Context

- In 2020, 179,390 people lived in Renfrewshire across 87,241 households. By 2028, the number of households in Renfrewshire is expected to increase to around 90,601 (*National Records of Scotland*).
- Renfrewshire's population like Scotland's is ageing. In 2020, almost one fifth of Renfrewshire's population was aged 65+. Projections for the period 2018-2028 suggest the number of people in both the 65-74 and 75+ age groups will increase by around 20% over this period (*National Records of Scotland*).
- In 2020, total housing stock in Renfrewshire was 88,624 properties (*National Records of Scotland*). Scottish House Condition Survey (2017-2019) suggests that 61% of Renfrewshire's housing stock is owner occupied, 29% is social rented and 10% is private rented. Renfrewshire's comprises 56% houses and 44% flats.
- Around 78% of the Councils approximately 12,200 properties are flats. New homes delivered as part of the Strategic Housing Investment Plan over are helping redress the balance of property type within the affordable housing sector.
- Renfrewshire Council are currently on site or are preparing plans to build up to 650 new Council homes for social rent over the next five to ten years across Renfrewshire.
- Demand across private sector sites remains high with 3,411 new private homes built during the last 5 years.
- The housing market in Renfrewshire has strengthened in recent years with strong year on year sales growth (*Registers of Scotland*). The number of sales declined slightly towards the end of 2019/20 and in to 2020-21 following the COVID-19 pandemic.
- Across Renfrewshire, the average residential property price in 2020-21 was £152,608. This compares with an average national price of £184,694 (*Registers of Scotland*).
- There are significant differences in property prices across Renfrewshire with the more urban areas of Paisley, Linwood, Renfrew and Johnstone more affordable than the more rural areas across North and West Renfrewshire.
- In 2020-21 the number of homeless applications received in Renfrewshire was slightly less than in 2019-20 with the overall number of homeless applications received remaining relatively stable since 2017-2018.
- Renfrewshire had 5.6 known adults per 1,000 population with learning disabilities in 2019, within this group, 40% of adults live with a family carer. More than 14% of adults with a known learning disability are recorded as being diagnosed with autism spectrum disorder in Renfrewshire.

# *Strategic Priority 1: The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places*

**Strategic Priority 1** details how the Local Housing Strategy will increase the supply of housing across Renfrewshire over the next five years.

The Housing Need and Demand Assessment undertaken to inform this Local Housing Strategy identifies the housing need in Renfrewshire for the next five years is:

- **238** new market homes each year; and
- **150** new affordable homes each year over the lifetime of this Local Housing strategy.

The identified housing need in Renfrewshire will be supported by a comprehensive strategy which will deliver homes that are of the right type, size and tenure in the right locations, including town centre locations as well as bringing empty homes back into use.

The provision of new homes across a range of tenures will create mixed and sustainable communities that include a range of energy efficient property types and sizes that meet the housing needs of different groups, including accessible housing, housing for particular needs and housing for different income groups, that reflect Renfrewshire Council's commitment to achieve net zero carbon emissions.

In partnership with housing association partners and other stakeholders, Renfrewshire Council will through the Strategic Housing Investment Plan increase the supply new affordable homes. This includes utilising Renfrewshire's new affordable

housing policy to increase the supply of affordable homes and promoting the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of housing tenures.

This strategy supports the delivery of the Council's Housing-led Regeneration and Renewal Programme. This investment will deliver new warm and energy efficient homes and will significantly improve the Council's housing stock through enhanced investment, including works to the external fabric of properties as well as environmental improvements.

The Local Housing Strategy aims to put communities and people at the centre of regeneration and create great places. In planning for new development and supporting sustainable communities, the Council will support the 20-minute neighbourhood concept to plan our homes together with the local infrastructure, services and facilities that support people's everyday needs.



Auchengreoch Road, Johnstone, Renfrewshire Council

## ***Maintaining Renfrewshire's Housing Supply***

- Identify and maintain a continuous supply of housing land in sustainable locations across Renfrewshire to support delivery of a mix of housing types and tenures to meet housing need and demand.
- Support development of previously used and brownfield sites making best use of existing and planned infrastructure.

## ***Delivering New Sustainable Homes and the Right Housing Mix Across Tenures***

- Utilise the Scottish Government Housing Infrastructure Investment Fund and other funding sources to enable delivery of housing on sites affected by infrastructure constraints.
- Deliver the ambitious affordable housing supply programme set out in the Strategic Housing Investment Plan and identify new projects that contribute to meeting the strategic priorities of this Local Housing Strategy.
- Promote partnership working on procurement and consider different models of funding and tenure options to maximise the delivery of affordable housing.
- Make use of the Affordable Housing Policy to increase the supply of affordable housing and create mixed sustainable communities.

- Promote access to the Scottish Government's 'More Homes Scotland' initiatives that support access to a range of tenure options.
- Deliver new energy efficient and digitally enabled homes in sustainable locations which includes provision for waste storage, recycling and collection in support of the 20-minute neighbourhood concept.

## ***Renfrewshire's Places and Empowering Local Communities***

- Deliver local regeneration strategies providing new affordable, energy efficient and digitally enabled homes in sustainable places that reflects Renfrewshire Council's commitment to net zero carbon emissions.
- Continue to support town centre action plans and support housing investment and development projects in Renfrewshire's town centres.
- Support owners of empty properties to bring these homes back into productive use.
- Support the preparation and delivery of community-led Place Plans to reflect the aspiration of local communities to shape their neighbourhoods.

Renfrewshire's Local Housing Strategy recognises that being able to live in a good quality, warm home, in a well-managed environment, promotes residents' physical health and mental wellbeing.

High quality homes can enhance places making them attractive places in which to live, helping to create demand and stability for neighbourhoods.

**Strategic Priority 2** sets out the approach to improving existing housing in Renfrewshire.

Homeowners will be supported through the Council's Scheme of Assistance providing advice and assistance with some targeted financial support.

Partnership working with housing associations will assist in addressing some of the poorer quality housing in Renfrewshire through regeneration and improvement schemes.

Recognising the issues that face tenement owners in maintaining their properties, the Council supports schemes aimed addressing these issues, promoting factoring, regular maintenance and assisting owners in older tenement properties to undertake essential repairs.

All 16 social housing providers in Renfrewshire will continue to ensure their stock meets as a minimum the Scottish Social Housing Quality Standard. Work continues to plan for stock to meet the

higher standards set out Energy Efficiency Standard for Social Housing by 2032 which require all social homes to meet EPC B by 2032.

Private rented homes make up around 10-11% of all homes in Renfrewshire. The vast majority meet all the required standards and are well managed. The Council will support and work with landlords to maintain these standards but where landlords fail to cooperate, it will use the powers it has and take appropriate action.



Sanctuary Scotland/Paisley Housing Association development, Glenburn, Paisley



## ***Improving the quality of Council housing and mixed tenure estates***

- Develop strategies to maximise investment in Council and owned homes within the Council's regeneration and renewal areas.
- Develop enhanced estate management services across Renfrewshire.
- Assist social housing providers maintain their properties to Scottish Housing Quality Standard and ensure that there are proposals to deal with abeyances.
- Continue to address Below Tolerable Standard properties across Renfrewshire

## ***Enabling owners to maintain their properties***

- Continue to provide advice and assistance to private homeowners through the Scheme of Assistance
- Undertake a review of the Council's Scheme of Assistance for private homeowners considering forthcoming legislative changes.

## ***Supporting repair and maintenance of tenement properties***

- Identify traditional tenements in strategic locations to determine stock quality issues and establish if appropriate schemes can be developed to ensure the tenements have a long-term future.
- Continue the Missing Shares pilot for older tenement property and review its effectiveness.
- Increase uptake of factoring services providing a co-ordinated maintenance regime for mixed tenure blocks.

## ***Improving the quality of property condition, management, and service in the Private Rented Sector***

- Monitor the operation of the private rented market in Renfrewshire and consider the future viability of Build to Rent
- Provide additional support, advocacy and representation for private tenants as temporary legal protections for tenants that have operated during COVID-19 come to an end.
- Continue to make effective use of enforcement action against private landlords who fail to meet the required standards in relation to the management and maintenance of their property.

## ***Strategic Priority 3 - Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimised***

**Strategic Priority 3** outlines the aim of the strategy to ensure that people in Renfrewshire live in warm, energy efficient homes that they can afford to heat.

Tackling the Climate Emergency, better energy efficiency and dealing with fuel poverty are inextricably linked. Housing is a key source of carbon emissions and the Local Housing Strategy plays an important role in linking action on the climate emergency with mainstream housing and fuel poverty policies.

To assist in achieving this goal, the aim is to reduce energy consumption in homes and promote the use of renewable energy sources and innovations.

The Local Housing Strategy is informed by the Government's Energy Strategy which is guided by the three core principles: taking a whole-system view; delivery of an inclusive energy transition and delivery of a smarter local energy model.

The Scottish Government Energy Strategy sets at commitment to achieve the targets of net zero greenhouse gas emissions by 2045 and a 75% reduction by 2030.

The Scottish Government's Energy Efficient Scotland 20-year programme (Route Map) is one of the main elements of the energy strategy containing actions aimed at making Scotland's buildings near zero carbon.

There are two clear objectives aimed at reducing poor energy efficiency as a driver for fuel poverty and reducing greenhouse gas emissions through more energy efficient buildings and decarbonising heat supply.

In June 2019 Renfrewshire Council declared a climate emergency, agreeing to work to achieve net zero status by 2030.

Renfrewshire's Plan for Net Zero is being prepared and will consider actions to be taken to reduce carbon emissions to achieve this target.

This will be complimented by work across tenures to improve long-term domestic energy efficiency and the development of a new Renfrewshire Fuel Poverty Strategy which will work to achieve new national fuel poverty targets mitigating the effects of fuel poverty across Renfrewshire.

### ***Improving Energy Efficiency and Mitigating Fuel Poverty***

- In newbuild affordable homes, the Council and housing associations will continue to use renewable technology to provide energy efficient, well ventilated homes that are low or zero emissions by 2024 in line with the Scottish Government's proposed New Build Zero Emissions Heat Standard.
- In retrofit schemes for existing social rented homes there will be the investigation of various renewable technologies to improve aspects including energy efficiency, heating, ventilation and carbon emissions; including alternatives to gas boilers such as heat pumps and assessing suitability of properties to connect to heat networks if within a heat network zone.
- Encourage and support owners and private landlords to improve the energy efficiency of their properties to meet specific targets, reduce fuel bills and carbon emissions; accessing funding opportunities as appropriate, to achieve this.
- Private housebuilders will be required to investigate all forms of renewable technology. New developments will require to investigate connections to heat networks where developments are within heat network zones and to assist in providing energy efficient homes that reflect

Renfrewshire Council's commitment to achieve net zero carbon emissions.

- The strategy aims to work towards meeting the fuel poverty targets and reducing the amount of people affected by fuel poverty across Renfrewshire.
- A clear aim of the strategy is to support preparation and delivery of Fuel Poverty Strategy for Renfrewshire.
- The Council and housing associations operating in Renfrewshire will continue to provide good quality fuel poverty advice, income maximisation and information to tenants, owners and private tenants.
- There will be ongoing engagement with private landlords to provide support and encourage compliance with forthcoming regulations arising from the Scottish Government's Heat in Buildings Strategy.

### ***Responding to the Climate Emergency***

- Implement the housing-related actions within Renfrewshire's Plan for Net Zero that contribute towards the 2030 Renfrewshire Net Zero target.
- Establish the potential of district heating networks and identification of Heat Network Zones within Renfrewshire.
- Produce and implement a Local Heat and Energy Efficiency Strategy (LHEES) that sets out a long-term energy efficiency and heat decarbonisation strategy for Renfrewshire.
- The strategy aims to continue to work towards meeting the requirements and milestones of EESSH2 for social rented housing.
- All Council newbuild homes to meet Section 7, Silver Level Aspects 1 & 2 of the 2011 Building Regulations – energy for space heating.

### ***Energy Efficiency Funding, Advice and Support***

- The Council and housing associations operating in Renfrewshire will maximise the number of privately owned or privately rented properties who participate in energy efficiency and low carbon improvement activities, including HEEPS: ABS, as part of the wider improvements to improve the energy efficiency of homes.
- Renfrewshire Council and housing associations operating in Renfrewshire will continue to work to promote available support for energy efficiency measures to both private owners and private landlords, including obtaining financial support.



## ***Strategic Priority 4 - Preventing and addressing Homelessness with vulnerable people getting the advice and support they need***

**Strategic Priority 4 recognises that** homelessness is not just about a lack of housing provision. Often people who are homeless or threatened with homelessness have multiple complex needs and require specialist support from statutory agencies and services as well as the voluntary sector.

To alleviate homelessness and prevent repeat cycles of homelessness, a holistic approach is required by all services to provide the necessary support, advice, social care and health information to homeless people to help address the underlying reasons which have led to homelessness occurring in the first place.

Renfrewshire Council developed its Rapid Rehousing Transition Plan in 2019. One of the key principles of the plan is to minimise the time homeless people spend in temporary accommodation through a range of initiatives including Housing First initiatives.

It is essential that effective and robust pathways are in place to ensure that people with complex needs can be directed to the right services. A safe and secure home is the best base for people to rebuild their lives and enjoy good health and wellbeing.

The Council continues to participate with other neighbouring Councils in the West of Scotland Housing Options Hub to share best practice and experience. The Council and local housing association partners use the Housing Options approach across all services to help with the prevention of homelessness

The Council in partnership with Registered Social Landlords, Third Sector organisations and the Health and Social Care Partnership will:

- build on the success of current homelessness prevention activities;
- reduce the length of time people spend in temporary accommodation by increasing the number and proportion of social rented housing units being let to homeless applicants;
- support people to move into settled accommodation more quickly and sustain their tenancy, with additional support provided where required;
- extend the successful 'Housing First' approach to support people with a history of repeat homelessness and more complex needs;
- provide practical support and advice to vulnerable people living in all tenures where required;
- provide a person-centred Housing Options service; and
- improve pathways for homeless and vulnerable people to access the specialist health, care, financial and employment related support services they may need.

### ***Supporting Households with complex needs***

- Deliver 'wraparound' support models based on Housing First principles for homeless people with complex needs and help them sustain their home.
- Identify and implement initiatives jointly with the Health and Social Care Partnership and partners to support individuals affected by alcohol and/or drugs, in line with the Alcohol and Drug Commission's Change Programme and Renfrewshire's Rapid Rehousing Transition Plan.

### ***Reduce the amount of time homeless households spend in temporary accommodation***

- Reduce the number of temporary accommodation units for homeless people as people will be able to access settled housing more quickly.
- Increase the number and proportion of social housing lets being let to homeless applicants.



## ***Strategic Priority 5 - People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met***

**Strategic Priority 5** recognises that the right type of housing with appropriate housing related support services is critical to ensuring that people are able to live independently, regardless of tenure, for as long as possible in their own home.

This Local Housing Strategy identifies as far as possible, the housing needs and housing related support requirements of particular groups of people living in Renfrewshire, including:

- older people;
- people who are frail, vulnerable and/or living with dementia;
- previously looked after young people;
- people with learning disabilities;
- people with autism;
- people with mental health issues;
- people with physical disabilities;
- individuals affected by alcohol and/or drugs;
- people leaving supported accommodation;
- ethnic minorities including asylum seekers and refugees;
- Lesbian, Gay, Bisexual and Transgender people; and
- Gypsy Travellers and Travelling Showpeople.

Account has been taken of the identification of specialist needs with reference to the Housing Need and Demand Assessment, joint working arrangements with the Health and Social Care Partnership and other social housing providers, as well as the Third Sector and consultation with local communities.

The Council works closely with the Health and Social Care Partnership and the Local Housing Strategy aligns with the five key themes of the Health and Social Care Partnership's Strategic Plan including:

- Sustainable Futures
- Healthier Futures
- Connected Futures
- Enabled Futures
- Empowered Futures

In delivering new homes across Renfrewshire, proposals will be required to provide a mix of dwelling types, sizes, and tenures to meet housing needs, including older people, families and individuals and people with a disability to contribute towards the creation of sustainable mixed communities.

### ***Improve housing and housing related services to support independent living.***

- Work with partners and stakeholders, to explore innovative ways to improve housing and housing related support opportunities for older and vulnerable people to help them live independently and healthily in their own home; improve healthy life expectancy rates and in so doing reduce health inequalities.
- Support the provision of digital infrastructure as an integral part of new residential development and develop opportunities with partners for the delivery of assistive digital technology in new social housing.
- Conduct a Multi-agency review of the existing Throughcare Protocol with Children's Services Throughcare Team and external partners to consider the future needs of young people moving from care.

### ***Provide purpose built accommodation that meets current and future needs for those who no longer able to live independently.***

- Develop proposals in partnership with Bridgewater Housing Association for the re-provisioning of existing sheltered housing in Erskine.

- New residential development proposals require to be designed to meet the needs of an ageing population, providing accessible and adaptable homes.
  - New residential proposals must provide a **minimum 10%** of all dwellings designed to be easily adaptable for residents who are wheelchair users.
  - **5%** of all new homes must be designed to be wheelchair accessible.
  - All new build affordable housing requires to meet Housing for Varying Needs Standards which includes generous space standards

### ***Meeting the needs of service users with particular support needs.***

- Support partners in the development and implementation of the Renfrewshire Dementia Strategy.
- Continue to raise awareness of the needs of people with autism, for example, through increased staff training opportunities and partnership working with the HSCP and other stakeholders to progress specific initiatives.
- Work in partnership with the HSCP to Identify specialist housing and housing related support opportunities for people with learning disabilities in Renfrewshire and in taking specific initiatives forward.

## Monitoring and Evaluation

When approved, this Local Housing Strategy will be reviewed on an annual basis, which includes progress made across actions being subject to evaluation against timescales and ensuring that targets are being met as appropriate. Progress against an action plan, including key achievements will be reported to the Communities, Housing and Planning Policy Board and published on the Local Housing Strategy page on the Renfrewshire Council website.

## Further information

You can view the full Local Housing Strategy 2022-2027 at:

<https://www.renfrewshire.gov.uk/NewLocalHousingStrategy>

If you would like further information, please contact: Place Strategy Team, Economy and Development, Chief Executive's Service, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1WB. Email: [strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

This document can be made available in braille, large print or audio.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھیے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.







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

**On: 15 March 2022**

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

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**Heading: Renfrewshire Anti-Social Behaviour Strategy 2022 – 2025**

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## **1. Summary**

- 1.1 The Communities, Housing & Planning Policy Board of October 26<sup>th</sup> 2021, approved a Draft Renfrewshire Antisocial Behaviour (ASB) Strategy for consultation.
  - 1.2 The Renfrewshire ASB Strategy 2022-2025 which is attached to this Report has been developed with a range of statutory, voluntary and community partners whilst taking account of the legislative requirements set out in the Antisocial Behaviour etc (Scotland) Act 2004.
  - 1.3 The outcomes / priorities detailed in the Renfrewshire ASB Strategy 2022-2025 have been developed by drawing on evidence reported through various channels including the Renfrewshire Public Services Panel as well as consultation workshops with elected members.
  - 1.4 An Action Plan is provided at Appendix 2 and reflects improvements that have been identified during the course of the review.
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## **2. Recommendations**

- 2.1 It is recommended that members of the Communities Housing and Planning Policy Board:
    - (i) approve the Renfrewshire Antisocial Behaviour Strategy 2022 – 2025 and associated Action Plan; and
    - (ii) agree that an annual update on the progress of the Antisocial Behaviour Strategy and delivery of the Action Plan will be reported to the Communities, Housing and Planning Policy Board.
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### **3. Background**

- 3.1 Anti-social behaviour sits within the broader context of public protection and delivering safer communities. Community safety has a key role to play in creating the conditions in which communities can develop the confidence and capacity they need to engage positively with their environment and with partner agencies improving quality of life and outcomes for individuals and families and maximising feelings of safety and security.
- 3.2 Dealing with anti-social behaviour is a collective effort and is delivered by the Council working with all relevant partners through the Community Safety Partnership. Processes and procedures are governed by key areas of legislation and guidance including the Anti-social Behaviour (Scotland) Act 2004, and the Housing (Scotland) Act 2001 and subsequent amendments.

### **4 Renfrewshire Process and Practice**

- 4.1 In the process of reviewing the effectiveness of current practices, policies and procedures in managing anti-social behaviour; both strengths and opportunities for improvement were identified.
- 4.2 In Renfrewshire we have established a thriving Community Safety Partnership working together in the interest of community safety and public protection and are committed to proactive public protection. The Community Safety Partnership Hub has been recognised as best practice nationally and includes the CCTV Operations Room and public space CCTV.
- 4.3 Opportunities for improvement were considered and in consultation with stakeholders, including a Focus group of Council Housing Tenants; alongside a review of best practice in managing and tackling anti-social behaviour across other landlords through the forums mentioned above, the following areas for potential improvements were highlighted.
- i It would be helpful if all landlords in Renfrewshire used the 'Good Neighbour Agreement' and consistent procedures for dealing with Antisocial behaviour.
  - ii That an 'end to end' shared procedural document would be helpful for staff and joint training to further develop awareness and joint working.
  - iii There are a number of ways a complaint can be received across the partnership, depending on the nature and seriousness of the complaint, the housing tenure, nature of premises or location of incident involved, this can sometimes cause confusion. Tenants advised us that it would be helpful to have more information within the Council's communication channels on ASB including a "People's News" Article.
  - iv There was a lack of awareness amongst the focus group of tenants of the Daily Tasking process, however, when this was explained the group agreed this was a positive process.

4.4 The Strategy document attached to this report clarifies the processes across the key partners involved and outlines the purpose of the 'Daily Tasking meeting'; when published the strategy and processes will become more visible as the document will be widely available and accessible using the range of digital channels across the partnership.

## 5 Consultation Process

5.1 The feedback and opportunities for improvement have been translated into an action plan which is attached as appendix 2 to this report. The plan has been reviewed and updated to reflect actions arising from feedback during the consultation period.

5.2 The Antisocial Behaviour (Scotland) Act 2004 requires all local authorities to publish a strategy jointly with the Chief Constable of Police Scotland for their Council area. This requirement has not changed since the 2004 Act came into force and strategies must continue to be published and reviewed.

5.3 All local authorities and Police Scotland are required to consult with the Principal Reporter, registered social landlords, community bodies and "other persons" considered appropriate, to assist in the preparation, review, and revision of Anti-social behaviour strategies.

5.4 Following the consultation with statutory, voluntary and community partners Renfrewshire's ASB Strategy 2022-2025 is presented to the Policy Board for approval.

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## Implications of the Report

1. **Financial** - none

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

3. **Community/Council Planning** – A range of statutory, voluntary and community partners have been consulted to develop Renfrewshire's Antisocial Behaviour Strategy 2022-2025

4. **Legal** – Renfrewshire Antisocial Behaviour Strategy 2022-2025 has been seen to meet the requirements of the Antisocial Behaviour etc. (Scotland) Act 2004

5. **Property/Assets** – none

6. **Information Technology** – none

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

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**List of Background Papers:**

none

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*Author: Oliver Reid, Head of Communities & Public Protection*



RENFREWSHIRE  
COMMUNITY SAFETY PARTNERSHIP



**ANTISOCIAL BEHAVIOUR  
STRATEGY**  
**2022-2025**

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## Joint Statement

Anti-social behaviour has a significant impact on a victim's quality of life. Increasing the confidence of our communities around this issue is very important, as is providing reassurance that it is an issue which is taken seriously.

However, anti-social behaviour is not an issue which any single agency can deal with on its own: it takes a partnership approach involving the community and a range of agencies. Ultimately the best outcomes are achieved when the people involved in anti-social behaviour acknowledge the impact that their behaviour is having on others and make changes to reduce the impact of their behaviour on their neighbours and communities.

There are a range of powers and options available to partner organisations to tackle the issue of anti-social behaviour and partners work with each other and the community to utilise the options available to ensure that instances of anti-social behaviour continue to remain low, and that public confidence in relation to this issue improves.

The Antisocial Behaviour etc. (Scotland) Act 2004 requires the Local Authority and Chief Constable of Police Scotland to produce a strategy for dealing with antisocial behaviour. This strategy has been endorsed by Renfrewshire Community Safety Partnership highlighting the breadth of partners who respond to antisocial behaviour in Renfrewshire.

This strategy sets out the legislative requirements of the Antisocial Behaviour etc. (Scotland) Act 2004 and how agencies will respond to antisocial behaviour in Renfrewshire through a partnership and evidence led early intervention approach.

Whilst overall incidents of antisocial behaviour reported to both Renfrewshire Council and Police Scotland have reduced over the previous three years, when it occurs, antisocial behaviour has a serious impact on the lives of our residents and a negative impact on communities within Renfrewshire.

Partnership working is the key to tackling antisocial behaviour. The Community Safety Partnership is committed to the continuous development of coordinated, effective, efficient services which together, meet the needs of communities and deliver better outcomes for all.

The Community Safety Partnership's innovative Daily and Monthly Tasking process is central to understanding and responding to incidents of anti-social behaviour and seeks to ensure partners take a robust approach to tackling public protection issues affecting residents in Renfrewshire. This has been identified as best practice. With the key aims of ensuring early intervention and a partnership approach to problem solving, it ensures the communities of Renfrewshire receive the most effective service from all Partners.

## Strategic Context

Renfrewshire's Anti-Social Behaviour Strategy takes account of key local and national reviews and policies which are likely to have implications for the future delivery of public services in Renfrewshire against a backdrop of increasing demand for services, demographic change, and resource pressures.

Increasing the confidence of our communities around this issue is very important, as is providing reassurance that it is an issue which is taken seriously. However, anti-social behaviour is not an issue which any single agency can deal with on its own: it takes a partnership approach involving the community and a range of agencies. Ultimately the best outcomes are achieved when the people involved in anti-social behaviour acknowledge the impact that their behaviour is having on others and make changes to reduce the impact of their behaviour on their neighbours and communities.

There are a range of powers and options available to partner organisations such as the police, local authorities, registered social landlords and voluntary sector organisations to help to prevent antisocial behaviour and criminal behaviour escalating and eliminate the need for court action at a later stage. Partners will work with each other and the community to utilise the options available to ensure that instances of anti-social behaviour continue to remain low, and that public confidence in relation to this issue improves.

## National Context

The Scottish Government's 'Building Safer Communities' is a collaborative programme which seeks to help national and local partners and communities work together to make Scotland safer and stronger. Its vision is for:

*'a flourishing, optimistic Scotland in which resilient individuals, families and communities live safe from crime, disorder and harm'.*

A key aim of Building Safer Communities is to reduce the number of victims of crime and victims of unintentional harm in Scotland. The aim of the programme is to work collaboratively with partners to help achieve local outcomes aligned to the overarching aims of Building Safer Communities.

In 2009 the Scottish Government published a National Framework to tackle Antisocial Behaviour entitled ***"Promoting Positive Outcomes: Working Together to Prevent Antisocial Behaviour in Scotland"***.

The framework introduced four pillars to respond to antisocial behaviour- prevention, integration, engagement and communication. Key to achieving the aims of the prevention pillar was an update to a PIER (Prevention, early Intervention, Enforcement and Rehabilitation) model as introduced in national guidance in 2004. The Promoting Positive Outcomes document defined the components of the PIER model as:

- **Prevention:** requires foresight and planning in terms of putting measures which are likely to create a physical and social environment where antisocial behaviour is less likely to arise. Such measures can start before the antisocial behaviour is evident through a programme of proactive elements such as CCTV and a strong focus on education, support, community engagement and the creation of strong sustainable family environments.



- **Intervention:** Early and effective intervention includes putting in place measures that will help to address problems at the earliest opportunity both in relation to individuals and communities. A variety of approaches and services from a range of statutory and voluntary agencies are needed to provide the choices and chances required to offer opportunities to divert people away from antisocial behaviour.
- **Enforcement:** Enforcement should be considered when effective interventions have been tried, failed or deemed not appropriate. Enforcement requires to be appropriate, proportionate and timely and supported by intervention, education, support and rehabilitation.
- **Rehabilitation:** There is a need to understand and assess the needs of individuals and communities in order to provide long-term solutions. An understanding and perception of the impact of ASB is necessary to fully break the cycle of offending and to provide the focus for services to fully integrate to deliver long-term solutions.

Underpinning and crucial to the 4 step model is Education and support. Education can be delivered in the academic sense through the school curriculum or in a more theoretical context through community engagement and communication. Education can be provided to those involved in ASB with a view to addressing their behaviour and also to individuals and communities affected by ASB to empower them to access services and take action where appropriate. Support provides the means to deliver sustainable solutions within communities explicitly through targeted support measures for perpetrators.

The National Performance Framework (NPF) provides a clear vision for Scotland with broad measures of national wellbeing covering a range of economic, health, social and environmental indicators and targets. In respect of antisocial behaviour, the relevant national outcome is:

***‘we live in communities that are inclusive, empowered, resilient and safe’.***

*(source-<https://nationalperformance.gov.scot/national-outcomes/communities>)*

## Working in Partnership

Renfrewshire Community Safety Partnership is led by the Renfrewshire Community Protection (PREVENT) Steering Group. Ultimately the aim of the partnership is that the people of Renfrewshire feel safe in their homes and their communities. The Community Safety Partnership has adopted a collaborative multi-agency, partnership approach to addressing Anti-Social Behaviour.

## Renfrewshire's Community Safety Partnership Hub

Anti-social behaviour has an impact on communities in a number of different ways, however in terms of behaviour that impacts on individuals and communities many instances relate to 2 key areas of activity. Anti-social behaviour impacting on individuals domestic residential setting and anti-social behaviour that impacts on public spaces – much of which takes places in town centres and relates to the night-time economy.

Renfrewshire has established a Community Safety Partnership Hub consisting of statutory, voluntary and community organisations. Partners actively work collaboratively on joint priorities in the interest of community safety and public protection and are committed to proactive public protection. The Partnership Hub has a key focus on addressing and responding to anti-social behaviour impacting on town centres and businesses as well as targeting support and assistance to respond to anti-social behaviour impacting on people in their homes. The aim is to safeguard the people and communities of Renfrewshire to ensure that communities, businesses, residents and individuals throughout Renfrewshire can go about their lives freely, safely and with confidence.

Renfrewshire Community Safety Partnership includes Renfrewshire Council, Police Scotland, Scottish Fire and Rescue, Housing Associations, and other local partners. The approach has been recognised as best practice nationally and includes the CCTV Operations Room and public space CCTV. These resources are supported by targeted uniform patrols on foot and vehicle including mobile CCTV vehicles. These patrols are deployed to proactively monitor and respond to emerging trends and hotspots identified through the daily tasking process.

Renfrewshire Community Safety partnership has a range of resources and policies in place to tackle anti-social behaviour. Good working practices include:

- Multi-agency Daily Tasking Meetings
- Multi-agency Hot Spot and escalation action through Monthly Tasking  
(These are tried and tested ways/methods of tackling cases about individuals or by location)
- Noise Monitoring Equipment  
Specifically bought so that difficult to prove cases of ASB noise could be monitored, analysed and used to take further action against perpetrators of ASB causing alarm and distress to their neighbours or in the community.
- Youth Officers– Officers with a particular focus on early intervention and joint working with schools and youth organisations
- Local Authority Liaison Officer (LALO) - The officer represents Police Scotland at multi -agency meetings and co-ordinates multi-agency responses to community problems.
- Senior Community Support Officers
- Public Space CCTV operators
- Radio Link

- Victim Support for persons affected by ASB
- Mediation Services

All these services are available to support the community of Renfrewshire and specifically target anti-social behaviour, its causes and effects.

At the time of writing this strategy, Renfrewshire has recorded markedly low levels of anti-social behaviour complaints driven partly by changes in behaviours experienced during the 'lockdown' periods of the pandemic, and in particular, closure of licensed premises and restrictions on the night-time economy. It is therefore expected that complaints of anti-social behaviour will increase again to more normal historic levels as society returns to more normal living and working patterns.

During the period of this strategy the Community Safety Partnership will have a focus on working with businesses and transport providers in particular to support the restoration of the night-time economy while minimising any increase in anti-social behaviour, beyond the levels that were being experienced just before the pandemic impacted.

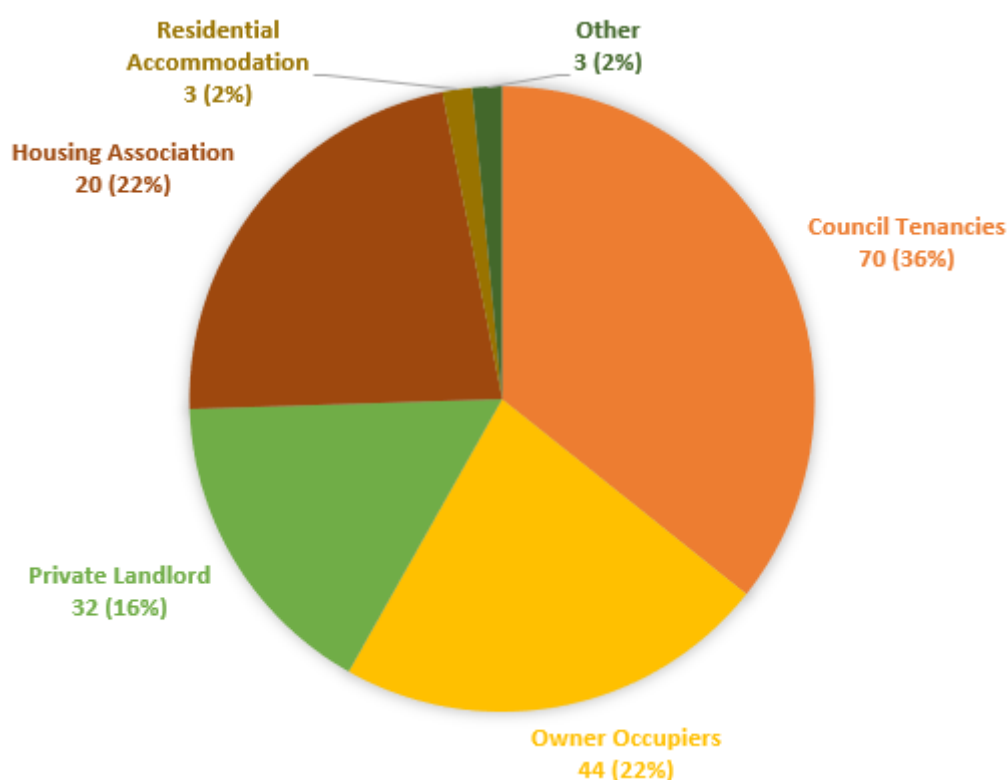
The partnership hub utilises a variety of resources to prevent disruption and respond to public concerns caused by anti-social behaviour. The CCTV Control room provides 24-hour cover 7 days a week and has a direct link to the Police Scotland Control Room. This service works closely with and targets the provision of Response and Community Police officers, Community Safety Wardens Service and the Council Youth Team as well as supporting the Business Community and Transport Providers. An early intervention approach is used with the application of 'Radio Link' which provides a direct radio link to the CCTV operators from key business premises and allows businesses to work collaboratively to maximise early reporting and secure quick response to emerging issues. Current partners using this service include Community Policing Officers, British Transport Police Control Room, Licensed premises security, retail premises security, Community Safety Wardens, Youth Officers and the extended Taxi Marshalling service introduced as an enhancement to Community Safety at peak times for Licensed premises activity – e.g. festive periods and peak weekends.

Where Group or youth anti-social behaviour has occurred in public areas and persons are identified, Community Safety Youth officers engage directly with the youths and families involved in 1 to 1 dialogue to encourage positive citizenship and encourage changes in patterns of behaviour. They liaise and engage with the Early and Effective Interventions programme which includes partnerships with the Children's Reporter, Police Scotland, Social Work (Children's Services) and Education services. Diversionary and mentoring activities including 'Streetstuff' run in partnership with Police Scotland, Scottish Fire and Rescue Service, Engage Renfrewshire and St Mirren Football Club is also used to engage with and divert young people from anti-social behaviour in known hotspot areas. The programme provides free diversionary activities to young people in the evenings, weekends and school holidays and also impacts on food poverty with the provision of meals for youths participating.

The out of hours services provided at the hub ensure that the partnership response to emerging incidents, whether it be youth disorder, vulnerable persons, homeless and missing persons or indeed groups or individuals travelling into the council area are identified and the most appropriate resource is notified to take early and preventative action.

## Resolving Housing related Anti-Social Behaviour – Processes, Issues and Challenges

The majority of anti-social neighbour complaints and disputes received by housing teams are successfully resolved at an early stage through a process of engagement and mediation led by local housing officers, using their professional experience and understanding of the tenant's circumstances. The table below includes Landlord cases in addition to cases reported directly to Community Safety Partnership (CSP).



*\*Registered Social Landlords Across Renfrewshire also report outcomes to the Scottish Housing Regulator as part of their Annual Performance Return on the Scottish Social Housing Charter, which is reported to their respective Policy boards and their tenants*

A case would normally be escalated beyond the housing officer's investigation when the tenancy agreement has been breached on 3 separate occasions within a 12-week period of each written warning being issued. At this point the case is investigated by dedicated officers within the Community Safety Team. Under this process the anti-social behaviour investigation team undertake specialist interventions and investigations in order to prevent the anti-social behaviour from escalating or continuing. Professional officers work with all participants and with relevant partner agencies to seek to resolve the issues that are leading to anti-social behaviour, which may include the use of mediation and/or enforcement activities.

The partnership recognises that Neighbour disputes can be particularly difficult to resolve. Tolerance levels are different for all and although extremely upsetting for some people the matters reported to housing officers or the Community Safety Partnership do not always merit an anti-social behaviour investigation or formal intervention. Individual thresholds and interpretation of anti-social behaviour differ and as such each case is assessed and the most appropriate intervention utilised. This means that in exceptional cases, where the evidence supports it, cases can be escalated to formal investigation and robust intervention before 3 breaches of a tenancy agreement have occurred. The most realistic and likely route to a successful outcome is that the affected neighbours modify their behaviours and accommodate the needs and preferences of each other as far as possible. This is normally achieved through mediation. As only the most serious or persistent cases of anti-social behaviour are ultimately referred to the Community Safety Partnership poor behaviours can have become established and a willingness to compromise can be difficult to achieve. However, intervening too early can also be counterproductive as it can escalate a situation which would have resolved itself through time and informal dialogue if given the opportunity to do so.

The Community Safety Partnership has developed a holistic approach to addressing antisocial behaviour that seeks to assess the circumstances of each case and determine the best course of action based on experienced officers that know the circumstances and individuals involved and have an understanding of historic patterns of behaviour. At daily and monthly tasking meetings housing officers and community safety investigators work alongside other relevant partner and safeguarding agencies, with a view to resolving issues before they escalate to the point where more formal intervention is required. Officers investigate complaints, share relevant information and seek to resolve issues as quickly as possible to reduce the wider impact of anti-social behaviour on the community and to encourage those involved in anti-social behaviour to consider their actions before they have reached the point of causing significant harm. The partnership has seen considerable success in taking forward this approach with overall reports of anti-social behaviour significantly reduced as a result.

Cases of anti-social behaviour from private tenants or owner occupiers will in the first instance be investigated by the Community Safety Anti Social Behaviour Investigation team. Concerns will then be routed to the most appropriate partner or department within Renfrewshire Council through the daily and monthly tasking process.

If the perpetrator is a secure tenant of the Council or a Registered Social Landlord they will have entered into a tenancy agreement. Failure to adhere to the terms of the agreement in relation to conduct may result in their landlord seeking an interim anti-social behaviour order or even eviction.

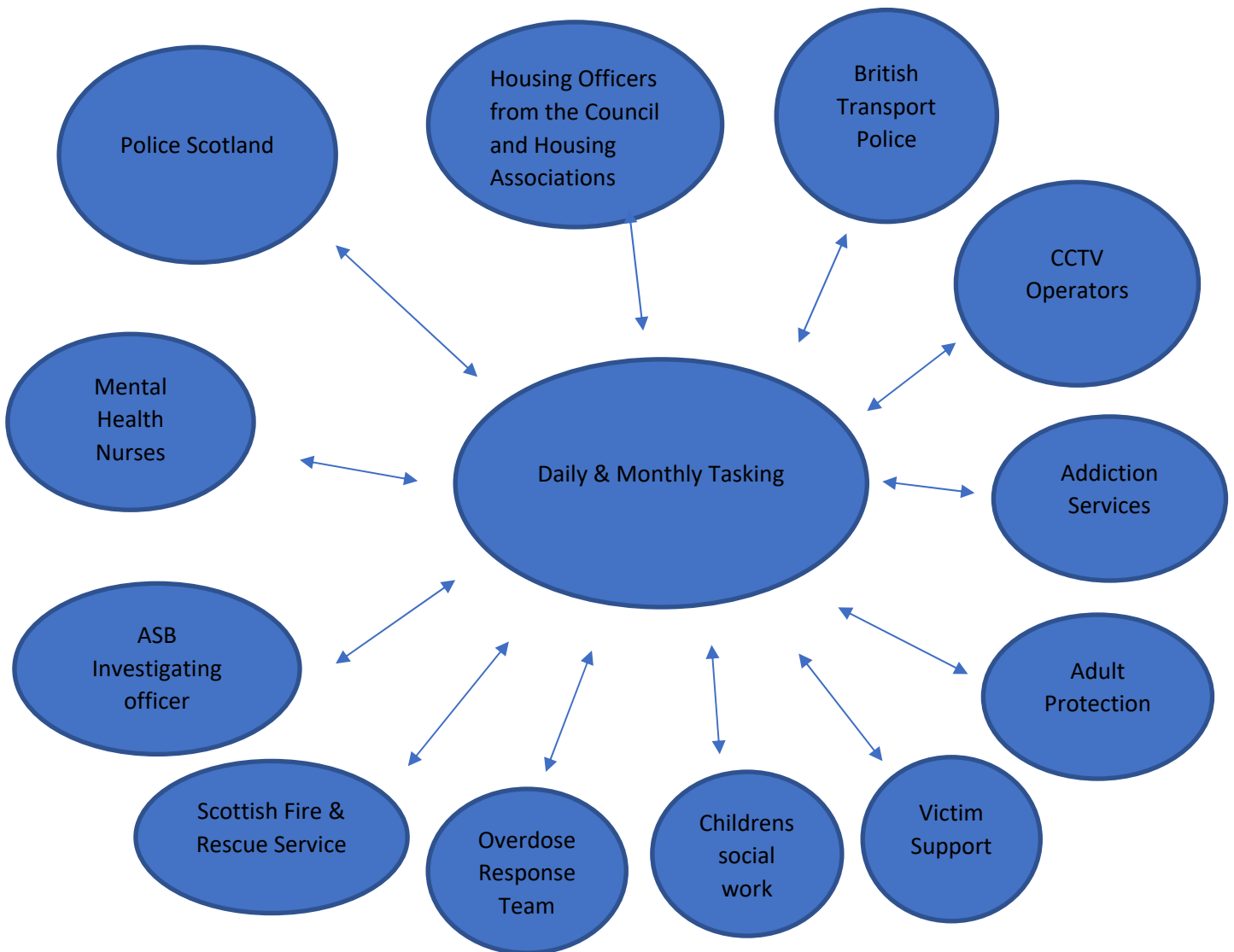
Eviction is an option of last resort and ultimately it is the Sheriff who decides whether a tenant can be evicted; if they consider there are sufficient grounds they will grant a 'decree' for eviction which allows the landlord to end the tenancy. However it is recognised that people need to have a home and eviction does not necessarily resolve the issues that have led to anti-social behaviour – it simply moves problems around.

There is a recognition of the changing nature of anti-social behaviour over recent years; the prevalence of complexities such as substance misuse, poor mental health, poverty and inequality combine to exacerbate issues such as anti-social behaviour. The impact of proactive prevention cannot be understated, it is often the very best way of providing appropriate and meaningful support to those within our communities who require it.

Officers across all agencies collectively use all resources at their disposal to prevent and deal with neighbour disputes and Anti-Social Behaviour, consistent with the PIER principles of Prevention, Intervention, Enforcement and Rehabilitation. The case studies at Appendix 1 provide an illustration of the type and nature of cases being dealt with across Renfrewshire and the collective response.

## Prevention and Early Intervention

Renfrewshire Community Safety Partnerships key to the Prevention of Anti Social Behaviour through Early Intervention is regular and effective communications through the Daily and Monthly Tasking Process during which emerging concerns are brought to the table and considered. Disposals are made to the appropriate partners to allow interventions to take place at the earliest opportunity and maximise the expertise of the agencies at the partnership meeting. It is through this process that cases related to Council Housing tenants may be escalated for more formal interventions in advance of 3 breaches of a tenancy agreement – in circumstances where the evidence supported this escalation.



Together partners aim to break the cycle of Anti Social Behaviour and support people in changing their behaviours and reducing risk. This involves working closely with individuals and communities to help them find solutions to local problems. The Council's Housing Service and other Landlords aim to provide a firm and fair approach to tenants (including their family members and visitors) who do not comply fully with the terms of their tenancy agreement, so that all residents can enjoy their homes free from anti-social behaviour. However, as the majority of Renfrewshire is multi-tenure, partners also aim to work together in responding to anti-social behaviour caused by private tenants, home-owners and individuals in the wider community.



Interventions available to tackle persistent and serious anti-social behaviour can vary depending on the nature of the incident reported and the housing tenure of those involved. The partnership aims to provide clarity around the issue of proportionality in the context of taking legal action to resolve complaints of anti-social behaviour. Criminality and/or breach of tenancy agreement does not guarantee that a court will support an application for an ASBO or eviction and this can be difficult for those affected by the behaviour to understand.

In addition, not all options are available to be used in every case. While registered social landlords, including the Council's housing service may seek an interim anti-social behaviour order or even eviction as an option of last resort, Registered Social Landlords or the Council have no powers to evict private tenants and/or owner occupiers.

That is why a partnership approach is critical. While the Council housing service and RSL's may have no powers over private tenants and owner occupiers, other services within the Council and Police Scotland may have some powers that can be used to influence people to modify their behaviour depending on the nature and severity of the complaint.

For example, although registered social landlords are unable to take action against private tenants, a private landlord who fails the 'fit and proper' test by not dealing with anti-social behaviour or maintaining a property in a fit and habitable condition could have their landlord registration revoked under Part 8 of the Anti Social Behaviour (Scotland) Act 2004.

Similarly, where premises become a focus for anti-social behaviour, for example, drinking or drug dens leading to significant anti-social behaviour impacting on residents and local communities, Police and Courts hold the power to seal off premises (both residential and non-residential) and prohibit all access to them, for up to three months, to give the surrounding community relief.

## Anti Social Behaviour in Renfrewshire – Plan on a Page

*Our aim is to proactively tackle antisocial behaviour to keep our communities safe. We will promote positive citizenship and by building resilience within communities, we aim to effectively prevent, tackle and reduce antisocial behaviour throughout Renfrewshire.*

What are we aiming for ?

There is less anti social behaviour and people feel safer

People living in Renfrewshire have peaceful and quiet and enjoyment of their own home without excessive disturbance from others.

Ensuring Equalities for all

How we achieve it ?

Work with partners to prevent and reduce Anti Social Behaviour and protect and support our community

Community Safety Partnership Daily and Monthly Tasking working collaboratively to identify vulnerability and reduce the risk of harm to communities

Work with the Council Housing Service and Housing Associations to promote firm and fair tenancy management

Work with RSL's and Private Landlords to provide a consistent approach to ASB

Encourage Early Intervention and Education

How will we measure success ?

Improving trends of ASB reported to the Scottish Housing Regulator across all Social Landlords in Renfrewshire

Increase the number of residents who feel they are satisfied with their neighbourhood as a place to live

Reduce the number of cases escalated to Anti Social Behaviour Investigations.

## Supporting Information and Plans

### Links to Strategic Plans

Renfrewshire Community Safety Partnership has a number of partnership plans and strategies at a local level which feed into and help to achieve joint outcomes. In addition, there are many single agency plans and strategies which also have a positive impact on community safety outcomes.

#### Renfrewshire's Community Planning Partnerships

To improve and achieve better outcomes with the best use of resources for the diverse communities in Renfrewshire informed by the views and input of a range of partners across the business, public, third sector and community.

The vision for 'Our Renfrewshire-Renfrewshire's Community Plan 2017-2027 is

*"Working together to make Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive"*

The main Community Planning priority relevant to Renfrewshire's Anti-Social Behaviour Strategy is

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

#### 'K' Division – Local Police Plan

This plan is intrinsically aligned to the Renfrewshire Community Planning Partnership LOIP 2017-2027.

The priorities for policing identified within this plan will, when achieved, contribute to the success of the LOIP, and the ultimately the strategic vision for the Renfrewshire area.

#### Renfrewshire Council Plan 2017-2022

The Renfrewshire Council Plan - *'Thriving People, Connected Communities'* outlines the organisation's improvement agenda over the period 2017 – 2022, with a strong focus on prevention and partnership working targeting the strategic outcome *'Building strong, safe and resilient communities.'*

- Local Housing Strategy
- Violence against Women Strategy
- Children and Young Persons Plan
- Renfrewshire Local Fire and Rescue Plan
- Community Justice
- Youth Justice
- CLAD Strategy
- Alcohol and Drugs Commission

## Renfrewshire's Public Service Panel

Research Resource were appointed by Renfrewshire Council in May 2011 to manage its Public Services Panel which has a total of 2,503 members. Key results of the Public Services Panel relevant to anti-social behaviour were provided through the key findings of the Panel winter 2020/21 consultation which asked about the experience of local people and communities throughout the different stages of the coronavirus pandemic and lockdown. The survey was sent to all Panel members and a total of 897 responses were received.

All respondents were asked to specify to what extent they agreed or disagreed with several statements about the neighbourhood. The level of agreement was highest regarding the following statements:

- ✓ 72% agreed that this is a neighbourhood where people are kind to each other
- ✓ 69% agreed that this a neighbourhood where most people can be trusted
- ✓ 53% agreed that this is a neighbourhood where people from different backgrounds get on well together
- ✓ 82% respondents agreed they were satisfied with their neighbourhood as a place to live
- ✓ 75% agreed their neighbourhood was a safe place to live
- ✓ 68% agreed if they were alone and needed help, they could rely on someone in their neighbourhood to help them.

## Information Sharing Protocol (ISP)

The Antisocial Behaviour etc. (Scotland) Act 2004 makes specific provision for the disclosure and sharing of information between the local authority and the Chief Constable where it is necessary or expedient for the purposes of any provision of the Act or any other enactment, the purpose of which is to make provision for or in connection with Antisocial Behaviour or its effects.

It is a fundamental principle of the ISP that relevant information will be shared proportionately and responsibly between the parties and the Community Partners. It is however incumbent on all partners to recognise that any information must have a lawful basis for being shared under the ISP.

The purpose of the ISP between Renfrewshire Council, Police Scotland and a wide range of community partners is in the interest of community safety and public protection to:

- allow the sharing of Public Protection Information in accordance with relevant legislation in particular Data Protection Laws.
- Set out the principles which underpin the exchange of information between the Parties and Community Partners.
- Define the specific purposes for which the Parties have agreed to share Public Protection Information.

- Describe the roles and structures which will support the exchange of Public Protection Information between the Parties and Community Partners.
- Describe the arrangements which have been agreed for exchanging Public Protection Information.
- Describe the security procedures necessary to ensure that the confidentiality of Public Protection Information exchanged is maintained.
- Set out the responsibilities of the Parties and Community Partners.
- Provide staff with clear guidelines on the information sharing.

## Legislative Background

### **Antisocial Behaviour (Scotland) Act 2004**

The Antisocial Behaviour (Scotland) Act 2004 requires all local authorities to publish and maintain a strategy jointly with the Chief Constable of Police Scotland for their Council area.

The Antisocial Behaviour etc. (Scotland) Act 2004 states that a person engages in antisocial behaviour if they: “act in a manner that causes or is likely to cause alarm or distress” or “pursue a course of conduct [including speech] that causes or is likely to cause alarm or distress to at least one person not of the same household.”

### **Community Empowerment (Scotland) Act 2015**

The Community Empowerment (Scotland) Act 2015 placed a legal duty on community planning partners to demonstrate that they are making a significant difference to the lives of their residents through the planning and delivery of local outcomes and the involvement of community bodies at all stages of community planning.

### **Scottish Social Housing Charter**

The Scottish Social Housing Charter set the standards and outcomes that all social landlords should aim to achieve when performing their housing activities. It replaced Performance Standards originally published by Communities Scotland, COSLA and SFHA and established a basis for the Scottish Housing Regulator to assess and report on social landlords’ performance. Landlords are expected to meet a set of outcomes, with outcome 6 relating to ASB: Social landlords, working in partnership with other agencies, help to ensure that tenants and other customers live in well-maintained neighbourhoods where they feel safe. This outcome covers a range of actions that social landlords can take on their own and in partnership with others.

It covers action to enforce tenancy conditions on estate management and neighbour nuisance, to resolve neighbour disputes, and to arrange or provide tenancy support where this is needed. It also covers the role of landlords in working with others to tackle anti social behaviour. A suite of indicators has been developed to help landlords assess their performance towards achieving the outcomes, and indicator 15 is designed to help landlords assess their performance on Anti social behaviour:

*Indicator 15:*

*(i) Number of cases of anti-social behaviour reported in the last year.*

*Of those at (i):*

*(ii) Number of cases resolved in the last year.*

## **The Housing (Scotland) Act 2001**

Tenancy agreements should set out the level of behaviour expected from tenants, members of their household and visitors to their home and make it clear to tenants that they are responsible for the behaviour of others in, or visiting, their home. The tenancy agreement and other tenancy information such as tenant handbooks, should also make it clear to tenants that breaking their tenancy agreement as a result of antisocial behaviour may result in legal action to evict them, or a reduction in their tenancy rights. Tenants are responsible for ensuring that they keep to the conditions of their tenancy agreement.

## **Consultation**

The Renfrewshire Community Safety Strategy has been developed in consultation with a wide range of statutory, voluntary and community organisations. The listed partners in Appendix 4 have shaped the anti-social behaviour priorities within Renfrewshire for the next three years.

## **Monitoring Evaluation & Review**

This strategy has outlined the work that is being undertaken to address the issue of anti-social behaviour. This work will be monitored and evaluated annually to ensure that services are making a difference and providing the best possible service for the community.

## What Our Community said:

"I appreciate during the time of this investigation all the support G has added from follow up calls to the understanding of the complex situation that had been going on"

Miss R has been quiet for a few months lately she is still drinking but not causing any trouble

The investigator phoned every Thursday and said to call or text when I was having problems. Now its resolved I feel a lot better and calmer.

"through interacting with me they felt it helped them loads just knowing they had someone to speak to about their situation and by me doing the communicating on their behalf helped their situation"

Thank you for all your good work. I know with limited resources it is difficult to continue to try and improve services, so thank you, and I appreciate all you all do.

Thanks again for all your help, feel you have done more in the short time than anyone else has in the last year!

Pleasant contact with (anti social behaviour) Investigators, helpful and informative



## Appendix 1 - CASE STUDIES

### *Case Study 1*

#### **Situation**

Mr A was identified as causing Anti Social behaviour to neighbours. Mr A and the neighbours affected all lived in privately-owned properties. Mr A's neighbours were both elderly and vulnerable and others had concerns for their children. This matter was raised at Renfrewshire Council Daily Tasking process and it was established Mr A lived a solitary and increasingly erratic lifestyle. Concerns were raised that he was setting fires in the garden, erecting scaffolding and completing repairs on public property, attending his neighbours properties uninvited, blasting music causing noise nuisance as well as completing metal work in the garden in the middle of the night. This had escalated where he had been abusive to neighbours and now found himself facing criminal charges.

#### **Partnership Working**

An Anti-Social Behaviour investigation was opened to identify services which could engage with Mr A to assist him and have an impact on his behaviour and thereby reduce the risk of further criminality and ensure his neighbours safety. The desired outcome was not to obtain an Anti-Social Behaviour order, but to put in place services to impact on the behaviour. Case details were discussed at Renfrewshire Council monthly tasking meetings where actions were progressed by the following services

- ✓ Police Scotland agreed to provide extra attention in the area and note address markers both for Mr A and vulnerable neighbours
- ✓ Scottish Fire and Rescue Service – agreed to complete Fire Safety visits and implement protection measures (smoke alarms and letter box blockers for Mr A and elderly neighbour.
- ✓ Adult Protection (Social Work) – review concerns raised and support Mr A as well as his vulnerable neighbour.
- ✓ Mental Health Services – complete assessment where agreeable with Mr A and increase support for vulnerable neighbour.
- ✓ Renfrewshire Council Community Wardens Service – increase patrols in the area to increase public confidence.
- ✓ The ASB investigator continued to monitor the case and was able to achieve dialogue with Mr A and agreement to visit him at his home address. This allowed her to determine the living conditions of Mr A and raise any concerns as to his wellbeing.

#### **The Outcome**

The investigator maintained contact with the neighbours /witnesses and Mr A and although no punitive action was taken or envisaged the impact and engagement of the multi-agency services has resolved issues for the neighbours. The contact with neighbours also resulted in estranged family members and family friends beginning to re-engage with Mr A and provide practical support.

## Case Study 2

### Situation

Miss B and Miss C reside in a Renfrewshire Council tenement property with Miss C residing above Miss B. Relationships had broken down between the parties and over the course of many months both were complaining to their housing officer of Anti Social Behaviour by the other party. The concerns raised were relatively minor in nature relating to noise issues, incivility, waste bins and concerns regarding dogs and fouling in the communal gardens. The issues did not directly affect other residents and therefore there were no complaints from other neighbours. There was a general lack of tolerance by each party which in turn began to involve extended family members and friends. Police Scotland were also contacted on numerous occasions utilising valuable resources which the police had limited capacity to resolve as there was no criminality. A referral was made to Renfrewshire Council Mediation Services through the Daily Tasking process.

### Partnership Working

- ✓ Partnership Analyst reported on the extent of the issues and problems for Miss B and Miss C advising on a core times when matters tended to escalate.
- ✓ Police Scotland advised on the nature and frequency of calls and there were no outstanding court matters.
- ✓ Community Safety Wardens were tasked to provide extra attention to the tenement close and area to identify any emerging concerns and monitor issues with dog fouling.
- ✓ Housing Officer committed to ensuring any estate management issues were dealt with promptly to minimise the potential for escalation
- ✓ Mediation services undertook confidential discussion with both parties. Each were reluctant to progress to face to face mediation however, agreed to independent mediation services.

### The Outcome

The mediation process did break down on a number of occasions with both parties advising they no longer wished to continue where they perceived the other had overstepped the boundaries however, the mediation service and housing officers encouraged them to re-engage and although this has not resulted in a lasting friendship, both parties have agreed to a degree of tolerance for the others lifestyle and complaints have reduced.

## Case Study 3

### Situation

Mrs D was an elderly lady living in a block of flats. She was complaining about her upstairs neighbour continually using machines and causing noise disturbance to her. This was reported to her housing officer, Police and Noise enforcement officers on many occasions. Concerns were raised at daily tasking as all agencies attending had failed to identify the cause of the noise.

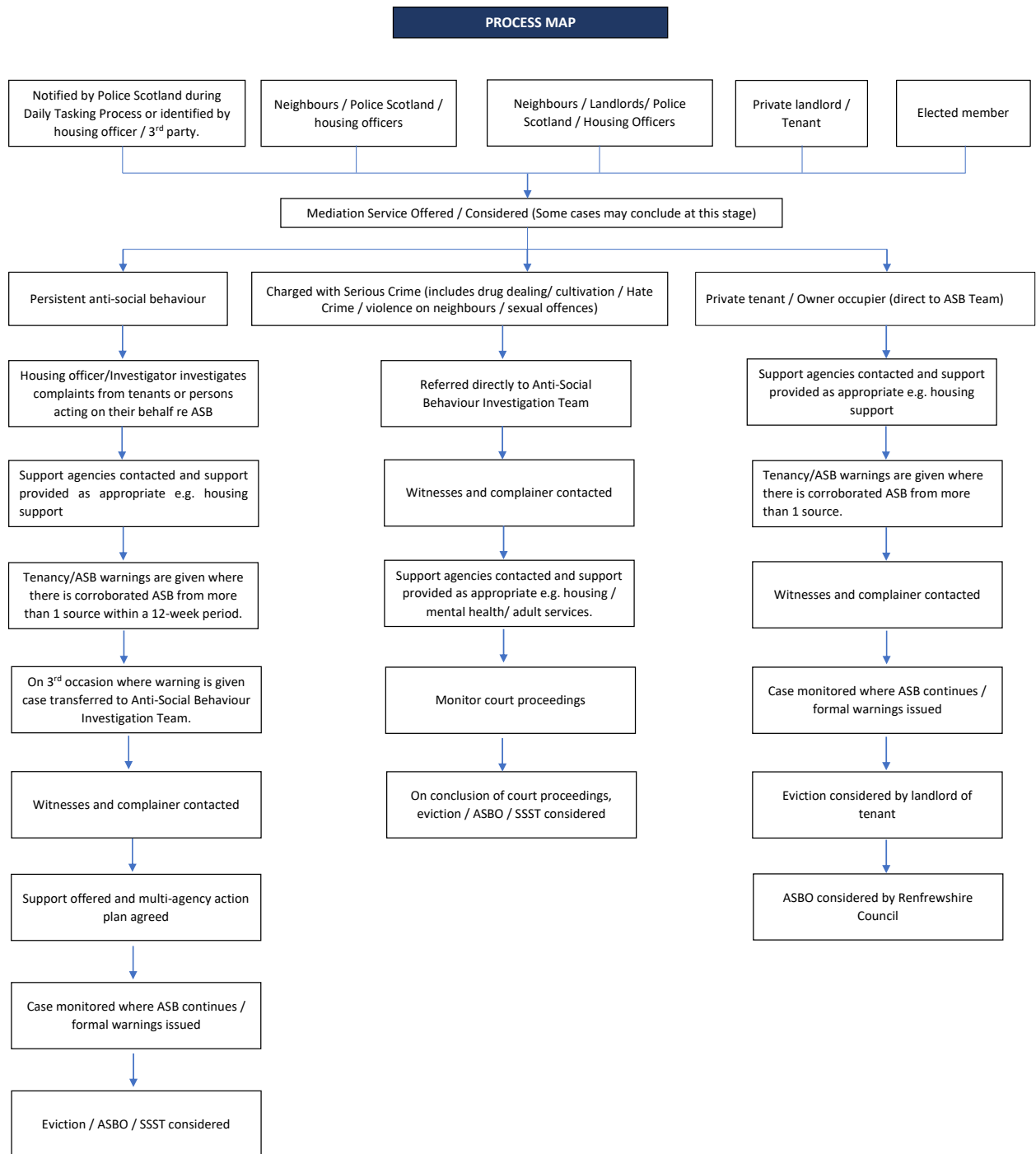
### Partnership Working

- ✓ Community Safety noise enforcement officers having attended the house on numerous occasions had failed to capture the noise referred to on noise monitoring equipment however, it was agreed with Mrs D that she contact the noise enforcement officer when the noise became evident.
- ✓ Community Safety Wardens service completed a leaflet drop requesting any other neighbours affected make contact with the service
- ✓ Adult services confirmed Mrs D was unknown to their service at this time.

### Outcome

Noise enforcement officers continued to attend at the house in response to noise calls and built up a rapport with the occupant. When the officers attended they were unable to note any noise within Mrs D's property. Mrs D reluctantly agreed to approach her GP and have her hearing checked for tinnitus the outcome of which was that this was the cause of the noise disturbance she was hearing and she progressed to manage this.

## Appendix 2 - ASB Process Map



## Appendix 3 - Evidence of Anti-Social Behaviour in Renfrewshire

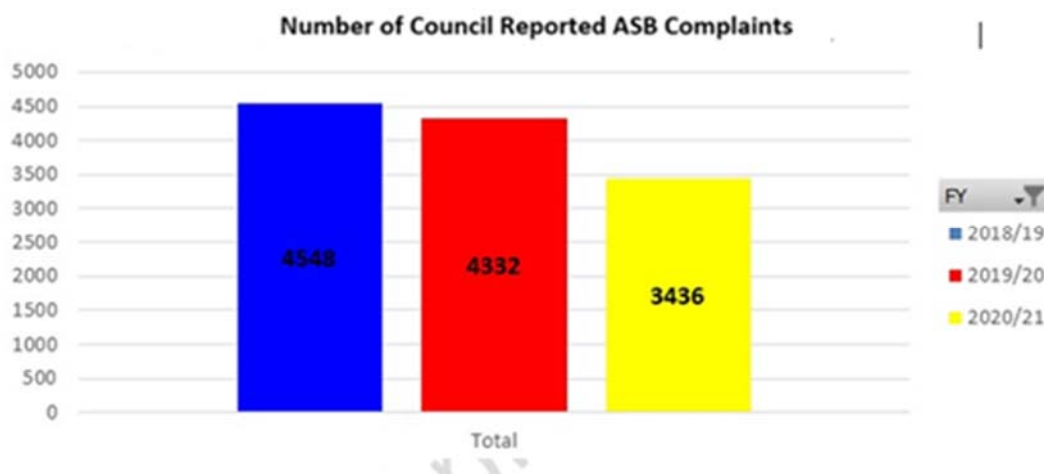
The extent of antisocial behaviour complaints reported to Renfrewshire Council and Police Scotland has been used to develop local outcomes/priorities to build strong, safe and resilient communities across Renfrewshire as well as deploying resources efficiently and effectively to achieve better outcomes.

In Renfrewshire, there has been a 20% reduction in recorded crime since April 2019 with a 24% reduction in the number of incidents of antisocial behaviour over the last 3 years.

(Source: <https://www.gov.scot/ISBN/978-1-80004-985-7>)

### ASB complaints received by Renfrewshire Community Safety Partnership

The total number of ASB-related complaints received by Renfrewshire Community Safety Partnership has reduced year-on-year for each of the three Financial year periods 2018/19, 2019/20 and 2020/21, reducing by nearly 5% during 2019/20 compared to 2018/19, followed by a significant and notable reduction of 21% during 2020/21 compared to 2019/20, resulting in an overall reduction of 24% during the three-year period of analysis. This analysis relates to Council reported complaints only. While the COVID pandemic has had an impact on the numbers and types of overall complaint and crime over these time periods – anti-social behaviour tends to relate to people’s homes and neighbourhoods and is less likely to have been positively affected by the constraints imposed during lockdown periods that led to reductions in other types of reported crime. This is borne out when the figures relating to Police reports are considered.



The table below illustrates the highest-tariff antisocial behaviour (ASB) complaint categories during the period of analysis. A significant majority of these relate to domestic noise complaints, followed by fly tipping and abandoned vehicles – these three complaint categories alone accounted for 44% of all ASB-related complaints made to Renfrewshire Community Safety Partnership during this time:

Complaint Category	2018/19	2019/20	2020/21
Noise-Domestic	1285	1058	576
Fly Tipping	433	441	437
Abandoned Vehicle complaint	364	341	447
Illegal Parking	252	337	4
Noise-Commercial & Leisure	80	96	44
Parking Disputes	72	29	105
Youths Congregating	39	89	45
Youths Rowdy Behaviour	51	86	35
Disturbance (Wardens)	41	63	22
Underage Drinking	26	26	24

### Police Reported Disorder Calls

The following table displays the number of reported incidents of disorder made to Police Scotland during the three Financial Year periods 2018/19, 2019/20 and 2020/21. These reduced within Renfrewshire communities by 3%, or 274 incidents, during 2019/20 compared to 2018/19, however increased noticeably by nearly one third (29%, or 2195 incidents) during 2020/21 compared to 2019/20:

INCIDENT CATEGORY	2018/19	2019/20	2020/21
PUBLIC NUISANCE	2870	2660	<b>5302*</b>
DISTURBANCE	2964	2862	2405
DAMAGE	1133	1106	989
NEIGHBOUR DISPUTE	891	952	1103
DRINKING IN PUBLIC	46	50	26
<b>Total</b>	<b>7904</b>	<b>7630</b>	<b>9825</b>

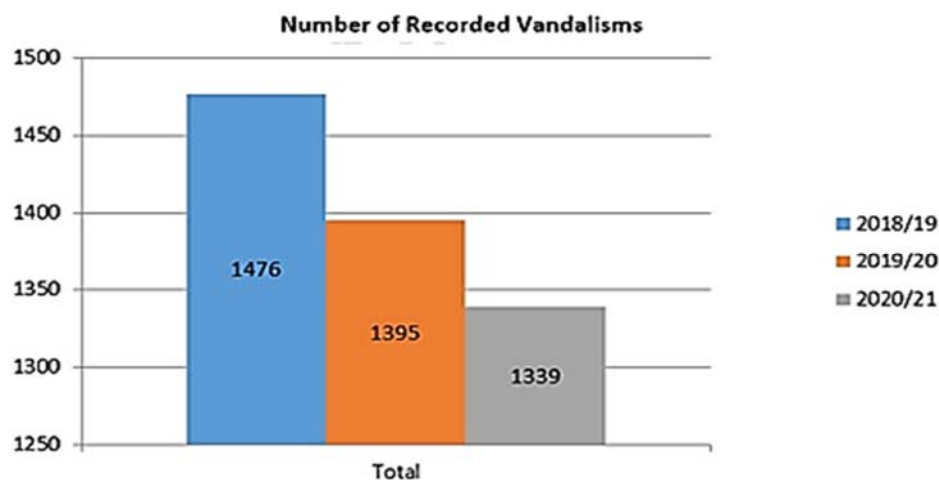
\*Further analysis of the 2020/21 increase highlighted a notable ‘spike’ in reported incidents categorised as ‘Public Nuisance’, most noticeably after lockdown measures were imposed on 23<sup>rd</sup> March 2020.

A closer inspection of these incidents provides confirmation that the main cause of this notable 'spike' was reports of suspected breaches of coronavirus restrictions including the hosting of gatherings or parties, and the non-observation of social distancing guidelines.

A total of 1609 additional incidents were recorded as Public Nuisance for this reason. It was also noted that reported incidents of Neighbour Dispute increased by 16% during the same period and can almost certainly be attributed to Covid-19 lockdown restrictions as well.

### Recorded Vandalisms

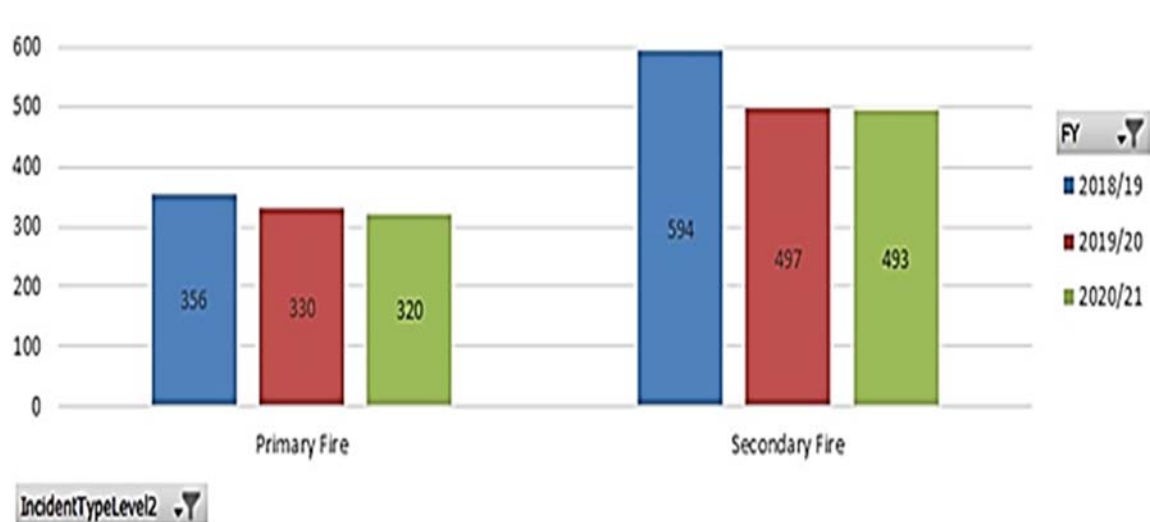
Vandalism is considered an important issue for communities across Scotland and within the Renfrewshire local authority area. It has a negative impact on the quality of the local environment and on the lives of those living within it. There are significant financial costs to repair damage – even before considering the cost of investigation and related to the criminal justice system.



While vandalism remains a significant volume crime issue, the number of recorded crimes during the three calendar years 2018-2020 fell by 137, or 9% during this time. Analysis shows that a significant proportion of vandalism in Renfrewshire takes place in public areas such as streets, car parks, open green spaces etc; and that young people are predominantly responsible. A further link has also been identified between vandalism, alcohol consumption and the night-time economies within Renfrewshire's main towns. Knowledge of this has allowed the Renfrewshire Community Safety Partnership to divert appropriate resources to deal with this, including the deployment of additional Community Policing and Community Support Officer patrols; Youth Team staff engaging directly with younger people; and the 'Street Stuff' diversionary programme.

## Deliberate Secondary Fires

Analysis of all incidents attended by the Scottish Fire & Rescue Service (SFRS) across Renfrewshire during the three financial years 2018/19, 2019/20 and 2020/21 shows that nearly two-thirds (64%) of all Primary Fires were accidental, whilst 93% of all Secondary Fires were deliberate. Deliberate secondary fires are commonly set to refuse bins, garden waste etc, however analysis of this dataset identified a decreasing trend with year-on-year reductions, resulting in an overall reduction of 17%:



## Environmental ASB Complaints

Environmental anti-social behaviour (ASB) covers littering, dog fouling and fly tipping. These issues consistently appear as high priority areas across Renfrewshire. Dog fouling in particular ranks highly in the list of public concerns, whilst littering and fly tipping result in a significant financial burden to local government, business and communities, as well as having a negative impact on civic pride and amenity.

Overall levels of environmental ASB declined during the three-year period 2018-20. Proactive work by Renfrewshire Council in tackling dog fouling contributed to **a 45% reduction** in complaints during this time. This activity comprises a combination of a prompt response to complaints, a proactive approach to clean-ups, and enforcement in the form of Fixed Penalty Notices (FPN) when appropriate. It should again be highlighted that Covid-19 restrictions may have impacted and contributed to this reduction.





## Appendix 4 - Partners

Partner	Telephone	Email
Renfrewshire Council Housing Officers	0300 300 0222	local housing office: <a href="mailto:johnstone.hps@renfrewshire.gov.uk">johnstone.hps@renfrewshire.gov.uk</a> <a href="mailto:renfrew.hps@renfrewshire.gov.uk">renfrew.hps@renfrewshire.gov.uk</a> <a href="mailto:paisley.hps@renfrewshire.gov.uk">paisley.hps@renfrewshire.gov.uk</a>
Addiction Services	0300 300 1380	
Social Work – Adult Services	0300 300 1380	<a href="mailto:bscommunitycareoperations.sw@renfrewshire.gov.uk">bscommunitycareoperations.sw@renfrewshire.gov.uk</a>
Social Work – Childrens Services	0300 300 1199	<a href="mailto:childrenandfamilies.sw@renfrewshire.gov.uk">childrenandfamilies.sw@renfrewshire.gov.uk</a>
Community Safety Mental Health Nurses	111	NHS 24 contact us
Police Scotland	101	<a href="#">Contact Us form</a>
Scottish Fire & Rescue Service	0141 886 2222	<a href="mailto:SFRS.corporateadmin@firescotland.gov.uk">SFRS.corporateadmin@firescotland.gov.uk</a>
Public Protection – ASB Officers	0300 300 0380	<a href="mailto:rcsp@renfrewshire.gov.uk">rcsp@renfrewshire.gov.uk</a>
Public Space CCTV Operators	0300 300 0380	<a href="mailto:rcsp@renfrewshire.gov.uk">rcsp@renfrewshire.gov.uk</a>
Mediation	0300 300 0380	<a href="mailto:rcsp@renfrewshire.gov.uk">rcsp@renfrewshire.gov.uk</a>
Wardens	0300 300 0380	<a href="mailto:wardens.es@renfrewshire.gov.uk">wardens.es@renfrewshire.gov.uk</a>
Youth Team	0300 300 0380	<a href="mailto:rcsp@renfrewshire.gov.uk">rcsp@renfrewshire.gov.uk</a>
Trading Standards	0300 300 0380	<a href="mailto:ts.es@renfrewshire.gov.uk">ts.es@renfrewshire.gov.uk</a>
Turning Point Scotland – Overdose Intervention Team	08088 008 011	<a href="mailto:GORTEnquiries@turningpointscotland.com">GORTEnquiries@turningpointscotland.com</a>
Renfrewshire Health & Social Care Partnership	0141 618 7629	<a href="mailto:Renfrewshire.HSCP@ggc.scot.nhs.uk">Renfrewshire.HSCP@ggc.scot.nhs.uk</a>
Victim Support Scotland	0800 160 1985	<a href="mailto:victimsupport.renfrewshire@victimsupportsco.org.uk">victimsupport.renfrewshire@victimsupportsco.org.uk</a>
British Transport Police	0800 40 50 40	
Renfrewshire Association for Mental Health (RAMH)	0141 404 7788	<a href="mailto:enquiries@ramh.org">enquiries@ramh.org</a>

Scottish Children's Reporter Administration Renfrewshire (SCRA)	0131 244 820	<a href="mailto:RenfrewshireMailbox@scra.gov.uk">RenfrewshireMailbox@scra.gov.uk</a>
Williamsburgh Housing Association	0141 887 8613	<a href="mailto:tenancyteam@williamsburghha.co.uk">tenancyteam@williamsburghha.co.uk</a>
Sanctuary Housing Association	0800 131 3348	<a href="mailto:ContactUs@sanctuary-housing.co.uk">ContactUs@sanctuary-housing.co.uk</a>
Linstone Housing Association	01505 382383	<a href="mailto:general@linstone.co.uk">general@linstone.co.uk</a>
Link Housing Association	03451 400 100	<a href="mailto:csc@linkhaltd.co.uk">csc@linkhaltd.co.uk</a>
Ferguslie Housing Association	0141 887 4053	<a href="mailto:admin@fpha.org.uk">admin@fpha.org.uk</a>
Bridgewater Housing Association	0141 812 2237	<a href="mailto:admin@bridgewaterha.org.uk">admin@bridgewaterha.org.uk</a>
Paisley Housing Association	0141 889 7105	<a href="mailto:admin@paisleyha.org.uk">admin@paisleyha.org.uk</a>
Loretto Housing Association	0800 952 9292	<a href="mailto:housingteam@lorettoha.co.uk">housingteam@lorettoha.co.uk</a>

## Anti Social Behaviour Action Plan

<u>What will we do?</u>	<u>What difference will this make?</u>	<u>Who is leading on this?</u>	<u>When will it be completed?</u>
Continue the review of operational procedures including housing landlords and create a generic process reflecting the links and referral pathways between all members of the community safety partnership	Provide a consistent referral process for the community regardless of tenure	Communities and Housing Services / RSLs	September 2022
Maximise the use of all digital technology available to assist those reporting ASB – eg Noise App and video images	Ensure communities have access to new and emerging technology to challenge ASB	Communities and Housing Services / Digital First Team	March 2023
Explore enhanced reporting tools through online channels	Provide clear reporting procedures	Communities and Housing Services / Finance and Resources Service	September 2022
Update website/comms with reporting information to provide clarity on who to contact in relation to Anti-social Behaviour.	Provide pathways for reporting	Communities and Housing Services / Chief Executives Service	September 2022
Produce an FAQ to assist customer understanding of what is and is NOT ASB – the Truths and myths	Provide a clear understanding of available actions	Communities and Housing Services	June 2022
Improve communications on the supports available through mediation / victim support etc.	Impact on early resolution	Communities and Housing Services	June 2022
Continue to liaise with other Council areas and RSL's in relation to the use of professional witnesses.	Ensure procedures are consistent with emerging best practice	Communities and Housing Services	September 2022
Review opportunities and resources available to tackle neighbour disputes and ASB across the Community Safety Partnership including all landlords to improve the connections made and customer experience.	Improve potential available resources to tackle ASB	Communities and Housing Services	September 2022
Invest in officers across the partnership through joint training and development including Trauma Informed Practice	Increase knowledge to promote reduction of ASB	Communities and Housing Services / Community Safety Partners	March 2023

Make available guidance and information in different languages to engage with our multi lingual community.	Ensure equality and access for the wider community	Communities and Housing Services / Community Safety Partnership Partners	September 2022
Continue to engage with professionals who can contribute expertise to the partnership and daily tasking process not previously identified.	Continuous improvement for partnership working	Communities and Housing Services	Ongoing
Improve mediation referrals as an initial resolution	Encourage early resolutions	Communities and Housing Services / RSL's	March 2023
Ensure opportunities within the partnership hub are explored to support the Business Community and night time economy as it returns to pre covid levels	Improve public safety	Communities and Housing Services	September 2022
Engage with neighbouring local authorities to improve joint responses to transient ASB	Continuous improvement and reduction of ASB	Communities and Housing Services	September 2022
Develop improved links with Community Learning and Development and Youth Officers	Improve diversionary response for youth ASB	Communities and Housing Services	September 2022
Deliver Elected Members workshops which inform on Antisocial Behaviour practices	Provide a clear understanding of procedures	Communities and Housing Services	June 2022

### ASB The National Picture – 2020

<https://www.safercommunitiescotland.org/wp-content/uploads/Analytical-exchange-The-Scottish-picture-of-ASB-final.pdf>





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

**On:** 15 March 2022

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**Report by:** Director of Communities & Housing Services

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**Heading:** COVID Tenant Grant Fund & Homelessness in Renfrewshire

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## **1. Summary**

- 1.1 This report provides an update on the proposed distribution of the Covid 19 Tenant Grant Fund, and how the needs of homeless people have continued to be met throughout the pandemic, as well as an update on the significant progress that has been made in the implementation of Renfrewshire's Rapid Rehousing Transition Plan (RRTP).
- 1.2 The report also provides information about the consultation on the prevention of homelessness duty that is currently being carried out by the Scottish Government.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
- (i) note the proposed distribution of funding across Renfrewshire in relation to the £214,000 allocated in terms of the Scottish Government's Coronavirus Tenant Grant Fund;
  - (ii) note the progress made in meeting the needs of those who are statutorily homeless during the recovery from the impacts of COVID19, and the implementation of Renfrewshire's Rapid Rehousing Transition Plan; and
  - (iii) authorise Director of Communities and Housing Services to submit a response to the Scottish Government consultation on proposals for broadening the duty for prevention of homelessness across public bodies.
-

### **3. COVID 19 - Tenant Grant Fund**

- 3.1 A report to the Policy Board in October 2021 advised on a new Scottish Government fund being distributed to local authorities aimed at providing some degree of support to tenants with rent arrears - this included the private rented sector, council tenants, and those renting housing association properties.
- 3.2 The funding – known as the COVID 19 Tenant Grant Fund – is targeted towards tenants who are faced with rent arrears directly caused by the COVID-19 pandemic and which were accrued between 23 March 2020 and 9 August 2021. The Fund is to be primarily distributed to those who may be at risk of having their tenancies repossessed.
- 3.3 Renfrewshire’s share of the fund was set at £214,000, and national and local publicity in late 2021 invited applications from either tenants or landlords across the private and social rented sectors to allow the fund to be distributed.
- 3.4 Over 300 applications were received from tenants / landlords in Renfrewshire, and these have been assessed in line with the Scottish Government guidance and criteria.
- 3.5 In line with the recommendations to the Policy Board in October 2021, the Council is on track to have distributed the full Tenants Grant Fund allocation of £214,000 across the 3 housing sectors mentioned, to address rent arrears accrued by around 172 tenants, which all met the guidance and criteria that was to be applied.
- 3.6 The value of applications for the fund exceeded the available fund for distribution. However, having regard to the guidance relating to the fund to prioritise prevention of homelessness, and a letter from Cabinet Secretary to the Convenors of Housing across all Scottish Councils which advised that the expectation was that applications from private tenants should be prioritised, the distribution of the fund will allow 100% of eligible claims from private tenants/ landlords to be met, with 90% of the value of claims from RSL and Council tenants to be met.
- 3.7 The breakdown of the payments which are on schedule to be distributed before the end of this current financial year which meet the guidance criteria is :
  - Private Rented Sector - 17 tenancies (£37,000),
  - Registered Social Landlord’s - 115 tenancies (£115,000)
  - Renfrewshire Council - 40 tenancies (£55,000)
- 3.8 The average payment to landlords from the fund for applications which met the guidance criteria is : private rented sector - £2189 per tenancy , RSL - £1000 per tenancy, and Council - £1345 per tenancy.
- 3.9 Landlords will receive any awarded funds directly prior to the end of this financial year but this is on the strict condition that they credit the tenant's rent account with that exact amount, and that they commit not to pursue eviction action in respect of rent arrears accrued during the period which is covered by the Tenant Grant support. Paying the funds directly to landlords also ensures that tenants who receive other forms of financial assistance will avoid any negative impact on their benefits entitlement.

## 4 Homelessness Update

- 4.1 Access to homelessness and housing advice, assistance and temporary accommodation for those in greatest housing need has continued throughout the period of the pandemic.
- 4.2 In this context, while many services changed to being delivered online or by telephone, Homeless Services and Housing Support staff ensured that there continued to be regular contact with homeless applicants, including face-to-face contact when required, whilst they were waiting for settled accommodation.
- 4.3 This 'move-on' process allowed the safe resettlement of homeless households to secure Council and RSL tenancies and in this context saw the number of homeless households staying in temporary accommodation reduced from its peak of 420 in October 2020 to 192 in February 2022, which is in line with pre-COVID19 levels.
- 4.4 Despite the challenges of the past 2 years, the total annual number of statutorily homeless households in Renfrewshire has shown no significant change – see table, below, and the majority of homeless applicants continues to be single person households (over 75%).

Year	Total annual number of homeless applications in Renfrewshire
2021/22	886 (estimated)
2020/21	834
2019/20	874
2018/19	849
2017/18	860

## 5. Lets to homeless

- 5.1 Whilst there was an unavoidable reduction in the number of social rented houses let in 2020/21, there has been a continued strong focus on matching Council / RSL properties to those who were homeless or in greater housing need, and the number and proportion of lets to homeless applicants is now on target to show an increase in 2021/22 from pre-COVID 19 levels.
- 5.2 This increase in social rented lets to those who are statutorily homeless is in line with a key aim of the Rapid Rehousing Transition Plan (RRTP) for Renfrewshire, which is outlined further in section 6.



## **6 Review of Renfrewshire's RRTP**

- 6.1 Previous Policy Board reports have detailed the Scottish Government requirement for all local authorities to consult on and produce a 5-year Rapid Rehousing Transition Plan covering the period 2019 – 2024.
- 6.2 These plans detail how local authorities would move to a situation where those who are homeless:
- are provided with accommodation more quickly
  - spend less time in temporary accommodation background
  - have greater access to an up-scaled use of the Housing First model, and / or other support.
- 6.3 Key partners such as local and national Housing Associations, Renfrewshire Health & Social Care Partnership and a range of 3rd sector organisations were fully consulted on the content of a RRTP for Renfrewshire, and the Scottish Government has allocated funding from the 'Ending Homelessness Together' fund to support and assist local authorities in the implementation of their RRTP's.
- 6.4 A full review of progress to date and the challenges for Renfrewshire's RRTP was provided to the Policy Board in August 2021, and there continues to be progress in implementing the plan. Funding from the Council and annual allocations of funding from the Scottish Government have been deployed for measures which are in line with the priorities within Renfrewshire's 5-year RRTP.
- 6.5 There is now substantial evidence of innovative partnership working, and of the implementation of several new measures to prevent homelessness and positively meet the needs of those who have nowhere to stay, all having an impact. This includes:
- the use of a Housing First approach in partnership with Turning Point Scotland and Blue Triangle H.A. which has now been further upscaled from 18 service users at the beginning of the RRTP, to 57 individuals now being in receipt of this wraparound support at any one time, using both RRTP and Council funding.
  - launch of a 'shared living' initiative with Simon Community Scotland to support homeless applicants who want to share accommodation.
  - Deployment of an officer from 'Say Women' to support young women (16-25 years old) who have been subjected to sexual violence and are at risk of homelessness.
  - A stepped increase in the number and proportion of social rented lets to homeless applicants.

- 6.6 COVID-19 has understandably had a significant impact on the implementation of RRTP's and local authorities' response to homelessness. However the progress made in 2021/22 provides a good springboard for further improvements in Renfrewshire.
- 6.7 The Scottish Government have now confirmed that funding of £190,000 will be provided for 2022/23 (year 4 of our RRTP), which is in line with the funding awards in years 1 – 3, and the Policy Board will continue to be updated on progress with the implementation of Renfrewshire's RRTP.

## **7 Consultation on Prevention duty**

- 7.1 The Scottish Government have announced that they are aiming to introduce legislation in the upcoming Housing Bill, which would lead to wider homeless prevention duties across public bodies.
- 7.2 Whilst the Scottish Government recognise that there is already good practice by local authorities, wider public bodies and landlords and the third sector in preventing homelessness, this new consultation offers the chance to provide views on how to improve practice around joint working to ensure consistency of delivery across Scotland, while recognising local circumstances and decision making. It also asks what the resource implications of that may be.
- 7.3 This may lead to a new legal duty for a range of public bodies to *'identify anyone who is at risk of homelessness within 6 months and take action, or refer them to appropriate help'* and generally broaden the homeless prevention work beyond local authority's homeless services.
- 7.4 The intention is that there should be a *'no wrong door'* approach, and the consultation paper states *'responsibility to prevent homelessness should be a shared public responsibility and not rely solely or primarily on the homelessness services'*
- 7.5 A link to the consultation, which takes the form of 96 questions on the proposed new legal duty, is included below and it is anticipated that while the response submitted by the Director of Communities & Housing will be broadly supportive of the objective of promoting good practice it will express some caution about the potential new duties that may arise for local authorities and the need to ensure that this is recognised with appropriate funding.
- 7.6 Should the consultation exercise progress to form part of a future Housing Bill, a further Policy Board report will be submitted detailing any implications and the resources that may be required to meet this new duty.

[PREVENTION OF HOMELESSNESS DUTIES – A JOINT SCOTTISH GOVERNMENT and COSLA CONSULTATION - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/documents/2022/04/Prevention_of_homelessness_duties_-_a_joint_scottish_government_and_cosla_consultation.pdf)

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## Implications of the Report

1. **Financial** – funding from the Scottish Government will continue to be fully used to support the transition to rapid rehousing
  2. **HR & Organisational Development** – None
  3. **Community/Council Planning** –
    - *Our Renfrewshire is fair - those who are homeless will be provided with settled housing options more quickly.*
    - *Building strong, safe and resilient communities – meeting the needs of those who are homeless and providing access to settled housing helps to support communities.*
    - *Tackling inequality, ensuring opportunities for all – those who are in housing need will be provided with settled housing options more quickly.*
    - *Working together to improve outcomes – RRTP's require local authorities and partners to work together to improve outcomes for those in housing need.*
  4. **Legal** – none
  5. **Property/Assets** – none .
  6. **Information Technology** – none
  7. **Equality & Human Rights**
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – none
  9. **Procurement** – none
  10. **Risk** – none.
  11. **Privacy Impact** – none
  12. **COSLA Policy Position** – not applicable
  13. **Climate Risk** – none
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## List of Background Papers

- (a) Background paper 1 'Tenant Hardship Grant Fund', Communities, Housing & Planning Policy Board on 26 October 2021
- (b) Background paper 2 'Rapid Rehousing Transition Plan and Homelessness Update' Communities, Housing & Planning Policy Board on 17 August, 2021
- (c) Background Paper 3 'Rapid Rehousing Transition Plan – funding update' Communities, Housing & Planning Policy Board on 19 January 2021.
- (d) Background Paper 4 'RRTP for Renfrewshire update' Communities, Housing & Planning Policy Board on 20 August 2019.

The foregoing background papers will be retained within Communities & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Tom Irvine, [Tom.irvine@renfrewshire.gov.uk](mailto:Tom.irvine@renfrewshire.gov.uk).

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*Author Tom Irvine [Tom.irvine@renfrewshire.gov.uk](mailto:Tom.irvine@renfrewshire.gov.uk)*






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

**On: 15 March 2022**

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

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**Heading: Financial Harm Strategy 2022 - 2025**

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## **1. Summary**

- 1.1. Financial harm is the risk of experiencing, or the actual perpetration of, financial abuse by whatever means, including theft, fraud, forgery or exploitation. It can involve people being put under pressure in connection with wills, property, inheritance or financial transactions, or the misuse or misappropriation of property, possessions, or benefits.
  - 1.2. The methods used in the commission of financial harm are complex, varied and often extremely deceptive and manipulative. Many people who fall victim to financial harm are otherwise unknown to agencies and are not in other ways vulnerable or easily coerced.
  - 1.3. A Financial Harm Sub-Group has been established to ensure the engagement of key stakeholders in the protection of adults at risk of financial harm. The Financial Harm Sub-group reports to the Community Protection PREVENT Steering Group reflecting the broad community protection relevance of financial harm and the frequent links to organised criminality. Relevant updates are also provided to the Renfrewshire Adult Protection Committee on a quarterly basis. A full terms of reference and proposed Financial Harm Strategy are attached as appendix 1 for the approval of members of this Board.
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## **2. Recommendations**

- 2.1 It is recommended that the members of the Communities, Housing and Planning Policy Board:
    - (i) approve the Council's Financial Harm Strategy 2022 – 2025 as detailed in appendix 1 to this report; and
    - (ii) note the Financial Harm Strategy action plan will be completed by the Financial Harm Sub-Group following approval of the strategy.
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### 3. Background

3.1 Financial crime and financial harm is increasing in the UK and in Scotland. Renfrewshire reflects this and has also identified an upward trend in the commission of financial harm across the region.

3.2 Whilst not an exhaustive list, the following modes of harm have all been experienced in Renfrewshire, demonstrating the complexity of perpetration, the broad nature of the opportunities pursued by perpetrators and as a result the wide spectrum of people who may fall victim to harm within our communities.

- Direct “mass-media marketing” scams (mail, email, text, phone calls)
- Rogue traders
- Indirect marketing scams e.g. fake competitions, website pop-ups
- Personal cold callers / Bogus workmen
- Befriending for the purpose of committing crime
- Inter-familial abuse of trust
- Premeditated targeting of individuals at their home address
- Opportunistic crime within residential areas, town centres and shopping centres
- Sextortion scams
- Falsely claiming to be a friend/associate to acquire sensitive information
- Misuse of funds by a known associate or proxy
- Computer/TV/Telephone maintenance scams
- Financial proxy withholding care home fees; not paying bills; and/or not releasing funds for necessary purchases
- “Cuckooing:” taking advantage of a person at risk of harm by taking over their house and abusing their hospitality; using intimidating behaviour to obtain money, food, or other items.

3.3 A Financial Harm Sub-Group, reporting to the Community Protection (Prevent) Steering Group has been established to ensure the engagement of key stakeholders in the protection of adults at risk of financial harm. The sub-group includes members from a range of relevant public and third sector agencies. Some of the key areas of focus for the sub-group will be to:

- Create a network to support the recognition of financial harm, its impact on the individual, community and local economies as well as actions which can be taken to respond to and prevent financial harm.
- Broker and provide operational and strategic advice around issues being faced by organisations and their staff on complex cases involving financial harm (via the network) essentially creating a community of expertise on which all organisations can draw.
- Develop private and third sectors’ understanding of which agencies can provide assistance in which circumstances, in order that concerns can be directed to those best placed to offer advice and assistance.
- Locate and share best practice across and between sectors, encouraging the replication of successful systems within the public, private and third sectors.

- Facilitate collaborative working, including communication, information sharing, good practice, training and activities with stakeholders.
- Inform any publicity campaigns and awareness programmes to ensure that consistency of message is achieved.

3.4 The draft Financial Harm Strategy aims to set out ways partner agencies and communities can work together to prevent financial harm; report it and support those affected. It details actions and work with a focus on the five “E’s” under which objectives are defined and managed.

- **Early Intervention and Prevention** – Optimising positive action at the first point of contact and ensuring facilities such as the Multi-Agency Community Safety Partnership Hub act as key conduit for all agencies to share information and agree early action
- **Education** – Raising awareness of financial harm and the associated risks through effective multi-agency communications and joint training
- **Enforcement** – Heightening awareness amongst enforcement agencies, robust information sharing, intelligence gathering around criminals and their methods and the development of trigger plans to maximise the disruption and apprehension of perpetrators
- **Engagement** – Ensure communities of Renfrewshire are informed about risks, feel safe and are equipped to identify and avoid financial harm
- **Engineering** – Identifying opportunities to safeguard by design for individuals and within organisations

3.5 During the first year of the strategy there will be a specific focus on considering the impact of COVID on local communities and their recovery. A financial harm strategy action plan will be completed by the Financial Harm Sub-Group following approval of the strategy.

## Implications of the Report

1. **Financial** - none

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

3. **Community/Council Planning** –

- **Renfrewshire is Safe** - *Having a Financial Harm Strategy for Renfrewshire, will help protect people at risk of financial harm and will help raise awareness within our communities of the types of frauds & scams and other modes of harm to help prevent them fallen victim to financial harm.*

4. **Legal** – none

5. **Property/Assets** – none

6. **Information Technology** – none



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

**8. Health & Safety** – none

**9. Procurement** – none

**10. Risk** – none

**11. Privacy Impact** - none

**12. COSLA Policy Position** – none

**13. Climate Change** - none

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**List of Background Papers:** None

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*Author: Oliver Reid, Head of Communities and Public Protection*



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# Renfrewshire Financial Harm Strategy 2022-2025

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**This Financial Harm Strategy ensures that partners and agencies work collaboratively and efficiently to tackle financial harm in all its guises and wherever it occurs throughout our communities.**

## **About Financial Harm**

Financial harm is the risk of experiencing, or the actual perpetration of, financial abuse by whatever means, including theft, fraud, forgery or exploitation. It can involve people being put under pressure in connection with wills, property, inheritance or financial transactions, or the misuse or misappropriation of property, possessions, or benefits.

Financial harm can happen anywhere and is not always perpetrated by strangers. It can be perpetrated by those that are close to the victim and encompass misuse of Power of Attorney, appointee ship, or guardianship; as well as denying access to funds – some perpetrators engage in fictitious romantic relationships to exert emotional control.

The methods used in the commission of financial harm are complex, varied and often extremely deceptive and manipulative. People at risk of financial harm are not restricted to sectors of the community who might already be supported by agencies. Indeed, many people who fall victim to financial harm are otherwise unknown to agencies and are not in other ways vulnerable or easily coerced, however many are older people living independently with savings or assets that have been built up over their working lifetime.

Financial crime and financial harm is increasing in the UK and in Scotland. Renfrewshire reflects this and has identified an upward trend in the commission of financial harm across the region.

Whilst not an exhaustive list, the following modes of harm have all been experienced in Renfrewshire, demonstrating the complexity of perpetration, the broad nature of the opportunities pursued by perpetrators and as a result the wide spectrum of people who may fall victim to harm within our communities.

- Direct “mass-media marketing” scams (mail, email, text, phone calls)
- Rogue traders
- Indirect marketing scams e.g. fake competitions, website pop-ups
- Personal cold callers / Bogus workmen
- Befriending for the purpose of committing crime
- Inter-familial abuse of trust
- Premeditated targeting of individuals at their home address
- Opportunistic crime within residential areas, town centres and shopping centres
- Sextortion scams
- Falsely claiming to be a friend/associate to acquire sensitive information
- Misuse of funds by a known associate or proxy
- Computer/TV/Telephone maintenance scams
- Financial proxy withholding care home fees; not paying bills; and/or not releasing funds for necessary purchases
- “Cuckooing:” taking advantage of a person at risk of harm by taking over their house and abusing their hospitality; using intimidating behaviour to obtain money, food, or other items.

## **Governance**

“Our Renfrewshire” is the Community Plan for the ten-year period 2017-2027 and acts as Renfrewshire's Local Outcome Improvement Plan as required by the Community Empowerment (Scotland) Act 2015. This Financial Harm Strategy links directly to the outcomes and vision it sets out.

## **Community Plan Vision**

“Working together to make Renfrewshire fairer, more inclusive place where all our people, communities and businesses thrive”

## **Community Plan Priorities**

- Our Renfrewshire is thriving: Maximising economic growth, which 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 which limit life chances
- Our Renfrewshire is safe: Protecting vulnerable people, and working together to manage the risk of harm

Aligned to this Community Plan vision is the vision of the Renfrewshire Adult Protection Committee:

“In Renfrewshire everyone is committed to keeping adults at risk of harm safe and protected.”

The broad outcome measures of the Renfrewshire Adult Protection Committee are:

- Adults in Renfrewshire are safer, and their wider needs are met as a result of our activity
- Stakeholders’ needs are met, and they are engaged in Adult Support and Protection
- Our policies, procedures, and guidance support ASP practice
- Our leadership, governance and learning support staff to perform, keeping adults safe from harm

## **Focus**

A Financial Harm Sub-Group has been established to ensure the engagement of key stakeholders in the protection of adults at risk of financial harm. Since July 2021, the Financial Harm Sub-group’s governance forms part of the Community Protection PREVENT Steering Group reflecting the broad community protection relevance of financial harm and the links to organised criminality. Relevant updates are also provided to the Renfrewshire Adult Protection Committee on a quarterly basis and updates are also provided to the Community Protection Chief Officers Group and Member Officers Group: Public Protection when appropriate or requested

The purpose of the sub-group is to:

- Create a network to support the recognition of financial harm, its impact on the individual, community and local economies as well as actions which can be taken to respond to and prevent financial harm.
- Broker and provide operational and strategic advice around issues being faced by organisations and their staff on complex cases involving financial harm (via the network) essentially creating a community of expertise on which all organisations can draw.
- Develop private and third sectors' understanding of which agencies can provide assistance in which circumstances, in order that concerns can be directed to those best placed to offer advice and assistance.
- Locate and share best practice across and between sectors, encouraging the replication of successful systems within the public, private and third sectors.
- Highlight the potential connection between financial harm and other types of harm, raising the overall profile of adult harm in the financial sector and beyond.
- Monitor levels of public, private and third sector engagement, seeking to ensure that all stakeholders embed the 'pledge' in their policies and culture
- Provide a strategic platform to consider issues from public, private and third sectors to support organisations to find solutions to difficulties that arise between and within organisations
- Facilitate collaborative working, including Communication, Information Sharing, good practice, training and activities with stakeholders.
- Inform any publicity campaigns and awareness programmes to ensure that consistency of message is achieved.
- Liaise with influential groups that may be in a position to assist the development of the agenda.
- Identify and collate financial harm data available from stakeholders' databases
- Identify and collate available research and make recommendations to Scottish Government and academic institutions regarding issues that require a future research focus.
- Develop recommendations for public, private and third sector policy/procedures in response to issues arising, consulting with relevant bodies as required.
- Inform the development of a Scottish Government strategy for protecting adults at risk of financial harm through the above tasks.

The full role, remit and membership of the sub-group is attached as Appendix 1 to this strategy together with a copy of the current Action Plan which has been devised to enable all partners to focus and deploy resources to address a wide range of financial harms in Renfrewshire.

The Financial Harm Strategy in Renfrewshire has a focus on delivering under five 'Es' through which objectives are defined and managed.

### **The Five Es**

- Early Intervention and Prevention
- Education
- Engagement
- Engineering
- Enforcement

### **Early Intervention and Prevention**

Optimising positive action at the first point of contact and ensuring facilities such as the Multi-Agency Community Safety Partnership Hub act as a conduit through which agency action can be triggered. Ensuring partners can identify potential criminality and/or financial harm that should trigger an Adult Support & Protection referral and have the mechanisms to report it quickly.

#### **What we want to achieve:**

To prevent harm occurring. Perpetrators find it more difficult to carry out financial harm in Renfrewshire and are deterred from operating in the region

#### **How we will achieve it:**

- Clear role definition between partners to understand where roles both overlap and diverge.
- Effective information sharing between agencies and partners to ensure early identification of risk and promote confidence around reporting, enhancing safeguarding and preventing crime and non-criminal types of financial harm.
- Effective communication and engagement, empowering local communities to stay safe.
- Working with local social groups, support groups and forums which focus on the more vulnerable sectors of the community through which proactive messages and guidance can be disseminated.
- Remaining flexible and adapting quickly to changing trends, methods of offending or targeted victim profiles locally and nationally.
- Using analytical tools, intelligence, environmental scanning and information sharing to predict where harm may occur and take action to lower the likelihood of people falling victim.
- Using trigger plans in the Banking Protocol, public services, utility providers and local retailers to take action where criminality or harm is suspected.

#### **What we want to achieve**

Where harm does occur, respond effectively and efficiently

#### **How we will achieve it**

- Robust protocols adopted in each agency to take decisive action at the first point of contact, ensure risks are identified, relevant information is captured, and safeguarding implemented. Inquiries are undertaken under the Adult Support and Protection Act as soon as a risk of harm is brought to the attention of the local authority.
- All partners can/will make Adult Protection referrals when they believe the criteria to be met.
- The Community Safety Partnership Hub will collate potential concerns, identify risk and repeat victims and refer via Adult Protection procedures.

#### **What we want to achieve**

Support victims who are harmed

### **How we will achieve it**

- Documented care plan put in place to reduce the fear of crime or harm, improve well-being and reduce the likelihood of repeat victimisation.
- Proactive engagement with other service providers (telephone providers, housing, banks etc.) to trigger the implementation of supportive measures to protect victims and prevent offending.
- Support for victims offered through non-criminal processes, including Adult Support and Protection and investigations by Office of Public Guardian (Scotland)

### **What we want to achieve**

Perpetrators in prison who have committed or who are at risk of committing offences involving financial harm take part in programmes aimed at reducing the likelihood of reoffending.

### **How we will achieve it**

- Work in close partnership with the Scottish Prison Service to identify relevant perpetrators and related risk.
- Share intelligence about modes of offending and known risks involving the perpetrator, their families or the wider community (this intelligence sharing will go beyond perpetrators in prison if they are harmers or at risk of committing offences).

### **Education**

Raising awareness of financial harm and the associated risks through effective multi-agency communication and joint training.

### **What we want to achieve**

Staff within agencies are aware of how financial harm is perpetrated. Staff are aware of associated risks and can identify potential victims and the early indicators of harm.

### **How we will achieve it**

- Implementation of an effective communications strategy to raise awareness amongst staff in all key agencies and partner organisations which includes the early identification of potential risks and indicators of harm.
- Internal communications strategy supported by dissemination of audience-relevant messages through team briefings
- Participation in joint-agency training focused on the risks and impact of financial harm
- Participation from relevant private sector organisations in joint training
- Awareness amongst agencies of available technologies which can reduce the risk of internet and telephone scams, and securing access to those technologies for vulnerable people

### **What we want to achieve**

Staff within agencies know how and where to raise concerns and are confident in doing so quickly

### **How we will achieve it**

- Joint training and internal communication strategies will include policy and procedure around notification of concerns
- Clearly understood lines of reporting will be evident within each agency
- Each agency will implement guidance on taking immediate steps to safeguard, support and prevent crime where potential risks are identified.

### **Engagement**

Providing support and information to vulnerable people, community groups and their families through a number of traditional and innovative channels, making best use of technology, social media and awareness campaigns.

### **What we want to achieve**

Maximise the reach of information and awareness within local communities through a high-profile launch of the financial harm strategy with a focus on keeping people safe across Renfrewshire

### **How we will achieve it**

- Effective use of social media and agency websites.
- Poster campaign in places frequented by vulnerable people, public offices and local retailers.
- Raise awareness through elected members and community councils

### **What we want to achieve**

Raise awareness amongst local communities about the methods used to commit financial harm, key prevention methods and what victims can expect from agencies when a crime does occur, as well as what victims can expect when they are victims of financial harm that is not a criminal act.

Ensure people within Renfrewshire are informed about risks, feel safe and are best placed to avoid harm

### **How we will achieve it**

- Work with social groups, support groups and forums associated with or attended by vulnerable sectors of the community through which proactive messages and guidance can be disseminated.
- Optimise reach through posters and leaflets in GP waiting rooms, hospitals, public buildings, citizens' advice offices, banks, day centres, garden centres, supermarkets and other retailers.
- Encourage partners and utility providers to include relevant messages in correspondence and billing information.
- Pop-up themed public engagement activity at key locations to offer advice, share information and discuss concerns

### **What we want to achieve**

Support victims who have been harmed or who may be at risk of being harmed



### **How we will achieve it**

- Early recognition of risk and the impact that financial harm has on individuals and their families.
- Decisive action taken to report harm or the risk of harm through recognised multi-agency channels.
- Early intervention to safeguard where appropriate.
- Identify named point of contact for the individual.
- Early review of each case to determine the most appropriate lead agency and trigger an appropriate response to ensure long-term well-being.

### **Engineering**

Identifying opportunities to safeguard by design for individuals and within organisations

### **What we want to achieve**

Safeguarding by design

### **How we will achieve it**

- Review of building security at identified locations.
- Consideration of low-cost security measures such as door chains and peep-holes within dwellings occupied by vulnerable people.
- Distribution of relevant leaflets and guidance booklets/toolkits amongst vulnerable people and groups.
- Enhancing awareness amongst agencies of available technologies which can reduce the risk of internet and telephone scams and securing access to those technologies for vulnerable people.
- Promoting best use of pre-agreed passwords which should be used by genuine callers from banks, utility companies and telecommunications companies etc. to reduce the likelihood of vulnerable people falling victim to scams.
- Reviewing ATM security and waiting area/kiosk security within banks, building societies and other outlets to prevent and detect crime.
- Establishing robust triggers within partner agencies' electronic systems to identify possible cases of financial harm early on (e.g., debts attached to an individual with a financial proxy managing their funds).

### **Enforcement**

Heightening awareness amongst enforcement agencies, robust information sharing, intelligence gathering around criminals and their methods and development of trigger plans to maximise the disruption and apprehension of perpetrators.

### **What we want to achieve**

Create a toxic operating environment for perpetrators in Renfrewshire

### **How we will achieve it**

- Robust training and awareness within agencies to maintain heightened readiness amongst staff.
- Effective sharing, gathering and distribution of intelligence relating to known criminals and organised gangs who may seek to operate within Renfrewshire.
- A united partnership approach, with decisive investigative action at the first point of contact where a crime is suspected to have been attempted or has been committed.
- Best use of modern investigative technologies, locally and nationally to optimise the identification of perpetrators.
- Best use of joint investigations where more than one agency can offer expertise and resource in the investigation of financial harm and in the support of victims.
- Enhanced information sharing and agreed protocols with store security and radio-link operatives where suspicious activity is observed or anticipated.
- Best use of joint working agreements and protocols with banks, building societies, benefits agencies, the Office of Public Guardian (Scotland), and other service providers to optimise early reporting, evidence collation and the identification of perpetrators.

### **What we want to achieve**

Perpetrators are brought swiftly to justice

### **How we will achieve it**

- Instances of financial harm are treated as high priority.
- Investigations are expedited efficiently and are overseen by a named supervisory officer.
- Best use of legislative provisions around bail conditions, curfew and investigative liberation in support of victims, and where circumstances permit, ensure perpetrators appear before the court from police custody.
- Liaison with the Procurator Fiscal to ensure that the consequence of harm within the community is reflected in sanctions and disposals for perpetrators at every stage of the justice process. (Perhaps wouldn't qualify as "justice" but something here around taking efficient steps to identify and remove financial proxies who are financially harming victims)

### **Monitoring and reporting progress**

The Financial Harm Sub-Group will monitor outcomes on an ongoing basis with each partner reporting progress at the quarterly meetings. An annual review of the strategy will be undertaken by the Financial Harm Sub-Group enabling the opportunity to review progress and incorporate any emerging issues.

Reports outlining progress achieved against the agreed Action Plan will be submitted to the Community Protection Prevent Steering Group & Adult Protection Committee detailing progress on actions and the positive outcomes achieved.

The annual progress report will also highlight areas where progress has not been achieved and the appropriate measures that will be undertaken agreed by the Financial Harm Sub-Group to ensure completion of actions. The report will also highlight emerging/new financial harm identified to be incorporated into an updated Financial Harm Action Plan for the next year.

Partners will ensure that annual progress is reported widely across their reporting structures and is widely accessible on a wide range of media channels such as websites highlighting the positive outcomes being achieved within Renfrewshire and raising awareness of potential new or emerging financial harm. To ensure wider communication of Financial Harm key messages will be highlighted in the relevant partners Service Plans.

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## Appendix 2 – Renfrewshire Financial Harm Terms of Reference



### Renfrewshire Financial Harm Sub-group Terms of Reference

#### Introduction

There is a need to ensure the engagement of key stakeholders in the protection of adults at risk of financial harm. The majority of organisations with a role are not bound by the terms of Adult Support and Protection legislation (ASPA) and also the regulation of financial services is a reserved matter for the UK Government.

Previous work has identified that to respond to the growing threat of financial harm there is a need to influence the policies of a range of organisations, including financial services and companies that are recognised as being key stakeholders in the protection of adults who are exposed to the risk of financial harm. This also extends to those providing broader services within the private and third sectors.

The Renfrewshire Financial Harm Working Group was previously operating under the auspices of the Renfrewshire Adult Protection Committee (RAPC). Since July 2021, the Financial Harm Sub-group's governance forms part of the Community Protection PREVENT Steering Group rather than RAPC, reflecting the broader public protection relevance of financial harm. Relevant updates will continue to come to RAPC on a quarterly basis.

Links with other public protection bodies that have an interest in this work are being developed, and cohesive work will continue to develop these over time.

The Financial Harm Sub-Group reports to the Community Protection PREVENT Steering Group and provides updates to the Community Protection Chief Officers Group and Member Officers Group: Public Protection when appropriate or requested

The following terms of reference set out the intended function, constitution and membership of the sub-group.

#### Purpose

- Create a network to support the recognition of financial harm, its impact on the individual, community and local economies as well as actions which can be taken to respond to and prevent financial harm.
- Broker and provide operational and strategic advice around issues being faced by organisations and their staff on complex cases involving financial harm (via the network) essentially creating a community of expertise on which all organisations can draw.

- Develop the private and third sectors' understanding of which agencies can provide assistance in which circumstances, in order that concerns can be directed to those best placed to offer advice and assistance.
- Locate and share best practice across and between sectors, encouraging the replication of successful systems within the private, public and third sectors.
- Highlight the potential connection between financial harm and other types of harm, raising the overall profile of adult harm in the financial sector and beyond.
- Monitor levels of public, private and third sector engagement, seeking to ensure that all stakeholders embed the 'pledge' in their policies and culture
- Provide a strategic platform to consider issues from public, private and third sectors to support organisations to find solutions to difficulties that arise between and within organisations
- Facilitate collaborative working, including Communication, Information Sharing, good practice, training and activities with stakeholders.
- Inform any publicity campaigns and awareness programmes to ensure that consistency of message is achieved.
- Liaise with influential groups that may be in a position to assist the development of the agenda.
- Identify and collate financial harm data available from stakeholders' databases
- Identify and collate available research and make recommendations to Scottish Government and academic institutions regarding issues that require a future research focus.
- Develop recommendations for public, private and third sector policy/procedures in response to issues arising, consulting with relevant bodies as required.
- Inform the development of a Scottish Government strategy for protecting adults at risk of financial harm through the above tasks.

## Membership

The sub-group will comprise representatives from a range of key stakeholder organisations and be chaired by the Resilience and Deployment Manager or by the Serious Organised Crime & Trading Standards Manager

In order to avoid an unnecessarily large number of agencies, membership will be restricted to those with a representative function:

Title	Organisation	Membership Rationale
Resilience and Deployment Manager	Public Protection	Representing the interests of Community Protection
Adult Protection Committee Lead Officer	RAPC	Providing strategic input
Trading Standards	Public Protection	Providing strategic input for Trading Standards
NHS Greater Glasgow and Clyde Health Board	NHS Health Board	Representing strategic health care interests and training agenda
Social Work Representation	Renfrewshire Health and Social Care Partnership	Representing frontline experience in working with adults at risk of harm
Local Chief Inspector/ Detective Sergeant	Police Scotland and Renfrewshire Inverclyde Safer Communities	Representing interests of Police Scotland
Policy Officer or Senior Manager	Relevant local third sector agencies	Representing voluntary sector interests, including Citizens Advice Bureau

Policy Officer or Senior Manager	Relevant financial institutions and credit unions	Representing financial institution and credit union interests
Policy Officer or Senior Manager	Renfrewshire Community Planning Partnership	Representing strategic Council and Community Planning agenda
Police Officer or Senior Manager	Postal Service	Representing Postal Service interests
Refuge Worker & IDAA	Woman's Aid	Representing Victims of Domestic Abuse

As necessity arises other specialists may be co-opted onto the strategy group for specific or general purposes e.g., Office of Public Guardian Scotland, Crown Office and Procurator Fiscal Service. This will be a matter for core members of the group to determine. Members may invite representatives from other organisations to share relevant information.

### **Accountability/Responsibilities**

The sub-group will report to the Community Protection PREVENT Steering Group and provide regular updates on progress to the Renfrewshire Adult Protection Committee. The sub-group will submit a written report annually on levels of private/public sector collaboration, achievements against targets set out in the strategy, forecasts for forthcoming years and any issues relating to statutory, organisational or operational difficulties. The sub-group will advise on and promote relevant policy and strategy as well as articulating issues and concerns raised in the adult protection community and broader financial harm prevention community with all stakeholders.

The sub-group will maintain a close working relationship with the Community Protection PREVENT Steering Group and Adult Protection Committee and will disseminate any relevant guidance.

### **Working Methods**

The quorum for the sub-group and any decisions will be 5 core members from different agencies. The sub-group will meet a maximum of 6 times per annum. Minutes will be kept of meetings and circulated to stakeholders within three weeks following each meeting.

The Chair of the sub-group will be the Resilience & Deployment Manager or Serious and Organised Crime & Trading Standards Manager. Secretariat functions will be provided by the Community Safety Partnership.

### **Specialist Advisors**

When considered appropriate the sub-group will request the support of specialist advisors.

### **Review**

On an annual basis the sub-group will review the relevance and value of its work with the Community Protection PREVENT Steering Group and the Renfrewshire Adult Protection Committee. This will include reviewing membership, remit and responsibilities

(Terms of Reference adapted from the National Financial Harm Group's Terms of Reference Guidance for local groups)

*August 2021*

## Appendix 3 – Action Plan

<b>Date of last update:</b>	<b>6th September 2021</b>		<b>NOT PROTECTIVELY MARKED</b>				
<b>Renfrewshire Financial Harm Sub-Group</b>							
<b>Action Plan</b>							
<b>The Financial Harm Strategy in Renfrewshire will focus on five ‘Es’ under which objectives are defined and managed.</b>							
1	Early Intervention and Prevention	Optimising positive action at the first point of contact and ensuring facilities such as the Multi-Agency Safeguarding Hub act as a conduit through which agency action can be triggered. Ensuring partners can identify potential criminality and/or financial harm that should trigger an Adult Support & Protection referral and have mechanisms to report it quickly.					
Objective Number	Objective	Action	How to achieve	Lead Assigned to	Progress notes	Due date	Status
1.1	To prevent harm occurring. Perpetrators find it more difficult to carry out financial harm in Renfrewshire and are deterred from operating in the region	a) Clear role definition between partners to understand where roles both overlap and diverge.					
		b) Effective information sharing within agencies and partners to ensure early identification of risk and promote confidence around reporting, enhance safeguarding and prevent crime and non-criminal types of financial harm.					
		c) Through effective communication and engagement, empower local communities to stay safe.					
		d) Identify local social groups, support groups and forums which focus on the more vulnerable sectors of the community through which proactive messages and guidance can be disseminated.					

		e) Remain flexible and adapt quickly to changing trends, methods of offending or targeted victim profiles locally and nationally.					
		f) Use analytical tools, intelligence, environmental scanning and information sharing to predict where harm may occur and take action to lower the likelihood of people falling victim.					
		g) Trigger plans in the Banking Protocol, public services, utility providers and local retailers to take action where criminality or harm is suspected.					
1.2	Where harm does occur, respond effectively and efficiently	a) Robust protocols adopted in each agency to take decisive action at the first point of contact, ensure risks are identified, relevant information is captured, and safeguarding implemented. Inquiries are undertaken under the Adult Support and Protection Act as soon as a risk of harm is brought to the attention of the local authority.					
		b) All partners can/will make Adult Protection referrals when they believe the criteria to be met.					
		c) The Community Safety Partnership Hub will collate potential concerns, identify risk and repeat victims and refer via Adult Protection procedures.					
1.3	Support victims who are harmed	a) Documented care plan put in place to reduce the fear of crime or harm, improve well-being and reduce the likelihood of repeat victimisation.					
		b) Proactive engagement with other service providers (telephone providers, housing, banks etc.) to trigger the implementation of supportive measures to protect victims and prevent offending.					
		c) Support for victims offered through non-criminal processes, including Adult Support and Protection and investigations by Office of Public Guardian (Scotland)					



1.4	Perpetrators in prison who have committed or who are at risk of committing offences involving financial harm take part in programmes aimed at reducing the likelihood of reoffending.	a) Work in close partnership with the Scottish Prison Service to identify relevant perpetrators and related risk. b) Share intelligence about modes of offending and known risks involving the perpetrator, their families or the wider community (this intelligence sharing should go beyond perpetrators in prison if they are harmers or at risk of committing offences.					
2	Education	Raising awareness of financial harm and the associated risks through effective internal multi-agency communication and joint training.					
Objective Number	Objective	Action	How to achieve	Lead Assigned to	Progress notes	Due date	Status
2.1	Staff within agencies are aware of how financial harm is perpetrated. Staff are aware of associated risks and can identify potential victims and the early indicators of harm.	a) Implementation of an effective internal communication strategy to raise awareness amongst staff in all key agencies and partner organisations which includes the early identification of potential risks and indicators of harm.					
		b) Internal communication strategy supported by dissemination of audience-relevant messages through team briefings					
		c) Participation in joint-agency training focused on the risks and impact of financial harm					
		d) Participation from relevant private sector organisations in joint training					
		e) Awareness amongst agencies of available technologies which can reduce the risk of internet and telephone scams, and securing access to those technologies for vulnerable people					
2.2	Staff within agencies know how and where to raise concerns and	a) Joint training and internal communication strategies will include policy and procedure around notification of concerns					

	are confident in doing so quickly	b) Clearly understood lines of reporting will be evident within each agency					
		c) Each agency will implement guidance on taking immediate steps to safeguard, support and prevent crime where potential risks are identified.					
3	Engagement	Providing support and information to vulnerable people, community groups and their families through a number of traditional and innovative channels, making best use of technology, social media and awareness campaigns.					
Objective Number	Objective	Action	How to achieve	Lead Assigned to	Progress notes	Due date	Status
3.1	Maximise the reach of information and awareness within local communities through a high-profile launch of the financial harm strategy with a focus on keeping people safe across Renfrewshire	a) Effective use of social media and agency websites.					
		b) Poster campaign in places frequented by vulnerable people, public offices and local retailers.					
		c) Raise awareness through elected members and community councils					
3.2	Raise awareness amongst local communities about the methods used to commit financial harm, key prevention methods and what victims can expect from agencies when a crime does occur, as well as what victims can expect when they are victims of financial harm that is not a criminal act.	a) Identify social groups, support groups and forums associated with or attended by vulnerable sectors of the community through which proactive messages and guidance can be disseminated.					
		b) Optimise reach through posters and leaflets in GP waiting rooms, hospitals, public buildings, citizens' advice offices, banks, day centres, garden centres, supermarkets and other retailers.					
		c) Encourage partners and utility providers to include relevant messages in correspondence and billing information.					
		d) Pop-up themed public engagement activity at key locations to offer advice, share information and discuss concerns					

3.3	Support victims who have been harmed or who may be at risk of being harmed	a) Early recognition of risk and the impact that financial harm has on individuals and their families.					
		b) Decisive action taken to report harm or the risk of harm through recognised multi-agency channels.					
		c) Early intervention to safeguard where appropriate.					
		d) Identify named point of contact for the individual.					
		e) Early review of each case to determine the most appropriate lead agency and trigger an appropriate response to ensure long-term well-being.					
4	Engineering	Identifying opportunities to safeguard by design for individuals and within organisations					
Objective Number	Objective	Action	How to achieve	Lead Assigned to	Progress notes	Due date	Status
4.1	Safeguarding by design	a) Review of building security at identified locations.					
		b) Consideration of low-cost security measures such as door chains and peep-holes within dwellings occupied by vulnerable people.					
		c) Distribution of relevant leaflets and guidance booklets/toolkits amongst vulnerable people and groups.					
		d) Awareness amongst agencies of available technologies which can reduce the risk of internet and telephone scams and securing access to those technologies for vulnerable people.					
		e) Promote best use of pre-agreed passwords which should be used by genuine callers from banks, utility companies and telecommunications companies etc. to reduce the likelihood of vulnerable people falling victim to scams.					

		f) Review of ATM security and waiting area/kiosk security within banks, building societies and other outlets to prevent and detect crime.					
		g) Establish robust triggers within partner agencies' electronic systems to identify possible cases of financial harm early on (e.g., debts attached to an individual with a financial proxy managing their funds).					
5	Enforcement	Heightening awareness amongst enforcement agencies, robust information sharing, intelligence gathering around criminals and their methods and development of trigger plans to maximise the disruption and apprehension of perpetrators.					
Objective Number	Objective	Action	How to achieve	Lead Assigned to	Progress notes	Due date	Status
5.1	Create a toxic operating environment for perpetrators in Renfrewshire	a) Robust training and awareness within agencies to maintain heightened readiness amongst staff.					
		b) Effective sharing, gathering and distribution of intelligence relating to known criminals and organised gangs who may seek to operate within Renfrewshire.					
		c) A united partnership approach, with decisive investigative action at the first point of contact where a crime is suspected to have been attempted or has been committed.					
		d) Best use of modern investigative technologies, locally and nationally to optimise the identification of perpetrators.					
		e) Best use of joint investigations where more than one agency can offer expertise and resource in the investigation of financial harm and in the support of victims.					
		f) Enhanced information sharing and agreed protocols with store security and radio-link operatives where suspicious activity is observed or anticipated.					

		g) Best use of joint working agreements and protocols with banks, building societies, benefits agencies, the Office of Public Guardian (Scotland), and other service providers to optimise early reporting, evidence collation and the identification of perpetrators.					
5.2	Perpetrators are brought swiftly to justice	a) Instances of financial harm are treated as high priority.					
		b) Investigations are expedited efficiently and are overseen by a named supervisory officer.					
		c) Best use of legislative provisions around bail conditions, curfew and investigative liberation in support of victims, and where circumstances permit, ensure perpetrators appear before the court from police custody.					
		d) Liaison with the Procurator Fiscal to ensure that the consequence of harm within the community is reflected in sanctions and disposals for perpetrators at every stage of the justice process. (Perhaps wouldn't qualify as "justice" but something here around taking efficient steps to identify and remove financial proxies who are financially harming victims)					



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

**On: 15 March 2022**

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**Report by: Chief Executive**

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**Heading: Renfrewshire Local Development Plan – Action Programme and Draft New Development Supplementary Guidance**

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## **1. Summary**

- 1.1 Following the adoption of the Renfrewshire Local Development Plan (2021) on 15 December 2021 legislation requires an Action Programme to be published to support the delivery and implementation of the Plan.
- 1.2 This report also presents the revised draft Renfrewshire New Development Supplementary Guidance which sets out the detailed advice on the application of policies and proposals in the Renfrewshire Local Development Plan (2021).
- 1.3 The Local Development Plan Action Programme and revised draft New Development Supplementary Guidance are available to view on the Council's webpage at [Local Development Plan](#).
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) approves the Renfrewshire Local Development Plan Action Programme (2022) and authorises its adoption and publication in support of the Renfrewshire Local Development Plan (2021).
  - (ii) approves the revised draft New Development Supplementary Guidance (2022) for consultation before the finalised guidance is presented to the Communities Housing and Planning Policy Board for approval.

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### **3. Background**

- 3.1 The Communities, Housing and Planning Policy Board approved the draft Local Development Plan Action Programme and draft New Development Supplementary Guidance for consultation at its meeting of 12 March 2019.
- 3.2 Following this the documents were subject to a 12 week consultation between 18 March 2019 and 10 June 2019.

### **4. Action Programme (2022)**

- 4.1 The Local Development Plan Action Programme sets out how the objectives, strategy and the policies of the Renfrewshire Local Development Plan (2021) will be implemented.
- 4.2 The Action Programme contains a list of actions, identifies the lead person/organisation tasked with implementing these actions, outlines the timescales for implementation, identifies potential risks which includes details of funding and provides progress made on each action.
- 4.3 During the 12 week consultation and engagement process on the Action Programme minor amendments were suggested. These representations have been considered in finalising the action programme.
- 4.4 The Action Programme now requires to be adopted and published following the adoption of the Renfrewshire Local Development Plan (2021).

### **5. Revised Draft New Development Supplementary Guidance**

- 5.1 The draft New Development Supplementary Guidance supports the implementation of the Renfrewshire Local Development Plan (2021) and provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development.
- 5.2 During the consultation in 2019, twenty three (23) representations were received in relation to the draft New Development Supplementary Guidance. These representations have been considered alongside the amendments made to the Renfrewshire Local Development Plan following the examination of the Plan.
- 5.3 Most of the amendments to the draft New Development Supplementary Guidance are minor. The main change is that additional guidance has been added to support the delivery of affordable housing across Renfrewshire. The additional guidance will enable developers to make a commuted sum payment to deliver affordable homes, during the planning application process, in limited circumstance when affordable homes can't be delivered on a development site.

- 5.4 The revised draft supplementary guidance requires to be subject to a further period of consultation to allow local communities and other stakeholders the opportunity to comment on the revised guidance.

## **6. Next Steps**

- 6.1 Following the adoption of the Renfrewshire Local Development Plan Action Programme two copies will be submitted to the Scottish Ministers for information. Electronic copies made available on the Council's website and hard copies will be available at Renfrewshire House and in all Renfrewshire libraries.
- 6.2 The Action Programme requires to be kept under review and updated and republished at least every two years.
- 6.3 Consultation on the revised draft New Development Supplementary Guidance will take place over a 4 week period between March and April 2022 using various consultation techniques, in accordance with the latest Scottish Government guidance on Covid-19 safe practice.
- 6.4 Following consultation, the New Development Supplementary Guidance will be finalised and presented to the relevant policy board for approval.

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## **Implications of the Report**

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

Reshaping our place, our economy, and our future - The Local Development Plan Delivery Programme and Supplementary Guidance are key documents in establishing a land use framework for supporting, encouraging, and delivering economic development in Renfrewshire through investment and regeneration.

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** – Not applicable.
13. **Climate Risk** – The Action Programme and Supplementary Guidance support the Renfrewshire Local Development Plan (2021) to set a framework, spatial strategy and policies to ensure sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.

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#### **List of Background Papers**

- (a) None.

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# Renfrewshire Local Development Plan

## Action/Delivery Programme 2022



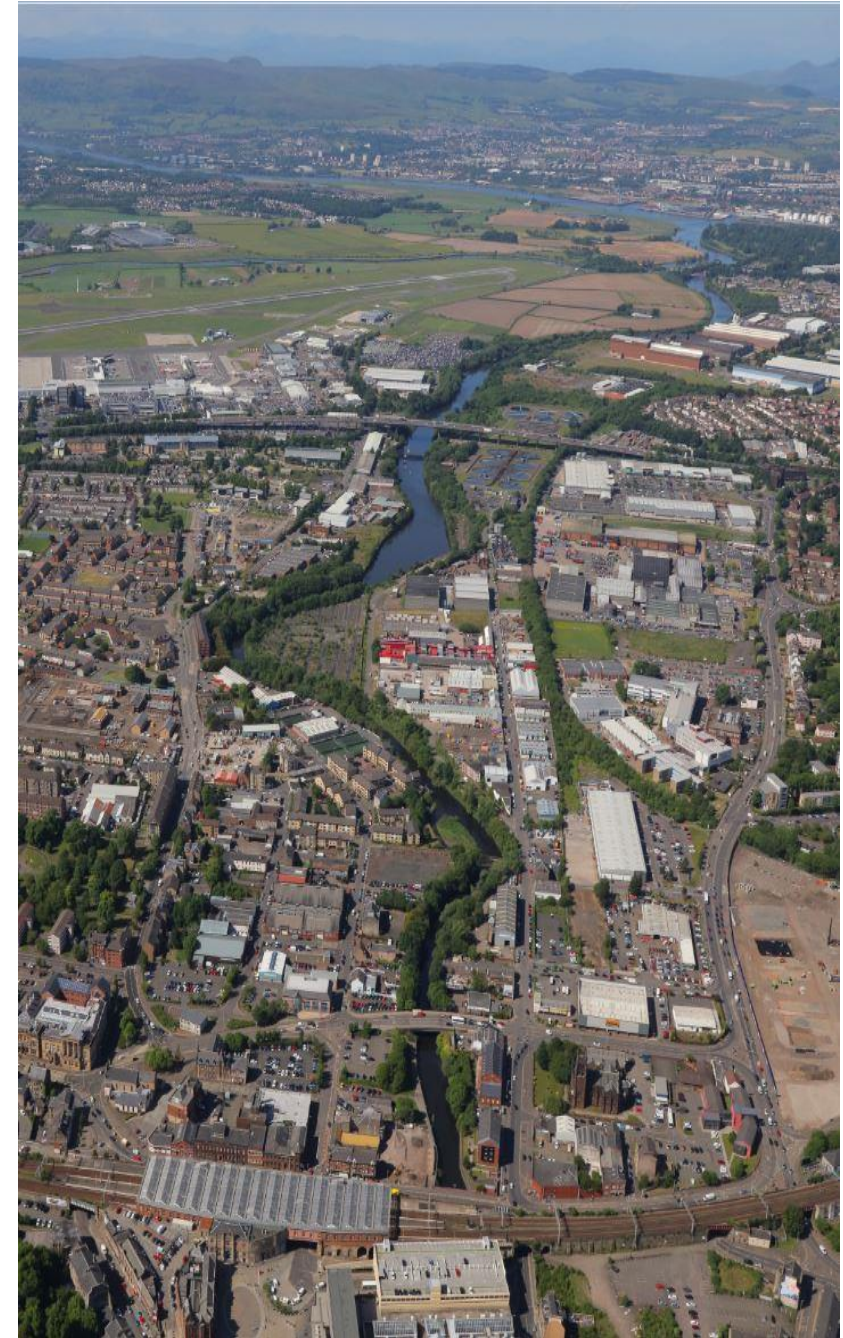
Renfrewshire  
Council







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## Introduction

This Action/Delivery Programme accompanies the Renfrewshire Local Development Plan and identifies the actions and partnerships required to successfully implement the Plan's Spatial Strategy, its policies and assist in delivering its proposals.

In accordance with Section 21 of the Planning etc. (Scotland) Act 2006 and Regulations 25 and 26, the Action/Delivery Programme sets out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the person(s) or organisation(s) who is to carry out the action; and
- The timescales for carrying out each action.

The Action/Delivery Programme follows the five themes of the Renfrewshire Local Development Plan:

- **Economy;**
- **Centres;**
- **Infrastructure;**
- **Places;**
- **Environment.**

An up-to-date Action/Delivery Programme is important to provide certainty and confidence in the Local Development Plan as well as reflecting resource availability.

The Action/Delivery Programme will be updated at least every two years with information from key stakeholders, key agencies, investors and funders and from carrying out regular reviews.

Monitoring of the Action/Delivery Programme is an essential part of the Local Development Plan process and will be used to inform the preparation of Renfrewshire's annual Planning Performance Framework.





# Programme of Delivery





## Advanced Manufacturing and Innovation District Scotland (AMIDS)

### Action 1

Support Delivery of the Advanced Manufacturing and Innovation District Scotland (AMIDS).

AMIDS will create an internationally recognised centre for innovation, research and advanced manufacturing.

A Strategic Economic Investment Location with the core site adjacent to Glasgow Airport. Includes over 50 hectares of developable space to assist in the delivery of advanced manufacturing, industrial, office, aviation services and ancillary supporting uses.

### Timescales

Glasgow Airport Investment Area (GAIA) Infrastructure: **Under construction.**

AMIDS commercial development phased over 15 years from 2019/2020.

### Policy/Proposal

E1, E2, E5, I1, I2, I3, I7, P1, ENV2, ENV3, ENV4 & ENV5

### Lead/Partners

A partnership with a range of key stakeholders including the Scottish Government, Scottish Enterprise, Glasgow Airport, Renfrewshire Council, Glasgow City Region and Transport Scotland.



## Delivering the Economy Strategy - Advanced Manufacturing and Innovation District Scotland (AMIDS)

### Funding

AMIDS is supported by over £160 million public sector investment including:

- £39million City Deal infrastructure funding to provide the enabling infrastructure including key roads and bridge connections
- £65million National Manufacturing Institute for Scotland (NMIS)
- £56million Medicines Manufacturing Innovation Centre (MMIC)

### Progress

Planning consent is secured for the enabling infrastructure with Planning Permission in Principle being progressed to deliver the AMIDS masterplan. £9m Lightweight Manufacturing Centre, opened in 2018 to support the aerospace and automotive industries.

Work on the initial infrastructure to support development is currently underway and the new NMIS and MMIC are currently being delivered on site. Marketing of available development opportunities is also currently taking place.

AMIDS Programme Delivery Board, chaired by Renfrewshire Council and attended by Scottish Government and Scottish Enterprise has been established and an AMIDS Stakeholder Engagement Group is being created to support delivery.

There requires to be on going investigation of access enhancement to/from the site and the surrounding travel and transport network.

Another important consideration is the flood risk framework with further development opportunities at the site.





## Delivering the Economy Strategy – Clyde Waterfront and Renfrew Riverside

### Action 2

Support delivery of the Clyde Waterfront and Renfrew Riverside.

The Clyde Waterfront & Renfrew Riverside (CWRR) Project aims to regenerate the Clyde Waterfront to support existing and promote new residential, commercial and environmental opportunities.

The proposals include the construction of a new opening road bridge across the River Clyde, the construction of the Renfrew North Development Road and improved cycle connections.

### Timescales

Construction work to commence in 2022.

Completion of CWRR project infrastructure expected in 2025.

### Policy/Proposal

E1, E2, E3, I1, I3, P1, P2, ENV2, ENV4 & ENV5

### Lead/Partners

A partnership with a range of key stakeholders including the Scottish Government, Renfrewshire Council, Glasgow City Region, Peel Ports, Scottish Water, Glasgow City Council, West Dunbartonshire Council, other land owners and stakeholders.



## Delivering the Economy Strategy – Clyde Waterfront and Renfrew Riverside

### Funding

CWRR Project is supported by £90.7 million City Deal funding for the initial infrastructure to enable development. Regeneration and development of the Clyde Riverfront will come through private investment.

£282 million private sector investment into the CWRR Project is expected.

### Progress

Planning consent is secured for the enabling infrastructure to deliver the CWRR Project. Construction is expected to start in 2022 and be complete in 2025.

While initial infrastructure construction is ongoing, private developers will be encouraged to invest within the Clyde Riverfront.

In the next two years there will be the preparation of a masterplan and design framework to ensure that there is a high-quality vision for development bringing together economic, social and environmental considerations and outcomes.



<b>Action 3:</b> Deliver actions/interventions set out Renfrewshire’s Economic Strategy 2020-2030		
<b>Policy/Proposal:</b> E1, E2, E3, E4, E5, C1, I1, I2, I5, P1, P2, ENV3, ENV5 & ENV7		
<b>Lead/ Partners:</b> Renfrewshire Council, Renfrewshire Economic Leadership Panel & Renfrewshire business community.	<b>Funding Details:</b> Resources have been identified.	<b>Progress:</b> Renfrewshire’s Economic Strategy was published covering the period 2020-2030. Strategy to support economic activity and employment opportunities as well as social and cultural development for Renfrewshire.
<b>Action 4:</b> Assist to deliver and monitor Hillington Business Park Simplified Planning Zone (SPZ)		
<b>Policy/Proposal:</b> E1, I1, I2, I3 & I5		
<b>Lead/Partners:</b> Renfrewshire Council, Glasgow City Council, Frasers Property (majority landowner) and local businesses.	<b>Funding Details:</b> Resources identified for ongoing monitoring and private investment.	<b>Progress:</b> Hillington Park Simplified Planning Zone (SPZ) was adopted in 2014 and will remain in place until 2024. More than 40,000 sqm of commercial floorspace has been proposed within the Business Park with development taking place on key sites including vacant land at the M8 frontage and the former Rolls Royce factory site.

<p><b>Action 5:</b> Prepare a Development Framework for area to north of Paisley Town Centre to facilitate a co-ordinated approach to re-development and enhance the gateway between Paisley Town Centre and Glasgow Airport</p>		
<p><b>Policy/Proposal:</b> E2, E3, I1, I3, P1, ENV3, ENV4 &amp; ENV5</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, Local business community, various land owners within the area and West College Scotland.</p>	<p><b>Funding Details:</b> £38.7million UK Government Levelling Up Fund  Other funding required to deliver actions within Development Framework are still to be identified.</p>	<p><b>Progress:</b> Development Framework to be prepared. There is continuing assessment of the potential delivery mechanisms and funding for this project.  Renfrewshire Council's AMIDS South project, which includes a 1.7km 'gateway route' along the White Cart river, has received £38.7million from the UK Government Levelling Up Fund.</p>
<p><b>Action 6:</b> Prepare development frameworks to guide investment in Transition Areas and Economic Investment Locations</p>		
<p><b>Policy/Proposal:</b> E1, E2, E3, I1, I3, I4, I5, I7, P1, P2, P5, P6, ENV3, ENV5 &amp; ENV7</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, landowners and local community.</p>	<p><b>Funding Details:</b> Resources identified.</p>	<p><b>Progress:</b> Sites identified in the Local Development Plan. Development Frameworks being prepared for each area.</p>



<p><b>Action 7:</b> Support delivery of actions in Renfrewshire’s Visitor Plan (2018-2021) and Glasgow City Region Tourism Strategy and Action Plan (2021-2023) and future updates</p>					
<p><b>Policy/Proposal:</b> E4, C1, I1, P1, P5, P6, ENV2 &amp; ENV3</p>					
<p><b>Lead/ Partners:</b> Renfrewshire Council, Strategic Tourism Leadership Group, Renfrewshire Economic Leadership Panel, VisitScotland, Scottish Enterprise, Renfrewshire Chamber of Commerce and Glasgow City Region.</p>		<p><b>Funding Details:</b> Resources identified and continuing assessment of the potential delivery mechanisms and funding.</p>		<p><b>Progress:</b> The Visitor Plan identified 5 key objectives and a series of targets to grow Renfrewshire’s visitor economy. Good progress was made in 2018 and 2019 with several targets met and exceeded in Year 2. Ongoing COVID 19 measures and the national lockdown in March 2020 significantly disrupted the visitor sector and most of the planned activity. Future development of Renfrewshire’s visitor economy will be driven by Renfrewshire’s Economic Strategy and recovery plan.</p> <p>Renfrewshire Council worked with partners to develop a Tourism Strategy and Action Plan (2021-2023) for the Glasgow City Region, with work ongoing to deliver the strategy.</p> <p>Work is also being progressed to deliver tourism related development including projects to boost the tourism potential of Paisley Town Centre as set out in Paisley Vision 2030.</p>	
<p>2021/22    2022/23    2023/24    2024/25    2025/26    Post 2026</p>					

## Paisley Town Centre Action Plan

### Action 8

Delivery of Paisley Town Centre Action Plan and Paisley Vision 2030.

Proposals are being taken forward to transform Paisley's town centre venues and cultural infrastructure while supporting work to promote Paisley as a visitor destination and drive new footfall into the town centre and preserve the areas architectural heritage and culture.

Paisley was chosen by the Scotland's Town Partnership and the Scottish Government to be a pilot case for a piece of work reimagining how a town centre could be redesigned to better meet future needs. Paisley Vision 2030 has now been published which builds on the actions in the Town Centre Action Plan.

### Policy Proposal

C1, I1, P1, ENV3 & ENV5

### Lead/ Partners

Renfrewshire Council, Paisley First BID Group, Renfrewshire Economic Leadership Panel & Renfrewshire business community.

### Funding

A wide range of funding is identified and varies depending on the project.





## Paisley Town Centre Action Plan

### Progress

Within Paisley High Street and University Campus a number of properties have been improved through the Townscape Heritage/Conservation Area Regeneration Scheme.

The key projects for investment over the next five years include:

- **Paisley Museum** - a £42m transformation to showcase the town's unique heritage and collections, predicted to bring around 125,000 visitors a year. The museum closed in September 2018 and will reopen in 2022.
- **Paisley Town Hall** - a £22m internal refurbishment to become a landmark entertainment venue. The Town Hall closed at the end of 2018 and will reopen in 2022.
- **Learning and Cultural Hub** - a space housing the town's library and an educational resource centre. A temporary library was opened in February 2019 which will remain until the new Learning and Cultural Hub opens in 2022.
- **Paisley Arts Centre** - a £2.5m upgrade of the existing building to improve the performance facilities.
- **Public Realm** - a £10m project to re-imagine some of the town centre's key outdoor areas and improve road and transport links.
- **Paisley Centre** – Proposal of Application Notice was submitted August 2021 for a masterplan which will include retail space, residential properties, hotel, healthcare facility and enhanced public spaces.





## Braehead Master Plan

### Action 9

Support the delivery of Braehead Master Plan

Braehead continues to be a key economic driver and has supported the wider regeneration of the Clyde Waterfront delivering urban renewal and environmental transformation. A masterplan has been granted planning consent as part of the centre's evolution to provide a range and choice of uses and activities.

### Timescales

The development continues to evolve in line with the changing markets and economic circumstances – planning permission for the masterplan was granted consent in 2016.

### Policy Proposal

E1, C1, I1 & P1

### Lead/ Partners

Braehead and Renfrewshire Council.

### Funding

Braehead will provide the resources for funding for future development.



## Braehead Master Plan

### Progress

The offer and visitor experience within Braehead continues to be enhanced with a number of new retailers opening and the food quarter and other areas of the centre continue to be remodelled to ensure they are fit for purpose and accommodate a range of commercial ventures.

The Spatial Development Framework for Braehead is presented in the Renfrewshire Local Development Plan to reflect the opportunities for continued evolution, adapting to the changing markets and demands as well as growth.

The Spatial Development Framework for Braehead is supported by a Centre Strategy and Action Plan which lists a number of key actions:

- Improving pedestrian and cycle connections between the centre, Renfrew and surrounding area;
- Improving accessibility by public transport;
- Introducing new and complementary uses which enhance the existing offer;
- Enhancing the environment and place making aspects of the centre through good design of buildings and civic spaces;
- Working with landowners and developers to bring forward opportunities to continue Renfrew Riverside regeneration;
- Delivering new travel and transport infrastructure to support complement the centre and wider Renfrew Riverside regeneration.

Renfrewshire Council will continue to work with Intu properties to deliver the Braehead Centre Strategy.





**Action 10:** Prepare and review Centre Strategies and Action Plans for Renfrewshire’s Network of Centres.

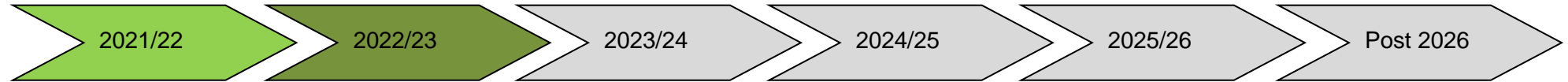
**Policy/Proposal:** C1, I1, P1, ENV3 & ENV5

**Lead/ Partners:** Renfrewshire Council, Community Councils, Community Organisations, local residents and businesses.

**Funding Details:** Resources have been identified from Renfrewshire Council to prepare and monitor strategies. There is continuing assessment of the potential delivery mechanisms and funding for the Action Plans. There will also be consideration of the Levelling up fund.

**Progress:** Centre Strategies and Action Plans prepared for Paisley, Johnstone, Erskine, Renfrew, Braehead and Linwood.

Work has commenced on reviewing the Centre Strategies and Action Plans and monitoring the delivery of key actions. Centre Strategies to be reviewed every two years.



**Action 11:** Monitor and review Renfrew Town Centre Simplified Planning Zone (SPZ)

**Policy/Proposal:** C1, I1, P1, ENV3 & ENV5

**Lead/ Partners:** Renfrewshire Council and Local Businesses.

**Funding Details:** Resources have been identified from Renfrewshire Council.

**Progress:** The SPZ offers flexibility designed to help Renfrew's businesses to grow and adapt as well as encouraging new business opportunities to locate in the town centre.

The Council will continue to monitor the development activity within the SPZ and the impact on the town centre.



**Action 12:** Identify opportunities and initiatives for housing development projects which would assist in increasing the number of people living in and using Renfrewshire’s town centres

**Policy/Proposal:** C1, P1, I7 & ENV3

**Lead/ Partners:** Renfrewshire Council, local businesses, Registered Social Landlords.

**Funding Details:** Funding identified in the Strategic Housing Investment Plan and private developers.

**Progress:** Good progress has been made within Paisley Town Centre encouraging more people to live and use the town centre.

The Link Group are progressing the fourth phase of the redevelopment of the former Arnott’s department store site in Paisley providing 81 affordable flats. A further 34 flats are currently under construction within the town centre at Cotton Street.

These projects alongside the other 269 residential units that have been completed since 2016 are contributing to the wider regeneration of Paisley town centre, adding to the tenure diversification and increased residential provision within this key central location.

Proposals continue to be progressed to deliver new homes in and around town centres and will continue to be considered and promoted through the preparation of Centre Strategies and the delivery of the Strategic Housing Investment Plan.



## Dargavel Village Community Growth Area

### Action 13

Support the successful implementation of the Dargavel Village Community Growth Area through a partnership approach.

Delivery of Dargavel Village is through a masterplanned approach to remediate and re-develop the site. Planning consents are in place for a range of uses including 4,000 new homes, a woodland park, education and health facilities, recreation and open space facilities, retail provision and associated infrastructure including a motorway junction.

### Timescales

Works commenced at the site in 2012 and development is forecast to reach completion by 2037.

### Policy/Proposal

E1, P1, P2, P3, P5, P6, P7, C1, I1, ENV2, ENV3 & ENV4

### Lead/ Partners

BAE Systems, Renfrewshire Council, NatureScot, Scottish Environment Protection Agency, Transport Scotland, Strathclyde Partnership for Transport, Scottish Water, Forestry and Land Scotland, Local Community Organisations and various developers.

### Funding

Funding secured through approved s75 agreement.





## Dargavel Village Community Growth Area

### Progress

Work is progressing well on site and has delivered:

- Major road and drainage infrastructure, including a new motorway junction;
- Extensive earthworks and remediation activity;
- Structural landscaping and new greenspaces including the formation of a 'village square';
- Approximately 2000 new homes delivered, including 80 new Social Rented homes with a further 58 under construction
- Traffic management and environmental enhancements;
- Village retail centre with foodstore anchor;
- New school and nursery complete;
- First phase of park and ride facilities at Bishopton rail Station;
- New local play areas and early phases of a new 'Central Park' serving the development;
- Initial phases of a 400 hectare community Woodland Park as a key asset for the area; and,
- Plans for Combined Heat and Power are also being investigated for the site.



## Strategic Housing Investment Plan Projects

### Action 14

Support the delivery of the Strategic Housing Investment Plan (SHIP) projects.

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy.

Projects within the Strategic Housing Investment Plan are prioritised to reflect project deliverability in terms of local needs assessments, site availability, strategic priorities and funding availability from both a programme prospective and the housing developers' own financial capacity.

### Timescales

The SHIP is reviewed and updated annually, with the SHIP for the period 2022 – 2027 in place and being progressed well. The SHIP contains expected timescales for completion of projects subject to the availability of grant funding.

### Policy/Proposal

P1, P2 & P3

### Lead/ Partners

Scottish Government, Registered Social Landlords and Renfrewshire Council.





## Strategic Housing Investment Plan Projects

### Funding

The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

The grant funding available for Renfrewshire over the next five years is £88,956m.

### Progress

The SHIP continues to provide funding to deliver a range of affordable housing developments across Renfrewshire including the recent delivery of new Council homes at Johnstone Castle and Dargavel Village.

New affordable homes are being developed to ensure they are energy efficient to help tackle fuel poverty and the Council and partners continue to develop options around the achievement of low carbon, energy efficient homes that meet our climate change aspirations through innovation and technology.

Throughout the lifetime of the SHIP the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing focusing on the regeneration of brownfield and previously used land.



<p><b>Action 15:</b> Support local communities to prepare and deliver Place Plans for their area</p>		
<p><b>Policy/Proposal:</b> P1, P5, P6, C1, I1, ENV2 &amp; ENV7</p>		
<p><b>Lead/ Partners:</b> Local Community Groups, residents, local businesses, Development Trusts, Renfrewshire Council and Community Councils.</p>	<p><b>Funding Details:</b> Foxbar Place Plan secured funding from the Scottish Government Making Places Initiative.</p> <p>Renfrewshire Council provide support to Local community groups to consider potential delivery mechanisms and funding streams.</p>	<p><b>Progress:</b> A community led Pilot Local Place Plan for Foxbar in Paisley was complete in 2018 with the assistance of the Scottish Government ‘Making Places’ initiative.</p> <p>The outcomes and principles emerging from this process informed the preparation of a ‘How to Guide’ providing a template to support communities to deliver Local Place Plans across Renfrewshire.</p> <p>Communities across Renfrewshire have been in contact with the Council interested in preparing a Place Plan for their area. The Council will work to support local communities if they decide to prepare a plan for their area.</p>
<p><b>Action 16:</b> Prepare Advice Note on how settlements across Renfrewshire can learn from the example of Dargavel Village in integrating walking and cycling provision in new development</p>		
<p><b>Policy/Proposal:</b> C1, P1, P5, P6, P7, I1 &amp; ENV2</p>		
<p><b>Lead/Partners:</b> Renfrewshire Council, Scottish Forestry, NatureScot, Local Outdoor Access Forum, Land owners and public.</p>	<p><b>Funding Details:</b> Resources identified.</p>	<p><b>Progress:</b> Advice note to be prepared.</p>

<p><b>Action 17:</b> Assist with the implementation of the Community Growth Area at Johnstone South West</p>		
<p><b>Policy/Proposal:</b> P1, P2, P3, P5, P6 I1,I3, I7 &amp; ENV4</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, various house builders and Registered Social Landlords.</p>	<p><b>Funding Details:</b> Funding is being provided through the Strategic Housing Investment Plan and by various housebuilders.</p>	<p><b>Progress:</b> Over 200 new homes have been built on vacant sites within the Community Growth Area since 2014. A masterplan produced with a range of local residents, community representatives and key stakeholders through a 'charrette' exercise supported by the Scottish Government.</p> <p>Proposals are being developed to invest in the Council housing stock in the area and provide a further mix of new private homes and affordable homes being delivered through the Strategic Housing Investment Plan.</p> <p>Parts of the area are affected by infrastructure constraints in relation to flooding and surface water management, which present a challenge to future development and require to be addressed in the delivery of the remaining development sites identified in the Local Development Plan.</p>

**Action 18:** Review social rented housing stock, undertake option appraisal and develop area-based strategies to ensure good placemaking in Renfrewshire’s existing places

**Policy/Proposal:** P1, P3, P5, P6, I1 & I7

**Lead/Partners:** Renfrewshire Council, Local Communities and Registered Social Landlords.

**Funding Details:** In addition to SHIP funding, the Council are investing at least £100M over a 10 year period.

**Progress:** The Council is progressing ambitious proposals for a 10-year major programme of investment in housing led regeneration and renewal.

The programme will significantly enhance the Council’s housing stock through enhanced investment in existing stock, including works to improve the fabric of properties and environmental improvements.

This will be further complimented with the construction of new social housing that will in some instances, replace areas that are low demand.

These proposals are currently subject to extensive consultation with tenants, tenant representatives, residents, owners, local communities, partners, and other stakeholders to prepare and finalise area-based implementation plans.

Neighbourhood regeneration plans will also be developed to support the regeneration and enhancement of areas and will complement the housing investment.



<p><b>Action 19:</b> Consider the need to identify new sites to meet the housing needs of key groups</p>		
<p><b>Policy/Proposal:</b> P1, P2, P3, P4, I3, I4 &amp; ENV4</p>		
<p><b>Lead/ Partners:</b> Key housing groups, developers, Key Agencies, Local Community Organisations, Registered Social Landlords, adjoining Local Authorities and Renfrewshire Council.</p>	<p><b>Funding Details:</b> Resources have been identified.</p>	<p><b>Progress:</b> The Local Development Plan provides a framework for the consideration of new small privately-owned sites to accommodate Gypsies/Travellers and Travelling Showpeople, whether transit or permanent.</p> <p>The Council will continue to monitor and work with neighbouring local authorities to review housing needs. Should future updates of the Renfrewshire Local Housing Strategy identify a need to allocate land to address the housing needs of key groups this will be addressed through the review of this Action/Delivery Programme.</p> <p>The emerging Local Housing Strategy will also consider whether to include a target for the delivery of accessible homes across all tenures.</p>
<p><b>Action 20:</b> Prepare development briefs to support the delivery of key sites including housing regeneration sites and Council owned sites</p>		
<p><b>Policy/Proposal:</b> P1, P2 &amp; P3</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council.</p>	<p><b>Funding Details:</b> Resources have been identified.</p>	<p><b>Progress:</b> Development briefs will be prepared for sites to support their delivery and engage with potential developers.</p>

**Action 21:** In partnership with local communities develop and implement local regeneration strategies for Johnstone Castle, Paisley West End, and Ferguslie Park

**Policy/Proposal:** P1, P3, P5, P6 & I1

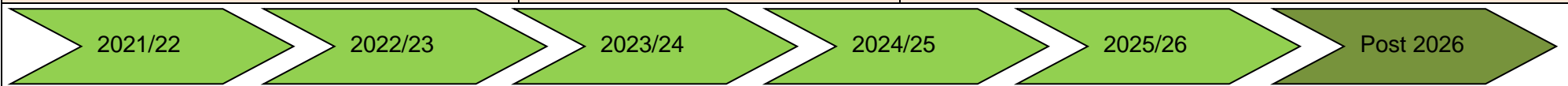
**Lead/Partners:** Renfrewshire Council, Local Communities and Registered Social Landlords.

**Funding Details:** Resources have been identified. Funding for new housing in place through the Strategic Housing Investment Plan.

**Progress:** 95 new energy efficient Council homes have been delivered as part of Phase I of the regeneration of Johnstone Castle, Johnstone. Link Group and Linstone Housing Association have progressed Johnstone Castle Phase II with the submission of a planning application.

The Council, Scottish Government and Sanctuary Scotland are progressing proposals for the regeneration of Paisley West End. Phase 1 of the new build programme which will deliver 22 units for social rent at Sutherland Street and 13 units for shared equity sale at Underwood Lane has commenced.

Officers continue to work with tenants and residents within the Tannahill regeneration area to ensure the local community are engaged in the design and delivery of 101 newbuild homes for the area. The delivery of 101 newbuild units for the Tannahill area of Ferguslie Park is progressing well and will deliver a mix of 1 and 2 bed cottage flats and bungalows and 2, 3 and 4 bedroom homes. To complement housing investment, officers are also working in partnership with the Ferguslie community to develop plans for the wider area as part of the “Making Of” initiative. The emerging plan will set out a vision for the area with actions for reimagining vacant and underused land, enhancing greenspaces and considering opportunities for community uses and activities.





<b>Action 22:</b> Update and refresh Renfrewshire’s Places Design Guidance		
<b>Policy/Proposal:</b> P1, P2, P3, P5, P6, I1 & I7		
<b>Lead/ Partners:</b> Renfrewshire Council.	<b>Funding Details:</b> Resources have been identified.	<b>Progress:</b> Renfrewshire’s Places Design Guidance sets out the objectives of sustainable placemaking, design and achieving high-quality design. The guide is being updated.
<b>Action 23:</b> Work with local communities to support the delivery of community asset transfer projects		
<b>Policy/Proposal:</b> P1, P5, P6 & ENV7		
<b>Lead/Partners:</b> Renfrewshire Council, Local Community/Voluntary Organisations and Development Trusts.	<b>Funding Details:</b> Community funding streams: Local Partnership funding, Community Empowerment Fund, Celebrating Renfrewshire Fund and Green Spaces, Parks, Play Areas and Villages Investment Fund.	<b>Progress:</b> Renfrewshire Council is committed to building strong, safe and resilient communities. The available funding streams will help support local communities and community organisations to acquire and develop community assets and invest in community projects.
<b>Action 24:</b> Develop a standard for affordable housing in Renfrewshire		
<b>Policy/Proposal:</b> P1, P3 P5, P6, I1 & I7		
<b>Lead/Partners:</b> Renfrewshire Council, Registered Social Landlords.	<b>Funding Details:</b> Resources from Renfrewshire Council.	<b>Progress:</b> Guide is currently being prepared.



<p><b>Action 25:</b> Support the delivery of City Deal Infrastructure Projects: Clyde Waterfront and Renfrew Riverside (CWRR); Glasgow Airport Investment Area (GAIA); and Airport Access</p>		
<p><b>Policy/Proposal:</b> E1, E2, E5, I1, I2, I3, P1, ENV2, ENV3, ENV4 &amp; ENV5</p>		
<p><b>Lead/ Partners:</b> Scottish Government, Scottish Enterprise, Glasgow Airport, Renfrewshire Council, Glasgow City Council, West Dunbartonshire Council, Glasgow City Region, Peel Ports, Network Rail, Transport Scotland, Strathclyde Passenger Transport, land owners.</p>	<p><b>Funding Details:</b> £39million City Deal infrastructure funding in place to deliver GAIA infrastructure.  £90.7 million City Deal infrastructure funding in place to deliver CWRR infrastructure.</p>	<p><b>Progress:</b> GAIA Infrastructure project is currently under construction.  CWRR project to commence in 2022 and complete in 2025.  Work with stakeholders and partners to prepare proposals to enhance access to Glasgow Airport and the emerging Advanced Manufacturing and Innovation District Scotland.  The Council are working with other local authorities and key stakeholders across the city region to look at the feasibility of a Glasgow Metro scheme which would look to improve public transport connectivity across the region and enhance access to Glasgow Airport.</p>
<p><b>Action 26:</b> Promote enhanced public transport facilities at Braehead</p>		
<p><b>Policy/Proposal:</b> I1 &amp; C1</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, Intu Properties, Strathclyde Partnership for Transport.</p>	<p><b>Funding Details:</b> Funding through investment from landowners.</p>	<p><b>Progress:</b> A centralised public transport hub is a key element of the approved Masterplan for Braehead.</p>

<p><b>Action 27:</b> Support preparation and delivery of Flood Risk and Drainage Management Plans.</p>		
<p><b>Policy/Proposal:</b> I3</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, Scottish Environment Protection Agency, Scottish Government and adjoining local authorities.</p>	<p><b>Funding Details:</b> Resources have been identified to implement various flood risk and drainage plans.</p>	<p><b>Progress:</b> Renfrewshire Council continues to work in partnership to support the delivery of the actions identified in the Clyde and Loch Lomond Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans as well as the Metropolitan Glasgow Strategic Drainage Plan.</p>
<p><b>Action 28:</b> Investigate feasibility to improve circulation and access to/from Paisley Town Centre</p>		
<p><b>Policy/Proposal:</b> I1, E3 &amp; C1</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council.</p>	<p><b>Funding Details:</b> 10m project will aim re-imagine some of the town centre's key outdoor areas and improve road and transport links.</p>	<p><b>Progress:</b> Work has commenced to consider options to improve traffic flows and circulation at Paisley Town Centre and improve connections between the town centre, Glasgow Airport and the emerging Advanced Manufacturing and Innovation District Scotland.</p>

**Action 29:** Support preparation and implementation of Council's Plan for Net Zero

**Policy/Proposal:** I4, I7, P1 & ENV5

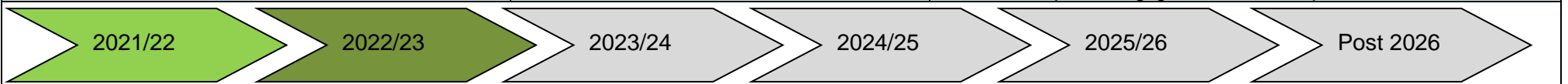
**Lead/ Partners:** Renfrewshire Council, Renfrewshire Climate Panel Council, Renfrewshire Leisure, Renfrewshire Health and Social Care Partnership, the NHS, Police Scotland, Scottish Fire and Rescue, University of West of Scotland, West College Scotland and Engage Renfrewshire, local businesses and Scottish Government.

**Funding Details:** Various funding streams including the Climate Change Action Fund which has committed £1m to date.

**Progress:** The Council completed a survey on 30 September 2021 to gather views and opinions of local communities and partners across Renfrewshire on climate change and how we can work together to achieve net-zero emissions for Renfrewshire by 2030.

A Climate Sub Committee has been established and is made up of cross-party elected members and works closely with officers to steer the direction of our response to the climate emergency. Work has commenced to prepare a plan for net zero which will build on the policy framework in the Local Development Plan to provide a strategic framework to meet our Climate Change targets. It will outline the key plans, policies, activities and provide the direction we need to become carbon-neutral.

£1million has been committed to the Climate Change Action Fund to support innovative projects and initiatives being developed by Council services in response to the climate emergency. The Council are also working to establish a Climate Change Panel including representation from local communities which help shape actions taken locally to achieve our climate change ambitions. The Local Development Plan provides a spatial strategy and policy framework to support the Council's Plan for Net Zero, which will be kept under review, including the preparation of additional planning guidance if required.



<b>Action 30:</b> Investigate the potential for Low Carbon and Renewable Energy Developments					
<b>Policy/Proposal:</b> I1, I4, I7, & ENV2					
<b>Lead/ Partners:</b> Renfrewshire Council, Glasgow Airport, Civil Aviation Authority and NatureScot.		<b>Funding Details:</b> None Required.		<b>Progress:</b> Clydeplan Strategic Development Plan (2017) includes a wind farm Spatial Framework which identifies small limited areas within Renfrewshire that may have potential for wind turbine development. At present there are limitations to the implementation of wind power renewable technologies in Renfrewshire due to Glasgow Airport radar restrictions. The Council will continue to work with Glasgow Airport and other stakeholders to consider potential future opportunities. If required, this would inform the preparation of additional planning advice on opportunities for wind farm development in Renfrewshire.	
<b>Action 31:</b> Work in partnership to increase accessibility to digital connectivity for all areas					
<b>Policy/Proposal:</b> I1					
<b>Lead/ Partners:</b> Renfrewshire Council, Scottish Government and Digital Infrastructure Providers.		<b>Funding Details:</b> None required.		<b>Progress:</b> The Council will continue to promote partnership working with digital infrastructure providers to ensure Renfrewshire is well connected and to maximise the potential of digital communication networks for existing and new residents and businesses. The Council has invested £2 million to stimulate economic growth across Renfrewshire through provision of an ultrafast fibre network for public buildings and communities.	

<b>Action 32:</b> Investigate potential Heat Network opportunities across Renfrewshire		
<b>Policy/Proposal:</b> I4		
<b>Lead/ Partners:</b> Renfrewshire Council, Scottish Environment Protection Agency, developers and local businesses.	<b>Funding Details:</b> None required.	<b>Progress:</b> The Heat Network Map identified within the Local Development Plan will be reviewed to consider potential opportunities across Renfrewshire.
<b>Action 33:</b> Monitor and Review Infrastructure Considerations Map to identify potential capacity constraints in Schools across Renfrewshire		
<b>Policy/Proposal:</b> P2		
<b>Lead/ Partners:</b> Renfrewshire Council.	<b>Funding Details:</b> None required.	<b>Progress:</b> Infrastructure Considerations Map has been prepared which identifies Primary and Secondary Schools which have potential capacity constraints (See Figure 1). Capacity constraints will be reviewed annually.

<p><b>Action 34:</b> Investigate potential measures to improve traffic flows on the Strategic Road Network</p>		
<p><b>Policy/Proposal:</b> I1, E1 &amp; E2</p>		
<p><b>Lead/ Partners:</b> Renfrewshire Council, Transport Scotland, adjoining Local Authorities and developers.</p>	<p><b>Funding Details:</b> Funding to deliver potential future measures are still to be identified.</p>	<p><b>Progress:</b> The Infrastructure Consideration Map (see Figure 1) identifies key junctions on the strategic road network which will require further consideration in preparing future development proposals.</p> <p>Collaborative working with all relevant land use, planning and transport bodies will continue to identify potential future interventions to support sustainable growth across Renfrewshire.</p>
<p><b>Action 35:</b> Investigate health care provision capacity across Renfrewshire</p>		
<p><b>Policy/Proposal:</b> P1, P2 &amp; Illustrative Figure 11 – Infrastructure Considerations</p>		
<p><b>Lead/ Partners:</b> NHS Greater Glasgow and Clyde, Renfrewshire Health and Social Care Partnership, Renfrewshire Council.</p>	<p><b>Funding Details:</b> Funding to deliver potential future measures are still to be identified.</p>	<p><b>Progress:</b> The Council will work together with NHS Greater Glasgow and the Clyde and the Renfrewshire Health and Social Care Partnership to examine health care capacity across Renfrewshire which will lead to the preparation of guidance on the capacity of Renfrewshire Health Care Provision.</p>

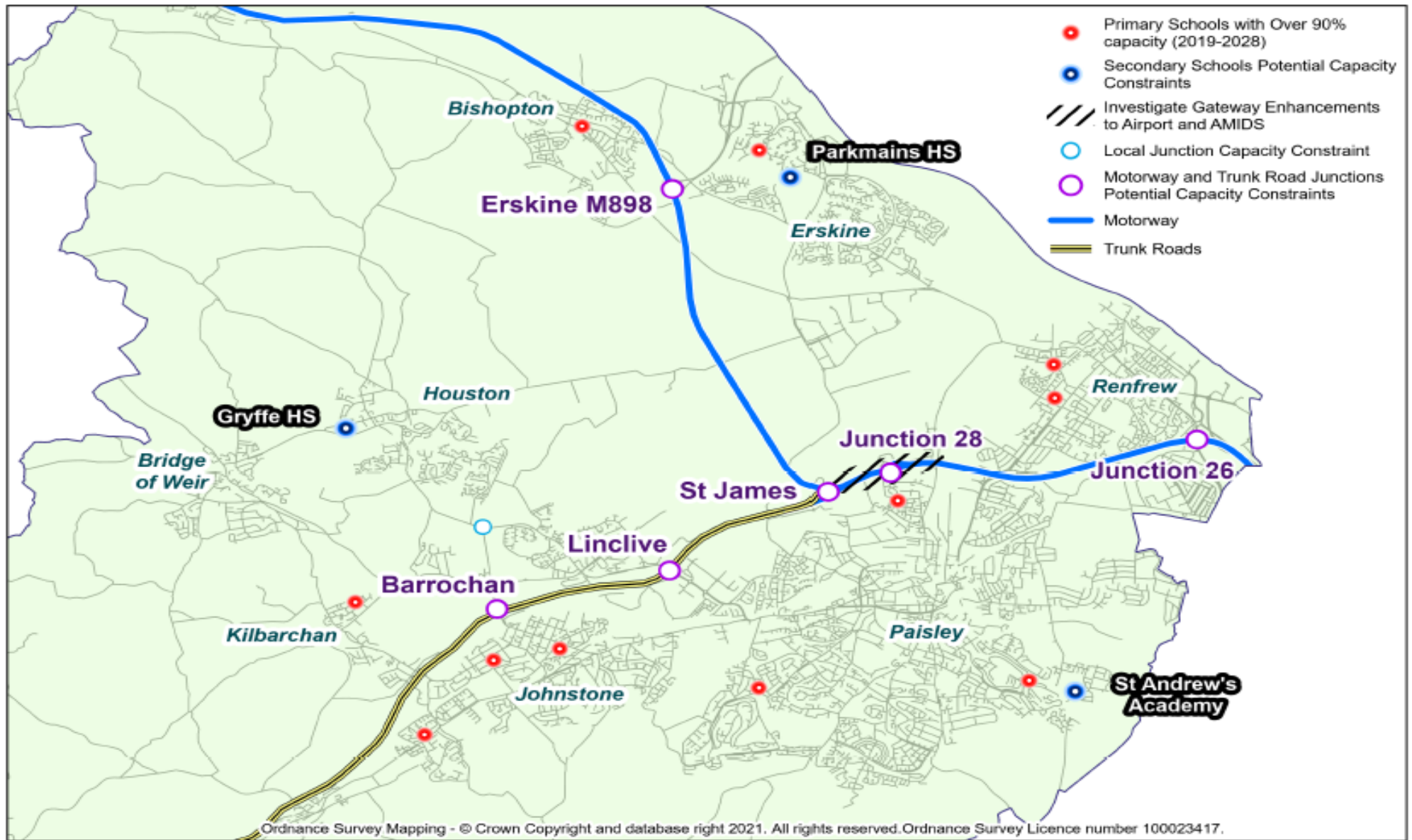


Figure 1 – Infrastructure Considerations Map



## Renfrewshire's Growing Grounds Forum

### Action 36

Renfrewshire's Growing Grounds Forum work with local communities to support local growing activities and to increase the quantity and quality of community growing opportunities across the Council area.

Part 9 of the Community Empowerment (Scotland) Act 2015 placed new duties on local authorities to provide allotments and other community growing opportunities. The Renfrewshire Growing Grounds Forum was led by Renfrewshire Council in partnership with the Health and Social Care Partnership and focuses on how to deliver the goals of the new Act.

### Timescales

Ongoing

### Policy Proposal:

E3, P1, P5, P6, ENV2 & ENV7

**Lead/Partners:** Renfrewshire Council, Health and Social Care Partnership, Renfrewshire Growing Grounds Forum, community groups and local residents.

**Funding Details:** Range of funding sources including lottery funding and funding from Renfrewshire Council such as the Community Empowerment Fund.



## Renfrewshire's Growing Grounds Forum

### Progress:

Renfrewshire Council and Renfrewshire's Growing Grounds Forum is working with local residents and community groups in different areas across Renfrewshire to support and develop growing grounds locations and allotments.

The Forum works to support local residents and community groups across Renfrewshire to increase the quantity and quality of growing ground opportunities.

The Renfrewshire Growing Grounds Forum has applied a collaborative and comprehensive approach to community growing across Renfrewshire. They have supported the reuse of vacant land, the creation of sustainable places and deliver community ambitions in line with the Spatial Strategy in the Local Development Plan.

The Forum has had a significant impact, with support and direction provided to all members. This has included organising appropriate tenure arrangements, providing financial assistance, funding advice and providing technical guidance on-site. An essential element has also, been encouraging peer learning between members. This project is on-going and will continue to find suitable growing grounds sites.





## Renfrewshire's Green Network Strategy

### Action 37

Preparation and delivery of Green Network Strategy incorporating access, open space and biodiversity to support the creation of sustainable places.

A Green Network Strategy is to be developed to identify greenspaces across Renfrewshire and opportunities for their protection and enhancement.

**Timescales:** 2023

#### **Policy Proposal:**

E4, C1, I1, P5, P6, ENV1, ENV2, ENV4, ENV6 & ENV7

#### **Lead/Partners:**

Renfrewshire Council, Glasgow and the Clyde Valley Strategic Development Planning Authority, Glasgow and Clyde Valley Green Network Partnership, Renfrewshire's Growing Grounds Forum, Central Scotland Green Network, Scottish Forestry, Scottish Environment Protection Agency, Transport Scotland and local developers.



## Renfrewshire's Green Network Strategy

### Funding Details:

Some local projects will be funded through government grants and funds and also lottery funding.

### Progress:

Open space survey has been prepared to support Local Development Plan. This data is being reviewed to inform a Green Network Strategy which considers green spaces across Renfrewshire.

Work is ongoing to prepare a Green Network Strategy for Renfrewshire which will consider Renfrewshire's Biodiversity Action Plan, Core Path Plan, Access Strategy and Open Space Survey to inform future opportunities and actions across Renfrewshire.

The Green Network Strategy will be prepared and implemented in consultation with key stakeholders, key agencies, businesses and local residents across Renfrewshire.





<p><b>Action 38:</b> Review and deliver actions within Renfrewshire’s Biodiversity Action Plan 2018-2022</p>		
<p><b>Policy/Proposal:</b> P1, P5, P6, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6 &amp; ENV7</p>		
<p><b>Lead/ Partners:</b> General public, NatureScot, RSPB, Scottish Wildlife Trust, Scottish Raptor Group, Scottish Forestry, Botanical Society, Clyde River Foundation, Clyde Muirshiel Regional Park Authority, Scottish Ornithologists Club, Scottish Geodiversity Forum, Sustrans, SEPA, Paisley Natural History Society, Glasgow &amp; Clyde Valley Green Network Partnership, Engage Renfrewshire, Renfrewshire Leisure, UWS, Finlaystone, Renfrewshire Council, Scottish Government, Renfrewshire Growing Grounds Forum, Glasgow Airport and BAE Systems.</p>	<p><b>Funding Details:</b> Internal and external funding from a number of different partnerships with national agencies, council run groups and local groups.</p>	<p><b>Progress:</b> The Biodiversity Action Plan was approved on the 22nd May 2018.</p> <p>The LBAP Steering Group will prepare periodic reports which will record the populations and distributions of key species and the progress in delivering the actions set out within the Biodiversity Action Plan.</p>
<p><b>Action 39:</b> Reviewing and working with partners to deliver actions within the Renfrewshire Vacant and Derelict Land Strategy</p>		
<p><b>Policy/Proposal:</b> E1, E3, E5, C1, C2, I1, I5, P1, P2, P5, P6, ENV5, ENV6 &amp; ENV7</p>		
<p><b>Lead/ Partners:</b> Developers, local businesses land owners, land owners, Scottish Government and Renfrewshire Council.</p>	<p><b>Funding Details:</b> Ongoing consideration of the potential delivery mechanisms and funding. Potential opportunities through the Community Empowerment Fund and Strategic Housing Investment Plan.</p>	<p><b>Progress:</b> Renfrewshire Council will continue work on the actions set out in the Vacant and Derelict Land Strategy (2020). The strategy updated by the end of 2022. Renfrewshire Council will continue to provide an annual return to the Scottish Government.</p>

# Delivering the Environment Strategy

<b>Action 40:</b> Review of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserve (LNRs)					
<b>Policy/Proposal:</b> E4, P5, ENV1, ENV2, ENV3, ENV4, ENV5 & ENV6					
<b>Lead/ Partners:</b> Renfrewshire Council, NatureScot, Scottish Forestry, landowners, land managers and local residents.		<b>Funding Details:</b> Resources identified.		<b>Progress:</b> LNR's are selected and designated by Renfrewshire Council. There is an ongoing programme to review and re-assess existing SINC's and LNR's.	
<b>Action 41:</b> Support delivery of access and biodiversity interests through Outdoor Access Forum and LBAP Steering Group.					
<b>Policy/Proposal:</b> P1, I1, P5, P6, ENV1, ENV2, ENV3, ENV4, ENV5 & ENV6					
<b>Lead/Partners:</b> The access forum represents land owners and managers, community groups, local or national organisations and the general public. The LBAP forum consists of a range of local/national organisations with an interest and knowledge of biodiversity.		<b>Funding Details:</b> Funding will come through Renfrewshire Council funds and grants.		<b>Progress:</b> The LBAP Steering Group supports work with various groups to enhance local biodiversity and open spaces.  The Renfrewshire Local Outdoor Access Forum advise on access rights, rights of way and core paths. The Forum has most recently supported a review of the Renfrewshire Core Paths Plan, a draft of which was approved for consultation in late 2020.	

<b>Action 42: Core Path Plan</b>		
<b>Policy/Proposal:</b> C1, E4, P1, P5, P6, I1, ENV2		
<b>Lead/ Partners:</b> Renfrewshire Council, Forestry and Land Scotland, NatureScot, Local Outdoor Access Forum, Land owners and public.	<b>Funding Details:</b> Resources identified.	<b>Progress:</b> Renfrewshire’s Core Paths Plan 2022 was adopted by the Council on 18 <sup>th</sup> January 2022.  The Plan sets out a strategic network of over 300 key access routes across Renfrewshire which connect communities and provide opportunities for active travel to schools, work and local amenities.  The plan also identifies routes which connect people with areas of nature and greenspace, promoting and encouraging healthy lifestyles.



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Renfrewshire  
Council

Renfrewshire  
Local Development Plan

Draft New Development  
Supplementary Guidance  
2022







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## Introduction

The Renfrewshire Local Development Plan is supported by the New Development Supplementary Guidance.

The Renfrewshire Local Development Plan sets a framework for the enhancement of Renfrewshire’s diverse natural environment, built and cultural heritage assets, the delivery of new economic and infrastructure investment and guides the future use of land to create great and sustainable places across Renfrewshire.

The detailed development criteria for the assessment of development proposals is contained within this New Development Supplementary Guidance and is structured around the themes of the Local Development Plan:

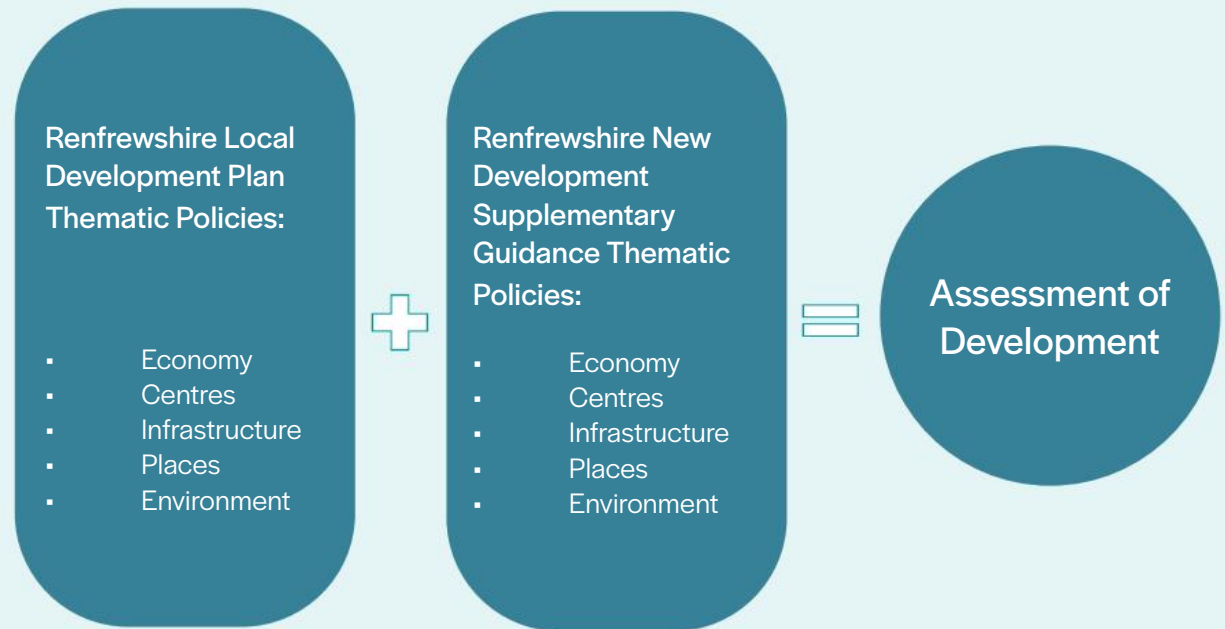
- Economy
- Centres
- Infrastructure
- Places
- Environment

## How to use the Plan

All developments must be assessed against the Renfrewshire Local Development Plan and the guidance and criteria in the New Development Supplementary Guidance.

The New Development Supplementary Guidance provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development.

Both provide an integrated development framework providing a consistent approach to the assessment of planning applications.



## Economic Investment Locations

Renfrewshire's Economic Investment Locations consist of Strategic Economic Investment Locations (SEILs) and Local Industrial Areas.

Development proposals in these economic locations requires to meet the following criteria:

- Support the role and function of the economic investment locations as identified in Figure 1 and be compatible with the surrounding character of the area;
- Support sustainable and inclusive economic growth as well as allowing diversification or transition into new economic sectors or clusters in response to changing markets and / or demand;
- Employment generating uses not listed in Classes 4 (Business), 5 (General Industry) and 6 (Storage & Distribution) of the Use Classes Order will be supported in these locations subject to the consideration of Clydeplan Strategic Development Plan (2017) for development within SEILs and Local Development Plan Policies E1 and E2;
- Development must not impact upon the existing uses or potential economic investment within the area;
- Proposals for waste management infrastructure will be acceptable where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant adverse impact upon amenity or operation of other uses, subject to site specific considerations; and,
- All proposals will be considered in relation to the Delivering the Spatial Strategy – Economy section of the Local Development Plan.



## Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations	Role and Function	Challenges/Opportunities
<b>Strategic Economic Investment Locations (SEIL)</b>		
Advanced Manufacturing and Innovation District Scotland (AMIDS)	Distribution and Logistics/ Manufacturing/ Engineering/ Green Technologies/ Life Sciences/ Research and Development/ Airport related uses.	<p>Consists of Inchinnan Business Park, Westway and Netherton Farm area clustered around Glasgow Airport.</p> <p>City Deal Investment to improve access to Glasgow Airport and connectivity within the Strategic Economic Investment Locations facilitating the development of key development sites. Key location to support innovation in manufacturing across Scotland.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of Glasgow Airport and the Strategic Economic Investment Locations.</p>
Hillington/ Renfrew North	Distribution and Logistics, Manufacturing/ Engineering, Business Services.	<p>A Simplified Planning Zone is in place supporting sustainable and inclusive economic growth at Hillington Business Park. Opportunity to diversify uses to adapt to changing market demands and facilitate the redevelopment of key sites.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of the Strategic Economic Investment Locations.</p>

Figure 1 – Renfrewshire’s Economic Investment Locations



## Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations	Role and Function	Challenges/Opportunities
<b>Local Industrial Areas</b>		
Burnbrae, Linwood	Locally important industrial area. Strategic Freight Transport Hub with road/rail transfer facility.	Good accessibility to freight hub, M8 and Glasgow Airport offers significant potential for new economic investment at this location.  Intermodal terminal providing sustainable road/rail freight transfers, with opportunities to remove goods vehicles from the road network.
Land to north east of Phoenix Commercial Centre, Linwood	Major regeneration opportunity.	Key strategic location to the west of Paisley and the airport, along the M8/A737 trunk road. The site provides business and industrial space within a wider mixed-use development.
Murray Street, Paisley	Locally important local industrial area.	Location includes a range of businesses and available properties/development sites. Proximity to the M8 and Glasgow Airport offers significant potential for new economic investment.
Paisley Town Centre/Town Centre North	Renfrewshire’s administrative, education, civic, local business and financial centre.	Significant regeneration potential for the area to the north of the town centre. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.

Figure 1 – Renfrewshire’s Economic Investment Locations - Continued

## Transition Areas

New development or redevelopment of sites which are described as Transition Areas may be suitable to incorporate various uses.

Figure 2 identifies areas that are in transition and details potential uses for each of these areas. Development proposals requires to meet the following criteria:

- Demonstrate that the type of use, mix, scale and location of development is appropriate for the site and wider surrounding area, reflecting the landscape character of the area;
- Demonstrate that there will be no significant effect on the amenity of the surrounding area and the proposal does not have an adverse effect on the integrity of any European sites;
- Consideration requires to be given to comprehensive development with the use of a masterplan or design brief/framework approach;
- All proposals will be considered in relation to the relevant development criteria, including the Places, Infrastructure and Environment Development Criteria; and,
- Proposals for waste management infrastructure will be acceptable within Transition Areas where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant impact upon amenity or operation of other uses, subject to site specific considerations.

## Business and Industrial Development out with Renfrewshire's Economic Investment Locations

Proposals for new business and industrial development out with Renfrewshire's Economic Investment Locations will be considered in relation to the Economic Development Criteria and the relevant Renfrewshire Local Development Plan Policies and associated Supplementary Guidance.

Where appropriate proposals for home-working, micro businesses and community hubs will be supported subject to consideration against the relevant Local Development Plan Policies and Development Guidance and where there is no significant detrimental impact on amenity.



## Transition Areas

Location of Transition Area	Acceptable uses within Transition Area
<b>Erskine Riverfront</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, hotels, residential institutions, educational facilities, nurseries, leisure, restaurants and other commercial uses of a scale appropriate in relation to the Network of Centres. Includes important riverfront recreational asset and access to the riverfront requires to be retained.
<b>Candren Area, Paisley</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, leisure uses, educational facilities and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>North Johnstone</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Paisley East End</b>	Residential, offices, storage facilities, educational facilities, nurseries, residential institutions and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Middleton Road, Linwood</b>	Residential, residential institutions, educational facilities, nurseries, business and light industrial and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Meadowside Street/ Blythswood Area, Renfrew</b>	Residential, residential institutions, educational facilities, leisure, nurseries, business, and waste management and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Paisley Town Centre North Area</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and leisure and other commercial uses of a scale appropriate in relation to the Network of Centres. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.
<b>Underwood Road, Paisley</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, residential institutions, educational facilities, nurseries, leisure and other commercial uses of a scale appropriate in relation to the Network of Centres.

Figure 2 – Transition Areas

## Glasgow Airport

Glasgow International Airport is a key component of the economy at the national, regional and local level. The Airport is an international gateway with important linkages to wider business and tourism markets.

Existing operational land for the airport, as shown on the Proposals Maps, requires to be safeguarded allowing the airport to operate to its full potential.

Development proposals within the Glasgow Airport Public Safety Zone require to be considered in accordance with the stated Government policy contained in the Scottish Government Circular 8/2002 and any future policy updates.

Within the airport operational land there will be support for uses associated with operational function of the airport or uses which are compatible and do not compromise the airport operation or functionality, including:

- The movement and maintenance of aircraft;
- The embarking, loading, discharging or transporting of passengers, livestock or goods; and,
- Development in Classes 4 (business), 6 (storage and distribution) and 7 (hostels and hotels), car parking and car rental facilities, where it can be demonstrated that the development is associated with the functioning of the airport.





## Tourism

Tourism is an important element of the economic, social, environmental and cultural well-being of Renfrewshire's places and environment and is a key driver of the economy. Proposals for new tourist facilities and attractions will be considered in relation to the aims of Renfrewshire's Tourism Framework and Visitor Plan.

Improvements and enhancements to existing or the creation of new tourist facilities and attractions will be supported subject to meeting the criteria in Policy E4 Tourism of the Local Development Plan.

New development proposals require to:

- add to the appeal and attraction of Renfrewshire as a visitor destination and contribute to the local economy providing new employment opportunities with a social and/or cultural benefit to the area;
- complement existing/proposed tourist facilities in the area;
- not result in significant detrimental impacts on visual amenity, the built heritage or natural heritage interests;
- be of a design, quality and density which is appropriate for the location and surrounding area and would be compatible with neighbouring land uses;
- consider opportunities to encourage participation and enjoyment of Renfrewshire's natural heritage assets, ensuring that there are no significant adverse effects on the natural environment including biodiversity and landscape character;
- demonstrate that suitable infrastructure and services are available or can be provided to serve the development proposal;
- demonstrate that the site is accessible by a choice of transport options and access within and out with the development connects to active travel routes and/or the wider green network;
- demonstrate that the road and/or rail network can accommodate the development;
- demonstrate a site-specific locational need and/or address a deficit in the provision of tourist facilities in the area; and,
- incorporate a design which promotes energy efficiency and the use of low carbon generating technologies.



## Strategic Centres and Core Town Centres

- Development proposals require to support the diverse role and function of Renfrewshire's Strategic Centres and Core Town Centres reflecting a sustainable mix of activities and uses.
- Development which will enhance the vitality and viability of centres and strengthen their key role within Renfrewshire's Network of Centres will be welcomed.
- All proposals will be considered against Renfrewshire Local Development Plan, including Policy C1 Renfrewshire's Network of Centres.

## Local Service Centres and Village Centres

- Proposals within Local Service Centres and Village Centres will be supported where they demonstrate that they will meet local need and will not significantly impact on the viability or vitality of the existing centre or any other network centre.
- The scale of development proposal requires to reflect the size of community that the centre serves. Support will be given to proposals which enhance and regenerate these centres.
- All proposals will be considered against Renfrewshire Local Development Plan, including Policy C1 Renfrewshire's Network of Centres.

## Local Commercial Centres

These centres provide a location for retail development that typically cannot be located within the other centres in the network. There may also be opportunities for some ancillary and/or enabling commercial development to complement the existing uses.

Proposals within Renfrewshire's Local Commercial Centres will be supported where they:

- Sustain the role and function of the centre as identified in Figure 3; and,
- Demonstrate that there would be no significant adverse impact upon the role and function of any other network centre.

## Meeting Local Neighbourhood Demand

Retail and commercial development out with the defined Network of Centres will be considered acceptable in principle where the proposal meets a local neighbourhood demand and subject to meeting the criteria within Policy C2 Development Out with Renfrewshire's Network of Centres and the relevant policies identified on the Proposals Maps.

For the purposes of assessing local supply and demand, the catchment will be defined by the area from which the site is easily accessible on foot.



## Renfrewshire's Network of Centres - Role and Function

Centre	Role and Function
	<b>Strategic Centres</b>
<b>Paisley Town Centre</b>	Renfrewshire's main cultural, heritage and civic centre. Offers a diverse mix of uses and attributes providing a hub for public transport, business, retail, leisure, education, community uses and residential uses. A spatial development framework for the town centre is presented in the Renfrewshire Local Development Plan.
<b>Braehead</b>	Renfrewshire's largest retail and leisure centre with strong supporting commercial and business uses. A spatial development framework for the centre is presented in the Renfrewshire Local Development Plan.
	<b>Core Town Centres</b>
<b>Johnstone Town Centre</b>	The largest and most diverse centre within West Renfrewshire with a strong, historic character and a rich heritage. A civic, cultural and local retail centre which provides key services for both the local population and settlements across West Renfrewshire.
<b>Renfrew Town Centre</b>	The largest centre within North Renfrewshire with a distinctive character and a number of historic listed buildings reflecting the identity of the town. The centre has strong civic, cultural and local retail functions which provide key services for the local population and neighbouring settlements. A Simplified Planning Zone is in place to support diversification of uses.
<b>Erskine Town Centre</b>	Local retail, leisure and commercial centre which provides key services for the local community and settlements such as Inchinnan and Bishopton.
<b>Linwood Town Centre</b>	Linwood is a local retail and commercial centre which plays an important role in providing key services for the local community and supporting the choice of provision across West Renfrewshire.
A Centre Strategy and Action Plan has been prepared for each Strategic Centre and Core Town Centre to guide investment in the Centre. The Local Development Plan Action/Delivery Programme includes an action to review these strategies every two years.	

Figure 3 – Renfrewshire's Network of Centres - Role and Function

## Renfrewshire's Network of Centres - Role and Function

Centre	Role and Function
<b>Local Service Centres</b>	
<b>Bridge of Weir</b>	Local convenience retail, commercial and community village centre.
<b>Bishopton</b>	Local convenience retail, commercial and community village centre.
<b>Bishopton (Dargavel Village)</b>	Local convenience retail, commercial and community village centre supporting delivery of the Community Growth Area.
<b>Lochwinnoch</b>	Local convenience retail, commercial and community village centre.
<b>Paisley West End</b>	Local retail and commercial service centre.
<b>Paisley East End</b>	Local retail and commercial service centre.
<b>Neilston Road</b>	Local retail and commercial service centre.

Centre	Role and Function
<b>Commercial Centres</b>	
<b>Phoenix, Linwood</b>	Out of town retail and commercial centre accommodating a range of commercial, food and drink and retail uses.
<b>Abbotsinch, Paisley</b>	Out of town retail centre accommodating a range of retail uses.
<b>Braehead Retail Park</b>	Retail and commercial location providing a range of commercial and retail uses in support of Braehead Strategic Centre.
<b>Blythswood, Renfrew</b>	Transition Area able to support a range of uses and facilities of a scale appropriate in relation to the Network of Centres.

Figure 3 – Renfrewshire's Network of Centres - Role and Function -Continued

## Hot Food; Public Houses; Licensed Venues and Amusement Arcades

Proposals for Class 3 uses, hot food takeaways, public houses and bars, licensed clubs, amusement arcades and entertainment venues such as night clubs, will be directed to Strategic Centres, Core Town Centres and Local Service Centres as defined within the Renfrewshire Local Development Plan Proposals Maps.

All proposals will be considered against the following criteria:

- Pedestrian safety, traffic and parking must not be prejudiced with suitable access provided;
- There must be no significant impact on the residential amenity, in terms of hours of operation, noise, disturbance, cooking odours, fumes or vapours;
- Suitable and well-designed provision for the collection and storage of waste must be conveniently sited for both the premises (or other user) and the waste collection authority;
- The applicant must demonstrate full control to install a flue extraction system to ventilate and disperse cooking odours;
- The design of the flue must be visually acceptable and will generally be required to extend a minimum of 1.0 metre above the eaves level of the adjoining property; and,
- Suitable parking and servicing arrangements must be provided to serve the proposed use.



## Connecting Places

**All proposals will be considered in line with Policy I1 Connecting Places of the Local Development Plan and the following criteria:**

- Development proposals require to be sited at locations which are well served by public transport and where possible link to public transport hubs and interchanges;
- The provision of safe and convenient pedestrian and cycle access to and within the development which can be used by all potential users, with links to existing and proposed active travel routes in and around places, integrating with the wider active travel network;
- Ensure the implementation of safe pedestrian routes to public transport, schools, local services and open space from the proposed site;
- Public transport networks should be accessible within 400 metres walking distance of the development;
- Ensure provision is made in development layouts giving priority to and allowing penetration by buses;
- Aim to ensure, where development is in close proximity to rail stations/halts, that provision is made for good direct, safe access to and from these facilities;
- Connections to and from development are required to be in line with the 'Getting It Right for Every Child' approach;
- The design, layout and standard of any proposed active travel or transport infrastructure is appropriate to the local environment and the character of the surrounding area to achieve safe movement of pedestrians, cyclists and traffic whilst ensuring a pleasant and safe environment;
- The provision of parking for vehicles, including disabled parking and parking for cycles and motorcycles, is made in accordance with national standards;
- Aim to ensure where there is knowledge of or potential for future neighbouring development that the development layout provides for future active travel and vehicular connections between places;
- Development requires to provide electric vehicle charging stations as an integral part of new development or redevelopment proposals;
- The full transport impact of new development including the potential impact on the performance and safety of the trunk road and/or rail network requires to be assessed. Suitable measures to mitigate any impact arising from development requires to be identified and delivered by the developer;
- The individual and cumulative impact from the traffic generated by the development does not significantly affect air quality;
- Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged; and,
- Masterplans, development briefs and proposals for major developments require to include satisfactory mechanisms or provisions for supporting sustainable transport objectives along with additional infrastructure, facilities and services required to support the development.

## Flooding and Drainage

**All proposals will be considered in line with Policy I3 Flooding and Drainage of the Local Development Plan and the following criteria:**

- Development proposals require to adopt a precautionary approach to the reduction of flood risk from all sources and comply with the principles of sustainable flood risk management in line with Scottish Planning Policy;
- New development requires to avoid areas susceptible to flooding;
- Development must not increase the risk of flooding elsewhere;
- Development must not have an adverse impact on existing drainage infrastructure, and it must be demonstrated that the site can be satisfactorily drained. Naturalised Sustainable Urban Drainage System features which are adequate for the development and appropriate maintenance arrangements requires to be in place;
- The capacity of the functional flood plain to store water must not be reduced;
- Development must not result in additional discharge of surface water;
- The risk of flooding to the development itself can be satisfactorily mitigated;
- Developments require to maximise the amount of permeable surfaces;
- Existing flood protection/defence mechanisms are protected with development not compromising the potential for future flood management proposals;
- Unnecessary engineering works in the water environment will be resisted, including culverting of existing water sources. Opening existing culverts will be welcomed and encouraged;
- Where additional flood protection measures are required consideration of natural flood management and the use of green infrastructure which can be integrated into the site is required;
- Land raising will not be accepted unless compliance with national policy can be demonstrated and any loss of local flood storage capacity can be secured;
- It must be demonstrated that there is the ability to effectively deal with foul drainage from all developments; and,
- Flooding and drainage measures should aim to have a positive effect on the water environment and natural environment in and around the site.

Where the risk of flooding is deemed unacceptable, the proposal will not be permitted. Where a flood risk assessment or drainage assessment is required, national guidance along with the principles set out above and advice set out in flood risk planning advice notes produced by Renfrewshire Council and SEPA's Flood/ Drainage guidance must be considered.

Further guidance on the content of a flood risk assessment is contained in Appendix 1.



## Renewable and Low Carbon Energy Developments

An increase in the proportion of electricity produced from renewable sources and the recovery of waste heat will be supported in principle where they are appropriate in terms of the location, siting and design.

All proposals will be considered against Policy I4 Renewable and Low Carbon Energy Developments of the Local Development Plan having regard to any individual or cumulative significant effects of the development proposal.

All proposals requires to ensure that:

- Significant visual intrusion within the landscape in terms of siting, scale, location, design, etc. has been minimised;
- There will be no unacceptable adverse impact on the natural or historic environment or water environment within the area;
- During the process leading to the site selection, consideration must be given to suitable alternative sites, with the selection of the proposed site justified;
- There is no significant unacceptable impact on the amenity of nearby residents or other existing/allocated uses, in terms of statutory air quality objectives, noise or other nuisances including glare and shadow flicker;
- There will be no unacceptable impacts on the transport network including Glasgow Airport, additional traffic generation and/or road safety. Proposals must demonstrate that any additional impacts can be mitigated;
- The individual or cumulative impact of the proposed development, including any other existing and approved similar developments; will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;
- There will be no loss of public access routes, open space or recreational facilities. If proposals do have an impact, then alternatives or mitigating measures must be provided;
- Arrangements are in place to restore the site to an acceptable standard after the operation has ceased;
- SEPA's Thermal Treatment of Waste Guidelines must be followed where development involves recovering energy from waste;
- Where technically feasible and financially viable, development with a high heat demand should seek to be co-located with and make use of heat supply sources;
- All Major Development planning applications require to consider the feasibility of meeting the development's heat demand through a district heating network which could serve, or could easily be adapted to connect to a wider network if and when required to give greater energy efficiency;
- Where suitable, the potential to connect new projects to off-grid areas are considered; and,
- The scale of contribution from the development to renewable energy generation targets and the effect on greenhouse gas and carbon emissions is fully demonstrated.



## Solar PV Farms

In addition to the guidance on Renewable and Low Carbon Energy Developments all development proposals for Solar PV Farms will be considered against the following criteria:

- Development requires to be sited to minimise the visual effect on landscapes and provisions will be made to screen the development using natural features such as hedges and/or trees;
- Where a development is proposed on prime quality agricultural land<sup>1</sup>, on land with an environmental designation, or of historical significance, applicants must provide sufficient information on the potential impact on this existing land use and the mitigation that will be provided;
- There is no significant impact on landscape/visual amenity, aircraft, rail and road safety in terms of glint and glare;
- Any lighting and security fencing requires to be kept to a minimum. Natural features must be used where possible to assist in site security and screen security fencing;
- Access tracks to the solar farm requires to be kept to a minimum to better enable the site to be returned to its previous condition;
- Construction compounds needed to enable the development requires to be located to minimise its environmental and amenity impact. Details of the size and location of the site office, machinery, plant and construction materials requires to be provided;
- Foundations which enable the ground to be returned to its previous use will be preferred. Trenching and foundations require to be kept to a minimum;
- An appropriate ground maintenance programme will be required, and solar farms require to be designed to enable management through grazing by small livestock. This would require panels to be positioned at least 70cm above ground level and cabling to be suitably protected;
- On completion of the construction works, a Post Construction Road Survey will require to be undertaken by the applicant and any remediation works required will be agreed in writing with Renfrewshire Council. Any remediation works will require to be funded by the applicant; and,
- Solar PV Farms are considered to be a temporary use of land and will require to be returned to its previous use on expiry of planning consent. Any decommissioning works will be agreed with Renfrewshire Council and funded by the applicant.

<sup>1</sup> Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute)

## Communications and Digital Infrastructure

The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported in line with the criteria set out in Policy I6 Communications and Digital Infrastructure of the Local Development Plan.

Sufficient information requires to be provided with a development proposal to ensure that it is located in an appropriate location and unlikely to have any significant adverse effects. The following information will be required depending on the development proposal:

- An explanation of how the proposed equipment fits into the wider network;
- A description of the siting options and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution;
- Details of the design, including height, materials and all components of the proposal;
- Details of any proposed landscaping and screen planting, where appropriate;
- An assessment of the cumulative effects of the proposed development in combination with existing equipment in the area;
- A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation; and,
- An assessment of visual impact, if relevant.

## Provision for Waste Recycling in New Developments

Development including residential, commercial or business/industrial properties requires to include provision for waste separation and collection to meet the requirements of the Waste (Scotland) Regulations in line with Renfrewshire Council's Refuse Collection Standards.

Suitable and well-designed provision for the collection and storage of waste must be conveniently sited for both the householder (or other user) and the waste collection authority.



## Creating Places

Successful places are areas which support a mix of uses, where people live, work and enjoy leisure time. Places must be adaptable to future uses, balancing the interests and opportunities that are right for the place.

Detailed guidance is set-out in Renfrewshire's Places Design Guidance which identifies a range of considerations that form the basis of good 'places' design. This document is available to view at [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk).

Development proposals require to be prepared in accordance with Renfrewshire's Places Design Guidance in addition to the guidance included in this document.



### Alterations and Extensions to Existing Properties

Development will be considered in relation to the following criteria:

- The development requires to be of an appropriate scale, size and massing which does not constitute over development and reflects the established development pattern;
- Reflect the design and materials of the existing house and the character of the surrounding area; and,
- The amenity of the neighbouring residents or the surrounding area is protected.

### Residential Development within Garden Grounds

Development will be considered in relation to the following criteria:

- The position, orientation and access to the proposed house and the relationship with the existing and surrounding properties requires to maintain and respect the established development pattern;
- The new residential unit will not result in back-land development;
- The scale, size, massing and associated garden space of the proposed new residential unit will be similar to surrounding dwellings in the area; and,
- The privacy and amenity of the existing and proposed residential units will be comparable and protected.

### Change of Use from Amenity Space to Garden Ground

Enlarging garden areas by extending them into amenity space and areas of landscaping requires planning permission to change amenity space to garden ground.

Assessment of the proposals will require to be considered in relation to the following criteria:

- Proposals will not significantly affect the character and appearance of the amenity space, detracting from the amenity of the surrounding area;
- Development will not significantly fragment or incrementally erode amenity space;
- The proposals will not lead to a deficiency in recreational and/or public open space in the area or adversely impact on any active travel or green networks;
- Development will not result in the loss of trees that make a significant contribution to the area or result in a detrimental impact on the visual amenity of the area; and,
- The development will not lead to an undesirable precedent being set.

## Preparing your Householder Development Proposals

### Extensions to the Front of Dwellings

#### Porches

A porch is a small addition to the front or side of a house which provides a covered entrance to the property.

Porches requires to be:

- Small scale;
- Sympathetically designed, not obtrusive and not overwhelm the building or the character of the street; and,
- Materials match the original property.

Larger porches which incorporate additional rooms such as a utility room or toilets are unlikely to be acceptable.



#### Front Extensions

Extensions to the front of properties are often located at the most prominent part of the house visible from the street frontage.

Single storey extensions may be considered acceptable where:

- The extension is of a scale and design that is complimentary to the original property;
- The property is on an acceptable plot; and,
- The property is set back from the front boundary, and where there is not a uniform street scene.



## Extensions to the Side of Dwellings

### Two Storey Extensions

Two storey extensions requires to be:

- Designed to avoid causing an unacceptable loss of light or privacy for neighbours;
- Set back from the front elevation of the original property, set back from the side boundary and is no more than half the width of the original property; and,
- Constructed in materials and style to match the original dwelling.



### Single Storey

Single storey extensions requires to be:

- Of a scale and design that is appropriate to the property and locality;
- The plot size is suitable and can accommodate the extension;
- Access is retained to the rear of the property;
- Appropriate materials are used that matches the existing property;
- It is no greater than half the width of an existing property to ensure that the existing property remains the dominant feature;
- A side extension is constructed on an existing driveway consideration must be given to how suitable parking arrangements will be retained; and,
- The pitch of the roof is the same as the main property.



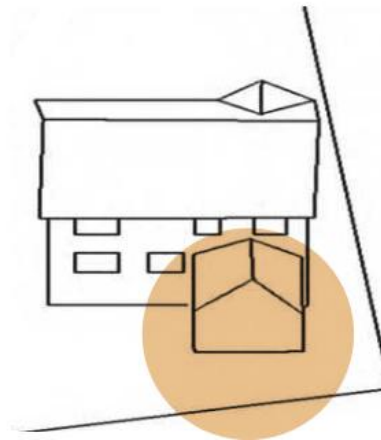


## Extensions to the Rear of Dwellings

### Single Storey

Rear extensions requires to be:

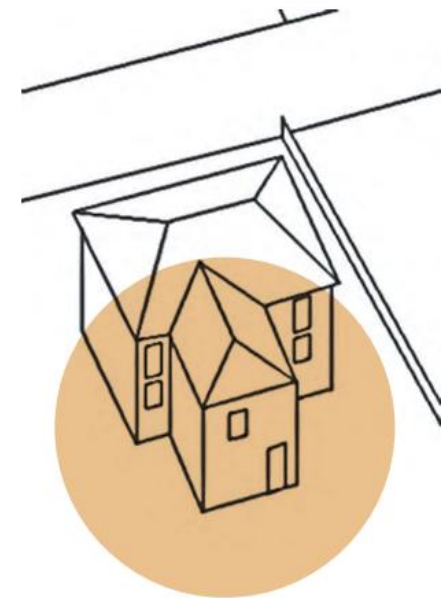
- Positioned to prevent loss of sunlight and daylight to neighbouring properties;
- There is consideration of the position of windows to habitable rooms in neighbouring properties;
- There is minimal impact on privacy to neighbouring properties;
- Single and two storey rear extensions are subordinate to the original property;
- The garden is not reduced to an unreasonably small size;
- The ridge line sits below the ridge of the house; and,
- The roof design is the same as the main property.



### Two Storey

Two storey rear extensions may be considered acceptable where:

- It does not extend more than 4 meters into garden ground from the rear elevation of a property; and,
- Is positioned at least two metres from the boundary of a semi-detached or terraced property.



## Dormer Windows and Roof Extensions

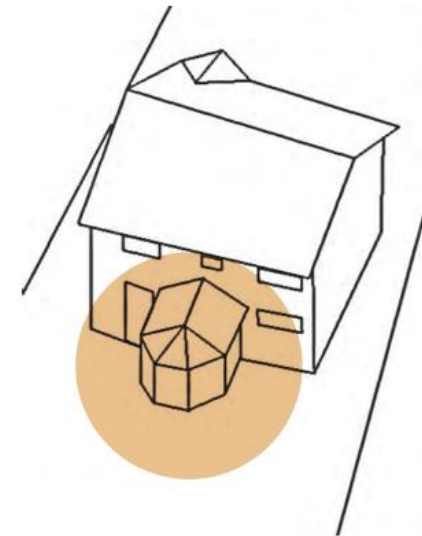
Dormer windows requires to be:

- Small, discrete additions which retain the character of the original roof;
- Ideally located to the rear of a property;
- Set below the ridge line of the property and above the eaves;
- Not dominate the roof;
- External finishing materials match the existing roof and windows; and,
- The window detailing matches the character, proportion and style of windows on the main property.



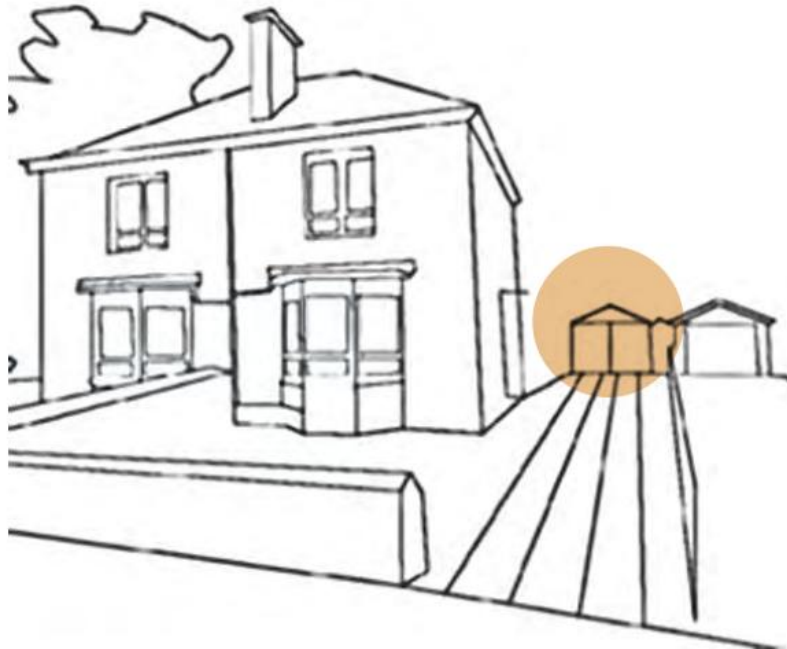
## Conservatories

- Conservatories should be located to the rear of a house or in a non-prominent position to the side;
- Rarely will conservatories be acceptable to the front of a house;
- If a conservatory has a dwarf wall/plinth this should normally match the walling material of the original house, unless a more contemporary approach is proposed; and,
- As with a normal extension to the rear of a house, attention must be paid to the impact that the conservatory would have neighbours due to loss of privacy, over-domination and loss of natural daylight.



### Outbuildings including Garages and Carports

- All outbuildings, including garages, carports, bin stores and cycle stores, should be set behind the front building line; and,
- Detached garages should be proportionate in scale to the site and be completed in materials to match or complement the appearance of the main building.



### Decking, Terraces and Balconies

Decking, balconies and roof terraces can provide valuable and welcome amenity space for properties. Careful consideration is required to the location and design of any decking, roof top balcony or terrace in order to protect residential amenity and seek to avoid significant overlooking.

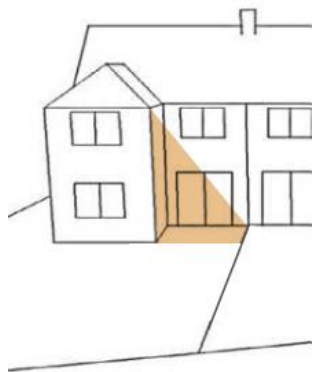
### Boundary Walls, Fences, Gates and Hedges

Boundary treatments including walls, fences, gates and hedges have a variety of functions. The type of boundary treatment, its materials and its height help to define the character and appearance of an area. When considering new boundary treatments consideration requires to be given to:

- The design and height of boundary walls, railings and gates should relate to the character of the street/surrounding area;
- Details such as railed sections and pillars can reduce the visual impact of a high wall;
- Visibility at the entrance to a drive is important in road safety terms. A fence or wall on a side boundary can obstruct visibility to a drive;
- Good quality materials; and,
- Hedges can provide an attractive natural boundary if properly maintained.

## Overshadowing and Daylight and Sunlight

Extensions requires not overshadow neighbouring properties to an unacceptable level. The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. However, it is only a general rule of thumb. The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows.



## Sunlight

The 25 degree rule provides a guideline for ensuring that buildings receive a reasonable amount of sunlight. The method uses a 25 degree line drawn in section from the horizontal midpoint of the ground floor window.

This method requires to be applied in situations where existing windows would directly face the proposed building or extension.

## Other Consents

Before you submit your completed design you are require to double check your proposal does not require any additional permission including:

### Listed Building Consent

Listed Building Consent will be required for extensions and alterations to a listed building, even if planning permission is not required. If your building is listed and you also require Planning Permission, it may be a good idea to apply for both consents at the same time.

### Conservation Areas

Under planning laws, the Council has a duty to protect, preserve and enhance the buildings and structures in the Conservation Areas. If you plan to undertake substantial or total demolition works of an unlisted building in a Conservation Area you will require Conservation Consent. Where a building makes a positive contribution to the character of the conservation area, the presumption should be to retain it.

### Building Standards

If you propose to erect a new building, to alter or extend an existing building, to convert a building or to demolish a building, you will normally require building warrant permission. Permission is granted in the form of a Building Warrant which must be obtained prior to starting work. A warrant will be granted if the proposals meet the requirements of the building regulations. It is an offence to begin work, for which a Building Warrant is required, without such a warrant. If a warrant is not obtained, this may lead to enforcement action being taken and it could also cause difficulties during property transactions.



## Residential Use of Centres

### Upper Floor Residential Developments

New residential developments in the upper floors of the town centres of Paisley, Renfrew and Johnstone will be encouraged in principle when they are in accordance with the Centres policies.

### Re-Use/Redevelopment of Institutional Premises

Where buildings are not fit for purpose and have become vacant, and it can be demonstrated that conversion of the existing buildings is not viable or practicable and will not allow a new use to operate, then consideration will be given to redevelopment.

All such proposals will be subject to the approval of a masterplan/development brief to ensure protection of environmental qualities, there is a high-quality design and the density of development is appropriate to the location.



## House in Multiple Occupation (HMO)

Planning permission is required where use as a HMO is considered to be a 'material change of use of land or buildings'.

The Town and Country Planning (Use Classes) (Scotland) Order 1997 defines a house as being the sole or main residence of a single person, or any number of persons living together as a family, or not more than 5 residents living together as a single household where care is provided for residents.

Where more than 5 residents live together as unrelated individuals this is considered to be a material change of use, requiring planning consent. Planning permission is also required where three or more unrelated persons or three or more families are living in a flat property.

All proposals for a HMO will be considered in relation to the following:

- The potential impact on the amenity of the area;
- The level of provision of HMO's in that locality; and,
- The relevant Local Development Plan policy and associated supplementary guidance which relates to the application site.

## Other Requirements

A building warrant may be required if structural alterations are proposed to be undertaken to the premises for which a HMO licence is sought. The applicant should contact Renfrewshire Councils Building Standards Section to discuss the need for a Building Warrant.

The licensing of HMOs operates under the Housing (Scotland) Act 2006. A license may be required where any living accommodation is occupied by 3 or more persons who are not either:

- All members of the same family, or,
- All members of two families, and which accommodation is (a) a house, or is, or forms part of, any premises or group of premises owned by the same person and its occupants share one or more of the basic amenities with each other; and is occupied by those 3 or more persons as an only or main residence, or (b) of such type, or which is occupied in such manner, as the Scottish Ministers may specify.



## Affordable Housing

Early discussion (pre-application stage) with the planning authority will be required to establish affordable housing requirements and the most appropriate mix of affordable housing to be provided on all sites of 50 or more dwellings.

The provision of affordable homes must be fully integrated into new development and requires to be delivered in the form of:

- Completed affordable units:
- Units completed by the developer and subsequently transferred to the Council/ Registered Social Landlord on a design and build basis. These units must also comply with the Scottish Government's grant funding criteria in terms of their design standards,
- The provision of an appropriate area of serviced land being transferred to the Council or a Registered Social Landlord for the development of the required number of affordable units. Where land is transferred, it must be provided fully serviced and free of constraints,

- Off-site delivery; or,

In specific incidences where a developer can prove that on site provision of Affordable Housing is not viable, and the Council is in agreement, an off-site provision may be considered.

In such cases discussions on offsite delivery must be made in advance with both Planning and Housing and requires to ensure that the alternative off-site provision is:

- A site where housing is supported in principle by the local development plan;
- The proposed alternative site makes an equally satisfactory contribution to meeting unmet local housing needs as the principal development site and is capable of delivering the number of affordable units required on the principal site;
- Located within the same submarket area as the development site (as defined in Renfrewshire Local Housing Strategy). It will be for the Council to decide if an alternative site outside the submarket area is acceptable;
- Located within an area that does not have a concentration of affordable housing. It will be for the Council to determine if there is a concentration, therefore a developer wishing to provide offsite contributions must contact the Communities & Housing Service in advance of making an application;
- Where the developer is not constructing the affordable housing the site should be transferred to the Council or a Registered Social Landlord at an agreed or nil value. The site must be transferred to the Registered Social Landlord or the Council prior to the delivery of any units on the primary site. Only that portion of the site necessary to effectively deliver the contribution need be transferred. The transferred land must be accessible, serviced, and readily developable. It will be for the Council or an Registered Social Landlord to determine its acceptability;
- Where the developer is actually delivering the affordable housing on the secondary site, the release of market housing on the primary site will be linked to the delivery of affordable housing.

- Commuted sum

In exceptional circumstances, where sites are unsuitable for affordable housing, where off site provision cannot be provided, where there are sound reasons for not transferring part of the land for affordable units or there is no funding commitments from the Scottish Government, a financial contribution to the council (a commuted sum) will be acceptable in lieu of on or off-site provision. Any proposal by a developer to address affordable housing through a commuted sum must be supported by a viability assessment which sets out why onsite provision is not suitable.

The instances where a commuted sum may be acceptable include:

- Where there is a high concentration of affordable housing in the area and the provision of a commuted sum would help achieve more balanced communities elsewhere in the housing market area;
- Where the Councils Communities and Housing Service recommend that this is the most appropriate form of contribution in considering the Councils strategic housing priorities;
- Site constraints affecting development viability;
- Where all reasonable efforts to identify other opportunities for on or off-site provision have been exhausted

The basis for a commuted sums is to allow flexibility to ensure the right houses to be built in the right areas, in particular where in accepting the commuted sum this would achieve more, higher quality, or better-located affordable housing elsewhere; help support the delivery of a preferred tenure of affordable housing elsewhere; or support the delivery of non-new build affordable housing projects throughout the area.

Financial contributions will be paid to the Council and then reinvested in the provision of affordable housing in the same Housing Market Sub Area (as defined by the Renfrewshire Local Housing Strategy). As well as funding the actual housing build, the funds may also be used to assist the purchasing of sites or property, or to meet particular infrastructure constraints, in order to assist the delivery of affordable housing on the ground and promote the direct provision of affordable accommodation through the Council or Registered Social Landlord on other sites.

The value of the commuted sums will be determined independently by the District Valuer (DV) or by a chartered valuation surveyor suitably experienced in the type of property and locality and appointed by mutual agreement between the parties, failing which the chairman of the RICS in Scotland. The developer will be required to cover the costs incurred to carry out this valuation.

Commuted payments must be paid by the developer at appropriate phases of the site's construction period, as agreed through a legal agreement.

The affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and lowcost housing without subsidy.

Where new affordable homes includes the provision of intermediate housing for rent or sale, discount sale and entry level market starter homes, units may require a burden to be placed on their title to ensure that future sales are made to priority groups at an affordable cost. Each site will be considered on its merits.

When a new planning application is submitted which would increase the overall capacity of a site, the additional units only would be required to meet the terms of Policy P3. If the planning application relates to amendments which would not affect overall site capacity including changes to layout or house types – the terms of the policy would not apply.



## Gypsy/Travellers and Travelling Show People Development

Development sites for Gypsy/Travellers and Travelling Show people will be considered in relation to the following criteria:

### Location needs

- Demonstrate that there is a need within the local area for a transit or permanent site and the proposal would help address the identified need;

### Residential amenity and character

- Complement and be compatible with the character and appearance of the surrounding area providing an acceptable residential environment, amenity and setting;

### Density

- The number and nature of the pitches provided requires to be appropriate to the site size and general area;

### Layout

- Where sites are to be occupied on a permanent basis, the siting/ placing of caravans, chalets or other accommodation requires to ensure that prospective occupants have an acceptable level of residential amenity with regards to privacy and spacing;

### Access

- A suitable means of access requires to be provided. The site requires to be well connected and/or is within a reasonable walking distance from services, education, community uses, health services, public transport and other facilities;

### Services for the site

- The development makes provision for essential infrastructure such as water, sewerage disposal, electricity, lighting, refuse collection, internal roads as well as access for emergency vehicles. Provision of power through a sustainable means is encouraged;

### Boundaries and landscaping

- Boundaries and landscaping around sites requires to be sympathetic to, and in keeping with, the surrounding area. Parking and storage of material and/or equipment on the site requires to be satisfactorily accommodated and appropriately screened where required.



## Green Network and Infrastructure

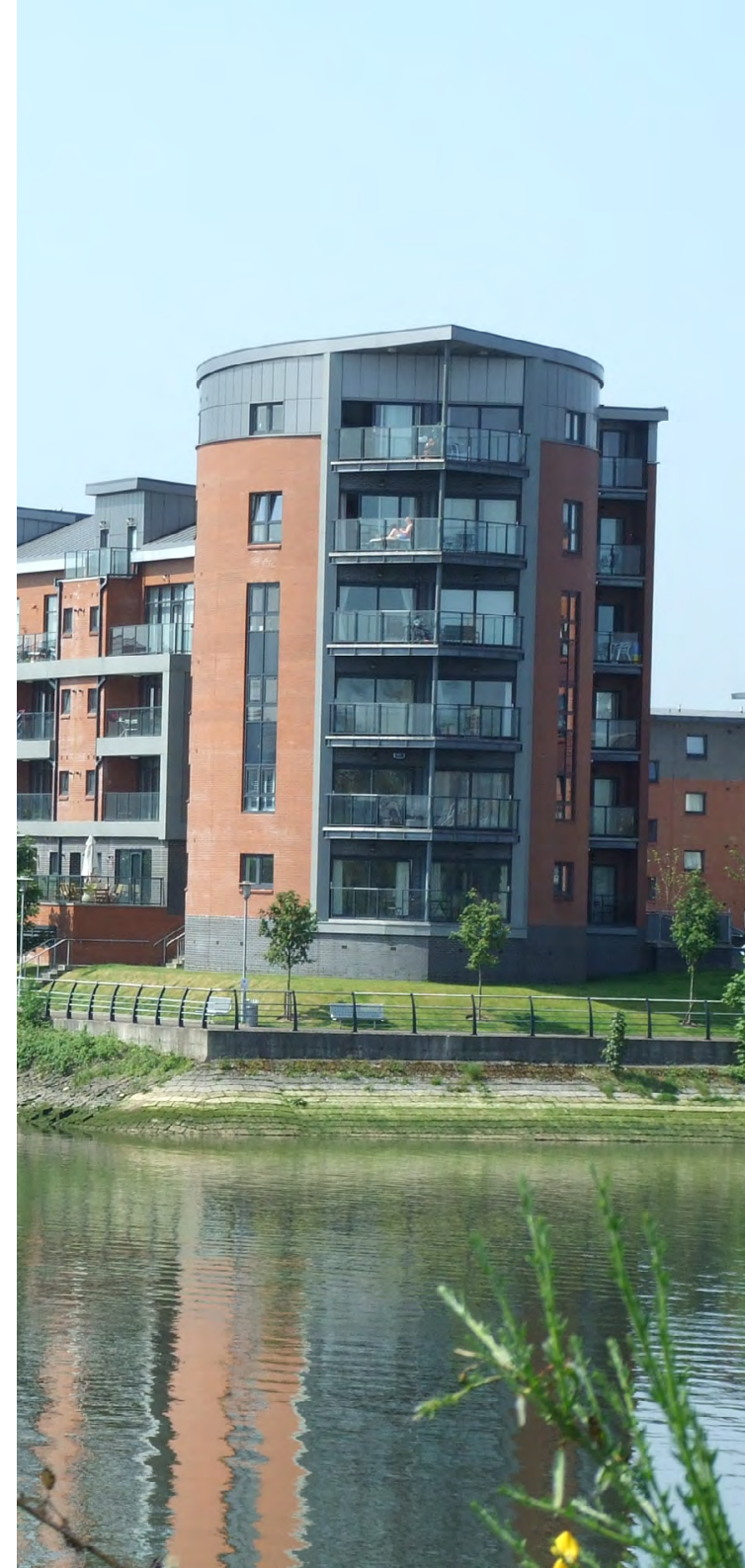
The provision of good quality green space, paths, cycle routes and associated green and blue networks, is an important element of place making and regeneration.

Investing more in nature, especially in close proximity to where people live and work, can deliver improvements in physical activity through sport and recreation and mental health, as well as having a positive impact on the long-term sustainability and quality of communities created.

New Development Proposals will be considered against the following criteria:

- Appropriate provision is made for the continuing use of active travel networks;
- Core paths, rights of access, open space, woodland and the water environment within or alongside the boundary of the development proposal will be integral to the design and layout of the development from the outset of the planning process;

- Development proposals requires to facilitate the provision and long-term, integrated management and maintenance of green infrastructure;
- Access is provided to green networks from new developments;
- Any potential impact to existing or proposed green networks, core paths or rights of way and other important routes, can be adequately addressed and/or suitable alternative provision is made;
- Development requires to enhance the green network by ensuring that on site green infrastructure is incorporated and designed to be integral to the overall development and will link into and enhance the wider green network; and,
- New development requires to incorporate the 'Getting It Right for Every Child' approach.



## Open Space

All areas of open space, not shown on the Proposals Maps which includes, play parks and small areas of recreation and amenity space, will be protected from development unless the following criteria can be satisfied:

- The proposed development is for recreation or physical activity use and it improves the quality and range of facilities;
- There is a long-term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;
- The development will not lead to a significant net loss of open space;
- The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;
- Alternative provision of equal or greater community benefit and accessibility would be made available on another site;
- The benefit of the proposed development to the public clearly outweighs the present open space value of the site; and,
- The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development.

## Open Space Provision in New Developments

Open space, amenity space and play provision shall be located in new developments, where appropriate, in a way which contributes to the site, surrounding area and the green network. The provision for open space will require to be in accordance with the Council's 'Renfrewshire's Places' Design Guidance. This document is available to view at [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk).





## Green Belt Development Criteria

**Policy ENV1 Green Belt sets out the range of uses which could be considered acceptable in principle within the green belt. All development proposals within the green belt will also be accessed against the following development guidance:**

- There will be no loss of prime quality agricultural land or agricultural land<sup>2</sup> of lesser quality that is locally important in line with Scottish Planning Policy;
- Any adverse impacts on the qualities of wild land are overcome by siting, design or other mitigation;
- Traffic and access infrastructure can be sensitively accommodated;
- No significant effects on public water supply and water environment from any pollution risk;
- The development links to the existing green network and active travel routes or provides new enhanced routes, where appropriate;
- Proposals to protect and provide access to open space have been incorporated;
- Development will not have a significant detrimental impact on the local landscape character. Development layout, design and siting must reflect local landscape character and respect and incorporate important landscape features such as traditional field enclosures, water courses, woodlands and skyline;
- It can be demonstrated that there is careful consideration of the siting, design, scale and grouping of any buildings and infrastructure;
- Appropriate landscaping proposals have been incorporated including the provision of well-designed boundary treatment;
- There are adequate services available for the development, or this can be provided;
- There is no significant detrimental effect on identified nature conservation interests, including species and habitats; and,
- All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding.

<sup>2</sup> Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute)



## Housing in the Green Belt

Residential development proposals will be considered in relation to the following criteria (residential use considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy ENV1 Green belt and Policy 8 of Clydeplan 2017):

- The development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use;
- It is demonstrated that there is a need for the residential use to be located out with the settlement;
- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
- The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
- The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character; and,
- Replacement dwellings must reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) require to be of a similar scale, character and massing to other residential units in the surrounding area.





## Natural Heritage

Natural heritage makes an important contribution to the local character, identity and quality of an area. A high-quality natural environment, water environment, landscape setting and diverse biodiversity and habitats complement a place, and these assets require to be protected with opportunities for enhancement.

All developments require to follow the principles of the mitigation hierarchy set out in Figure 4 and where possible will enhance the natural environment.

Development proposals require to prevent or avoid impacts on the natural environment, and measures require to be made to minimise and reduce any unavoidable impacts. Compensatory planting or habitat provision will be required to help restore the natural environment.

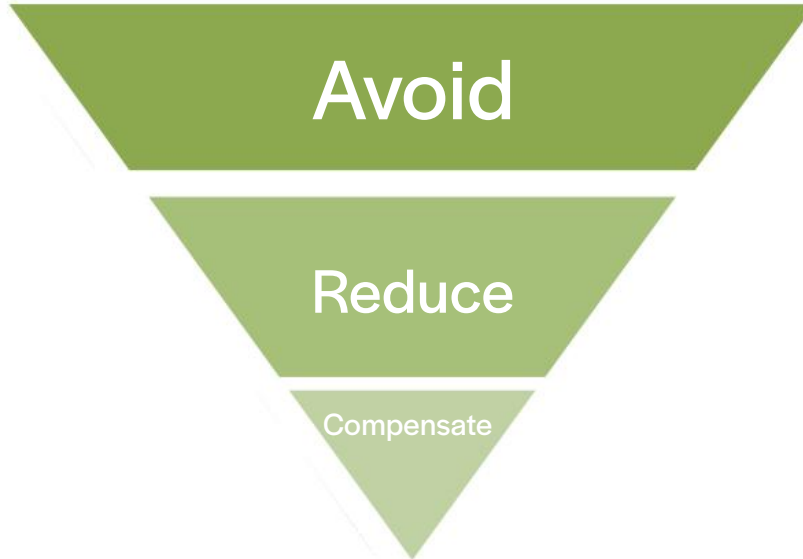


Figure 4 – Mitigation Hierarchy





## Trees, Woodlands and Forestry

**To maximise the benefits for a diverse natural environment, new development proposals require to:**

- Protect ancient semi-natural woodland, along with other woodlands, hedgerows and individual trees from adverse impacts resulting from development;
- Promote the planting of broad leaved and native species;
- Protect and promote positive management of trees for their nature conservation interest;
- Promote, where appropriate, the development of community woodlands, particularly where they are close to urban areas and where links to the green network, green belt and neighbouring settlements may be facilitated; and,
- Encourage the planting of appropriate trees as an integral part of new development.

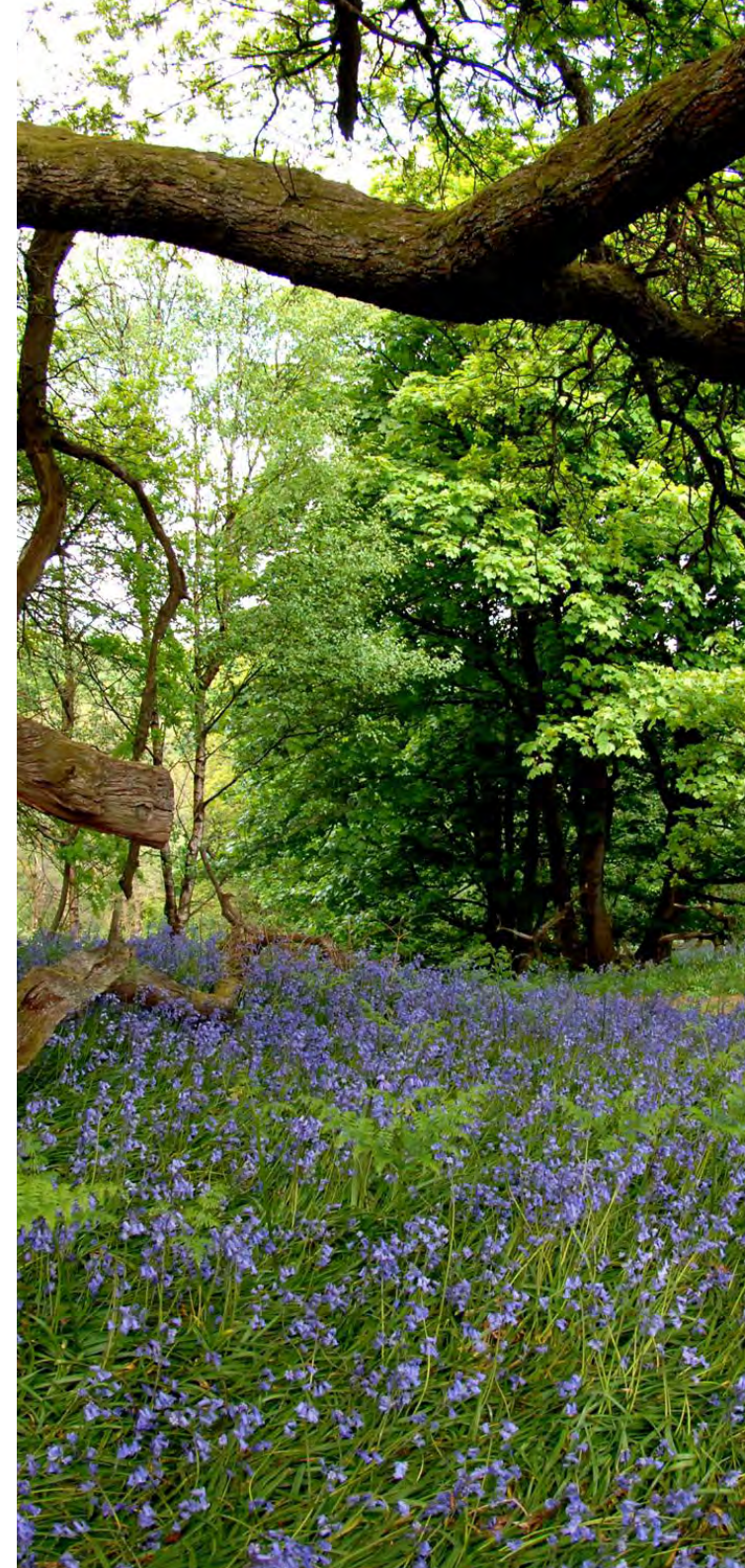
In line with the Scottish Government's control of woodland removal policy and the Mitigation Hierarchy in Figure 4, where woodland or individual trees are removed in association with development, developers will provide compensatory planting.

## Biodiversity

**To maximise the benefits for a diverse natural environment, new development proposals require to:**

- Not significantly affect existing species, habitats and ecosystems;
- Be of an appropriate design and layout to encourage species dispersal through improving connectivity and habitat availability; and,
- Avoid adverse effects on species and habitats. If required, mitigation measures and implementation strategies must be provided, or compensation achieved by biodiversity offsetting.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required in line with the guidance in Appendix 1.



## International Designations

Development proposals requires to consider potential significant impacts on European Sites. Development must not have an adverse effect on the integrity of the Inner Clyde Special Protection Area (SPA) with over-wintering Redshank population; Renfrewshire Heights SPA with a breeding population of Hen Harrier or the Black Cart SPA with over-wintering Whooper Swans all internationally important birds.

Development proposals within 150m of Inner Clyde SPA, the Whooper Swan feeding area around Black Cart SPA or within/ adjacent to Renfrewshire Heights must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of Redshank/Swan behaviour in the affected areas of the SPA, which is likely to involve a survey over at least one wintering season. Depending on results, it may require mitigation measures to address issues caused by the development.

Pre-application discussion with Nature Scotland regarding preparation of the assessment is recommended. Account requires to also be taken of the HRA undertaken in preparation of the Renfrewshire Local Development Plan.

The Council as 'Competent Authority' will carry out the HRA. If the proposal is likely to have a significant effect, the Council must undertake an Appropriate Assessment of the implications of the development.

Development which could harm any European Sites will only be approved in exceptional circumstances.

## National Designations

Development will require to safeguard the nature conservation value of Sites of Special Scientific Interest (SSSI). Development will only be permitted where:

- The objectives of designation and the overall integrity of the area will not be compromised; or
- Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

## Wild Land

Wild land is a nationally important asset. Development proposals which could impact on this land will be required to demonstrate that any significant effects on the qualities of the wild land can be overcome by siting, design or other mitigation.

## Local Designations

Development will require to protect and where possible enhance Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) to ensure that their nature conservation interest is maintained. Development requires to promote links between sites which enable species dispersal.

Development proposals covered by the SINC designation will be assessed against:

- The social and economic benefits of the development proposal;
- Any significant impact on the nature conservation interest of the site being mitigated; and,
- The provision of satisfactory compensatory nature conservation benefits.



## Regional Parks

Any development proposal within Clyde Muirshiel Regional Park requires to demonstrate that:

- It is for a use which will bring social or economic benefits to the area;
- There is no significant impact on the nature conservation, landscape character or heritage resources;
- The development does not cause significant conflict with neighbouring land uses;
- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;
- Any proposed building or structure is appropriate in design and scale to its surroundings;
- The development has no significant impacts on the visual amenity of the area; and,
- Development does not prevent or significantly impact upon recreational access to the surrounding area.





## Built and Cultural Heritage

### Conservation Area

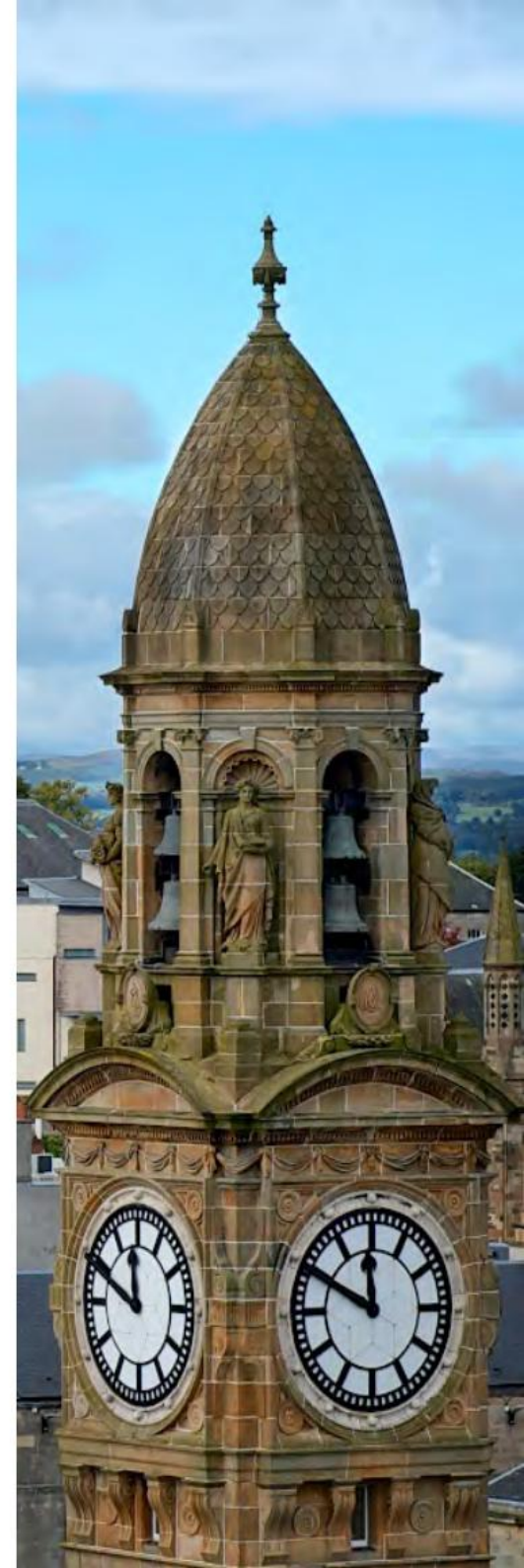
**Development within conservation areas will require to protect, preserve and/or enhance the visual amenity and historic/architectural character, local landscape character, including the setting, buildings and open space.**

The following criteria must be considered for development within Conservation Areas:

- High standards of design must be demonstrated which have regard to the architecture and character of the area, and ensure the maintenance and enhancement of local distinctiveness;
- New built development must have regard to massing, height, fenestration and building materials;
- Proposals must have regard to their wider impact in terms of visibility from external locations and the preservation of landmarks and views from and through the development site;
- The redevelopment of gap sites will be encouraged, such development will be required to enhance the character and distinctiveness of the conservation area;

- Encourage the redevelopment and refurbishment of historic buildings that are in need of substantial and appropriate repairs’;
- Where the demolition of an unlisted building is proposed, consideration must be given to the contribution the building makes to the character and appearance of the conservation area. If a building makes a positive contribution to the area, there is a presumption in favour of retaining it. Proposals for demolition will not be considered in the absence of a planning application for a replacement development that enhances or preserves the character of the surrounding area: and,
- Trees deemed to contribute to the overall townscape require to be retained and provision made for their future management. Where this is not appropriate replacement trees of the same species will be required.

Proposals for development adjacent to a Conservation Area must not have a significant adverse effect on its architectural and historic character and wider setting.



## Listed Buildings

Listed buildings and their settings require to be protected and enhanced.

Sensitive restoration, re-use and maintenance of listed buildings is encouraged.

Development proposals relating to listed buildings and their settings will require to consider “Managing Change in the Historic Environment” which is a series of guidance notes produced by Historic Environment Scotland and cover topics about making changes to the historic environment.

Proposals require to meet the following:

- Use of sympathetic and appropriate materials and finishes;
- Extensions/alterations do not significantly detract from the character of the building;
- The layout, design, massing, scale and form of the development require to be sensitive to the buildings character, appearance and setting;
- Landscaping and boundary enclosures preserve the setting of the listed building; and,
- Planting must be reinforced or re-established.

## Enabling Development

Enabling development as a potential generator of funding to assist in the consolidation and/or rehabilitation of listed buildings will be considered in principle. The enabling development will not materially harm the heritage values of the place or its setting. Development proposals also requires to meet the following criteria:

- Development will secure the long-term future of the place;
- It will meet the costs of resolving problems arising from the inherent needs of the place;
- Sufficient financial assistance is not available from any other source;
- It can be demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place;
- The development does not significantly conflict with other planning policies or guidance; and,
- The resultant development must be sited carefully to preserve or enhance the character and setting of the historic building.

## Demolition of Listed Buildings

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building will be demolished unless it can be clearly demonstrated:

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

## Scheduled Ancient Monuments and Archaeological Sites

**Scheduled Ancient Monuments and their settings require to be safeguarded. Where a proposed development potentially has a direct impact on a scheduled monument, Scheduled Monument Consent is required, in addition to any other necessary consents. Historic Environment Scotland manage these consents.**

### Unscheduled Sites of Archaeological Significance

Protection and enhancement of unscheduled sites of archaeological significance and their setting is important.

When considering development proposals affecting a location that is known to, or considered likely to contain an archaeological interest, the development will require to meet the following criteria:

- The overall benefit of the development will outweigh the benefits of preserving the archaeological resource;
- That there is no suitable alternative location for the development;
- The siting and design of the proposal will minimise the damage to the archaeological resource;
- Where approval is given, and preservation cannot be achieved, adequate provision must be made by the developer for the excavation and recording of the site remains (prior to and during development); and,
- Where an archaeological interest becomes apparent during development, provision must be made by the developer for appropriate recording of the site remains.

Proposals for development which may have an adverse impact on sites of archaeological significance shall not be permitted.

Where it is demonstrated that preservation cannot be achieved, excavation and recording of the site may be undertaken.

Development will not be permitted to proceed until suitable excavation and recording has taken place.

## Gardens and Designed Landscapes

Gardens and Designed Landscapes offer significant opportunities for education, employment, tourism and recreation.

They also provide a valuable green network and make a major contribution to the wider landscape of Scotland. Gardens and designed landscapes are by their nature evolving.

Development affecting gardens and designed landscapes will require to protect and, where appropriate, enhance the specific qualities, character and integrity of the site. Development will require to:

- Identify and understand the significance of a garden and designed landscape and identify the current baseline;
- Assess the potential impact of a proposed change on the site and its setting; and,
- Address any adverse impacts by identifying opportunities for mitigation in line with mitigation hierarchy (avoid, reduce, compensate). Compensatory measures should only be considered once opportunities for avoidance and reduction have been fully explored.

## The Water Environment

**The water environment has been progressively improving over the years and to assist in continuing this trend developments must mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.**

The River Basin Management Plan for the Scotland River Basin District sets out actions to improve water quality, improve physical condition, improve access for fish migration, improve water flows and levels, and assist in preventing the spread of invasive non-native species. To help deliver the objectives set out in the River Basin Management Plan, careful consideration is given to the location and design of new development in, around or affecting water bodies. Developments require to make provision to improve the water environment, inclusive of groundwater.

The Local Flood Risk Management Plan for Clyde and Loch Lomond Local Plan District details how and when the actions to deliver the goals set in the Strategy are to be delivered, which organisation is responsible, and how they are to be funded.

Developments with a marine component or implication along the Clyde, provided the proposed development is consistent with Scotland's National Marine Plan and the emerging Regional Marine Plan for Clyde Marine Region, will be supported.

All marine proposals require to identify environmental impacts and mitigate against these to ensure there are no unacceptable adverse impacts.

The following criteria requires to be considered for all proposals:

- Development will not significantly compromise the water environment in terms of its ecological status and require to improve the water body status and not prevent it from being able to achieve good ecological status in the future;
- There will be no significant impact on water quality in adjacent watercourses, groundwater bodies or areas downstream;
- Natural hydrology requires to influence the site's overall design and layout, encouraging minimal engineering works;

- Design of development requires to integrate SUDS and/or provide innovative landscapes which can retain flood water as well as deal with water quantity, water quality and amenity;
- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage; and,
- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community.



## Noise

**New proposals for residential development should avoid areas where aircraft noise levels are in excess of 57dB LAeq.**

Applications for residential development will be refused unless a noise assessment and noise-insulation measures can demonstrate that an appropriate level of residential amenity could be achieved.

When preparing new residential development proposals early pre-application discussions with the planning authority are advised to confirm whether a noise assessment is required to demonstrate an appropriate level of residential amenity.

## Air Quality

**Any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas will require to be mitigated.**

In assessing an application for such developments, the submission of an assessment of the likely impact of the development on air quality and any mitigation measures that are proposed will be required. Appendix 1 sets out what is required as part of an air quality assessment.



## Contaminated Land

**In assessing an application for development, there is a requirement to provide the necessary information to establish whether contamination is present or not.**

This shall be in the form of a report from a professionally qualified source and may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, the water environment, or other environmental receptors that could arise from the proposals.

Consideration must also be given to both radioactive and nonradioactive sources of contamination. Where there is known or potential contaminated land, gases or ground instability on a site, any development must take account of this in both its design and the type of use proposed. Should the development be approved, conditions may require to be attached to the consent to ensure that the necessary remediation action will be undertaken to prevent unacceptable risks to human health or the environment before the development proceeds.

## Pipelines and Major Hazards

**Within Renfrewshire there are a number of high pressure pipelines and sites where hazardous substances are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.**

Proposals for development involving the use, transmission or storage of hazardous substances will not be supported where there would be significant adverse impacts on the environment or health and safety.

## Burial grounds and Cemeteries

**The development of new cemetery sites/ graveyards or extensions to existing sites has the potential to result in an impact on the local water environment and the groundwater underlying the site. When planning such sites or extensions to an existing site, applications will require to be supported by a site investigation to consider the impact on the water environment. The extent of site investigation should be proportionate to the size of the proposed development.**

Planning applications for burial sites must be supported by the information detailed in SEPA's Groundwater Protection Policy and SEPA's Guidance on Assessing the Impacts of Cemeteries on Groundwater.



## Transport Assessment

**A transport assessment requires to be carried out where a change of use or new development is likely to have significant transport implications. A transport assessment is undertaken to assess the potential impact from traffic and transport as a result of implementing a development. It can also identify measures which reduce the need to travel, promoting more sustainable patterns of development, reducing car use and encouraging walking, cycling and use of public transport. An early indication of the scale of any potential transport impact arising from a development will influence the level and type of assessment required.**

A transport assessment requires to identify the main transport issues relating to the proposed development and must detail the following:

- Existing infrastructure and characteristics of the site and its surroundings;
- Baseline transport data;
- Travel characteristics including pedestrian and cyclist information;
- Existing public transport provision;
- Details of any proposed transport improvements or potential transport intervention projects;
- Details of the highway network surrounding the site;
- Description and details of proposed development;
- Proposed access arrangements for walking, cycling, public transport and vehicles;
- Person trip generation for the proposed development;
- How the location, layout and design of the development will influence the choice of travel mode;
- The proposed parking strategy; and,
- The transport implications of freight or service operations.

The above requirements are not exhaustive, the scope of the assessment should be discussed with the planning authority as early as possible in the process. More details can be found in The Scottish Government’s “Transport Assessment and Implementation: A Guide”.

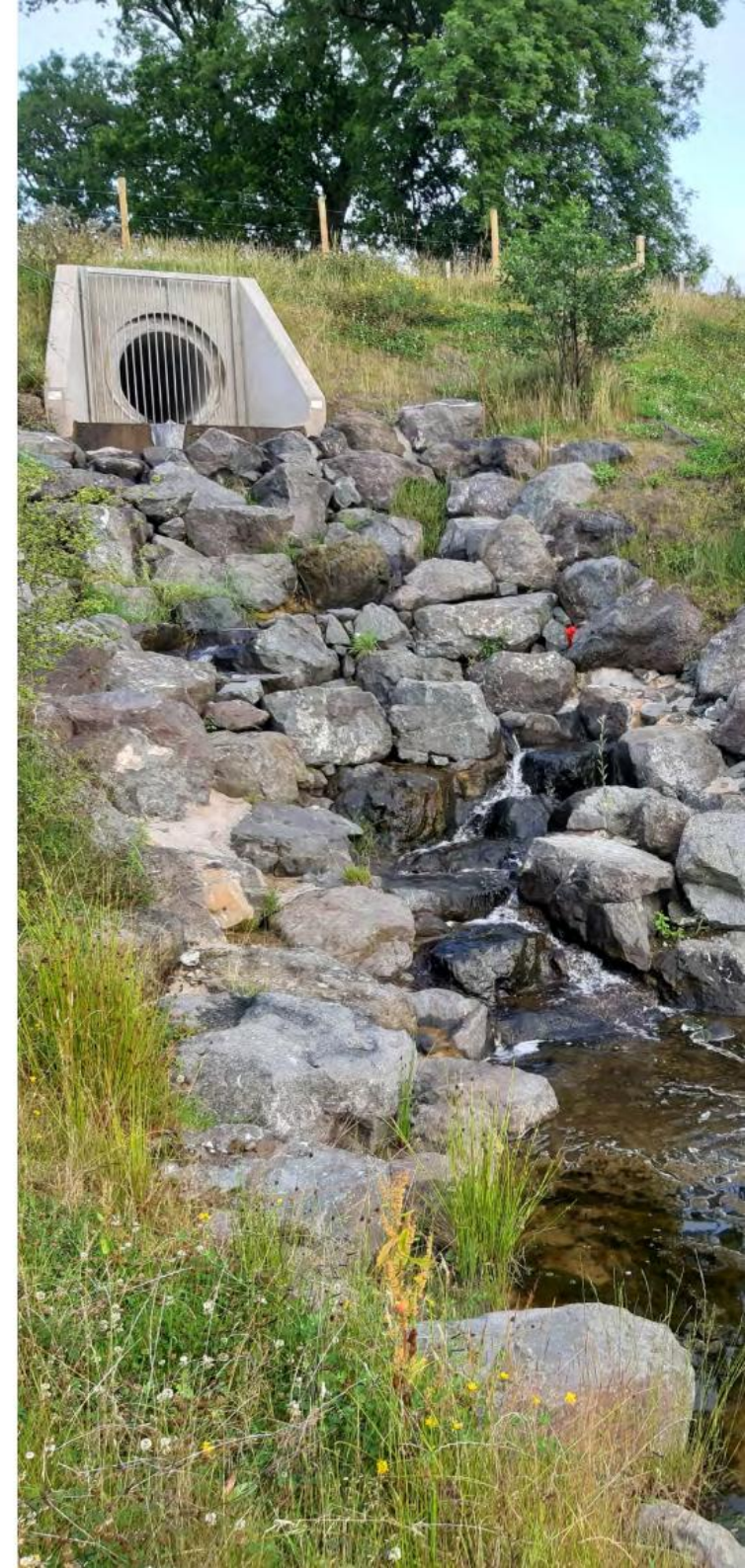
## Drainage Assessment

**Drainage assessment must provide an assessment of the drainage issues relevant to development proposals with the identification of a satisfactory provision of sustainable drainage infrastructure where practical.**

An assessment requires to include the following information:

- An examination of current and historical drainage patterns;
- A detailed plan of the development proposal;
- Information on how drainage design provides waste and sustainable surface water drainage;
- Details of how Sustainable Urban Drainage Systems (SUDS) will be incorporated into the development, where possible integrating drainage within landscape, green networks and open space;
- Pre and post development calculations to indicate surface water drainage requirements, including storage;
- Demonstration that the level of treatment and the available treatment for SUDS is adequate;
- Soil classification for the site;
- Subsoil porosity test including the location of suitable drainage and/or infiltration devices;
- Assessment of flood risk, if required; and,
- Maintenance arrangements.

Further advice and guidance is contained within the Council's Drainage and Flood Assessment Advice Note.





## Flood Risk Assessments

**Avoidance is the first principle of sustainable flood management. New development requires to avoid areas susceptible to flooding and developers will be required to demonstrate promotion of sustainable flood risk management measures.**

Development proposals in areas of flood risk will be subject to sustainable flood risk management measures being incorporated into the development and compliance with Scottish Planning Policy's Flood Risk Framework and SEPA guidelines, with an assessment setting out the following:

- Identifying and quantifying the source of flooding;
- Assess the level of risk of flooding arising from and to the proposed development;
- Demonstrate that the proposed development is compatible with the risk of flooding;
- Provide a description of measures to protect against or manage flood risk ensuring any loss of flood storage capacity is mitigated to achieve a neutral or better outcome;
- Indicate how surface water discharge is to be managed in terms of flood risk;
- Include acceptable measures to mitigate against the potential effects of flooding on and off the site arising from the proposal;
- Demonstrate that the proposal will not have an adverse impact on a flood prevention scheme; and,
- Specify and assess maintenance implications.



## Design and Access Statements

Design requires to be considered as an integral part of development proposals. Developments requires to be designed in relation to the specifications and requirements of the site as well as the character and amenity of the surrounding area. All development requires to be **inclusive and be able to be used and accessed by everyone.**

Certain applications for planning permission require to be accompanied by a statement explaining:

- the design principles and concepts that have been applied; and
- How issues relating to access to the development have been dealt with.

## Environmental Impact Assessment

This is an assessment of the likely significant environmental effects arising from a development. An Environmental Impact Assessment (EIA) sets out mechanisms for reducing, avoiding or offsetting any potential adverse impacts.

The majority of planning applications do not require an EIA and for those developments that do, the overall planning application process remains largely unchanged.

Some types of development automatically require an EIA, development falling within a description in Schedule 1 as outlined in the Environmental Impact Assessment (Scotland) Regulations 2011. These tend to be larger developments which are likely to have significant environmental effects. Developments of a type that are listed in Schedule 2 of the 2011 EA Regulations will require an EIA if it is likely to have a significant effect on the environment, by virtue of factors such as its size, nature or location. Further detailed guidance is provided in Planning Circular 3/2011: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011.

## Site Investigations

The responsibility for the safe development of a site rests with the developer. Site investigations may be required to identify potential contamination, noise and/or air quality issues.

To ensure that the land and site is suitable for the intended use or development, an assessment requires to set out the following information:

- Identification of the source(s) of any potential impact;
- Details of the likely requirements for remediation or mechanisms for reducing, avoiding or offsetting any potential adverse impacts; and,
- Details of monitoring and evaluation of remedial measures.

Further advice and guidance is contained within the Council's Contaminated Land Guidance.



## Noise Assessments

**The structure and content of a noise assessment report requires to include the following:**

- A description of the site and proposal;
- Set out the agreed criteria for assessment;
- Details of noise measure surveys undertaken, data summary and additional calculations;
- Details of the techniques and equipment used in measurement;
- Details of the noise source and receptors;
- An impact assessment; and,
- Noise mitigation measures, implementation and monitoring.

## Air Quality Assessments

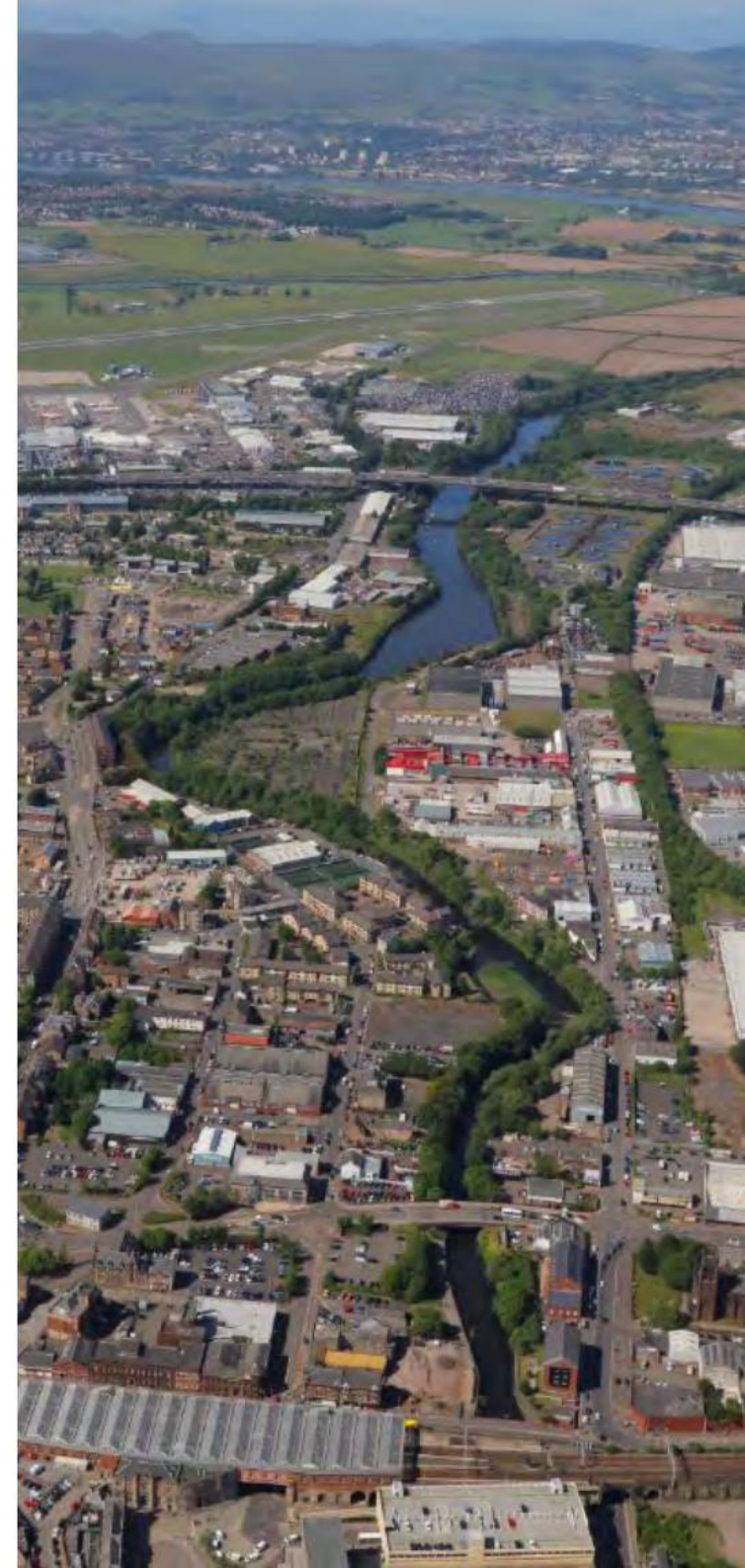
**An Air Quality Assessment requires to consider the following:**

- Existing air quality in the study area (base year);
- Predict the future air quality without the proposed development in place (future base year);
- Future air quality with the development in place; and,
- Measures required to mitigate the potential impact on air quality.

There is a wide range of assessment methods available for air quality assessment. The Local Air Quality Management Technical Guidance (TG0916) and the Land-Use Planning and Development Control: Planning for Air Quality (January 2017) requires to be considered when determining the assessment methodology.

The proposed assessment methodology and datasets should be agreed with the Council prior to the commencement of the assessment.

Consideration of the Renfrewshire Council's Air Quality Action Plan 2 and the Air Quality Management Areas within Renfrewshire must be taken into account when undertaking an Assessment.



## Ecological Appraisal

**An ecological appraisal is required to determine the likely ecological constraints associated with a development, and to establish the potential scope of any further, more detailed ecological survey needed to underpin any mitigation strategy required.**

An Ecological Appraisal contains a ‘phase 1 habitat survey’ which aims to identify and map any habitats present within an area.

The survey will determine the need for further investigation and to understand the impact of a development on an area.

An ecological appraisal requires to provide:

- a description of the habitats present;
- pre-existing desk study data for the Site;
- an overview of the relevant legislation and policy afforded to the habitats and species present (or likely present);
- an assessment of the potential of the Site to support protected species and species of conservation concern;
- the identification of any key ecological constraints and opportunities; and
- the likely requirement for any further survey work to inform the mitigation, compensation and enhancement measures required to address legislative requirements.

## Landscape and Visual Assessment

**A Landscape and Visual Appraisal provides the baseline against which the effects of a proposed development, on the landscape of the site and its context, are assessed.**

The design of the proposed development and the identification of mitigation measures to minimise adverse effects must be informed by a landscape and visual assessment. During the appraisal, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed.

An assessment requires to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity; and
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

The methodology used for assessing the landscape and visual effects should be based on recommendations in Guidelines for Landscape and Visual Appraisal 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013.







This publication can be made available in Braille, large print or audio.  
If you would like information in another language please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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E: [localplanconsultation@renfrewshire.gov.uk](mailto:localplanconsultation@renfrewshire.gov.uk)





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

**On: 15 March 2022**

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**Report by: Chief Executive**

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**Heading: Renfrewshire Planning & Development Tree Policy 2022**

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## **1. Summary**

- 1.1 Trees and woodlands contribute greatly to amenity and the quality of place. They benefit biodiversity and have a pivotal role in mitigating the effects of the climate crisis.
  - 1.2 Following the full Council meeting on the 30 September 2021, an updated policy framework has been prepared which aims to protect and maintain existing trees across Renfrewshire as well as outline the importance of active management of existing trees along with ensuring the appropriate provision for the planting and preservation of trees on new development sites.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) approves the attached Renfrewshire Planning and Development Tree Policy 2022.
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## **3. Right Tree – Right Place**

- 3.1 Trees and woodlands make Renfrewshire a healthier, more attractive place to live. Trees have a vital role to play in the setting, appearance and quality of Renfrewshire's environment and make a significant contribution to the economy, communities and the environment. The attached Planning & Development Tree Policy aims to protect and enhance trees across Renfrewshire.

- 3.2 COVID-19 has led to a substantial shift in our behaviours. A large proportion of the population have been working remotely from home, as well as engaging more in active travel, and minimising travel beyond their local area. This has had a significant effect on the environment and how we view our communities and places.
- 3.3 Enabling a shift toward positive, long-term behaviour patterns as set out in the tree policy provide opportunities to reinforce the ‘climate positive’ behaviours ensuring tree planting in the right locations and supporting opportunities for tree management.
- 3.4 Renfrewshire Council is striving to become carbon-neutral by 2030. Preserving and enhancing the tree stock across Renfrewshire as outlined in this policy framework will assist in meeting this target.

#### **4. Renfrewshire’s Planning & Development Tree Policy**

4.1 The policy provides up to date advice on the following areas:

- Works to Council owned trees;
- Protected trees in conservation areas and trees covered by tree preservation orders;
- High hedges;
- Council powers in relation to privately owned trees;
- Householders common law rights for trees;
- Trees overhanging roads and footways;
- Trees in gardens of Council houses;
- Trees affected by development sites.

4.2 In terms of tree works required in relation to operational matters by the Council, this will be considered by a separate policy which will be brought forward by Environment and Infrastructure.

#### **5. Next Steps**

5.1 If approved by the Board, the policy will be placed on the Council’s web pages and used as advice for future tree works as well as used as a material consideration when determining applications for tree works and planning applications for development sites ensuring appropriate provision for the planting and preservation of trees when considering development proposals.

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#### **Implications of the Report**

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



3. **Community/Council Planning** – The policy aims to support the wellness and well-being of our communities as well as supporting sustainable and connected communities by setting out a framework on trees will enhance the setting, appearance and quality of Renfrewshire’s environment and make a significant contribution to the economy, communities and the environment.
  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.
  13. **Climate Risk** - The Planning & Development Tree Policy sets out a framework to ensure sustainable development, aiming to facilitate the transition to a low carbon economy and adaptation to the climate crisis.
- 

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# RENFREWSHIRE PLANNING & DEVELOPMENT TREE POLICY - 2022

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## Right Tree – Right Place

Trees and woodlands make Renfrewshire a healthier, more attractive place to live. Trees have a vital role to play in the setting, appearance and quality of Renfrewshire's environment and make a significant contribution to the economy, communities and the environment.

COVID-19 has led to a substantial shift in our behaviours. A large proportion of the population have been working remotely from home, as well as engaging more in active travel, and minimising travel beyond their local area. This has had a significant effect on the environment and how we view our communities and places.

Enabling a shift toward positive, long-term behaviour patterns may also provide opportunities to reinforce the 'climate positive' behaviours ensuring tree planting in the right locations and supporting opportunities for tree management.

Renfrewshire Council is striving to become carbon-neutral by 2030. Preserving and enhancing the tree stock across Renfrewshire will assist in meeting this target.

Trees benefit our environment in a variety of different ways including:

- ✓ Improving and sustaining various levels of biodiversity
- ✓ Storing CO2 from the atmosphere and releasing oxygen to moderate air quality
- ✓ Providing both shelter and shade
- ✓ Enhance amenity within the built environment
- ✓ Health benefits
- ✓ Relieving localised flooding
- ✓ Preventing soil erosion
- ✓ Woodlands offer opportunities for walking and getting close to nature



# Trees in Renfrewshire

## What is a tree?

A tree is not defined within the Planning Acts. It has generally been agreed to be “a woody perennial plant which can attain a stature of 6 metres or more on a single stem”.

## What Tree?

When selecting a tree to plant, thought should be given to the existing surroundings and planting.

You should:

- Aim to plant native species;
- Consider how fast it will grow and how high it could eventually reach;
- Consider the likely effects on both your own property and any immediate neighbouring property in terms of leaf drop, and;
- Consider whether the tree(s) could impinge on your own or your neighbours enjoyment of the garden on their land through acting as a barrier to light and quality of life.

## Renfrewshire's Existing Trees

To ensure that tree cover in our towns and villages is maintained it is important to encourage natural regeneration, and manage existing trees and woodlands.

Active management of trees includes the removal of dead, dying or damaged branches, pruning; and limited felling to allow for succession planting.

## Tree works to Council owned trees

The Council will undertake works to trees in their ownership in the following circumstances:

- to maintain clear sight lines (where reasonably feasible) at road junctions and access points;
- to ensure that trees do not unduly obstruct traffic signals and street signs;
- to clear the illumination zone of streetlights as is reasonably feasible;
- to maintain a minimum 2.5 metres height clearance over a footpath or a minimum of 5m clearance over a roadside as reasonably feasible;
- trees that are visibly damaging a public footpath;
- trees causing damage to a property, a tree officer will attend to conduct an inspection to advise on what course of action is required to mitigate further damage.



# Protected Trees

## Trees in Conservation Areas

Most trees in a conservation area are protected (all trees of 75mm diameter or greater measured at 1.5 meters above ground level).

There are eight conservation areas in Renfrewshire, these can be found on the following link – [Conservation Areas](#).

## Tree Works to trees in Conservation Areas

Anyone proposing to do work on a tree(s) in a conservation area is required to give six weeks' notice to the Planning Authority. Application forms are available from the [ePlanning Scotland website](#).

An application for tree works must be accompanied by a statement detailing the nature and extent of the proposed work and a plan to identify the trees.

Once the application is submitted and registered by the Council, a site visit will be undertaken to assess the proposed works, and a written notification of the outcome will be formally sent to you.

Consent for felling is unlikely to be granted unless the application is accompanied by a report from a reputable tree surgeon confirming that:

- the tree either constitutes, or is likely to become, a danger, or cause damage to property or persons;
- the removal of the tree is necessary for the continued growth of adjoining trees in the interests of maintaining tree cover within a site;
- the removal of the tree is justified in removing a severe adverse effect on the amenity of residential property.

If consent is granted for felling, a suitable replacement tree must be put in place.

Any tree works should be carried out by a reputable tree surgeon.

The planning authority may, if it sees fit, place a tree preservation order on the tree and the tree preservation order procedures would then apply - that is, a formal application for permission would have to be made to the planning authority.

If a tree preservation order has not been made after six weeks, the work may proceed.

Working on trees in conservation areas without giving six weeks written notification is an offence and the planning authority may prosecute. The penalties are detailed below.

The Council will endeavour to process all requests as quickly as possible. Written replies should normally be received well within the six week period. If the written reply is positive, there is no need to wait for the expiry of the six week period before the works can be undertaken.

### Tree Preservation Orders

Tree preservation orders can be made on important groups of trees, woodland areas and single trees where they have a significant impact on the public amenity of an area.

The Council has powers to make a tree preservation order in the interest of amenity or where trees are considered to be of historical or cultural importance.

Current tree preservation orders can be found using the following link – [Tree Preservation Orders](#).

Tree preservation orders are made by a Planning Authority under Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011.

The effect of an order is that any proposed tree works will require the Council's consent. A tree preservation order is not intended to prevent the sound management of trees and

woodlands, but to allow the Council to control works which affect them. The effect of an order is that any proposed tree works – cutting down, uprooting, topping, or lopping of any branches – will require the Council's formal written consent.

There is no transfer of ownership or responsibility for trees when they are covered by a tree preservation order. As with any other trees, liability for their safety, their condition, and any damage is the responsibility of the landowner.

### Works to Trees covered by a TPO

Anyone proposing to do work on trees covered by a tree preservation order is required to submit an application to the planning authority for consideration. Application forms are available from the [ePlanning Scotland website](#).

An application for tree works to trees covered by a TPO must:

- specify the operations for which consent is sought;
- give reasons for carrying out such operations; and
- identify the protected tree or trees which would be affected by such operations. The protected tree or trees must be identified by means of a map or plan of a size and scale sufficient for the purpose.

Once the application is submitted and registered by the Council, a site visit will be undertaken to look at the proposed works to the trees, considering them in the context of the site and surrounding area. A report of handling regarding the tree works will then be undertaken which will provide recommendations and the decision on the proposed works.

A formal decision notice from the planning authority will then be issued.

Consent for felling is unlikely to be granted unless the application is accompanied by a report from an accredited tree expert confirming that:

- the tree either constitutes, or is likely to become, a danger, or cause damage to property or persons;
- the removal of the tree is necessary and desirable for the continued growth of adjoining trees in the interests of maintaining tree cover within a site;
- the removal of the tree is justified in removing a severe adverse effect on the amenity of residential property.

If consent is granted for felling, a suitable replacement tree must be put in place. Any tree works should be carried out by an accredited tree expert.

### Penalties

Deliberate destruction of a protected tree without permission or in contravention of conservation area legislation, or damage in a manner likely to destroy it, can incur a fine up to £20,000 on conviction in a sheriff court.

Serious cases may be taken to the High Court, where there is no limit to any fine that may be imposed on conviction.

### Emergency Work to Protected Trees

If a tree is protected, but urgently requires work to be undertaken for safety reasons, professional advice should be sought.

The planning authority should be informed of the proposed emergency tree works as soon as possible. In order to justify the actions, proof will be required providing the following evidence:

- photographs indicating the tree's condition;
- report from a qualified tree surgeon stating why the works are necessary;
- independent witness statements, for example affidavits, confirming that the tree is dangerous.

## How are Tree Preservation Orders made?

New tree preservation orders can be made at any time. Contact should be made in the first instance to [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk) The flowchart below outlines the process.

Once approved, a provisional order is served on the owner of the land which comes into effect immediately; this will lapse after six months unless it is confirmed.

The Order will be served in writing on the owners and anyone else with a legal interest in the land. It is also advertised in the local press.

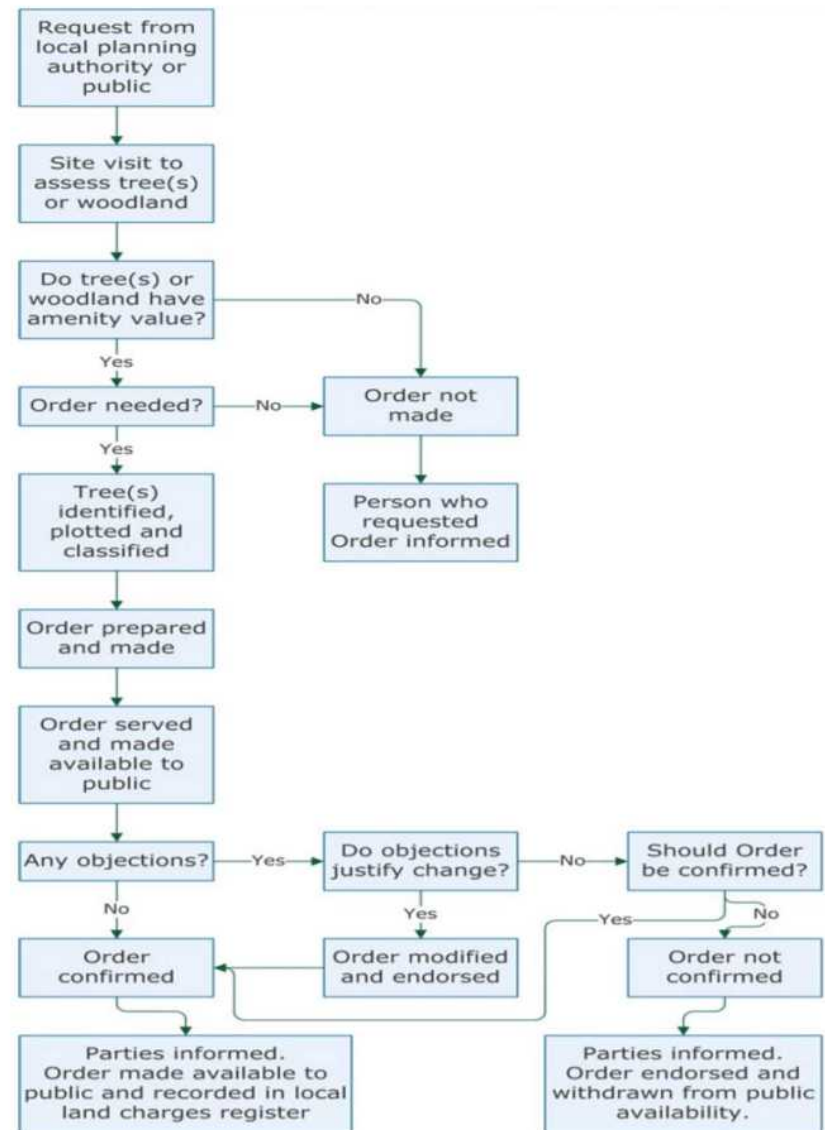
There is then a period of 28 days for objections or other representations to be made in writing to the Council explaining the nature of their concerns. If no objections are received the Council can proceed with the formal confirmation of the order. Once confirmed the tree preservation order will remain in effect until it is revoked.

Where objections or representations have been made to the Council these will be taken into consideration when the decision is made whether or not to confirm it.

Once confirmed tree preservation orders are recorded by the Keeper of Register of Sasines (Scotland) or in the Land Register of Scotland.

They then become legal burdens on the land occupied by present and future owners so that when land is sold on the title is passed on together with the tree preservation order.

Flowchart 1: Making and confirming a Tree Preservation Order



# FAQs - Trees

## High Hedges

The High Hedges (Scotland) Act 2013 came into force on 1 April 2014. The purpose of the legislation is to consider issues in relation to high hedges which interfere with the reasonable enjoyment of domestic property and where the issue has not been able to be resolved amicably between neighbours.

The legislation gives homeowners and occupiers a right to apply for a high hedge notice and gives the Council the authority to make and enforce decisions in relation to high hedges.

National guidance can be accessed at the [Scottish Government website](#).

A High Hedges Application form is available from the [ePlanning Scotland website](#).

After receipt of your proposal and after verification against the requirements of the legislation that the application is competent, we will advise you of the appropriate fee required for assessing the high hedge application.

## Council powers in relation to privately owned trees

The Council does not have the power to compel private owners to remove a dangerous tree unless it threatens a public road or footpath, nor does it have powers to compel owners to carry out tree work on the basis of light deprivation, encroachment or damage to property.

These are matters that require to be resolved through negotiation between private parties or, failing that, by resort to civil legal action.

## Common Law Right

Householders have a common law right to remove the nuisance associated with trees encroaching onto their property.

The following advice is given in relation to the exercise of common law rights with respect to encroaching trees:

- You can only consider removing those parts of the tree from where they cross the boundary of your property. You have no legal right to cut or remove any part of a tree that does not overhang or is beneath your property (i.e. the roots).
- You must not carry out any tree works on branches or roots that foreseeably may result in the tree becoming unsafe or



results in the decline or death of the tree. It is advised that you seek appropriate competent advice before carrying out any pruning, especially when severing tree roots.

- You do not necessarily have the right to enter on to land not belonging to you in order to carry out the removal of branches etc. You do have the right to carry out these works from your own land.
- For your own safety you are strongly advised to consult a professional tree surgeon for guidance on how best to prune back encroaching trees, unless the works are very minor, meaning you could do the works with hand secateurs, loppers or similar.
- Before you consider doing any works to a tree/trees you should find out if they are protected by a tree preservation order or are within a conservation area. If the trees are protected, you will require to gain consent by making an application/giving notice to the Council.
- You are advised to discuss with your neighbour your intention to prune encroaching branches. Legally you do not own the encroaching branches and you should offer these to your neighbour. But in all likelihood, you should consider disposing of the cuttings yourself.

### Trees overhanging roads and footways

If a tree overhangs the highway or footway, causing a danger by obstructing the passage of vehicles or pedestrians or interfering with sight lines or lights, the Council may require the owner or occupier to deal with the tree in order to remove the problem.

There are similar provisions for dealing with dead or diseased trees, which are likely to fall on the highway or footpath.

If the owner fails to comply, then the Council may do the work and charge the owner retrospectively.

### Trees in Council Houses

If you need to carry out work to trees within the garden of a house or flat rented from the Council, you should check with your local [Neighbourhood Services](#).

# Trees & Development

In considering proposals for new development Renfrewshire Council will make appropriate provision for the planting and preservation of trees.

Planning applications must be accompanied by sufficient information to allow the Council to accurately assess the trees affected by the proposals, whether that is during site masterplanning or detailed planning application stage.

The amount and type of information will vary on the type of application and should be discussed with the Council at as early a stage as possible.

Below is a brief breakdown of what is required depending on the type of application. More information may be requested by the case officer as appropriate, depending on the potential impact on trees and the nature of the proposed development.

## Pre-Planning Application

The pre-application stage in any development is crucial, particularly where there are a large number of trees on a development site.

The Council's development briefs for sites will guide development to the right places.

## Masterplanning

At the start of the masterplanning process, consideration must be given to the retention of existing trees and the planting of new trees as part of the development layout.

Early consideration should also be given to the enhancement of the existing tree stock and how areas of new tree planting can be linked to existing green networks.

## Planning Applications in Principle and Detailed Planning Applications

Where trees are present on sites that will be subject to planning applications in principle and detailed planning applications, then all trees within the application site and within 15 metres of the red line boundary should be included in the tree survey submitted with the planning application.

The tree survey should be undertaken to BS5837:2012 and must include:

- Survey schedule;
- Tree Constraints Plan;
- Arboricultural Impact Assessment;
- Tree Protection Plan;
- Tree Planting/Landscaping Plan and,
- Arboricultural Method Statements

This information is fundamental to the proper assessment of the planning application. Failure to provide this information from the outset will lead to delays in the processing of the application.

## Requirements for Surveys, Plans and Assessments

### Tree Survey

A survey should be the starting point for any development. The survey will include all of the trees present on site, any trees overhanging the site and trees up to 15 metres from the site.

The exact location of the existing trees and the full extent of their crowns should be accurately plotted. Typically, this survey will include a written statement together with a detailed site plan.

A tree survey has to be carried out by a competent arboriculturalist and include the following information:

- reference number/tag number;
- tree species, height, stem diameter, crown spread, crown clearance, age class, physiological and structural condition;
- management recommendations estimated remaining contribution and category grading as per BS 5837.

It is **vital** that the tree survey is carried out independently of and prior to any development proposals being drawn up.

Where trees form groups or woodlands, it may be more appropriate for the arboriculturalist to identify and consider these as groups and woodlands. If the groups are close grown, it will be more appropriate to assess their quality and value as a whole rather than individuals.

### Tree Constraints Plan

Following the completion of the tree survey, a tree constraints plan needs to be produced by the arboriculturalist. This is a design tool that is used to inform the proposed layout of the new development.

When this is submitted with the planning application, this will be used to show how due consideration has been given to the retention of trees as part of the proposed layout.

The tree constraints plan will include information highlighting the constraints above and below ground posed by the trees. This will require to consider the movement of trees in the wind, future growth, perceived safety concerns, shade cast by the trees and the existing crown spread.

The constraints below ground are represented by the root protection area. The root protection area is used to inform the construction exclusion zone.

Included in the tree constraints plan should be areas where proposed new tree planting will be carried out. These areas should also be protected from damage, particularly the movement of construction traffic, storage of materials and soil compaction.

While trees are only one consideration during the planning process, certain trees or groups of trees can be of such importance and sensitivity that they should significantly modify the design and layout or prevent developments altogether.

### Arboricultural Impact Assessment and Design Considerations

Once the detailed design proposals have been drawn up, an arboricultural impact assessment needs to be carried out in order to assess the trees against the proposals.

This assessment should detail:

- that structures are not sited within root protection areas;
- the presence of statutory tree protection;
- opportunities for new tree planting;
- that new buildings/structures are sited clear of ultimate crown spread;
- sufficient space is given for construction work, access, erection of scaffolding and storage of materials;
- the effect of the proximity of trees to buildings, on daylight into windows and gardens, existing and future tree height and spread, perceived risks to safety and dominance of trees over properties (see the section below on the proximity of structures and infrastructure to trees for further information);
- requirements for infrastructure, above and below ground services, roads and footpaths, visibility splays,

CCTV requirements, refuse stores, substations, lighting and signage;

- changes in ground levels, including existing, proposed and temporary stages;
- the effect of the proposed development on amenity values of trees on and near the site;
- mitigation measures for any tree loss;
- future pruning requirements.

Particular attention should be given to large old or veteran trees are important and valuable to sites. These trees are less resilient to the likely impacts of construction activity within close proximity and are therefore more likely to die or become unsafe. It may be more appropriate to incorporate them into open space.

The arboricultural impact assessment will be a written statement to accompany the tree constraints plan. It may be the case that additional plans will need to be produced in order to demonstrate how the above issues are intended to be dealt with (for example, cross sections, alternative proposals and specific construction methods).

### Construction within Root Protection Areas

BS5837:2012 states that the default position for structures should be outwith the root protection area of trees to be retained.

An incursion into the root protection area will only be considered where there is an acceptable overriding justification for construction within the root protection area and

where adequate technical information is submitted to support the technical solution proposed and that the technical solution will prevent damage to the tree.

For an overriding justification to be accepted the proposal must be considered to deliver social, economic or environmental benefits that benefit the wider community.

### Proximity of Structures and Infrastructure to Trees

BS5837:2012, Subsection 5.3 outlines the need to consider the ultimate height, canopy spread and the available rooting environment of existing and proposed trees.

Buildings and structures require to be sited to allow adequate space for a tree's natural development and at the same time reduce future pressure for removal of trees.

Buildings and associated infrastructure, including garden ground, should generally be located out with the zone of influence of existing and proposed trees.

The zone of influence is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree.

In certain cases the zone of influence may need to be increased to account for particular development site scenarios or to help retain important characteristics associated with individual or groups of trees and woodlands.

It is an offence to fell trees without a felling permission and where exemptions do not apply. This can be mean, upon

conviction, a fine of up to £5000 per tree and a criminal record for all involved in the felling.

In certain cases, whether or not a felling permission is needed, permission or prior notice may be required for proposed felling. Examples include sites of special scientific interest, conservation areas and tree preservation orders.









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

**On: 15 March 2022**

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**Report by: Chief Executive**

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**Scottish Government Consultations on the Draft National Planning Framework 4, Local Development Planning Regulations & Guidance, Open Space Strategies and Play Sufficiency Assessments**

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**1. Summary**

- 1.1 Following the enactment of the Planning (Scotland) Act 2019, the Scottish Government is now taking steps to successfully implement the Act and the wider reforms of the planning system. As part of the delivery of transforming planning, the Scottish Government have published a series of consultations including the draft National Planning Framework 4, significant changes to the development planning regulations and guidance and new duties on planning authorities to prepare and publish an Open Space Strategy and to assess the sufficiency of play opportunities for children in all local authority areas.
- 1.2 The full consultation papers can be found at:  
[National Planning Framework 4](#)  
[Local Development Planning Regulations & Guidance](#)  
[Open Space Strategies & Play Sufficiency Assessments](#)
- 1.3 The final date for the Council's response to all three consultations is 31 March 2022.
- 1.4 Section 6 of this report summarises the key points being taken forward in the consultation responses. However in overall terms the draft responses indicate that the Council is supportive of the approach outlined in all three consultations. There are some aspects of each of the documents which it is suggested might require further consideration, clarification and detail before finalising and publishing the framework, regulations and guidance. The proposed responses to the consultations are attached at Appendix 1.
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## 2. Recommendations

### 2.1 It is recommended that the Board:

- (i) approve the proposed consultation responses to the draft National Planning Framework 4, Local Development Planning Regulations & Guidance and Open Space Strategies and Play Sufficiency Assessments attached at appendix 1 for submission to the Scottish Government.
- 

## 3. Draft National Planning Framework 4

3.1 NPF4 sets out the Scottish Government's priorities and policies for the planning system up to 2045 and for the first time incorporates Scottish Planning Policy and the National Planning Framework into a single document.

3.2 The draft NPF4 is split into four parts:

- National spatial strategy for Scotland to 2045 – set out an approach to tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, build a well-being economy and create sustainable places;
- 18 national developments which will support the spatial strategy - National developments relevant to Renfrewshire include:
  - Clyde Mission;
  - Central Scotland Green Network;
  - National walking, cycling and wheeling network;
  - Urban mass/ rapid transit network;
  - Metropolitan Glasgow Strategic Drainage;
  - Circular Economy Materials Management;
  - Digital Fibre; and,
  - Strategic Renewable Electricity Generation and Transmission Infrastructure.
- National planning policy handbook consisting of 35 policies which set out the policies for the development and use of land which are to be applied in the preparation of local development plans and assessing planning applications. Once approved NPF4 will be part of Renfrewshire Council's statutory development plan. The framework contains 35 policies including 6 universal policies which will apply to all planning decisions.

The 6 universal policies are:

- Policy 1: Plan-led approach to sustainable development
- Policy 2: Climate emergency
- Policy 3: Nature crisis
- Policy 4: Human rights and equality

- Policy 5: Community Wealth Building
  - Policy 6: Design, quality and place
- Delivery programme which will set out how NPF4 will be delivered once it has been approved and adopted.
- 3.3 Once approved by the Scottish Parliament, NPF4 will form part of the statutory development plan for Renfrewshire with the current Clydeplan Strategic Development Plan (July 2017) no longer being part of the development plan.
- 4. Local Development Planning Regulations & Guidance Consultation**
- 4.1 Significant changes to development planning were made by the 2019 Act which sought to strengthen and simplify local development plans.
- 4.2 The main aim of the regulations and guidance is to try and refocus plans on the outcomes that they will deliver for people and place, rather than the process of preparing plans.
- 4.3 Local development plans are required to consider the ambitions and outcomes of the area, looking 20 years ahead, with place based plans that are relevant and accessible to the people with an interest in their place and the future of their places.
- 5. Open Space Strategies and Play Sufficiency Assessments Regulations**
- 5.1 In considering places, this consultation focuses on open spaces, green infrastructure and other outdoor places to play as key components of successful placemaking, assisting in creating great, livable, healthy and resilient communities and 20 minute neighbourhoods.
- 5.2 In delivering great places, the Scottish Government places new duties on planning authorities to prepare and publish an Open Space Strategy and to assess the sufficiency of play opportunities in the local authority area for children and young people as part of the local development plan process.
- 6. Overview of Proposed Responses**
- 6.1 Appendix 1 sets out the proposed Council response to all three consultations and agrees that the vision and ambition set out in the consultations is welcomed and sets a positive direction for change in the planning system with the key elements focusing on responding to the climate emergency, placemaking, sustainability and nature-based solutions to improving health and wellbeing and creating great places.
- 6.2 The detail set out in each of these documents is of particular importance and a great deal of scrutiny has been given to the implications and practicalities of delivering these ambitions. In particular as this approach will refocus the whole of the planning system.

In each consultation reply there has been the request for further clarity, increased, better defined and more robust wording, examples of how certain roles, responsibilities and duties can actually deliver on the ambitions.

- 6.3 Another main element and key theme in response to each of these three consultations is ensuring the alignment of resources and the importance of properly investing in the planning system to allow the successful implementation and delivery of this radical change. Another important factor in successful delivery of change and adequate resourcing is the required programme of upskilling planners and professionals involved in planning, particularly specialist skills and experience which is required to facilitate a culture change.

## 7. Next Steps

- 7.1 The consultations closes on 31 March 2022. Officers will continue to work closely with the Scottish Government in finalising and implementing the framework, regulations and guidance for planning reform.

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## Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –  

Reshaping our place, our economy, and our future – All three consultation documents in planning reform are key documents in establishing a land use framework, regulations and guidance for supporting, encouraging, and delivering sustainability, climate change adaptation, reaching Net Zero, biodiversity gain and creating great places.
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.
  13. **Climate Risk** – All three consultations set out a vision to enable sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.
- 

**Appendix 1 – Consultation replies to:**

- **Draft National Planning Framework 4;**
  - **Local Development Planning Regulations & Guidance;**
  - **Open Space Strategies and Play Sufficiency Assessments.**
- 

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# CONSULTATION QUESTIONS

## Part 1 - A National Spatial Strategy for Scotland 2045

### Sustainable places

Our future net zero places will be more resilient to the impacts of climate change and support recovery of our natural environment.

#### **Q 1: DO YOU AGREE THAT THIS APPROACH WILL DELIVER OUR FUTURE NET ZERO PLACES WHICH WILL BE MORE RESILIENT TO THE IMPACTS OF CLIMATE CHANGE AND SUPPORT RECOVERY OF OUR NATURAL ENVIRONMENT?**

Agree that the approach to every decision requires to contribute to a more sustainable place and consider that the delivery of this and how this can achieve net zero places is a central element.

In ensuring local planning authorities can deliver on these ambitions it is important that there is clarity or examples of what constitutes a well-being or a nature based economy and how nature based solutions can secure these concepts. An enhanced glossary with appendices which provide examples of how this is expected to be delivered at the local level with an aligned delivery programme which highlights the processes, practices and resources to successfully delivery this radical approach is required.

### Liveable places

Our future places, homes and neighbourhoods will be better, healthier and more vibrant places to live.

#### **Q 2: DO YOU AGREE THAT THIS APPROACH WILL DELIVER OUR FUTURE PLACES, HOMES AND NEIGHBOURHOODS WHICH WILL BE BETTER, HEALTHIER AND MORE VIBRANT PLACES TO LIVE?**

Agree with the strategy that good quality homes close to a range of local facilities and services with better use of spaces ensuring the delivery of the 20 minute neighbourhood will assist in not only the recovery and rebuilding resilience from the Covid-19 pandemic but will also ensure that local solutions shaped by local people will be able to protect existing assets and enhance local areas to create great places.

The important consideration is how the planning system and the processes and practices put in place can ensure all communities can equally take part and be empowered to contribute to shaping their area. Local authorities have always assisted in supporting our communities, with this ambitious plan to ensure communities are more resilient, support will continue to be given. The sharing of experience, skills and

resources required to assist all communities is likely to entail significant assistance to those communities with a range of needs.

### Productive places

Our future places will attract new investment, build business confidence, stimulate entrepreneurship and facilitate future ways of working – improving economic, social and environmental wellbeing.

#### **Q 3: DO YOU AGREE THAT THIS APPROACH WILL DELIVER OUR FUTURE PLACES WHICH WILL ATTRACT NEW INVESTMENT, BUILD BUSINESS CONFIDENCE, STIMULATE ENTREPRENEURSHIP AND FACILITATE FUTURE WAYS OF WORKING – IMPROVING ECONOMIC, SOCIAL AND ENVIRONMENTAL WELLBEING?**

Over the years we have been collectively working towards a more inclusive, sustainable economy. The emphasis again in the proposed approach is to ensure that there is a focus on the long term just transition to net zero which also includes a nature-positive economy. Renfrewshire Council agree that this is the correct approach and appreciate that in implementing this approach there will be the requirement for a significant shift in the mind set of new investors as well as existing businesses to deliver this vision. As a local authority assisting and supporting this approach, it would be useful to get clear guidance, examples, best practice advice from the Scottish Government on how we all achieve the balance of delivering investment and sustaining existing businesses as well as building a wellbeing economy.

Clarity again of what is exactly meant by a ‘wellbeing economy’ and ‘community wealth building’ would also be useful in order that all partners can assist in supporting this approach.

### Distinctive places

Our future places will be distinctive, safe and pleasant, easy to move around, welcoming, nature-positive and resource efficient.

#### **Q 4: DO YOU AGREE THAT THIS APPROACH WILL DELIVER OUR FUTURE PLACES WHICH WILL BE DISTINCTIVE, SAFE AND PLEASANT, EASY TO MOVE AROUND, WELCOMING, NATURE-POSITIVE AND RESOURCE EFFICIENT?**

Agree with this approach and the emphasis on a stronger commitment to place-making in development plans and planning decisions. Renfrewshire has a range of distinctive places and we would support the approach that we build on these great places and that we ensure every new development improves the experience of our places.

A place based approach considering the place principles and local place plans together is certainly the direction Renfrewshire Council is aiming to go in and we welcome this strong theme throughout the entire National Planning Framework.

#### **Q 5: DO YOU AGREE THAT THE SPATIAL STRATEGY WILL DELIVER FUTURE PLACES THAT OVERALL ARE SUSTAINABLE, LIVEABLE, PRODUCTIVE AND DISTINCTIVE?**

Agree that with the right resources, guidance, effort and participation from a range of stakeholders, that the spatial strategy set out in the draft National Planning Framework 4 can be implemented successfully.

### Spatial principles

#### **Q 6: DO YOU AGREE THAT THESE SPATIAL PRINCIPLES WILL ENABLE THE RIGHT CHOICES TO BE MADE ABOUT WHERE DEVELOPMENT SHOULD BE LOCATED?**

The spatial principles set out in draft NPF4 are supported. It is correct that we all aim to ensure that brownfield along with vacant and derelict land and buildings are used more efficiently. We understand that this may require increasing the density of sites and existing settlements and towns to strengthen sustainability and enhance local living, creating more 20 minute neighbourhoods and that balance must be achieved through planning decisions.

In delivering 'Just Transition' we accept that planning authorities are required to support and assist in this approach and we welcome the recognition that the rapid transformation in meeting the climate ambition is required across all sectors of the economy and society. To achieve this vision and assist in this approach, it would be useful to see how the delivery programme for NPF4 proposes implementation of the overall spatial strategy and how this successful delivery can be resourced to assist all stakeholders in delivering this approach.

### Spatial Strategy Action Areas

#### **Q 7: DO YOU AGREE THAT THESE SPATIAL STRATEGY ACTION AREAS PROVIDE A STRONG BASIS TO TAKE FORWARD REGIONAL PRIORITY ACTIONS?**

The spatial strategy action areas are definitely a plausible way in considering regional priorities across Scotland. In considering each of the action areas, there are quite distinct places and different challenges within each of these five zones as well as similar challenges and issues which undoubtedly should be considered and tackled by an overall area approach.

It is considered that the five high level priorities outlined for each area are appropriate and that the spatial principles applied in each area can deliver the overall priorities.

The detail of the actual areas, geographies and characteristics of each action area requires to be better refined and it would be beneficial if there was an indication of how these action areas fit with the Regional Spatial Strategies.

It is considered that the 'Central Urban Transformation Action Area', covers an extensive geographical area including Ayrshire, Edinburgh and the Lothians and the Tayside region. The indicative regional spatial strategy for the Glasgow City Region outlines a vision and an approach which specially aims to address the needs, challenges and aspirations specific to the region.

The complexity for local planning authorities will be trying to reflect the national development plan, having regard to the adopted regional spatial strategy and then

reflect this in the local development plan taking account of local aspirations and visions. It is considered that adding the action areas layer into this new development plan process may cause more confusion and complexity than simplifying the system.

### North and west coastal innovation

**Q 8: DO YOU AGREE WITH THIS SUMMARY OF CHALLENGES AND OPPORTUNITIES FOR THIS ACTION AREA?**

No comments.

**Q 9: WHAT ARE YOUR VIEWS ON THESE STRATEGIC ACTIONS FOR THIS ACTION AREA?**

No comments.

### Northern revitalisation

**Q 10: DO YOU AGREE WITH THIS SUMMARY OF CHALLENGES AND OPPORTUNITIES FOR THIS ACTION AREA?**

No comments.

**Q 11: WHAT ARE YOUR VIEWS ON THESE STRATEGIC ACTIONS FOR THIS ACTION AREA?**

No comments.

### North east transition

**Q 12: DO YOU AGREE WITH THIS SUMMARY OF CHALLENGES AND OPPORTUNITIES FOR THIS ACTION AREA?**

No comments.

**Q 13: WHAT ARE YOUR VIEWS ON THESE STRATEGIC ACTIONS FOR THIS ACTION AREA?**

No comments.

### Central urban transformation

**Q 14: DO YOU AGREE WITH THIS SUMMARY OF CHALLENGES AND OPPORTUNITIES FOR THIS ACTION AREA?**

It is considered that the diagram on page 31 highlighting the national developments provides a good characterisation of the amount of activity in the central belt area.

In terms of the opportunities, this area will certainly be able to deliver on the network of 20 minute neighbourhoods, perhaps more so than any other action area.

Revitalising cities and towns of scale is certainly a challenge that the Glasgow City Region has been prioritising for some time.

It is considered that by grouping the cities and large towns together in this action area that this vision and ambition may get clouded and diluted. However there is great



benefit for considering investment in infrastructure at this geography and this would certainly benefit investment plans by infrastructure providers if these areas were grouped together with clear priorities and actions.

Access to quality greenspace, sustainable travel and connections through blue and green corridors are challenges and opportunities that would certainly benefit from the central belt focus as has been achieved through the Central Scotland Green Network programme with the individual projects linking up to have an increased benefit across the area.

Another common theme tackled across this action area is the priority given to urban coasts and waterfronts, a concerted effort across this action area would be preferable as this is central to transforming and pioneering a new era of low carbon urban living and would also assist in tackling the reuse of land and buildings along these areas.

Given the population and densities found in the central area, the focus of significant investment in net zero housing solutions is key particularly for existing stock in this area and this challenge is greatest in this action area.

The contribution that this area makes to the Scottish economy and the potential opportunities for growth requires to be better reflected in this section. In particular, it would be useful if opportunities for growth that exist across all of the action area are identified. Particularly challenging for this central action area will be the growth of the wellbeing economy and the balance of the opportunities through investment and development. This is a transformational approach which will require a different approach from all stakeholders in this action area.

Overall Renfrewshire Council agree that the summary of challenges and opportunities for this action area is outlined in this section of draft NPF4. Detailed comments regarding the Glasgow city region and the wider central urban transformation area are being provided in the response by Clydeplan.

**Q 15: WHAT ARE YOUR VIEWS ON THESE STRATEGIC ACTIONS FOR THIS ACTION AREA?**

Please see answer to question 14 above.

**Southern sustainability**

**Q 16: DO YOU AGREE WITH THIS SUMMARY OF CHALLENGES AND OPPORTUNITIES FOR THIS ACTION AREA?**

No comments.

**Q 17: WHAT ARE YOUR VIEWS ON THESE STRATEGIC ACTIONS FOR THIS ACTION AREA?**

No comments.

**National Spatial Strategy**

**Q 18: WHAT ARE YOUR OVERALL VIEWS ON THIS PROPOSED NATIONAL SPATIAL STRATEGY?**

The proposed national spatial strategy is ambitious and concentrates on the main key elements that we need deliver on such as the climate emergency, place making, sustainability, nature recovery and health and wellbeing. Renfrewshire Council supports this approach and ambition and will aim to assist in the delivery and implementation of this spatial strategy. Resourcing and upskilling will also be key to supporting this approach and we are keen to see further clarity on this from the Scottish Government.

Delivering this ambitious national spatial strategy will require co-ordinated action at a national, regional, local authority and local level. It is important that NPF4 is clear about the role of NPF4, Regional Spatial Strategies, Local Development Plans and Local Place Plans in delivering the national strategy. In particular further clarification is required in relation to the role of Regional Spatial Strategies and how these will be expected to relate to the Development Plan.

## **Part 2 - National developments**

**Q 19: DO YOU THINK THAT ANY OF THE CLASSES OF DEVELOPMENT DESCRIBED IN THE STATEMENTS OF NEED SHOULD BE CHANGED OR ADDITIONAL CLASSES ADDED IN ORDER TO DELIVER THE NATIONAL DEVELOPMENT DESCRIBED?**

In the section title 'National development to deliver sustainable, distinctive places' Clyde Mission, Aberdeen Harbour and Edinburgh and Dundee Waterfronts are all included in this section, however there is no mention of any of the airports which support this area and will continue to play their part in each of these areas. Airports were seen as key national developments in NPF3, but appear not to feature in NPF4.

**Q 20: IS THE LEVEL OF INFORMATION IN THE STATEMENTS OF NEED ENOUGH FOR COMMUNITIES, APPLICANTS AND PLANNING AUTHORITIES TO CLEARLY DECIDE WHEN A PROPOSAL SHOULD BE HANDLED AS A NATIONAL DEVELOPMENT?**

Yes.

**Q 21: DO YOU THINK THERE ARE OTHER DEVELOPMENTS, NOT ALREADY CONSIDERED IN SUPPORTING DOCUMENTS, THAT SHOULD BE CONSIDERED FOR NATIONAL DEVELOPMENT STATUS?**

As outlined in question 19.

## **Part 3 - National Planning Policy**

### **Sustainable Places**

We want our places to help us tackle the climate and nature crises and ensure Scotland adapts to thrive within the planet's sustainable limits.

**Q 22: DO YOU AGREE THAT ADDRESSING CLIMATE CHANGE AND NATURE RECOVERY SHOULD BE THE PRIMARY GUIDING PRINCIPLES FOR ALL OUR PLANS AND PLANNING DECISIONS?**

Agree that tackling both the climate emergency and the nature crisis are key elements for all plans and decisions, however it is considered that the primary guiding principles should be climate change and sustainability as this more encompassing and fits better with the universal policies set out in NPF4.

### **Policy 1: Plan-led approach to sustainable development**

#### **Q 23: DO YOU AGREE WITH THIS POLICY APPROACH?**

Sustainable development should be plan-led as it therefore promotes the primacy of the development plan. However it should also be key to all plans, policies and decisions made in planning.

### **Policy 2: Climate emergency**

#### **Q 24: DO YOU AGREE THAT THIS POLICY WILL ENSURE THE PLANNING SYSTEM TAKES ACCOUNT OF THE NEED TO ADDRESS THE CLIMATE EMERGENCY?**

It is considered that with reference to question 23 above, climate emergency should also have a plan-led approach and this should not be specific to just development proposals.

In relation to the development proposals for national, major or EIA developments, additional duties and consideration of whole-life assessments of greenhouse gas emissions will require upskilling of planning professionals and additional resources to consider assessments. Whilst we completely agree that this is the correct approach, there requires to be recognition of the additional resources and pressures put on local authorities which requires to be resourced.

### **Policy 3: Nature crisis**

#### **Q 25: DO YOU AGREE THAT THIS POLICY WILL ENSURE THAT THE PLANNING SYSTEM TAKES ACCOUNT OF THE NEED TO ADDRESS THE NATURE CRISIS?**

Agree with the policy emphasis on nature recovery. 3(e) identifies that 'Proposals for local development should only be supported if they include appropriate measures to enhance biodiversity, in proportion to the nature and scale of development.' This approach is welcomed, however, further guidance is relation what 'in proportion' would mean in practice as this could be very subjective.

### **Policy 4: Human rights and equality**

#### **Q 26: DO YOU AGREE THAT THIS POLICY EFFECTIVELY ADDRESSES THE NEED FOR PLANNING TO RESPECT, PROTECT AND FULFIL HUMAN RIGHTS, SEEK TO ELIMINATE DISCRIMINATION AND PROMOTE EQUALITY?**

It is considered that planning through the preparation of all plans, strategies and programmes have always aimed to effectively respect, protect and fulfil human rights, it is considered that as this is in line with legislation this also translates to the decisions we make in line with development plans, etc. Having human rights and equality as a policy in NPF4 will highlight this more in the development decision making process,

however clarification and further guidance on how this will work in practice, for example as a reason for refusal and then ultimately decisions subject to appeal, requires to be provided.

#### **Policy 5: Community wealth building**

##### **Q 27: DO YOU AGREE THAT PLANNING POLICY SHOULD SUPPORT COMMUNITY WEALTH BUILDING, AND DOES THIS POLICY DELIVER THIS?**

Clarity regarding what is meant by community wealth building is required and how that fits with the development plan and decision on proposals. The idea that plans and proposal should address economic disadvantage and inequality is the correct overall approach but, in some cases, planning authorities and planners cannot achieve this on their own through the promotion of development plans and the way that decision are made. Other stakeholders, partners, investors, key agencies, etc, are also key to delivering and implementing this approach.

#### **Policy 6: Design, quality, and place**

##### **Q 28: DO YOU AGREE THAT THIS POLICY WILL ENABLE THE PLANNING SYSTEM TO PROMOTE DESIGN, QUALITY AND PLACE?**

Yes.

#### **Policy 7: Local living**

##### **Q 29: DO YOU AGREE THAT THIS POLICY SUFFICIENTLY ADDRESSES THE NEED TO SUPPORT LOCAL LIVING?**

Renfrewshire Council support the emphasis put on 20 Minute Neighbourhoods in draft NPF4. The approach set out in Policy 7 is welcomed. In terms of Policy 7 (b) it is considered that 'affordable housing options' should be changed to 'affordable and accessible housing options' to ensure equality is built into this element. The policy should recognise the scale of the challenge in helping existing areas to transition to 20 Minute Neighbourhoods.

#### **Policy 8: Infrastructure First**

##### **Q 30: DO YOU AGREE THAT THIS POLICY ENSURES THAT WE MAKE BEST USE OF EXISTING INFRASTRUCTURE AND TAKE AN INFRASTRUCTURE-FIRST APPROACH TO PLANNING?**

Agree with the infrastructure first approach set out. However this again requires a good partnership approach, greater alignment, understanding and more conversations between infrastructure providers and all other stakeholders involved in the development plan process and decision making.

Greater resourcing of this approach is required to ensure that all parties get better at alignment, sharing of good practice and finding a more streamlined approach to ensuring that development and enhancement happens in the right locations.

### **Policy 9: Quality homes**

#### **Q 31: DO YOU AGREE THAT THIS POLICY MEETS THE AIMS OF SUPPORTING THE DELIVERY OF HIGH QUALITY, SUSTAINABLE HOMES THAT MEET THE NEEDS OF PEOPLE THROUGHOUT THEIR LIVES?**

Agree and welcome the approach set out in Policy 9. 9(a) identifies that 'Local development plans should identify a housing target for the area it covers, in the form of a Housing Land Requirement.' The potential for confusion by using both terms 'target' and 'Housing Land Requirement' is not necessary. The policy should be clear that Local Development Plans should identify a Housing Land Requirement for their area.

Also welcomed is the 'statement of community benefit' for housing development for more than 50 homes, this relates well to the need for all investors to consider the local area, 20 minute neighbourhoods and the health and wellbeing of our communities when considering proposals.

### **Policy 10: Sustainable transport**

#### **Q 32: DO YOU AGREE THAT THIS POLICY WILL REDUCE THE NEED TO TRAVEL UNSUSTAINABLY, DECARBONISE OUR TRANSPORT SYSTEM AND PROMOTE ACTIVE TRAVEL CHOICES?**

Agree, this replicates the existing approach undertaken in both development plans and development decisions.

As similar to the answer to Policy 8, this approach requires greater resourcing to ensure that all parties get better at alignment, sharing of good practice and finding a more streamlined approach to ensuring that development and enhancement happens in the right locations.

### **Policy 11: Heat and cooling**

#### **Q 33: DO YOU AGREE THAT THIS POLICY WILL HELP US ACHIEVE ZERO EMISSIONS FROM HEATING AND COOLING OUR BUILDINGS AND ADAPT TO CHANGING TEMPERATURES?**

Agree and support this approach.

### **Policy 12: Blue and green infrastructure, play and sport**

#### **Q 34: DO YOU AGREE THAT THIS POLICY WILL HELP TO MAKE OUR PLACES GREENER, HEALTHIER, AND MORE RESILIENT TO CLIMATE CHANGE BY SUPPORTING AND ENHANCING BLUE AND GREEN INFRASTRUCTURE AND PROVIDING GOOD QUALITY LOCAL OPPORTUNITIES FOR PLAY AND SPORT?**

Agree and support this approach. The policy should cross-refer or make reference to the Open Space Strategies and Play Sufficiency Assessment Regulations that is also currently being consulted on as there is good elements coming out of this consultation that should be referred to in this policy approach.

### **Policy 13: Sustainable flood risk and water management**



**Q 35: DO YOU AGREE THAT THIS POLICY WILL HELP TO ENSURE PLACES ARE RESILIENT TO FUTURE FLOOD RISK AND MAKE EFFICIENT AND SUSTAINABLE USE OF WATER RESOURCES?**

Agree and support this approach.

**Policies 14 and 15: Health, wellbeing, and safety**

**Q 36: DO YOU AGREE THAT THIS POLICY WILL ENSURE PLACES SUPPORT HEALTH, WELLBEING AND SAFETY, AND STRENGTHEN THE RESILIENCE OF COMMUNITIES.**

Agree. Creating plans and supporting proposals that can deliver more active and healthier lifestyles is understood and can be delivered and that in turn can reduce health inequalities, however again planning authorities and planners cannot do this on our own, a partnership / cross sectoral approach is required to successfully deliver this policy. This partnership is particularly key in considering health impact assessments.

**Policy 16: Land and premises for business and employment**

**Q 37: DO YOU AGREE THAT THIS POLICY ENSURES PLACES SUPPORT NEW AND EXPANDED BUSINESSES AND INVESTMENT, STIMULATE ENTREPRENEURSHIP AND PROMOTE ALTERNATIVE WAYS OF WORKING IN ORDER TO ACHIEVE A GREEN RECOVERY AND BUILD A WELLBEING ECONOMY?**

Agree. As outlined earlier this balanced approach to investment and economic sustainment along with just transition to net zero and a nature positive economy will require a radical change in approach and the requirement for a significant shift in the mind set of new investors as well as existing businesses to deliver this vision. As a local authority assisting and supporting this approach, it would be useful to get clear guidance, examples, best practice advice from the Scottish Government on how we all achieve the balance of delivering investment and sustaining existing businesses as well as building a wellbeing economy.

Renfrewshire Council would also suggest that a 'statement of community benefit' may also be good to include for proposals which are national, major or EIA developments.

**Policy 17: Sustainable tourism**

**Q 38: DO YOU AGREE THAT THIS POLICY WILL HELP TO INSPIRE PEOPLE TO VISIT SCOTLAND, AND SUPPORT SUSTAINABLE TOURISM WHICH BENEFITS LOCAL PEOPLE AND IS CONSISTENT WITH OUR NET-ZERO AND NATURE COMMITMENTS?**

Agree and support this approach.

**Policy 18: Culture and creativity**

**Q 39: DO YOU AGREE THAT THIS POLICY SUPPORTS OUR PLACES TO REFLECT AND FACILITATE ENJOYMENT OF, AND INVESTMENT IN, OUR COLLECTIVE CULTURE AND CREATIVITY?**

Agree and support this approach.

**Policy 19: Green energy**

**Q 40: DO YOU AGREE THAT THIS POLICY WILL ENSURE OUR PLACES SUPPORT CONTINUED EXPANSION OF LOW CARBON AND NET-ZERO ENERGY TECHNOLOGIES AS A KEY CONTRIBUTOR TO NET-ZERO EMISSIONS BY 2045?**

Agree and support this approach.

**Policy 20: Zero waste**

**Q 41: DO YOU AGREE THAT THIS POLICY WILL HELP OUR PLACES TO BE MORE RESOURCE EFFICIENT, AND TO BE SUPPORTED BY SERVICES AND FACILITIES THAT HELP TO ACHIEVE A CIRCULAR ECONOMY?**

Agree and support this approach.

**Policy 21: Aquaculture**

**Q 42: DO YOU AGREE THAT THIS POLICY WILL SUPPORT INVESTMENT IN AQUACULTURE AND MINIMISE ITS POTENTIAL IMPACTS ON THE ENVIRONMENT?**

Agree and support this approach.

**Policy 22: Minerals**

**Q 43: DO YOU AGREE THAT THIS POLICY WILL SUPPORT THE SUSTAINABLE MANAGEMENT OF RESOURCES AND MINIMISE THE IMPACTS OF EXTRACTION OF MINERALS ON COMMUNITIES AND THE ENVIRONMENT?**

Agree and support this approach.

**Policy 23: Digital infrastructure**

**Q 44: DO YOU AGREE THAT THIS POLICY ENSURES ALL OF OUR PLACES WILL BE DIGITALLY CONNECTED?**

Agree and support this approach. Key to this will be a good partnership approach, greater alignment, understanding and more conversations between infrastructure providers and all other stakeholders involved in the development plan process and decision making.

**Policies 24 to 27: Distinctive places**

**Q 45: DO YOU AGREE THAT THESE POLICIES WILL ENSURE SCOTLAND'S PLACES WILL SUPPORT LOW CARBON URBAN LIVING?**

Agree and support this approach. Clarity is required on the assessment for development proposals which repurpose, adapt to changing market and circumstances on existing sites which may be edge of town centre, commercial centres or out-of-town centres.

Clarity is also required in what is meant by 'Development proposals which contribute to the number and clustering of some non-retail uses....'

**Policy 28: Historic assets and places**

**Q 46: DO YOU AGREE THAT THIS POLICY WILL PROTECT AND ENHANCE OUR HISTORIC ENVIRONMENT, AND SUPPORT THE RE-USE OF REDUNDANT OR NEGLECTED HISTORIC BUILDINGS?**

Agree and support this approach.

**Policy 29: Urban edges and the green belt**

**Q 47: DO YOU AGREE THAT THIS POLICY WILL INCREASE THE DENSITY OF OUR SETTLEMENTS, RESTORE NATURE AND PROMOTE LOCAL LIVING BY LIMITING URBAN EXPANSION AND USING THE LAND AROUND OUR TOWNS AND CITIES WISELY?**

Agree and support this approach.

**Policy 30: Vacant and derelict land**

**Q 48: DO YOU AGREE THAT THIS POLICY WILL HELP TO PROACTIVELY ENABLE THE REUSE OF VACANT AND DERELICT LAND AND BUILDINGS?**

Agree and support this approach.

**Policy 31: Rural places**

**Q 49: DO YOU AGREE THAT THIS POLICY WILL ENSURE THAT RURAL PLACES CAN BE VIBRANT AND SUSTAINABLE?**

Agree and support this approach.

**Policy 32: Natural places**

**Q 50: DO YOU AGREE THAT THIS POLICY WILL PROTECT AND RESTORE NATURAL PLACES?**

Agree and support this approach.

**Policy 33: Peat and carbon rich soils**

**Q 51: DO YOU AGREE THAT THIS POLICY PROTECTS CARBON RICH SOILS AND SUPPORTS THE PRESERVATION AND RESTORATION OF PEATLANDS?**

Agree and support this approach.

**Policy 34: Trees, woodland, and forestry**

**Q 52: DO YOU AGREE THAT THIS POLICY WILL EXPAND WOODLAND COVER AND PROTECT EXISTING WOODLAND?**

Agree and support this approach.

**Policy 35: Coasts**

**Q 53: DO YOU AGREE THAT THIS POLICY WILL HELP OUR COASTAL AREAS ADAPT TO CLIMATE CHANGE AND SUPPORT THE SUSTAINABLE DEVELOPMENT OF COASTAL COMMUNITIES?**

No comment.

**Part 4 - Delivery**

**Delivering our spatial strategy**

**Q 54: DO YOU AGREE WITH OUR PROPOSED PRIORITIES FOR THE DELIVERY OF THE SPATIAL STRATEGY?**

Agree with the proposed priorities and in this response, areas highlighted where the aligning of resources, the need to fully resource the planning system, the need to assist in upskilling and providing guidance, clarity and best practice is required to assist planning authorities to support the delivery and implementation of the spatial strategy as well as the principles, vision and ambition set out in draft NPF4.

A clear and transparent delivery programme is required. This will allow timescales to be set out, partnerships, cross-sectoral working confirmed and the expectations of all parties in delivering the spatial strategy.

More detail is required in implementing the infrastructure first approach and the alignment joined up approach to proposed to successfully delivering this at a national level.

As outlined earlier, further clarity in the role of Regional Spatial Strategies, relationship to Action Areas and how this is all translated to the local level to ensure this is a streamlined approach with enhanced clarity for our communities so that they can better engage and understand planning. This is also crucial for getting communities involved in shaping their area through local place plans.

As set out above, the direction of policies set out in the draft is supported, however, the wording of policies could be strengthened to reflect the role of NPF4 as part of the Development plan.

The policies should provide certainty to all stakeholders in the planning process when reflecting national policies in Local development Plans and in assessing planning applications. Flexible policies are welcomed, however, the policies would be strengthened by replacing terms such as 'should seek' with 'requires to'.

**Q 55: DO YOU HAVE ANY OTHER COMMENTS ON THE DELIVERY OF THE SPATIAL STRATEGY?**

No further comments.

**Part 5 - Annexes**

Annex A

**Q 56: DO YOU AGREE THAT THE DEVELOPMENT MEASURES IDENTIFIED WILL CONTRIBUTE TO EACH OF THE OUTCOMES IDENTIFIED IN SECTION 3A(3)(c) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997?**

Agree.

Annex B

**Q 57: DO YOU AGREE WITH THE MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MHATLR) NUMBERS?**

Renfrewshire Council as one of the eight authorities that contributes to the Glasgow City Region Housing Market Partnership approached the response to the minimum all-tenure housing land requirement (MHATLR) consultation in a co-ordinated way, through a partnership approach at the City Region considering and assessing the Scottish Government's initial outputs and the preparation of a housing need and demand assessment (HNDA) covering the Glasgow City Region area to provide a robust and credible evidence base for housing land requirements moving forward.

As part of the consultation and engagement process there were meetings between the Glasgow City Region Housing Market Partnership and the Scottish Government on the MHATLR approach and how the preparation of a City Region HNDA that would inform the MHATLR. The Glasgow City Region Housing Market Partnership submitted an initial conditional response on behalf of all Heads of Planning and Housing from the 8 authorities on the 17 June 2021, setting out that work was ongoing on the region's HNDA. The Glasgow City Region Housing Market Partnership submitted a supplementary response on the 30 September 2021, again this response was conditional on the basis that the HNDA was still being finalised.

Renfrewshire Council understands that the MHATLR is the starting position for a minimum housing land requirement set out nationally. It is intended that the additional work at the City Region level through the HNDA and then a local needs assessment at the Renfrewshire level will be undertaken to provide a robust and credible local estimate which will be considered early on in the preparation of the next local development plans through the new gate check process.

Annex C

**Q 58: DO YOU AGREE WITH THE DEFINITIONS SET OUT IN THE GLOSSARY? ARE THERE ANY OTHER TERMS IT WOULD BE USEFUL TO INCLUDE IN THE GLOSSARY?**

Agree with the definitions set out in the glossary. However there are key phrases used throughout the document that require to go in the glossary such as well-being economy, nature based solutions, nature positive processes, greener living, nature recovery, whole life assessments of greenhouse gas emissions, community wealth building,

## **INTEGRATED IMPACT ASSESSMENTS**

Environmental Report

**Q 59: WHAT ARE YOUR VIEWS ON THE ACCURACY AND SCOPE OF THE ENVIRONMENTAL BASELINE SET OUT IN THE ENVIRONMENTAL REPORT?**

No comments.

**Q 60: WHAT ARE YOUR VIEWS ON THE PREDICTED ENVIRONMENTAL EFFECTS OF THE DRAFT NPF4 AS SET OUT IN THE ENVIRONMENTAL REPORT? PLEASE GIVE DETAILS OF ANY ADDITIONAL RELEVANT SOURCES.**

No comments.

**Q 61: WHAT ARE YOUR VIEWS ON THE POTENTIAL HEALTH EFFECTS OF THE PROPOSED NATIONAL DEVELOPMENTS AS SET OUT IN THE ENVIRONMENTAL REPORT?**

No comments.

**Q 62: WHAT ARE YOUR VIEWS ON THE ASSESSMENT OF ALTERNATIVES AS SET OUT IN THE ENVIRONMENTAL REPORT?**

No comments.

**Q 63: WHAT ARE YOUR VIEWS ON THE PROPOSALS FOR MITIGATION, ENHANCEMENT AND MONITORING OF THE ENVIRONMENTAL EFFECTS SET OUT IN THE ENVIRONMENTAL REPORT?**

No comments.

Society and Equalities Impact Assessment

**Q 64: WHAT ARE YOUR VIEWS ON THE EVIDENCE AND INFORMATION TO INFORM THE SOCIETY AND EQUALITIES IMPACT ASSESSMENT?**

No comments.

**Q 65: DO YOU HAVE ANY COMMENTS ON THE FINDINGS OF THE EQUALITIES IMPACT ASSESSMENT?**

No comments.

**Q 66: DO YOU HAVE ANY COMMENTS ON THE FINDINGS OF THE CHILDREN'S RIGHTS AND WELLBEING IMPACT ASSESSMENT?**

No comments.



**Q 67: DO YOU HAVE ANY COMMENTS ON THE FAIRER SCOTLAND DUTY AND THE DRAFT NPF4?**

No comments.

**Q 68: DO YOU HAVE ANY COMMENTS ON THE CONSIDERATION OF HUMAN RIGHTS AND THE DRAFT NPF4?**

No comments.

**Q 69: DO YOU HAVE ANY COMMENTS ON THE ISLANDS IMPACT ASSESSMENT?**

No comments.

Business and Regulatory Impact Assessment

**Q 70: DO YOU HAVE ANY COMMENTS ON THE PARTIAL BUSINESS AND REGULATORY IMPACT ASSESSMENT?**

No comments.

## CONSULTATION QUESTIONS

### PART A – Introduction

**Q1: Do you agree with the principle that regulations be kept to the minimum necessary and that more detail be provided in guidance and kept updated?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree with the principle that the regulations should be kept to a minimum with much of the detail in relation to implementing the Act contained in guidance which can be updated learning from experience in implementing the new system. While this approach allows for flexibility, it is important that the regulations can provide certainty for all stakeholders in delivering new style plans. The regulations should clearly set out the new procedures in the plan making process including the scope of the gate check process and how this will relate to the final examination of the plan.

**Q2: i) Do you have any views on the content of the interim assessments?**

**Yes / No Please explain your views.**

The interim assessments prepared are comprehensive and provide a strong basis for informing and considering the impact of the regulations.

**ii) Do you have, or can you direct us to any information that would assist in finalising these assessments?**

**Yes / No Please explain your views.**

No additional comments.

**Q3: i) Do you have any views on the Fairer Scotland Duty and Strategic Environmental Assessment screening documents?**

**Yes / No.**

**Please explain your views.**

No comments.

**ii) If you consider that full assessments are required, please suggest any information sources that could help inform these assessments.**

Agree that full assessments are not required

## **PART B – Proposals for Development Planning Regulations**

**Q4: Do you agree with the proposals for regulations relating to the form and content of LDPs?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Support the principle of moving to more map-based plans which focus on delivery and local issues. Agree that new regulations are not required and the Act provides local authorities with flexibility to determine the content of their Local Development Plan.

Further clarification is required in relation to how Local Development Plans will address local housing need and demand. The 2019 Act at (15) (1A) sets out that ‘The local development plan must also include targets for meeting the housing needs of people living in the part of the district to which it relates.’ The draft National Planning Framework 4 requires Local Development Plans to provide a supply of housing land to meet the Minimum All Tenure Housing Land Requirement (MATHLR).

From the regulations and guidance consultation it is not clear how the requirement to include ‘targets’ will relate to the MATHLR and how this should be addressed in the Evidence Report. Paragraph 259 of the guidance states that statutory targets should be expressed as a Housing Land Requirement (HLR). Using the terms ‘target’ and ‘requirement’ will ultimately lead to confusion regarding the implementation of the Act. It needs to be made explicitly clear in the regulations and guidance that the Housing Land Requirement and housing targets are the same thing if this is the intention.

**Q5: Do you agree with the proposals for regulations relating to the preparation and monitoring of LDPs?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree with the changes to the regulations in relation to Regional Spatial Strategies and consolidating the requirements of the Hazardous Substances Regulations.

In relation to the matters to be considered in the preparation of Local Development Plans it is considered important to include any climate change adaptation plan which has been prepared to address the climate emergency.

**Q6: Do you have views on additional information and considerations to have regard to when preparing and monitoring LDPs?**

**Yes / No / No View.**

**Please explain your views.**

Agree that Local Development Plans should have regard to climate change, community planning and health.

Further guidance would be required in relation to the health impact of plans and how this would be considered in preparing and monitoring Local Development Plans.

**Q7: Do you agree with the proposals for regulations relating to the Evidence Report?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

It is important that the regulations provide certainty for all stakeholders in the plan making process. While it is accepted that the 2019 Act provides a comprehensive list of matters to be addressed in the Evidence Report it also allows for other matters to be considered. This flexibility is welcomed as it allows the evidence report to reflect local circumstances however it is important that the regulations set out the minimum evidence requirements and to what extent matters considered in the Evidence Report can be reconsidered during the examination of the proposed Local Development Plan.

This is particularly important given the new requirement for local authorities to meet the expense incurred by the Scottish Ministers or appointed person at both the gate check and examination stage of the plan making process. If the regulations do not provide additional certainty, the concern would be that the Evidence Report and gate check stage will add to the examination of the Local Development Plan rather than the original intention of streamlining the examination process, the certainty is also required to ensure that resources are allocated accordingly.

**Q8: Do you agree with the proposals for regulations relating to the preparation and publication of the LDP?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree, no significant changes required in relation to the preparation and publication of the Local Development Plan.

**Q9: Do you agree with the proposals for regulations relating to the examination of the LDP?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Please see response to Question 7. Agree with the proposed regulations, however, additional detail is required in relation to both the scope of the gate check and the examination and to what extent matters considered in the Evidence Report can be reconsidered during the examination of the proposed Local Development Plan.

**Q10: Are there matters you wish to highlight relating to amendment of the LDP which may have bearing on the proposals for regulations being consulted on in this document?**

**Yes / No / No View.**

**Please explain your view.**

Future regulations on this matter must clearly set out the circumstances in which Local Development Plans can be amended. The process in relation to amending a Local Development Plan and the associated consultation and examination must be streamlined to ensure plans can quickly respond to a material change in the evidence base or content during the 10-year plan period.

**Q11: Do you agree with the proposals for regulations relating to Development Plan Schemes?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Welcome the proposal for Development Plan Schemes to include timetabling for when the Local Development Plan is expected to be adopted, together with tracking of any changes to the original timescales and for an explanation to be provided for any changes. This will lead to increased transparency in the plan making process and will monitor the reasons for any change including timescales of the examination stage.

**Q12: Do you agree with the proposals for regulations relating to Delivery Programmes?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree with the minimal changes to the 2008 regulations which already clearly set out the requirements in relation to the preparation, content and review of Delivery Programmes.

**Q13: Do you agree with the proposals for regulations relating to the meaning of 'key agency'?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes

**Q14: Do you agree with the proposals for regulations relating to transitional provisions?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree with the proposals for transitional arrangements in relation to Local Development Plans and Supplementary Guidance.

It is noted that during a period of up to 24 months after the development plan regulations come into force, planning authorities will be able to adopt supplementary guidance associated with existing Local Development Plans adopted under the 2006 Act. Transitional provisions should provide further detail with regards to when this may be appropriate given the policies in National Planning Framework 4, once adopted, will provide the most up to date development plan policy position.

## **PART C – Draft Guidance on Local Development Planning**

### **Q15: Do you agree with the general guidance on Local Development Plans?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, the guidance clearly sets out the expectations and process for producing delivery focused, place based and people centered Local Development Plans.

Further clarification is required in relation to the status and role of Regional Spatial Strategies which will be key documents in addressing planning issues that cross local authority boundaries. The guidance sets out that local authorities should 'have regard' to Regional Spatial Strategies while other plans such as 'Local Place Plans' should be 'taken into account' when preparing their Local Development Plan. The guidance should be clear what this distinction means in practice to avoid any confusion during the plan making process.

As set out in the response to question 6, if Local Development Plans are to consider health outcomes, further guidance will be required in relation to the health impact of plans and how this would be considered in preparing and monitoring Local Development Plans.

The guidance sets out that Local Development Plans can include some policies. This is welcomed as it allows Local Development Plans to reflect local circumstances, however, additional guidance would be useful to give examples of policy areas where local policies may be appropriate and what would be required to support local policies that address the same topic area as national policies set out in National Planning Framework 4.

### **Q16: Do you agree with the guidance on Development Plan Schemes? Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, welcome the guidance which recognises the importance of the Development Plan Scheme in preparing and monitoring the Local Development Plan and as a tool to bring stakeholders together in the development planning process.

### **Q17: Do you agree with the guidance on the Delivery Programme?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**



Yes. Support the increased focus on delivery rather than simply monitoring the progress of actions in the Local Development Plan. The move to help ensure Local Development Plans are aligned with the corporate priorities of local authorities is supported.

**Q18: Do you agree with the guidance on Local Place Plans?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, support the general guidance and the approach to empower local communities and ensure that they can have a positive influence on the future planning of their area.

As the new regulations are enacted and local communities and local authorities learn from the experience of the preparation of local place plans it is important that the guidance is updated regularly to learn from that experience.

It is noted that planning authorities are required to publish information about how Local Place Plans are to be prepared and by when, so that they can be taken into account in the preparation of the Local Development Plan (section 15A(b)(i)). In practice, this may give local communities a relatively short period of time to prepare a place plan to ensure it is taken into account in preparing the Local Development Plan. It will also place significant resources pressure on planning authorities if they are to support and assist multiple communities to prepare place plans across the local authority area at the same time early in the Local Development Plan preparation process.

Planning authorities are also required to 'validate' a Local Place Plan before it is registered. It would be useful if additional guidance is provided in relation to the expectations of the validation process.

**Q19: Do you agree with the guidance on the Evidence Report?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, the guidance is comprehensive and the example of the Evidence Report structure is useful in clarifying the scope and level of detail that will be required. While the preparation of the Evidence Report is the responsibility of the planning authority, a number of the areas of evidence will require significant input from key agencies and other stakeholders, particularly with regards to the capacity of infrastructure. It is important to recognise the additional resource implications for planning authorities, key agencies, and other stakeholders throughout the plan preparation process.

The link to monitoring the adopted Local Development Plan is welcomed and should ensure that we can learn and adapt from the experience of implementing the previous plan when preparing a new plan.

In line with the response to Q7, it would be useful if the guidance set out the minimum evidence requirements which must be included in the Evidence Report.

**Q20: Do you agree with the guidance on the Gate Check?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes. While it is welcomed that the guidance suggests that it should not be necessary for the issues addressed in the Evidence Report to be revisited at the Examination, it is important that the guidance is clear regarding the role of the appointed person at the gate check and to what extent matters considered in the Evidence Report can be reconsidered during the examination of the proposed Local Development Plan.

Importantly it would be useful if the guidance provided examples of circumstances when this may be appropriate i.e. if there is a delay in the plan preparation timescales or a material change in the evidence base which has been considered at the gate check.

**Q21: Do you agree with the guidance on the Proposed Plan?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, agree with the guidance which sets out a collaborative approach to support the transition towards delivery focused and place-based plans with any policy focused on local issues.

Paragraph 160 of the proposed guidance identifies that where stakeholders are promoting alternatives to the content of the Proposed Plan, they should provide information on community opinion as part of their representation. Further guidance is required to explain how this would work in practice and what steps a stakeholder would be required to take to explain how 'community opinion' has been gathered.

The Planning Act 2019 identifies that Section 56 of the Local Government (Scotland) Act 1973 (arrangements for discharge of functions by local authorities) does not apply to the function of approving the Evidence Report, Proposed Plan and Delivery Programme. It would be useful if the guidance could provide additional information in relation to this and why approval of these documents by Full Council will add to the planning preparation process and the corporate alignment of Local Development Plans.

**22: Do you agree with the guidance on Local Development Plan Examinations?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, however, it is unclear from the guidance whether the additional gate check stage early in the plan preparation will streamline the examination process. As set out in the response to Q20 it is important that the guidance is clear regarding the role of the appointed person at the gate check stage and to what extent matters considered in the Evidence Report can be reconsidered during the examination of the proposed Local Development Plan.

As we move towards the new system of Local Development Plans there will be potential for a number of plans to reach the gate check and examination stage at the same time. This will place significant pressure on the DPEA and could impact on the timescales for the delivery of new plans. It is important that the full plan preparation process is resourced to ensure local authorities and stakeholders can empower local communities and deliver the new style plan which is envisaged by the Planning Act 2019.

**Q23: Do you agree with the guidance on Adoption and Delivery?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, as set out in the response to previous questions the increased focus on delivery and the enhanced role of the Delivery Programme is welcomed particularly as we move to 10-year Local Development Plans.

**Q24: Do you agree with the proposed guidance on the Evidence Report in relation to the section on Sustainable Places (paragraphs 240 – 247)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, will provide a good basis to prepare a proposed plan. Reference should be made to environmental baseline/Strategic Environmental Assessment scoping report.

The ability of planning authorities to determine whether additional information is required to support their plan is welcomed, however, the amount of information available will vary between local authorities. While moves to ensure the Evidence Report isn't a 'tick box' exercise is supported it is considered that additional guidance should be included to set out the minimum requirements of the Evidence Report.

**Q25: Do you agree with the proposed guidance on the Evidence Report in relation to the section on Liveable Places (paragraphs 248 – 283)? Yes / No No View.**

**Please explain why you agree or disagree.**

Agree, the proposed guidance is welcomed and it is noted that there will be a requirement for a comprehensive evidence base in relation to Liveable Places.

The guidance requires significant evidence and analysis in relation to 20-minute neighbourhoods and infrastructure while other strategies such as an Open Space Strategy and Play Area Sufficiency Assessment will require to be prepared or updated to inform the Local Development Plan.

While the provided Evidence Report template is clear that the report is to provide a summary of this evidence base, it is important that there is a recognition that the proposed approach will place a strain on the resources of planning authorities and Key Agencies early in the plan preparation process at a time when planning teams will be engaging with and supporting local communities to prepare Local Place Plans. A well-resourced planning system will be key in delivering the ambitious proposals for Development Planning.

**Q26: Do you agree with the proposed guidance on the Evidence Report in relation to the section on Productive Places (paragraphs 284 – 296)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Agree, although the proposed guidance is comprehensive, it would be useful to set out areas where cross boundary working may be appropriate, for example in relation to minerals.

**Q27: Do you agree with the proposed guidance on the Evidence Report in relation to the section on Distinctive Places (paragraphs 297 – 310)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, the guidance is welcomed, and it is anticipated that local authorities will tailor the evidence base to support their own distinctive places and local circumstances.

Paragraph 301 of the guidance identifies that a green belt review of any existing or potential green belt should be carried out as part of the evidence report to inform plan-making. Annex C – Local Development Plan Process sets out that any ‘Call for Ideas’ should be undertaken after the gate check to inform the preparation of the Proposed Plan. It is considered that the guidance should identify that the ‘call for ideas’ is undertaken to inform the Evidence Report and any green belt review, otherwise it is highly likely that the findings of the green belt review will be re-examined at the Proposed Plan examination stage.

**Q28: Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Sustainable Places (paragraphs 317 – 328)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, figure 11 clearly sets out what approach Local Development Plans should take to deliver sustainable places. It is important that plans can reflect local circumstances and priorities.

Identifying areas where development is unlikely to be supported due to the predicted effects of climate change is considered to be an important step in a plan led approach to sustainable development and tackling the climate emergency.

**Q29: Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Liveable Places (paragraphs 329 – 400)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, figure 12 clearly sets out the approach Local Development Plans should take in delivering liveable places where people can live better, healthier lives.

Integrating the principle of 20-minute neighbourhoods into Local Development Plans is welcomed as a key step in delivering safe, walkable, liveable and thriving places.

The proposal to identify areas not currently well served by 20-minute communities is also welcomed as this recognises the importance of supporting the needs of existing communities rather than Local Development Plans being overly focused on new development.

The infrastructure first approach is welcomed and will be dependent on close collaboration with infrastructure providers early in the plan making process to ensure that the Delivery Programme can set out how and when the infrastructure requirements will be funded and delivered.

**Q30: Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Productive Places (paragraphs 401 – 424)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, figure 13 clearly sets out the approach Local Development Plans should take in delivering productive places which can support greener, fairer and more inclusive economy.

Welcome the recognition of the role that Local Development Plans will play to support green economic recovery and address the climate emergency and the significant job growth and economic potential in green energy, circular economy and nature-based sectors.

**Q31: Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Distinctive Places (paragraphs 425 – 466)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes, figure 14 clearly sets out the approach Local Development Plans should take in delivering distinctive places.

Support the clear position in the guidance that green belts continue to have an important role to play to help protect and enhance the character and landscape setting of existing settlements as well as providing access to multifunctional open space and help address climate change adaption and mitigation.

Support the strategic approach to nature in which wildlife sites, corridors, landscape features, watercourses, and green and blue spaces come together to form integrated nature networks. This will assist in protecting and restoring biodiversity and allows ecosystems and natural processes to adapt and respond to climate change.

It is welcomed that Local Development Plans should set out the circumstances in which developer contributions to enhancing biodiversity may be required. This can be a positive step to address the nature crisis, however, the guidance should set out examples of when a contribution might be appropriate and the method for calculating the contribution.

**Q32: Do you agree with the proposed thematic guidance on the Delivery Programme (paragraphs 467 – 482)?**

**Yes / No / No View.**

**Please explain why you agree or disagree.**

Yes. Support the principle that the Delivery Programme should set out the key infrastructure requirements to deliver the Local Development Plan including the indicative costs.

It is noted that the guidance sets out that the delivery programme should address the indicative infrastructure cost for every allocation in the plan and reference how viability has been factored into the funding approach. It is considered that this would be extremely resource intensive for planning teams and relies on detailed information being available for all allocations in the plan.

While this may be possible in relation to new sites proposed through a 'call for ideas' process it will be more difficult in relation to some existing allocations which the planning authority may hold limited information in relation to on-site infrastructure costs. These sites could be vacant and derelict sites within settlements that are key in delivering the spatial strategy of the Local Development Plan. It is important that land allocations are not lost because on-site infrastructure costs are not known during the plan preparation process.



## Open Space Strategies Regulations

### Question 1

- a. **Do you agree with the idea of promoting an outcomes-based approach through the OSS Regulations?**

Yes. Utilising an outcomes based approach is welcomed as this moves away from simply an audit of open spaces and helps focus on what needs to be delivered through the Open Space Strategy to help deliver greener, healthier places in line with the draft National Planning Framework 4.

- b. **Do you agree with the suggested outcomes?**

Yes, the suggested outcomes are comprehensive although it is important that local authorities can add to or tailor the outcomes to reflect local issues and priorities. Also support the proposal for an Open Space Strategy to include a statement setting out how the strategy will contribute to each outcome. This will help ensure strategies are focused on delivery and will ensure actions within the strategy can be monitored and updated if required.

### Question 2

**Do you agree with the proposed definition of:**

- a. open space - Yes
- b. green space – Yes
- c. green infrastructure – Yes
- d. green networks - Yes
- e. ecosystem services – Yes
- f.

The definitions have been amended through the process of preparing the legislation and guidance and have taken into account the comments from stakeholders. The clear definitions are welcomed and will ensure that they can be reflected in Local Development Plans and other relevant plans/strategies.

### Question 3

**Do you agree with proposed thresholds for open space audits in Draft Regulation 4(2)?**

Yes, agree with the 0.2 ha threshold for open space within and on the edge of settlements and welcome the inclusion of any other smaller space that a Local Authority would wish to include within the audit as there can be small but important areas of open space within a settlement.

### Question 4

- a. **Do you agree with suggested information to include about each open space (location, size and type)?**

Yes, agree that similar to the current guidance in PAN 65 information should be collected on the location, size and type of area of open space within or on the edge of a settlement.

We welcome that an updated list which also reflects the Ordnance Survey list of types will be published in the finalised guidance and this will cover both green, blue (linked to water) and grey (man-made civic) spaces.

**b. Do you agree with Regulation 4(5) on the other information planning authorities may include in the audit?**

Yes, this provides local authorities the flexibility to prioritise the collection of data to reflect local priorities including accessibility to the public, functions of open space, the extent to which open spaces deliver those functions, the presence of play opportunities and condition.

**Question 5**

**a. Do you agree with suggested approach to require locality level place based information?**

Yes – setting the context is an important step in an Open Space Strategy and provides important information about local demographics and how this relates to open space provision. Across one local authority area there may be different definitions of 'locality' depending on whether the settlement is urban or rural and we welcome the flexibility that regulation 4(11) provides to define localities to match their own established localities which may match those used in the community plan.

**b. Do you agree with the three high level aspects that should be covered in these statements 'accessibility', 'quantity' and 'quality'?**

Yes – as has been highlight from the Interim Equalities Impact Assessment people's situations and perceptions influence how they perceive open space provision. Considering accessibility, quantity and quality will allow local authorities to develop Open Space Strategies that provide access to open space for a wide range of residents and groups.

**Question 6**

**Do you agree with the list of consultees for the open space audit?**

Yes – agree with the of list of Statutory Consultees and with consulting Central Scotland Green Network. Meaningful engagement is key to creating open space strategies that support the 20 minute neighbourhood principle and provide open space and play areas that are accessible to all.

Additional guidance and best practice examples on how local authorities engage with children and young people and older and disabled people as defined in the Act would be welcomed.

It is noted that the Government intend to explore how digital tools could be developed to support local authorities with the required engagement with a range of key groups.

#### **Question 7**

**a. Do you agree with the Assessment of Current and Future Requirements should have regard to how open spaces and green networks in their area are contributing to the outcomes?**

**b.**

Yes – Assessing current and future requirements against the outcomes will help show how well the open space resource meets the needs of the community. Doing this on a locality basis should help identify specific local needs which then can be reflected in policies and proposals.

**c. Do you agree with the proposed provisions for the Assessment of Current and Future Requirements for the assessment to be informed by engagement with the groups set out?**

Yes – engagement with the highlighted groups is an essential part of the preparation and consultation of the Open Space Strategy. Understanding what all users need and want from areas of open space and play areas will help guide the development of policies and proposals.

#### **Question 8**

**a. Do you agree Open Space Strategies should include a statement setting out how they contribute to the outcomes?**

Yes

**b. Do you agree Open Space Strategies should identify strategic green networks?**

Yes – Strategic Green Networks are already identified in Local Development Plans. Will ensure alignment between the Open Space Strategy and Local Development Plan.

**c. Do you agree Open Space Strategies should identify how green networks may be enhanced?**

Yes – this will help link work already undertaken on more strategic Green Network Strategies with the Open Space Strategy.

#### **Question 9**

**Do you agree with the proposed consultation requirements on draft Open Space Strategies?**

Yes – the draft regulations propose a 12 week consultation period. To undertake detailed and meaningful engagement requires time especially if local authorities are engaging with different consultation techniques for example school or youth groups.

#### **Question 10**

##### **Do you agree with the proposed publication requirements for the OSS?**

Yes – the draft regulations allow the Local Authority to modify the draft Open Space Strategy following the consultation process taking account representations and other issues that may have arisen during the consultation process.

#### **Question 11**

##### **Do you agree the Regulations should set a 10 year minimum review period for updating open space audits and strategies?**

Yes – this links to the 10 year cycle for Local Development Plans and will provide the opportunity for both preparation processes to influence each other.

#### **Play Sufficiency Assessments Regulations**

#### **Question 12**

##### **Do you agree with the proposed definitions?**

Yes, having a clear definition set out means that there can be a consistent approach in Local Development Plans, play sufficiency assessment and open space strategies.

#### **Question 13**

##### **Do you agree planning authorities should map the locations of the two categories of play spaces, and how they are described in Draft Regulations 3(2)(a) and (b)?**

Yes – It will be useful to map play spaces in two categories, those that are specifically designed as spaces to play and areas of open space where the primary function is not play.

Most areas of open space will offer some form of opportunity for play and it is therefore important that there is close alignment between the open space strategy and play sufficiency assessment. Proposals not to include play opportunities that may exist in the public realm within the Play Sufficiency Assessment is supported.

#### **Question 14**

##### **Do you agree with the proposed requirement to assess play opportunities in respect of their suitability by age groups?**

Yes – Agree that it is important to assess the play opportunities in respect to its suitability for all age groups. The indicative tool is a useful guide for assessing each site by types of play and ways to play, however, it may be useful to use more general terms such as babies/ pre-school, primary age, secondary/ young adults as groups rather than specific age brackets.

#### **Question 15**

**a. Do you agree to the proposed three aspects of assessment - 'accessibility', 'quantity' and 'quality'?**

Yes – Utilising 3 different components to assess the sufficiency of the play space is a useful approach. Quantity and accessibility are assessments that can be undertaken relatively easily. Additional guidance is required in relation to assessing the quality of a play space as this could be very subjective.

We note that it is proposed that a satisfaction survey or evidence in popularity through frequency of visits may be helpful in quantifying 'quality', however, this would be very labour intensive and it would not be possible for this to be completed across each play space.

**b. to provide them in written statements in respect of the totality of the local authority area and at each locality level?**

Yes agree with this approach

#### **Question 16**

**a. Do you agree with the requirement to consult as part of the process of carrying out the play sufficiency assessment?**

Yes.

**b. Do you agree with the proposed list of consultees on play sufficiency assessment?**

Yes – agree with the requirement to consult children, parents and carers, community councils, and the general public.

#### **Question 17**

**Do you agree with the publication requirement for play sufficiency assessments?**

Yes.

## **Impact Assessments**

### **Question 18**

**Do you have or can you direct us to any additional information that would assist in finalising these assessments (BRIA, EQIA, CRWIA, ICIA)?**

No comment.

### **Question 19**

**Please give us your views on the content of these assessments and how they have informed the draft provisions, or if you think changes are needed to the Regulations to further respond to the issues.**

The EQIA and CRWIA have played an important role in drafting the guidance and have highlighted the importance of engaging with all users of open space and play spaces.

### **Question 20**

**Do you agree with the Fairer Scotland Duty screening and our conclusion that full assessment is not required?**

Agree

### **Question 21**

**Do you agree with the Strategic Environmental Assessment pre-screenings, that the Open Space Strategies and Play Sufficiency Assessments Regulations are exempt from the Environmental Assessment (Scotland) Act 2005, as the environmental effects are likely to be minimal?**

Agree



# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 20/0516/PP

## KEY INFORMATION

**Ward:** (8) Johnstone South and Elderslie

**Applicant:**  
Elderslie Golf Club and Dickie & Moore Homes

**Registered:**  
07 September 2020

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping; and erection of relocated greenkeeping facility with associated storage

**LOCATION:** Land East of Newton Cottage at Elderslie Golf Club, Newton Avenue, Elderslie, Johnstone

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to conditions

Alasdair Morrison  
Head of Economy & Development

## IDENTIFIED KEY ISSUES

- The residential development site is identified as a Housing Land Supply Site under Policy P2 of the Adopted Renfrewshire Local Development Plan (2021), while the site of the proposed greenkeeping facility is identified under Policy ENV 1 as green belt.
- Representations have been received from 229 parties, of whom 201 have written in support of the proposals and 28 have submitted objections.
- There are no objections from any consultees.
- The proposals are compliant with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021), subject to planning conditions including mitigatory measures to control the loss of trees and the provision of a new path link to ensure the site is accessible for all.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 20/0516/PP

SITE ADDRESS	Land East of Newton Cottage at Elderslie Golf Club, Newton Avenue, Elderslie, Johnstone
PROPOSAL	Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping; and erection of relocated greenkeeping facility with associated storage
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising 17 dwellinghouses and eight flats, with associated infrastructure, parking and landscaping at Elderslie Golf Course, Newton Avenue, Elderslie. Additionally, the application seeks consent for a new relocated greenkeeping facility with associated storage.</p> <p>The residential element would be sited at the southern end of Newton Avenue, which currently holds the golf club green keeper's yard and Newton Cottage. The access to the yard and cottage would be used to enter the site and Newton Avenue would be extended. Other than the greenkeeping yard and associated buildings, the area of the proposed residential development is largely wooded. The golf course itself lies beyond the woodland to the east, south and west. A track runs south and then west from the greenkeeping facility before branching in two and accessing the golf course at separate locations.</p> <p>The proposed units would be arranged around a new road which would run perpendicular to the existing road, with a smaller additional road branching off this to the south-east. The 17 houses would comprise a mixture of five house types providing three, four and five bedrooms. They would all be two-storey and would comprise 11 detached properties and 6 semi-detached properties. Two blocks of two storey flats would be formed accommodating four flats in each block. The buildings would all feature pitched roofs with grey concrete roof tiles, while the walls would be predominantly finished in different tones of red and brown facing brick, with sections also featuring a smooth white render finish.</p> <p>The development would provide parking for 57 vehicles. This would be provided on the basis of two for each unit, including the flats, with 7 visitor parking bays provided. The house plots would also accommodate single garages. A sustainable drainage scheme is also proposed for collecting surface water which includes a detention basin to the north-east of the units.</p> <p>The residential proposals would require the relocation of the existing greenkeeping facility and it is proposed that the new greenkeeping accommodation would be sited on an area of golf course land approximately 180 metres north of the proposed housing. The new facility would lie to the east of Newton Avenue and south of properties on Main Road, with access taken from Newton Drive.</p>
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	<p>The proposed greenkeeping building would be of a rectangular footprint measuring some 29.67 metres by 12.02 metres and would feature a dual-pitched roof which would reach a maximum height of approximately 7.3 metres. The principal elevation of the building would face the access road to the west. The building would be finished in green plastisol sheeting to its walls, with grey sheeting to its roof. Internally the building would accommodate a workshop and a small office, staffroom and sanitary facilities. Four external storage bays would be sited adjacent to the building, while parking would be provided for three cars, with further hard surfacing situated to the front.</p> <p>To ensure the residential development is accessible for all, the applicants have added an illuminated path link to the housing site on golf course land to the east of Newton Avenue.</p> <p>A supporting statement advises that the purpose of the development is to generate funds for the golf club. The statement outlines that there is a current trend of falling membership in golf in Scotland, resulting in reductions in income and the recent closure of some clubs. The statement further advises that the existing green keeping facility requires essential renewal, while works are also required to the club house and to the course itself. The statement adds that the development would help secure the financial future of the golf club, noting that its potential loss would have a severe effect on the community and fabric of Elderslie.</p>
SITE HISTORY	<p>Application No: 05/0106/PP  Description: Siting of temporary accommodation to provide toilets, changing facilities, kitchen and office for ground staff.  Decision: Granted subject to conditions.</p>
CONSULTATIONS	<p><b>Children Services</b> – No objection</p> <p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> – No objection subject to conditions</p> <p><b>Environment &amp; Infrastructure Services (Roads)</b> – No objection subject to conditions</p> <p><b>Glasgow Airport Safeguarding</b> - No objection subject to a condition</p> <p><b>National Air Traffic Services (NATS)</b> – No objection</p> <p><b>Scottish Water</b> - No objection</p> <p><b>Scottish Woodland Trust</b> – No comments received</p> <p><b>SportScotland</b> – No objection</p> <p><b>West of Scotland Archaeology Service (WoSAS)</b> – No objection subject to a condition</p>

<p>REPRESENTATIONS</p>	<p>Representations have been received from 229 separate parties, 201 of whom have written in support of the proposals and 28 who have submitted objections.</p> <p>The letters of support comment that the proposals would address a shortage of housing in the area and help to secure the finances of the golf club, which is important to the community and local economy of the area. It is further commented that the golf club finances are at risk, reflecting a downward trend in golf club finances throughout the country. It is commented that the development would generate welcome funds to secure necessary upgrades to the clubhouse, the required renewal of the greenkeeping accommodation and other improvements to the course.</p> <p>It is further stated that the proposals would improve infrastructure and access at Newton Avenue, including to Newton Cottage, and that the new houses would provide economic opportunity for local business, potential additional members to the golf club and Council tax revenue. Letters of support also state that the development proposals are proportionate for their location.</p> <p>In terms of the objections received, the substance of these may be summarised are as follows:</p> <ol style="list-style-type: none"> <li>1. The loss of green belt land, with objection also raised to the allocation of the site for housing. It is commented that there is no shortfall in the effective housing land supply; that there are ample alternative brownfield sites which should be prioritised; and that the loss of green belt to housing sets a precedent for further future residential development, potentially of the whole golf course.</li> <li>2. Loss of long-established, mature, native woodland to the detriment of amenity and contrary to the climate emergency agenda. It is also commented that the quality of the woodland is high and not recognised by the applicants.</li> <li>3. Adverse impacts on access to greenspace and associated detriment to physical and mental wellbeing.</li> <li>4. Adverse impacts on biodiversity and wildlife, including loss of habitat and harm to protected species, bird species, moth species and deer.</li> <li>5. The trees subject to felling have previously been planted using public money from Scottish Forestry's woodland grant scheme initiative.</li> <li>6. The tree surveys are out of date and show the position of the proposals differently to the application drawings.</li> </ol>
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7. Japanese Knotweed and Himalayan Balsam are identified in the tree and ecology reports as being present. It is required that these are treated and eradicated prior to any development.
8. Whether the proposals have been subject to an Environment Impact Assessment.
9. The site description is inaccurate in referring to "Land to East of Newton Cottage".
10. Traffic impact, including concerns regarding the safety of pedestrians, the build-up of further traffic at the junction of Newton Avenue with Main Road, the need for the installation of traffic signals and road safety concerns in relation to the proposed greenkeeping facility.
11. Impacts on air quality.
12. The access into the residential development being overly steep and hazardous, particularly during icy conditions.
13. The density of the proposed residential units being excessive and the proposed flats being incompatible with the character of the area.
14. The proposed units being visually unappealing, out of character and incongruous to the character of other houses in the area.
15. The impact of the proposed units on the privacy and amenity of existing houses in the area.
16. Concerns regarding flooding and drainage issues, including concerns that ground conditions are insufficient to support drainage from the proposals and that the proposals could increase risk to other nearby properties. Concerns are also raised that no application has been made to Scottish Water to connect to their apparatus.
17. Concerns regarding the proposed detention basin with respect to safety, overflows and vermin.
18. Concerns regarding noise and disturbance resulting from the proposed relocated greenkeeping facility. It is also in this regard contended that the greenkeeping facility constitutes a "change of use" to light industrial use.
19. Concern that the greenkeeping facility and associated equipment and materials will be untidy and not adequately maintained.

	<p>20. Lack of detail regarding the greenkeeping facility including its finishing materials, site levels, screening, lighting and matters relating to its operation, equipment and issues of access around the facility and to and from the golf course</p> <p>21. Concerns regarding odours from the greenkeeping facility.</p> <p>22. The greenkeeping facility being out of proportion to neighbouring bungalows.</p> <p>23. Clarification sought regarding the purpose and position of a tank relating to the greenkeeping facility.</p> <p>24. Concern that no site investigation report has been submitted.</p> <p>25. The economic case put forward by the Golf Club that the proposals are necessary to secure the financial future of the club are questioned in view of current membership waiting lists and it is contended that short term economic gain is being prioritised before long term sustainability. It is also pointed out that support for the proposals are from golf club members who do not generally live in the vicinity.</p> <p>26. Noise, disruption and safety issues during construction.</p> <p>27. The path construction and lighting resulting in loss of greenspace and wildlife habitat.</p> <p>28. The potential for the path to attract anti-social and criminal behaviour, including burglaries, and a reopening of access to motorcycles and other unauthorised vehicles on the course.</p> <p>29. Concerns regarding the impact of the path and lighting on the amenity of nearby houses.</p> <p>30. Concerns regarding the maintenance of the path.</p> <p>31. Concerns regarding how the access from Newton Drive to the path would be designed and managed, including the footways on Newton Drive and the potential impact of any new streetlighting on Newton Drive.</p> <p>32. Concerns regarding users of the path being struck by golf balls and the golf club not accepting liability for injuries.</p> <p>33. The carbon footprint impact of constructing and servicing the path.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u></p> <p>Policy P1 – Renfrewshire’s Places  Policy P2 – Additional Housing Sites  Policy P3 – Housing Mix and Affordable Housing  Policy P6 – Open Space  Policy ENV 1 – Green Belt</p>



	<p>Policy ENV 2 – Natural Heritage  Policy I1 – Connecting Places  Policy I3 – Flooding and Drainage  Policy I7 – Zero and Low Carbon Buildings</p> <p><u>Draft Proposed New Development Supplementary Guidance (2019)</u></p> <p>Delivering the Places Strategy: Creating Places; Green Network and Infrastructure; and Open Space.  Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; and Renewable and Low Carbon Energy Developments.  Delivering the Environment Strategy: Acceptable Forms of Development in the Green Belt; Green Belt Development Criteria; Natural Heritage; Trees, Woodland and Forestry; Biodiversity; Noise; and Contaminated Land.</p> <p><u>Material considerations</u>  Renfrewshire's Places Residential Design Guide March 2015</p>
<p>PLANNING  ASSESSMENT</p>	<p><b>Residential Development</b></p> <p>The application is identified in the Local Development Plan (2021) as a housing land supply site which is suitable for delivering up to 25 units where Policy P2 applies.</p> <p>As such, the proposed residential development of 25 units accords in principle with <b>Policy P1</b> and <b>Policy P2</b> of the adopted Local Development Plan in contributing towards the range and choice of sites necessary to support Renfrewshire's housing need and demand. In order to consider the detail of the proposed residential development, Policy P1 requires that the proposals be assessed against the criteria set out in the draft <b>New Development Supplementary Guidance</b> and the associated <b>Renfrewshire's Places Residential Design Guide</b>. The main issues of consideration in this regard are assessed as follows:</p> <p><b>Context and Character</b></p> <p>The residential development would be contained within an area to the south of the existing housing at Newton Avenue, Newton Drive and Roundhill Drive and follows a logical extension to the village envelope, with Newton Cottage retained to the south and the wider area contained by the woodland edge and the golf course to the west, south and east. The south-east portion of the development is currently occupied by the existing greenkeeping facilities and the built form is therefore already established within this portion of the site.</p> <p>The existing streets to the north are characterised by one and two-storey detached and semi-detached houses of traditional character within a leafy setting, with good levels of tree cover, hedging and other planting.</p>

Tree cover would be retained around the edges of the proposed development, particularly towards the south and east, with street tree planting and additional proposed planting around and beyond the perimeters of the development ensuring that this context would be maintained. The development would be contained well away from any fairways and there would appear little prospect for further incremental development in the future given the containment of the site in relation to the surrounding woodland and golf course layout.

The development also provides an appropriate housing mix in accordance with Policy P3 of the Local Development Plan, with eight flats proposed containing two bedrooms each and 17 houses comprising five different house types containing three, four or five bedrooms.

***Access and Connectivity***

**Policy I1** of the adopted Renfrewshire Local Development Plan (2021) states that development proposals require to ensure appropriate provision and accessibility. Proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.

In this case, the Council's Environment and Infrastructure Service (Roads) initially objected to the residential development due to the steepness of the access from Newton Avenue. While the applicants have committed to alterations to widen and upgrade the access at the top of Newton Avenue to an adoptable standard, with improvements undertaken to facilitate safe vehicular access and to aid pedestrians, the gradient of a section of the footway would still be above that acceptable to support all modes of sustainable transport, particularly during adverse weather, such as wheelchairs and prams. As a result, the development would not comply with the principles of the National Transport Strategy for Scotland or the emerging National Planning Framework (NPF4) which promote a hierarchy of transport modes in which walking and wheeling are to be given greatest priority and private car use lowest priority after cycling, public transport and taxis/shared transport.

Therefore, to make the development accessible for all, the applicants have added the proposal for a path link on golf course land to the east of houses on Newton Avenue. The path would provide a route at a consistently shallow 5% gradient running from the eastern end of Newton Drive to the north east corner of the residential development. The development now meets Environment and Infrastructure Service (Roads) requirements in terms of accessibility. Further consideration of the path is undertaken later in this assessment.

Elsewhere, suitable access would be retained into the woodland to the west and south of the development, connecting with other paths within the golf course grounds. This would include a new path link from the west of the development.

These links, together with the proposed path link from Newton Drive, result in an acceptable level of permeability in providing connections to other areas of greenspace and additional path networks. Newton Avenue itself is well-connected to local services and amenities, with the National Cycle Network also accessible from Main Road. Wallace Primary School is approximately 1.4 kilometres away following the existing footways, with a shorter route also possible via informal paths through the golf course.

A transport statement has been submitted which considers the impact of additional traffic from the development on the existing road network. This provides data on the likely number of road journeys generated by the development at peak times. The statement concludes that while vehicles do often require to wait some to turn out of the junction, even if the proposed development should generate twice as much traffic as estimated, the junction would not be operating at full capacity and signalisation would not be required. However, the assessment does consider that the kerbs at the junction should be built out and the road markings moved some 1.41 metres forward to improve visibility at the junction. The Environment and Infrastructure Service (Roads) have raised no adverse comments regarding these findings, subject to a condition to ensure the improvements to the junction are undertaken as outlined..

***Layout and Built Form***

The development layout would contain active frontages onto the roads, with the open space also well overlooked. A narrow, wooded buffer ranging between 4.3 and 7.6 metres wide would be retained between the proposed plots and the nearest existing properties on Newton Avenue to the north and the impact on the general outlook of the streetscene on Newton Avenue is not considered to be adverse. Grass verges and a small area of open space within the centre of the site would also contribute to the aesthetic character of the development.

The mass of the buildings, in all being two-storey would be in keeping with a typical edge of settlement residential development and is considered acceptable for the area, which supports both one and two storey housing. Whilst the new units would be elevated in relation to the existing houses to the north, their rear windows would be an acceptable distance of more than 13 metres from the nearest gardens and more than 22 metres from the nearest neighbouring windows facing south.

These aspects are sufficient to ensure no unacceptable loss of privacy, outlook or natural light afforded to the existing houses. The layout is also sufficiently distanced and arranged in relation to the one and a half storey Newton Cottage to preserve the privacy and amenity of its inhabitants and to appear acceptably in proportion.

The eight flats would essentially constitute “four in a block” properties and the mass of these buildings would not appear significantly out of context.

The height of the blocks, at approximately 9.7 metres, would not be significantly higher than the 9.3 metres height of the highest of the five other house types proposed. Given the small number of flats proposed, it is not considered that these would be incongruous with the wider area and would add to the range of accommodation offered by the development, as promoted by Policy P3 of the Local Development Plan.

The plots of the proposed units are themselves relatively modest, but provide sufficiently sized rear gardens for amenity, whilst the layout also ensures appropriate levels of privacy between properties. The front curtilages of the properties would be open, with grass gardens, verges and different surfacing materials contributing to the active street frontage.

Whilst the plot sizes are smaller than many other plots on Newton Avenue and adjacent streets, they are not dissimilar to other more recent developments, including the housing at the west end of Newton Drive. The density of the development is not in this respect excessive, with the number of units proposed according with the number deemed appropriate in the adopted Renfrewshire Local Development Plan (2021).

***Environment and Community***

Policy ENV 2 of the Renfrewshire Local Development Plan states that development proposals should enhance access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character.

In this case the proposals would entail the removal of a an area of woodland including trees at varying stages of maturity. It should be noted that the trees affected by the proposed development are not subject to a tree protection order (TPO).

Where woodland is removed in association with development, the draft New Development Supplementary Guidance states that developers will be expected to provide compensatory planting, in line with the Scottish Government's control of woodland policy. It is further observed from a tree survey submitted by the applicants that young and semi-mature trees within the western part of the site were planted with grant funding provided by the Forestry Commission (now Scottish Forestry) through their Woodland Grant Scheme. Non-compliance with any terms of this grant would be a matter for Scottish Forestry.

Representees have also noted that the tree survey was undertaken in 2017. However, it is considered that this, in conjunction with various site visits has allowed the development's impact on trees to be properly assessed. In this regard, the woodland is noted to accommodate trees of varying quality, including some good quality specimens, many of which are native broadleaf species. Notwithstanding the value of individual trees, the woodland also contributes a very pleasant green space which is accessible to nearby residents.

As such, the proposals do not fully accord with **Policy ENV 2**; however, it is considered that the removal of the trees to accommodate the development would on balance be acceptable subject to appropriate compensatory planting being undertaken. This takes into account trees being retained around the edges of the site and the area of tree felling constituting a small portion of the overall extent of woodland cover within the wider golf club grounds.

In terms of compensatory planting, the applicants propose to plant trees within the proposed development, including street trees, and to plant additional woodland around the edges of the site and outwith the site boundary within golf course land. This will help mitigate the tree loss, while the retained tree cover, particularly to the south and east, will protect the landscape setting by limiting views of the development. The new planting and existing tree cover round the site edges will continue to offer corridors for wildlife, along with the further tree and woodland cover throughout the golf course.

The applicants have submitted an arboricultural method statement which outlines protective measures for the retained trees during development and offers an indicative schedule for compensatory planting. To maximise the benefit of the retained and new areas of woodland, it is considered appropriate to condition the submission and approval of a woodland management plan to preserve and enhance the retained and new woodland areas and also to condition further compensatory planting within the wider golf course.

An ecological appraisal has been submitted, which outlines the findings of surveys undertaken on site. This observes the presence of a shed adjacent to the main existing greenkeeping buildings which offers “moderate” potential for roosting bats. The report therefore advises that two “activity surveys” should be undertaken prior to works on this building, or any heavy engineering within 30 metres of the building. As two of the houses and one of the flat blocks would be within 30 metres of this building, it is appropriate to condition these further surveys. The woodland is also found to offer potential as a commuter corridor for foraging bats but any roosting is considered to be limited to summer months, with the potential for hibernating bats rated as ‘negligible’. Signs of grey squirrel and deer are also observed but are not protected species, while a range of bird species have also been observed.

It is appropriate in accordance with common practice that any treeworks should only be undertaken outwith the bird nesting season. As noted, the retention of tree cover around the site edges and elsewhere within the golf course, together with compensatory planting are considered appropriate in mitigating these impacts. The ecological appraisal also recommends species appropriate for understorey planting to enhance the biodiversity appeal of these areas. This could be included within a woodland management plan as referenced above.

Glasgow Airport Safeguarding have additionally requested that should consent be granted, a standard condition requiring the submission and approval of a soft landscaping strategy should be applied. The purpose of this would be to ensure no adverse impacts in terms of certain bird species which could in turn potentially affect passing aircraft. A condition on this basis is therefore appropriate.

In terms of flooding and drainage, the applicants have submitted a drainage assessment. This outlines in detail a proposal to employ a sustainable drainage system (SuDS) in order to collect and treat surface water from the development, with the aid of a detention basin, and to direct flows in a controlled matter towards the Lexwell Burn to the east. The document proposes that foul water would be directed to the existing combined sewer on Newton Avenue. Scottish Water have confirmed no objection to the proposals, but it should nevertheless be noted that permission to connect to their apparatus is a separate process which the applicants would still have to pursue following any granting of planning permission. A flood risk assessment has also been submitted which concludes that the housing development would not be at risk of flooding given its elevated position.

In view of the above, the residential proposals are considered to comply with **Policy I3** of the adopted local development plan and the associated supplementary guidance.

#### ***Buildings and Design***

The proposed dwellings are of an appropriate contemporary design which is considered to be keeping with the character of the built environment of the wider area. The exact specifications of proposed finishings can be the subject of a suitable planning condition in the event that planning permission is granted.

**Policy I7** requires that new housing developments should demonstrate a commitment to technology which produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards. In response to this, the applicants have submitted a Low Carbon Development Statement which contains a range of measures they would intend to pursue in order to comply with Policy I7 and with relevant building regulations. These include thermally modelled construction details, Mechanical Ventilation Heat Recovery systems, air-tightness testing, installation of Air Source Heat Pumps and space heating controls within underfloor heating. These measures are considered appropriate in meeting the requirements of Policy I7.

#### ***Greenkeeping Facility***

The site of the proposed greenkeeping facility is designated both as green belt and as open space in the adopted Renfrewshire Local Development Plan (2021), where Policy ENV 1 and Policy P6 apply respectively.



Policy ENV 1 seeks to maintain the identity of settlements, protect and enhance the landscape setting of an area and protect and promote access opportunities for open space. Proposals within the green belt will only be considered acceptable where they are compatible with the draft New Development Supplementary Guidance.

The draft New Development Supplementary Guidance lists the types of development which are acceptable forms of development in the green belt. This includes recreational and commercial uses compatible with an agricultural or natural environment setting. As the greenkeeping facility relates to the operation of an established golf course, the principle of this being located within green belt is acceptable, subject to assessment against the Green Belt Development Criteria. The main issues of consideration in this regard are assessed as follows:

***Nature Conservation, Trees and Landscape Setting***

The area is not subject to any formal environmental designations. The development would be sited on an area of low-lying grassland featuring a range of mostly young and semi-mature trees, with additional mature trees providing a backdrop to the north and west. A tree survey submitted with the application outlines that trees were planted within this area under the same woodland grant scheme as some of the trees to be removed from the residential site. Again, as with the residential site, non-compliance with the terms of any grant would be a matter for Scottish Forestry.

The majority of trees would be retained but a number of young and semi-mature trees would require to be removed in order to accommodate the footprint of the greenkeeping building, the storage area, access and hard surfacing. Good tree cover would be retained between the development and the nearest houses to the north and west, as well as to the east. This, together with the muted dark green and dark grey colours of the proposed building, would enable it to blend in with its landscape setting. Notwithstanding the tree loss, additional compensatory planting can be conditioned as outlined above with respect to the proposed residential development.

The ecological survey for the area notes no signs of any protected species. Whilst the development would cut into this area of natural environment, the wider areas of wild grass and tree cover largely surrounding the proposed development would be retained and it is not considered that the overall impact on nature conservation would be significantly adverse.

***Siting and Design***

The greenkeeping building would be of a conventional design, similar to the existing building to the south of Newton Avenue. It would have a rectangular footprint and feature a dual-pitched roof and finishing materials appropriate for its purpose, comprising green and grey plastisol sheeting.

The building would be set well back from the access from Newton Drive and would be approximately 25 metres from the gardens of the nearest houses at Main Road to the north and 70 metres from the nearest gardens on Newton Avenue to the west. The storage bays would be arranged perpendicular to the greenkeeping building and would be approximately 25 metres and 40 metres from the nearest gardens to the north and west respectively. Given these distances, the proposals are not considered to significantly affect the amenity of the nearby housing in terms of outlook, privacy or loss of light. Tree cover would also help to screen the building. The height of the building, at approximately 7.3 metres, would not appear out of proportion with the nearest houses, including bungalows at Main Road to the north.

**Noise and Disturbance**

A Noise Impact Assessment has been submitted and considered acceptable by the Communities and Housing Service (Environmental Protection Team) following clarification on some minor details.

As part of this process, the greenkeepers have provided details of the operations that would take place at the facility and in its vicinity. They state that the hours of operation would typically be 06:00 to 14:00 hours Monday to Friday and 05:30 to 13:30 Saturdays and Sundays in the summer and 07:00 to 15:00 hours seven days a week in the winter.

Vehicles used would include a number of grass-cutting machines, while a tractor and trailer and a 4x4 vehicle would also be used for loading, unloading and transporting equipment. A digger would be used one day a week for a period of up to 20 minutes to load the trailer with sand and gravel. The greenkeepers further advise that at the beginning of the day, vehicles would be started within the building and run at a low level, prior to exiting directly on to the golf course to the south. They also state that the vehicles do not require reverse alarms and that intense periods of activity at the premises are limited, with most work being undertaken out on the course and preparation works undertaken at the end of a typical day to avoid significant prolonged early morning activity at the facility prior to going out on to the course. Two close boarded fences are also proposed to reduce noise levels to the north and west.

Whilst the Communities & Housing Service (Environmental Protection Team) has accepted the findings of the noise impact assessment and therefore has no objections, the acoustic consultant employed by the applicants has raised the possibility of a “noise management plan” which could be an active document which all greenkeeping staff are trained to follow. This would include measures of best practice in terms of matters such as idling vehicles and trailers being loaded within screened areas. To provide greater assurance that noise in relation to the facility would be appropriately managed, it is considered prudent to apply a condition requiring the approval and implementation of a management plan of this nature.

**Odours**

Significant odours are not anticipated in terms of the activities that would operate from the facility, while it is further noted that the Communities & Housing Service (Environmental Protection Team) have raised no adverse comments in terms of odours.

**Traffic and Access Infrastructure**

Access to the facility can easily be taken from Newton Drive, with space provided for turning vehicles to the front of the facility. The Council's Environment and Infrastructure Service (Roads) have raised no adverse comments in relation to this arrangement. Non-vehicular access to the surrounding woodland would be retained, while golf course vehicles would be able to directly access the golf course to the south of the facility.

**Flooding and Drainage**

Anecdotal evidence submitted by representees suggests that the area of the proposed greenkeeping facility is prone to localised flooding. A flood risk assessment submitted on behalf of the applicants also notes the potential for pluvial flooding in the area, leading to ponding at the north end of the site. The assessment recommends that the building should be positioned at least 16.4 metres AOD (above ordnance datum) to not be at risk in this regard. The document also recommends post development overland flows as part of the final development solution, with land drainage installed along the north boundary to prevent additional ponding. It is considered that these details could be subject to a planning condition.

The submitted drainage assessment proposes that the access road serving the greenkeeping facility should be made of permeable materials and that surface water from the building roof be collected and directed to a soakaway to limit additional overland flows.

It is considered in this respect that the final details of the above can be appropriately addressed by condition. Further to this, it is observed that the greenkeeping facility is of a footprint that on its own would not typically require the submission of a Drainage Impact Assessment. This presupposes that the impacts of the facility should not be significantly adverse, but it is in any case appropriate to ensure that the final technical details are suitably effective.

**Open space**

Policy P6 of the Local Development Plan safeguards designated areas of open space from development. As the designated open space area in this case is a golf course and the proposed greenkeeping facility would only intrude on a small portion of the wider open space, whilst also relating to its continued function as a golf course, the development is considered acceptable in terms of Policy P6.

### **Footpath**

The proposed footpath is considered necessary by the Environment and Infrastructure Service (Roads) in order to provide sustainable access for all people. As with the greenkeeping facility site, this area is designated in the adopted Local Development Plan as both green belt and open space under Policy ENV 1 and Policy P6 respectively.

The draft New Development Supplementary Guidance categorises new active travel routes as acceptable green belt development and the path is therefore compliant in principle with Policy ENV 1. In terms of the Green Belt Development Criteria, the path would not impact significantly on existing natural heritage or wildlife habitats.

In terms of landscape setting, the most notable visual impact would be the proposed lighting. Initial discussions have taken place with the developers and the Council's Environment and Infrastructure Service (Roads) and it is considered that the exact specifications of the lighting can be secured by condition. It is considered that the lighting can be designed to minimise the visual intrusion on the landscape and amenity of the residents in terms of potential glare, whilst also ensuring the path and adjacent areas of land are suitably illuminated in the interests of safety.

It is noted that a desire line cuts through this area and dogwalkers have been seen using this during site visits. The new path would therefore formalise a route through this area. The path itself would be set back from the rear boundaries of the properties on Newton Avenue, a minimum of 5.5 metres and would maintain a consistent low gradient of 5%.

The houses on the east side of Newton Avenue are noted to have gardens with above average length and as such the path would not raise unacceptable passive overlooking of any windows; however, it would still be close enough to the properties to be overlooked from first floor windows. This should enable users of the path to feel safe, whilst also acting as a deterrent to potential anti-social or criminal behaviour.

As an active travel route running through the open space, the proposed path supports Policy P6 by providing enhanced access to an area of green space, as well as providing a sustainable option to ensure the proposed residential development is accessible for all, as required by national guidance and Policy I1 of the adopted Renfrewshire Local Development Plan (2021).

### **Representations**

In response to the objections not addressed in the above assessment, the following comments are made:

(6) As noted in the assessment, the tree surveys are considered to provide sufficient information on the quality of the trees.

	<p>As the surveys constitute supporting documents rather than drawings, the differing locations of the buildings shown in the surveys is not relevant to the formal assessment.</p> <p>(7) The Wildlife and Countryside Act 1981 Act (as amended) confers responsibility on landowners to address invasive species such as Japanese Knotweed and Himalyan Balsalm spreading in the wild. Whilst this is not subject to planning control, the golf course are aware of their duties in this regard.</p> <p>(8) The proposals do not come under the categories of development listed under either Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. As such, an Environmental Impact Assessment was not required in this case.</p> <p>(9) The site locations are clearly mapped in the neighbour notification letter issued to neighbours and in the application drawings, when viewed. It is also noted that the applicants held a pre-application event to publicise the proposals. As such, there is no ambiguity regarding the land to which the application relates.</p> <p>(17) The safety and operation of the proposed detention basin would be the responsibility of the developer in accordance with relevant technical guidance.</p> <p>(18) The greenkeeping facility constitutes an ancillary use which supports the overall functioning of the golf course, but the planning assessment has in any case considered the facility in the context of its operations and activities.</p> <p>(19) The greenkeeping facility is well-contained and suitably distanced from the nearest houses that any issues of untidiness or maintenance would not significantly affect the amenity of neighbouring land uses.</p> <p>(23) The applicants have clarified that the proposed tank would be a water tank which would be positioned immediately to the south of the greenkeeping facility. This is depicted on the application drawings.</p> <p>(24) The Communities and Housing (Environmental Protection Team) have advised that significant contamination is unlikely but have recommended conditions requiring site investigation of the proposed housing site and, if necessary, mitigation measures to be undertaken and verified. Appropriate conditions can be attached to control these matters.</p> <p>(25) Whilst it would appear likely that the parties who have written in favour of the proposals will be golf club members, there is no restriction on who may comment on an application. In terms of the economic case put forward by the applicant, it is noted that some of the representees objecting to the development question this, noting that there is a current waiting list for membership.</p>
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It is not within the scope of the planning assessment to determine or speculate on the extent to which the development is, or is not, required for financial means. The provisions of the Local Development Plan must take primacy in consideration of the development. Notwithstanding the financial position of the golf club, it is acknowledged that the club is essential to the local community and any potential loss of the club would have significant implications for the surrounding area.

(26) Issues of noise, disruption and safety during construction are not material planning considerations.

(28) The potential for the path attracting anti-social or criminal elements is discussed in the assessment. In terms of the path making it possible for motorcycle and other such vehicles to access the course, this would be a matter for the golf club to address.

(30) The future maintenance of the path can be subject to a condition.

(31) As noted, the final design of the route and lighting can be subject to a condition. Newton Drive itself is adopted and the addition of any lighting can be sensitively designed in consultation with the Environment and Infrastructure Service (Roads).

(32) The path would provide a formal route in place of an existing established desire line. Liability is not a planning matter.

(33) This is considered to be outweighed by the longer-term sustainability of the path providing non-motorised access to the development for all.

### **Conclusion**

It is considered that the residential proposals would deliver a high-quality development within an attractive setting which would support housing demand in the area. The new greenkeeping facility would be sensitively sited, while the proposed path link would support the sustainability of the residential development by ensuring it is suitably accessible for all people.

The proposal's impacts have been fully considered in the above assessment, particularly in terms of the loss of woodland and green space. The site is designated as part of the housing land supply within the adopted Renfrewshire Local Development Plan (2021) and it has been identified as suitable for the delivery of 25 units, together with appropriate mitigation for the tree loss to include compensatory planting; protection of retained trees during development; and longer-term management measures through a woodland management plan, it is not considered that these impacts should deter from the application receiving a favourable recommendation.

In view of the foregoing, it is therefore recommended that this application should be granted subject to conditions.



RECOMMENDATION	Grant Subject to Conditions

**Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Conditions**

1. No development shall commence on the residential 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

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

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

2. That prior to the occupation of any residential unit on the site:

- (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 Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

3. That, prior to the erection of any of the residential units or greenkeeping facility hereby approved, a detailed schedule of the proposed external finishes for each building, together with a plan and schedule of the surface treatments to be used on all roads and footpaths shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Thereafter, the buildings, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

4. That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the building within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

5. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at [www.aoa.org.uk/publication/safeguarding.asp](http://www.aoa.org.uk/publication/safeguarding.asp)). These details shall include:

- Drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Systems (SUDS) (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

No subsequent alterations to the landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: In the interests of amenity and 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.

6. That prior to the commencement of development, details of the species, size and locations of all new trees to be planted shall be submitted and approved in writing by Renfrewshire Council as Planning Authority. This shall include full details of all trees indicated on drawing 1598 / 01 Rev A and shall also confirm details of further compensatory planting to be undertaken elsewhere within the golf course over and above the details indicated on drawing 1598 / 01 Rev A. Thereafter, all trees shall be planted within 12 months and any trees which die, are removed or become seriously damaged or diseased within a period of five years shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interests of environment, amenity and the continuity of tree cover in the area.

7. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a long-term Tree/Woodland Management & Maintenance Plan.

The Tree/Woodland Management & Maintenance Plan shall contain details on the monitoring of growth and condition of all retained trees within the application site boundaries, as well as all new trees and woodland planted in accordance with Condition 6.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

8. That all existing trees to be retained shall be protected through the construction phase and future use of the sites in accordance with the recommendations set out in the submitted Arboricultural Method Statement by Brindley Associates dated April 2021 and in accordance with drawing 1598 / 01 Rev A.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

9. Prior to the occupation of any of the dwelling units hereby approved a statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority confirming all water management measures implemented in relation to the residential development in accordance with the submitted Drainage Strategy and Flood Risk Assessment by Dougal Baillie Associates, or as varied following the written approval of the Planning Authority.

Reason: To ensure suitable water management mitigation measures in relation to the development.

10. Prior to the occupation of the greenkeeping facility hereby approved a statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority confirming that all water management measures in relation to the greenkeeping facility have been implemented in accordance with the submitted Drainage Strategy and Flood Risk Assessment by Dougal Baillie Associates, or as varied following the written approval of the Planning Authority.

Reason: To ensure suitable water management mitigation measures in relation to the development.

11. No development shall take place within the residential site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicants, agreed by West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the residential site is undertaken to the satisfaction of the Planning Authority in agreement with West of Scotland Archaeology Service.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

12. That prior to development commencing within the residential site, two activity surveys for bats shall be undertaken with respect to potential bat roosts at the outbuilding immediately east of Newton Cottage identified in the Preliminary Ecological Appraisal by Brindley Associates dated September 2020. Should any bat roosts be discovered, no development shall take place prior to suitable mitigation measures being approved in writing by Renfrewshire Council as Planning Authority. Development shall thereafter only proceed in full accordance with these approved measures.

Reason: To ensure the continued protection of existing bat populations in accordance with European and national legislation.

13. That prior to the occupation of any of the dwelling units hereby approved, the footpath link as shown on drawing 17090-SK-15 Rev H shall have been completed. The path shall be of a minimum width of 2.5 metres and a maximum gradient of 5%.

Reason: To ensure that the development is appropriately accessible to sustainable modes of travel.

14. That prior to the occupation of any of the dwelling units hereby approved the specifications for the proposed lighting for the footpath as indicated on drawing 17090-SK-15 Rev H shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and installed in accordance with the approved details.

Reason: To ensure that the path is suitable for use in the interests of sustainable travel.

15. That prior to the occupation of any of the dwelling units hereby approved, Newton Avenue shall be upgraded in accordance with drawing 17090-SK-19 Rev A, entitled 'Proposed Road Gradients'.

Reason: To ensure the development is appropriately accessible.

16. That prior to the occupation of any dwelling units hereby approved, the following shall be installed on the extended access on Newton Avenue:

- (a) A handrail to the rear of the footway on both sides of Newton Avenue.
- (b) A screed of high friction surfacing on Newton Avenue where excessive gradients occur.

Reason: To ensure the development is appropriately accessible.

17. That prior to the occupation of any dwelling units hereby approved, details of the improvements to be undertaken to the junction of Newton Avenue with Main Road shall have been submitted and approved in writing by Renfrewshire Council as Planning Authority and implemented in accordance with the approved details.

Reason: In the interests of improving the safety and functioning of the road network in the area.

18. That parking provision within the completed residential development shall be provided in accordance with the parking standards outlined in the National Roads Development Guide. For the avoidance of doubt, garages are not to be counted towards this provision.

Reason: To ensure appropriate levels of parking provision within the residential development.

19. That prior to the occupation of the greenkeeping facility, full details of any lighting to be installed at the facility and on the access road from Newton Drive shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and installed in accordance with the approved details.

Reason: In the interests of residential amenity.

20. That prior to the occupation of the greenkeeping facility, a Noise Management Plan outlining measures of good practice to be followed by all employees at the facility shall have been submitted to and approved in writing by Renfrewshire Council as Planning Authority and shall thereafter remain in place for the lifetime of the development.

Reason: In the interests of residential amenity.

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 Gwen McCracken on 07483 419705.





# Planning Application: Report of Handling



Renfrewshire Council

Reference No. 21/1668/PP

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Beyond Retail Property Fund Limited

**Registered:**  
16 November 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Mixed Use Redevelopment of The Paisley Centre to include Class 1 (Shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly & Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), Demolition and Other Ancillary Uses.

**LOCATION:** Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

**APPLICATION FOR:** Planning Permission in Principle

## RECOMMENDATION

Grant subject to conditions



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Alasdair Morrison  
Head of Economy & Development

## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.
- One representation has been received.
- Historic Environment Scotland is supportive of the proposals and consider them to be positive, well justified and sensitive.
- No objections have been received from any consultees.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 21/1668/PP

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Mixed Use Redevelopment of The Paisley Centre to include Class 1 (Shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly & Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), Demolition and Other Ancillary Uses (Planning Permission in Principle).
RECOMMENDATION	Grant subject to conditions.

PROPOSALS	<p>This application seeks planning permission in principle for a mixed use redevelopment of the Paisley Centre. The proposal relates to a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The redevelopment would bring forward a number of uses, including Class 1 (Shops), Class 2 (Financial, Professional &amp; Other Services), Class 3 (Food &amp; Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly &amp; Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), and Other Ancillary Uses.</p> <p>A Design and Access Statement has been submitted with the application which includes an indicative layout outlining the potential development.</p> <p>The proposed development site comprises the existing Paisley Centre mall as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, comprising 23 High Street (former cinema façade) and the partly listed sandstone façade at 18-22 Causeyside Street. It is proposed to retain these facades including the non-listed façade at New Street. The site is located within Paisley Town Centre Conservation Area.</p> <p>The site is abutted by a number of historic properties forming retail units along both Causeyside Street and High Street.</p> <p>The proposals include an element of demolition which includes the removal of the former Marks and Spencer building at 15-19 High Street and other parts of the existing Paisley Centre.</p> <p><b>Retained Structures: -</b></p> <p><b>The former Co-operative department store – 12-22 Causeyside Street</b></p> <p>A significant element of the existing centre would be retained providing in excess of 90,000 sq.ft over three connected floors.</p>
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The sandstone façade to Causeyside Street would be retained with the concrete frame structure behind it being kept to provide a conversion opportunity.

**New Street Building**

The proposals seek to reuse the existing facades on New Street (above the service yard entrance) together with four structural bays of the existing building which could provide an opportunity for the development of a new hotel.

**7-25 High Street Façade**

The B listed former cinema façade at 23 High Street, currently the entrance to the shopping centre, would be retained and repurposed to provide a new 'gateway' into the proposed development from High Street. The High Street quarter would be mainly residential however a variety of other uses are also included. Careful consideration would be given to the protection of the façade from the elements. The rear face would be clad in white reconstituted stone which would seal the existing supporting structure, safeguarding it from water ingress.

Following discussions with Historic Environment Scotland, it is now proposed to retain the sandstone façade to the right of the cinema façade (formerly upper floor of McDonalds restaurant) and incorporate it into the proposed redevelopment.

**Distribution of uses:**

**High Street**

Upper floors mainly residential with a mix of retail underneath.

**New Street**

Hotel, leisure, residential, ancillary storage, potential health and wellbeing and / or education facility.

**Causeyside Street (former Co-op Department Store)**

Potential health and wellbeing, education facility.

**Urban Realm:**

A new pedestrian wynd through the development from High Street to New Street would be a key element of the layout providing permeability throughout the site. A new wynd would be formed with access through the 'gateway' of the retained cinema façade into a residential courtyard with green edges.

There would be a working courtyard to the rear of the proposed hotel and a civic square to the rear of the Arts Centre, accessed via New Street and Laigh Kirk Lane.

The vehicular pend, that provides access to the existing Paisley Centre service yard would be changed into a shared surface area with pedestrian priority.

	All blocks would be configured to create visual and physical permeability and connection through the site. From the retained High Street 'Gateway' façade down towards the Arts Centre, the permeability of the wider town centre would be positively improved.
SITE HISTORY	Applications for listed building consent (21/1669/LB) and conservation area consent (21/1670/CA) in association with the current planning application have also been submitted and these have been put forward in separate reports to today's Board for consideration.
CONSULTATIONS	<p><b>Environment and Infrastructure Services (Roads)</b> – No objections subject to conditions.</p> <p><b>Communities and Housing Services (Environmental Protection Team)</b> – No objections subject to conditions.</p> <p><b>The Coal Authority</b> – No objections subject to conditions.</p> <p><b>SEPA</b> – No objections.</p> <p><b>Glasgow Airport Safeguarding</b> – No objections subject to conditions.</p> <p><b>NATS</b> – No objections.</p> <p><b>Scottish Water</b>- No objections.</p> <p><b>Historic Environment Scotland</b> - No objections.</p>
REPRESENTATIONS	One representation has been received where concerns were raised regarding the phasing of the development.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u>  Policy C1 - Renfrewshire's Network of Centres  Policy ENV3 - Built and Cultural Heritage  Policy P3 - Housing Mix and Affordable Housing  Policy P6 - Open Space  Policy I1 - Connecting Places  Policy I3 - Flooding and Drainage  Policy I5 - Waste Management  Policy I7 - Zero &amp; Low Carbon Buildings</p> <p><u>Draft New Development Supplementary Guidance (2019)</u>  Delivering the Centres Strategy: Strategic Centres  Delivering the Places Strategy: Creating Places; Residential Use of Centres  Delivering the Environment Strategy: Built and Cultural Heritage  Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; Zero and Low Carbon Buildings; and Developer Contributions  Delivering the Environment Strategy: Noise and Contaminated Land</p>

	<p><u>Material Considerations</u>  Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
<p>PLANNING  ASSESSMENT</p>	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) as part of Renfrewshire's network of centres.</p> <p><b>Policy C1 - Renfrewshire's Network of Centres</b> states that each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities.</p> <p>The Policy also states that the Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses.</p> <p>The Draft New Development Supplementary Guidance also states that the proposed uses should not undermine the principal function of the centre and be complementary to existing uses and activities and that the scale, design and layout should also contribute towards and compliment the surrounding area.</p> <p>It is considered that the mixed-use development would complement and enhance the amenity of the area by bringing forward a mix of uses that would regenerate and strengthen the overall role of the Town Centre</p> <p>The Local Development Plan Policy context for Centres is for the delivery of high quality development that will enhance the economic, social, environmental, heritage and cultural life of the centre. In particular, increasing the footfall of centres by such an activity is supported and encouraged.</p> <p>It is considered that by redeveloping the Paisley Centre, the mixed use would provide a range of uses which would support the vitality and viability of the Town Centre. It is also considered that together with the commercial aspect of the development, by developing residential units, it would also bring a new population into the Town Centre.</p> <p>It is considered that the proposal would be a positive addition, creating a high quality place which would protect the built and cultural heritage of the Centre. The proposal is considered to enhance Paisley as a sustainable visitor destination.</p>

**Policy ENV3 - Built and Cultural Heritage** and Historic Environment Scotland's guidance both state that the built heritage which includes, listed buildings and conservation areas should be safeguarded and enhanced, where appropriate.

The Draft New Development Supplementary Guidance also states that high standards of design should be employed which have regard to the architecture and character of the area and ensure the maintenance and enhancement of local distinctiveness.

The application is for planning permission in principle and the full details of design would be considered under future applications that come forward for matters specified in condition (MSC). Notwithstanding this, Historic Environment Scotland (HES) have been consulted on the associated applications for listed building Consent and conservation area consent and are satisfied that no buildings of historic fabric or significance would be adversely affected by the proposals. The listed cinema façade, unlisted façade at 25 High Street and the Causeyside Street façade would all be retained.

The scale, massing and materials of each new element would be carefully considered through the submission of any MSC applications to ensure that development positively impacts on the surrounding built heritage. HES would also be consulted.

**Policy P3 - Housing Mix and Affordable Housing** states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.

This aspect of the proposal would be considered through any MSC application, and the applicant would be required to consider an appropriate affordable housing mix for the Town Centre.

**Policy P6 - Open Space** states that new development must link to or incorporate accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development.

The development would have areas of public realm including a 'civic square' which would provide permeability throughout the site with a high level of surveillance. The proposal's design would therefore satisfy this policy objective.

**Policy I1 'Connecting Places'** – This policy recognises that increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations within Renfrewshire.



The proposals satisfy the policy objective of appropriate provision being made to connect to active travel as well as allowing for walking, cycling and public transport being considered from the outset. The public realm would also enhance connections to the wider area.

In terms of car parking provision, this will very much depend on the particular details of individual uses of the site that come forward. It should be noted that the owner of the Paisley Centre (who is also the applicant) also owns the Storie Street multi-storey car park. Therefore, the intention is to be able to offer spaces here to meet any recognised shortfall for residents/visitors to the site once redeveloped.

**Policy 13 'Flooding and Drainage'** – The proposal does not have an adverse impact on existing drainage infrastructure or increase the risk of flooding. A comprehensive Stage 1 Flood Risk Assessment was submitted with the application and SEPA have no objections to the proposal on flood risk grounds. The submission of drainage details would be subject to a condition considered as part of any MSC application.

**Policy 15 - Waste Management** - This aspect of the proposal would be considered through any MSC application.

**Policy 17 - Zero & Low Carbon Buildings** considers that development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported.

These requirements are attained through detailed design and build and would be addressed by the applicant through an energy and sustainability statement and considered through any MSC application.

### **Representations**

One letter of representation was received where concerns were raised regarding phasing and timing of the development and the impact it may have on the appearance of the Town Centre. An appropriate planning condition can be imposed to ensure that a comprehensive phasing plan is submitted for consideration which would provide details of timescale for demolition and development.

### **Conclusion**

It is considered that the proposal would provide a range of enhanced services which would significantly improve the vitality and viability of the Town Centre whilst also enhancing and protecting the built heritage of the surrounding area. The development would provide complimentary uses and the Masterplan has been developed following a placemaking approach.

	Given the above, it is considered that the proposal would meet the relevant requirements of the Adopted Renfrewshire Local Development Plan (2021). It is therefore recommended that the Board grant planning permission in principle subject to the attached conditions.
RECOMMENDATION	Grant subject to conditions.

### Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

### Conditions

1. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by Renfrewshire Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:

- (a) the layout of the site, including all roads, access points, footways, bin storage areas, lighting, parking areas and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal.
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- (h) energy statement
- (i) waste disposal arrangements
- (j) servicing arrangements

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

2. That all further applications for the Approval of Matters Specified in Conditions shall be accompanied by a Design and Access Statement demonstrating compliance with the Masterplan (Design and Access Statement - Nov 2021 and the Addendum - Additional Information for Historic and Environment Scotland Revision B - Feb 2022) approved as part of this consent. For the avoidance of doubt, the façade at 25 High Street shall be retained as outlined in the Addendum - Additional Information for Historic Environment Scotland Revision B – Feb 2022.

Reason: To clarify the terms of the permission and to safeguard the character and appearance of the conservation area.

3. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a detailed and comprehensive phasing plan shall be submitted for the development of the application site. The phasing plan shall detail what development will come forward when and where on the site, detailing, housing mix, including any affordable housing; the safe movement of pedestrians, cyclists and vehicles; servicing arrangements; short term public cycle parking and parking strategy.

Reason: To provide greater certainty in terms of the phasing of the redevelopment process.

4. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a detailed landscaping scheme for the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. The landscaping scheme shall detail any phasing for the overall site, the location, size and species of all tree planting, areas of turfing, seeding and earth moulding, areas of hard standing, and the location, size, and species of shrub planting.

The landscaping scheme shall also include a timetable for the implementation of the landscape works, and a management plan for the ongoing maintenance of any common areas. The landscape scheme shall thereafter be implemented on site in accordance with the agreed timetable and maintained thereafter in accordance with the agreed management plan. Measures to protect the existing trees shall also be implemented on site for the duration that construction works are being undertaken.

Reason: The approval is in principle only

5. That notwithstanding the terms of condition 1 above at the first application for Approval of Matters Specified in Conditions, it shall include a comprehensive transitional land use plan, including detailed timescales, showing precisely what will be happening on all areas of the site during the various stages of the redevelopment process. This will include details of: the demolition process, the various construction phases and the extent and location of the construction compounds required to deliver development on all parts of the site. This plan will also set out the arrangements for the provision of temporary uses on the site as well as details of hard and soft landscaping (including boundary treatment). For the avoidance of doubt, appropriate hard and soft landscaping measures shall be implemented within transitional areas unless it can be demonstrated that permanent development proposals are to be implemented within a reasonable timeframe.

Reason: To safeguard the character and appearance of the conservation area during the demolition and construction process.

6. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a maintenance schedule for areas of open space, roads, footpaths and landscaping shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the schedule shall include areas for adoption by Renfrewshire Council or details of the proposed factor or management agency including management responsibilities and maintenance schedules.

Reason: To clarify the terms of maintenance and adoption.

7. That notwithstanding the terms of condition 1 above, at the first application for the Approval of Matters Specified in Conditions, a site-wide Travel Plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the Travel Plan shall identify measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system management, monitoring, review, reporting and duration of the plan.

Reason: To encourage sustainable means of travel.

8. That any further applications required by the terms of Condition 1 above, shall include a skyline study for any new buildings that would exceed the height of adjacent existing buildings. For the avoidance of doubt, this shall include visuals which would demonstrate the impact these new buildings would have on the existing skyline in the form of 'wideframe' views that illustrate the impact from agreed viewpoints.

Reason: In order to safeguard the character and appearance of the skyline of the conservation area.

9. That any further applications required by the terms of condition 1 above, shall include a Drainage Impact Assessment which shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

10. That any further applications required by the terms of Condition 1 above, shall include an Energy and Sustainability Statement which shall be submitted in support of the application and shall demonstrate that the development proposed would deliver increased energy efficiency and the recovery of energy that would otherwise be lost. For the avoidance of doubt, the Energy and Sustainability Statement shall assess the feasibility of the implementation of district heating scheme to service the development.

Reason: In the interests of energy efficiency, heat recovery and efficient energy supply and storage in line with Scottish Planning Policy.

11. No new development shall commence on site until:
  - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

For the avoidance of doubt the intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To assess the ground conditions on the site to establish coal-mining legacy present and inform any necessary mitigation measures.

12. That prior to the occupation of any part of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to Renfrewshire Council as Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure that the development is safe and stable.

13. That any further applications required by the terms of Condition 1 above, shall include a detailed Flood Risk Assessment which shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: In order to ensure the development is protected against flooding in an acceptable manner.

14. That prior to the commencement of development, confirmation shall be submitted in writing to Renfrewshire Council as Planning Authority and certified by a suitable qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in "The SuDS Manual" (CIRIA report C753, published in November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of securing a suitable SuDs scheme for the treatment of surface water runoff.

15. That prior to the commencement of development, a Bird Hazard Management Plan shall be submitted and approved in writing by Renfrewshire Council as Planning Authority in consultation with Glasgow Airport. The submitted plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

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 building/buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

16. That notwithstanding the terms of condition 3 above, at the first application for the Approval of Matters Specified in Conditions for residential development, an Affordable Housing Statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority. For the avoidance of doubt, the statement shall be in line with any phasing plan as may be approved under condition 3 and shall demonstrate how the development would meet local housing need and demand including details of housing mix and tenure.



Reason: The approval is in principle only.

17. That any further applications required by the terms of Condition 1, above, a Noise Assessment to determine the impact of road noise on relevant parts of the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LAmax level is predicted to exceed 60dB (external) during the night period at the façade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any outdoor private amenity space will not exceed 55dB(A), measured as LAeq,T. (where this level is exceeded, mitigation should be considered). The quoted levels shall be achieved as described, unless otherwise agreed in writing with Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

18. That any further applications required by the terms of Condition 1, a Noise Assessment to determine the impact of noise on the existing and proposed surrounding noise sources (and any others that are identified by the applicant) on the development, shall be submitted for the approval of Renfrewshire Council as Planning Authority. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the LAmax level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

Site Standard

Rating Level (LAr,Tr) dB - Open site / external

Day 55

Night 45

The quoted levels shall be achieved as described, unless otherwise agreed in writing with Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

19. That any further applications required by the terms of Condition 1, a noise assessment to determine the noise impact from the mixed-use development itself and its proposed various uses including commercial, business, food and drink, hotel, and leisure premises on adjacent property, shall be submitted for the approval of Renfrewshire Council as Planning Authority. Examples of noise sources may include mechanical plant, deliveries, waste uplifts. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Appropriate mitigation shall be included as part of the noise assessment where the rating level exceeds the measured background noise level (measured at the most sensitive time of day when the proposed development will be operational). Notwithstanding this, where the LA<sub>max</sub> level is predicted to exceed 60dB (external) during the night period at the facade of any nearby property the survey shall include appropriate mitigation. The proposed development shall not come into operation until the mitigation measures have been completed in full. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: The approval is in principle only.

20. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

Reason: The approval is in principle only.

21. That any cooking odours, fumes or vapours shall not adversely affect occupiers of adjoining and/or nearby premises. Any commercial premises involved in the preparation of hot food shall not be brought into use unless the following requirements are met to the satisfaction of the Planning Authority:
  - a. A suitable mechanical extract system shall be provided which includes an adequately sized stainless steel extraction canopy incorporating suitable grease filters located above cooking equipment; and

- b. The canopy shall be ventilated direct to the external air via suitable ducting incorporating an adequately sized extract fan; and
- c. The ventilation system shall terminate via a flue at a minimum height of 1 metre above the ridge/eaves (termination point subject to positioning on build and orientation to other property) level of the property; and
- d. The system shall be attached using anti-vibration mountings to prevent the transmission of noise or vibration to dwellings forming part of the building.

Reason: The approval is in principle only.

22. That any further applications required by the terms of condition 1, for a commercial premises involved in the preparation of hot food, a scheme detailing the proposed ventilation and filtration systems to be used to disperse cooking fumes emanating from the premises shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Any such scheme shall take cognisance of the Defra Publication "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust – 2005." The scheme shall include details of the servicing and maintenance requirements for the mechanical extract system and shall take cognisance of the manufacturer's recommendations.

Reason: The approval is in principle only.

23. That prior to the commencement of development, a dust management plan shall be submitted to, and approved by Renfrewshire Council as Planning Authority. The plan shall set out how potential dust arising during development of the site will be managed to prevent or minimise emissions during these works. The plan shall take cognisance of the Institute of Air Quality Management (IAQM) 2014 document 'Guidance on the Assessment of Dust from Demolition and Construction' in assessing dust impact risk and where necessary identify appropriate mitigation measures.

Reason: The approval is in principle only.

24. That prior to the commencement of development a survey report shall be submitted for the Approval of Renfrewshire Council as Planning Authority that demonstrates that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required.

The survey and report shall adhere to the methods and principles set out in the Scottish Government publication “Local Air Quality Management Technical Guidance LAQM.TG(09) and LAQM.TG(16)” and the EPUK guidance document “Land-Use Planning & Development Control: Planning for Air Quality (Jan 2017)” or a method that has been agreed with the Planning Authority.

Reason: In order that these matters can be considered in detail.

25. That prior to the commencement of development, a plan sub-dividing the site into defined phases of development for the purposes of land contamination assessment and remediation shall be issued for the written approval of the Planning Authority. Thereafter, all works shall be undertaken in accordance with the approved plan. No development shall be commenced within a defined phase of development until written approval of:
- a. a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the defined phase of development); and, if remediation 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 guidance, has been provided by the Planning Authority.

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

26. That prior to the commencement of works, full details including architectural drawings on how rainwater penetration to the former cinema façade shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall also include an elevation and section drawing that show how this work will be detailed and how it will relate to adjacent buildings. The drawing shall also include any repairs and repointing. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the listed building.

27. That prior to the commencement of works at 18-22 Causeyside Street, full details of any alterations to windows or other detailing, including any interface with a new structure, on the façade at 18-22 Causeyside Street, shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the listed building.

28. That cycle parking provision for any residential unit, shall be one space per unit and shall be provided with a secure compound or at locations with high activity or with passive surveillance and shall be provided in accordance with the National Roads Development Guide.

Response: To encourage sustainable means of travel.

29. That cycle parking for any retail, healthcare facility or education facility shall be provided in accordance with the National Roads Development Guide.

Response: To encourage sustainable means of travel.

30. That prior to the commencement of works, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure measures to manage and mitigate any adverse environmental effects of construction are considered in advance and secured, including effects on amenity, soil, water, air quality, and upon flora and fauna.

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 Gwen McCracken on 07483419705.





# Planning Application: Report of Handling



Renfrewshire Council

Reference No. 21/1669/LB

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Beyond Retail Property Fund Limited

**Registered:**  
16 November 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Alterations to 2 facades in association with the Redevelopment of The Paisley Centre.

**LOCATION:** Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

**APPLICATION FOR:** Listed Building Consent



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## RECOMMENDATION

Grant subject to conditions

## IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 and ENV3 of the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

Alasdair Morrison  
Head of Economy & Development

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 21/1669/LB

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Alterations to 2 facades in association with the redevelopment of the Paisley Centre.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent for the alteration of 2 facades in association with the redevelopment of The Paisley Centre. The redevelopment would be a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The proposed development site comprises the existing Paisley Centre mall site as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, 23 High Street (former cinema façade) and the partly listed sandstone façade at Causeyside Street. It is proposed to retain these facades.</p> <p>The B listed former cinema façade, currently the entrance to the shopping centre, would be retained and repurposed to provide a new 'gateway' into the proposed development from High Street. The High Street quarter would be mainly residential with mixed use. Careful consideration would be given to the protection of the façade from the elements. The rear face would be clad in white reconstituted stone which would seal the existing supporting structure, safeguarding it from water ingress.</p> <p>The B listed façade at 18-22 Causeyside Street would also be retained with the concrete frame structure behind being retained to provide development opportunity.</p> <p>There would be no demolition of any listed buildings or other buildings of architectural merit.</p>
SITE HISTORY	Applications for planning permission in principle (21/1668/PP) and conservation area consent (21/1670/CA) in association with the current listed building application have also been submitted and these have been put forward to today's Board for consideration.
CONSULTATIONS	<b>Historic Environment Scotland</b> – No objections subject to conditions.
REPRESENTATIONS	No representations have been received.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u> Policy ENV3 – Built and Cultural Heritage</p> <p><u>Draft New Development Supplementary Guidance (2019)</u> Delivering the Environment Strategy: Built and Cultural Heritage</p>

	<p><u>Material considerations</u>  Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
<p>PLANNING ASSESSMENT</p>	<p>The 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 and its setting, or any features of special architectural or historic merit.</p> <p>Policy ENV3 states that listed buildings should be safeguarded, conserved and enhanced where appropriate. Any development to listed buildings will be required to demonstrate that there is no negative impact to their site or setting and that it is accordance with the provisions set out in the Draft New Development Supplementary Guidance.</p> <p>The Draft New Development Supplementary Guidance on Listed Buildings, Policy ENV 3 and Historic Environment Scotland's Historic Environment Policy for Scotland require that listed buildings and their settings are to be protected and enhanced and there is appropriate maintenance to enable them to remain in active use.</p> <p>Historic Environment Scotland's Historic Environment Policy for Scotland lists some core principles on managing change which recognise that some change is inevitable, change can be necessary for places to thrive and that to manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.</p> <p>Historic Environment Scotland were consulted and advise that the preference would be for the former cinema facade to be incorporated into a building as this would be better to preserve the historic character and fabric. However, the principle of the proposals are considered acceptable in the context of the overall heritage and regeneration benefits that the redevelopment of the Paisley Centre are likely to bring. Further architectural drawings however would be required to ensure that rainwater penetration into the former cinema facade fabric was minimised. This can be controlled by planning condition.</p> <p>The B listed façade at 18-22 Causeyside Street would be largely unaltered by the proposals. Further information however, would be required to provide detailing, including any interface with the new structure. This can be controlled by planning condition.</p>

	<p>In conclusion, it is considered that subject to the attached planning conditions that the proposed alterations to the facades of the two listed buildings are acceptable. Furthermore, the associated redevelopment of the site would provide a range of enhanced services which would significantly improve the vitality and viability of the Town Centre whilst also enhancing and protecting the built heritage of the surrounding area.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Adopted Local Development Plan. It is therefore recommended that the Board grant listed building consent subject to the attached conditions.</p>
RECOMMENDATION	Grant subject to conditions.

**Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Conditions**

1. That prior to the commencement of works, full details including architectural drawings on how rainwater penetration shall be mitigated to the former cinema façade at 23 High Street shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall also include an elevation and section drawing that show how this work will be detailed and how it will relate to adjacent buildings including the retention and protection of the façade at 25 High Street. The drawing shall also include any repairs and repointing. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as planning authority.

Reason: In the interests of preserving the character of the listed building.

2. That prior to the commencement of works, a sample of the artificial stone to be used on the rear elevation of the former cinema facade shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interests of preserving the character of the listed building.

3. That prior to the commencement of works, full details of any alterations to windows or other detailing, including any interface with a new structure, on the façade at 18-22 Causeyside Street, shall be submitted to and approved in writing by Renfrewshire Council as planning authority.

Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as planning authority.

Reason: In the interests of preserving the character of the listed building.

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 Gwen McCracken on 07483 419705.





# Planning Application: Report of Handling



Renfrewshire Council

Reference No. 21/1670/CA

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Beyond Retail Property Fund Limited

**Registered:**  
16 November 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Demolition in association with Mixed Use Redevelopment of The Paisley Centre.

**LOCATION:** Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

**APPLICATION FOR:** Conservation Area Consent



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## RECOMMENDATION

Grant subject to conditions.

Alasdair Morrison  
Head of Economy & Development

## IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections to the demolition.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 21/1670/CA

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Demolition in association with Mixed Use Redevelopment of The Paisley Centre.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks conservation area consent in association with the redevelopment of The Paisley Centre. The redevelopment would be a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The proposed development site comprises the existing Paisley Centre mall site as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, 23 High Street (former cinema façade) and the partly listed sandstone façade at 18-22 Causeyside Street. It is proposed to retain these facades.</p> <p>The proposals involve the removal of the mid 20<sup>th</sup> century Marks and Spencer buildings at 15-19 High Street and other parts of the Paisley Centre, which date to the 1980s/90s. The application initially proposed the removal of the unlisted façade at 25 High Street. However, this would now be retained as it is considered to make a positive contribution to the character of the conservation area.</p>
SITE HISTORY	Applications for listed building consent (21/1669/LB) and planning permission in principle (21/1668/PP) in association with the current conservation area consent application have also been submitted and these have been put forward to today's Board for consideration.
CONSULTATIONS	Historic Environment Scotland – No objections.
REPRESENTATIONS	No representations have been received.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u> Policy ENV3 – Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Built and Cultural Heritage</p> <p><u>Material considerations</u> Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
PLANNING ASSESSMENT	In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the

	<p>relevant conservation area. There is a presumption in favour of the retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area.</p> <p>Historic Environment Scotland were consulted and advise that the buildings that would be demolished do not make a positive contribution to the conservation area and are content with their removal.</p> <p><b>Conclusion</b></p> <p>In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the Draft New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.</p> <p>It is therefore recommended that conservation area consent be granted.</p>
RECOMMENDATION	Grant subject to conditions

**Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Conditions**

1. That no demolition shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as 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 any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that buildings are not demolished unless approved development is to take place on the cleared site following its demolition.

2. That no demolition shall take place until a comprehensive phasing plan has been submitted to and approved in writing by Renfrewshire Council as planning authority. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment and shall include full details of the retention and protection measures that will be put in place for the façades of the former cinema, 25 High Street and 18-22 Causeyside Street as well as any other buildings

being retained within the application site.

Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the conservation 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 Gwen McCracken on 07483 419705.

# Planning Application: Report of Handling

Reference No. 22/0030/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (9) Johnstone North, Kilbarchan, Howwood, Lochwinnoch**

**Applicant:**  
Mrs Lynda Henderson

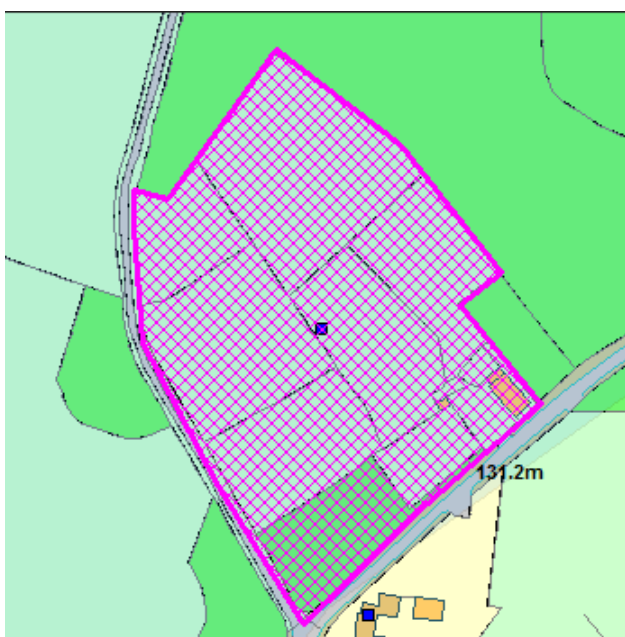
**Registered:**  
18<sup>th</sup> January 2022

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Siting of residential caravan for temporary period of 3 years (in retrospect)

**LOCATION:** Land to North of East Auchenhean, Auchenhean Road, Lochwinnoch

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Refuse

## IDENTIFIED KEY ISSUES

- The application site is identified as being within the Green Belt (Policy ENV 1) in the Adopted Renfrewshire Local Development Plan 2021
- There have been 3 objections to the proposal.
- There have been no objections from statutory consultees.
- The proposal is subject to an enforcement notice that has been served which seeks removal of the caravan.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 22/0030/PP

SITE ADDRESS	Land to North of East Auchenhean, Auchenhean Road, Lochwinnoch
PROPOSAL	Siting of residential caravan for temporary period of 3 years (in retrospect).
RECOMMENDATION	Refuse

PROPOSALS	<p>This application seeks retrospective planning permission for the siting of one residential caravan for a temporary period of 3 years on an area of land in the greenbelt. The application site is located some 2.7 km to the southwest of Lochwinnoch, within the Clyde Muirshiel Regional Park.</p> <p>The site extends to approximately 1.7 hectares and accommodates a shed, stables, informal paddock, and an open field. The residential caravan is located to the north of these buildings.</p> <p>Access to the site is gained off the Auchenhean Road and leads to a parking area for 4 vehicles. The application submitted notes that 2 horses and chickens are kept on site.</p> <p>The application site is bound by woodland to the northeast, by a field to the west, and by a dwellinghouse and a field on the opposite side of the public road serving the site.</p> <p>An enforcement notice (EN) seeking removal of the caravan was served on 21<sup>st</sup> December 2021 and came into effect on 18<sup>th</sup> January 2022. There has been no appeal against the requirements of the EN and the period for compliance with the EN has now passed.</p> <p>This report relates to an application for planning permission would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing &amp; Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
SITE HISTORY	<p>13/0162/PP – Erection of commercial kennels and temporary siting of residential caravan. Withdrawn.</p> <p>13/0036/PP – Erection of commercial kennels and dwellinghouse. Withdrawn.</p>



	<p>11/0242/PP – Change of Use from private stables to commercial livery, and erection of 4 boarding kennels for commercial use and construction of parking area. Granted subject to conditions.</p> <p>10/0204/PP – Erection of storage shed. Granted subject to conditions.</p> <p>10/0064/AF – Erection of agricultural building. Not covered by agricultural permitted development rights and detailed planning application submitted.</p> <p>09/0237/PP – Erection of single storey dwellinghouse and erection of agricultural shed. Refused.</p> <p>06/0977/PP - Formation of access road and erection of stables. Granted.</p>
CONSULTATIONS	<p><b>Environment &amp; Infrastructure Services (Roads)</b> - No objection.</p> <p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> - No objection.</p> <p><b>Scottish Water</b> – No objection.</p> <p><b>Muirshiel Country Park</b> – No comment</p> <p><b>Waste Operations</b> – No comment</p>
REPRESENTATIONS	<p>There have been 3 objections submitted in relation to this application and the issues raised can be summarised as follows.</p> <ol style="list-style-type: none"> <li>1. The site is within Clyde Muirshiel Regional Park, where only development related to agriculture or forestry is permitted. Horses do not count as agriculture.</li> <li>2. There is no need for a residential caravan as there is no need for permanent full-time on-site residency. Horses can live unsupervised in a field and the applicant does not keep chickens.</li> <li>3. The application does not relate to a viable agricultural or forestry business that justifies the need for a dwelling and is therefore contrary to local plan policy.</li> <li>4. The site/development is currently subject of an enforcement notice, which needs to be acted upon.</li> <li>5. The applicant claims the site to be 5 acres, the actual site size is nearer 4 acres.</li> <li>6. The proposal negatively impacts on the amenity of surrounding neighbours and could result in flooding. It is connected to a septic tank which illegally discharges and is reliant on an unreliable water supply.</li> <li>7. The applicants claim a precedent has been set by other planning permissions in the area. However, this proposal is different in nature and also falls within the boundary of the Clyde Muirshiel Regional Park.</li> <li>8. The applicant could live nearby in Lochwinnoch or Kilbirnie and modern security systems can protect rural properties.</li> </ol>

DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan 2021</u> Policy ENV 1 - Green Belt</p> <p><u>Draft New Development Supplementary Guidance</u> Delivering the Environment Strategy: Green Belt Development Criteria; Housing in the Green Belt; Regional Parks Delivering the Places Strategy: Creating Places</p>
PLANNING ASSESSMENT	<p>Planning legislation requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the Adopted Renfrewshire Local Development Plan 2021 (LDP) and the draft New Development Supplementary Guidance (SG).</p> <p>Policy ENV1 of the LDP states that the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area. 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. It states that support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities and/or community benefits.</p> <p>Through a statement submitted in support of this application, the applicant has stated that the residential caravan is required in support of a potential commercial business comprising stabling and livery of horses.</p> <p>The applicants have submitted that the stabling/livery use of the site was granted planning permission through App Ref No: 11/0242/PP for "Change of use from private stables to commercial livery, and erection of 4 boarding kennels for commercial use and construction of parking area". It is claimed that the previous owners of the site operated a commercial livery from the site since 2012 until acquired by the current applicant who now wishes to re - establish a stables/livery business on the site. The applicant claims that the residential caravan is required on a temporary basis to support the establishment of this business use.</p> <p>While the stables/livery use is an acceptable green belt use, reflected in the consent granted in 2011, it does not automatically justify the requirement for a residential presence on the site. In this regard, it is evident that the previous owner of the site and operator of the stables/livery, operated without any residential presence on the site.</p> <p>Furthermore, no business plan has been submitted which demonstrates that such a business would be viable on a site of this size nor justification for the need for a 24-hour residential presence on</p>

site. Therefore, it is not considered necessary to allow the siting of a residential caravan in this instance, either as a requirement for the tending of the applicants existing two horses and chickens nor for the establishment of a viable stable/ livery business.

The applicant has raised other examples of where consent has been granted for residential uses in the green belt, claiming precedence, however these consents differ from the application proposal, one being for glamping pods in association with farm diversification and the other for dog kennels which requires a 24-hour residential presence.

All developments within the Green Belt must also be assessed against the **Green Belt Development Criteria**.

In this instance there will be no loss of prime agricultural land, as the site is currently in use for stabling of the applicant's own horses.

Access arrangements are as existing, and Environment and Infrastructure Services (Roads) have offered no objection to the proposal.

There would be no significant effect on public water supply or water courses from pollution risk.

The proposal does not demonstrate outstanding design and does not make a positive contribution to the surrounding area. The caravan is located within a yard area associated with the stables and storage building. It is partially screened from public view by these buildings and boundary fencing and shrubbery. However, it neither integrates with nor complements the character of the area.

There are no landscaping proposals as part of this application.

It has not been demonstrated that there are adequate services available for the development. However, there have been no concerns raised by either Scottish Water or the Communities & Housing Services (Environmental Protection Team), in this regard.

Given the scale of the proposal, it is not considered that there would be a significant detrimental effect on nature conservation interests.

When the proposal is assessed against the supplementary guidance (SG) for **Development within the Regional Park**, the following conclusions can be made.

The proposal is not for a recreational, leisure or tourism use but for the siting of a residential caravan. The statement submitted in support of the application refers to intentions for the site, but no sound justification has been provided to support the siting of a residential caravan.

Although, there would be no significant impact on nature conservation,

	<p>landscape character or heritage resources, the caravan would have some negative aesthetic impact on the site.</p> <p>The development would not cause significant conflict with neighbouring uses as use of the site for this type of commercial purpose was established through previous consents. Surrounding uses are a mix between residential and farming.</p> <p>The retrospective development proposed would not prevent or significantly impact on recreational access to the surrounding area.</p> <p>However, as no sound justification has been provided to allow for this residential use, the proposal is contrary to the SG for development within the Regional Park.</p> <p>The issues raised through objection which have not been dealt with in the above assessment are considered below:</p> <p>The application proposal has been assessed against the relevant requirements of the adopted Local Development Plan and associated SG, including guidance on development within the country park. The proposal has been assessed as being contrary to that guidance.</p> <p>An Enforcement Notice (EN) seeking removal of the caravan was served on 21<sup>st</sup> December 2021 and came into effect on 18<sup>th</sup> January 2022. There has been no appeal against the requirements of the EN and the period for compliance with the EN has now passed. The breach of planning control will continue be dealt with in line with the Councils Enforcement Charter.</p> <p>The application site as submitted extends to approximately 4.4 acres.</p> <p>Although the proposal may impact the amenity of the site generally due to its temporary nature and design, the site is shielded from most public views due to boundary treatments. The siting of one temporary caravan is unlikely to result in flooding and due to its size does not fall within the threshold for drainage or flooding assessment as part of the application process.</p> <p>Having given consideration to the above assessment it is concluded that the retrospective development does not accord with the relevant policies of the adopted Renfrewshire Local Development Plan or the associated draft New Development Supplementary Guidance. It is therefore recommended that planning permission is refused.</p>
RECOMMENDATION	Refuse

### **Reason for Decision**

1. That the retrospective development is contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan 2021 and the draft New Development Supplementary Guidance, as no adequate locational need or justification has been demonstrated.

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 Gwen McCracken on 07483 419705.





# Prospective Planning Application

Reference No. 22/0084/PN



Renfrewshire Council

## KEY INFORMATION

**Ward (1)** Renfrew North & Braehead

**Prospective Applicant**  
Bellway Homes Limited (Scotland West)  
Bothwell House,  
Hamilton Business Park,  
Caird St, Hamilton ML3 0QA

Report by Head of Economy & Development

### PROSPECTIVE PROPOSAL:

Residential development

### LOCATION:

Site On Southern Edge Of Roundabout Junction with, Laymoor Avenue, King's Inch Road, Renfrew

**APPLICATION FOR:** Bellway Homes Limited (Scotland West)

## RECOMMENDATION

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



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Alasdair Morrison  
Head of Economy and Development

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire’s Places.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.



### Site Description and Proposal

The site is flat and currently comprises hardstanding associated with previous uses. An electricity sub-station and trees bound the perimeter of the site.

The site is bound to the north and north east by Braehead Shopping Centre and its associated car parks, to the west by existing residential units and to the south by Howden's commercial/industrial building.

The proposal would be for a residential development on the site.

### Relevant Site History

21/1737/PN - Residential development with roads, access, parking landscaping and associated development (Major Development). Accepted December 2021.

### Community Consultation

The applicant's Proposal of Application Notice advises that an online community consultation will take place from 1 March 2022. Details of which have yet to be confirmed by the applicant.

A copy of the Proposal of Application Notice has been sent to both Renfrew Community Council and local elected members, the local MP and local MSP.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

### Key Issues

The principle matters which require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well with the character of the area as well as the surrounding built and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

### Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

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 Gwen McCracken on 07483 419705.

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1030/PP

## KEY INFORMATION

**Ward: (8)**

Johnstone south and  
Elderslie

**Applicant:**

Turnberry Homes Ltd.

**Registered:**

13 May 2021

Report by Head of Economy and Development

**PROPOSAL:** Erection of 49 dwellings with associated roads, carparking and landscaping.

**LOCATION:** Site between Fordbank Stables and Corseford Avenue, Johnstone

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to  
Conditions

## IDENTIFIED KEY ISSUES

- The application site is identified as a housing land supply site within the Adopted Renfrewshire Local Development Plan 2021 (Policy P2).
- There have been 3 objections to the proposal which have sought to highlight existing traffic congestion problems at the traffic light controlled junction on Beith Road at Hallhill Road and the existing strain on local services in the area. Johnstone Community Council have objected.
- There have been no objections from consultees, however Johnstone Community Council have raised concerns.
- The proposals are compliant with the relevant provisions of the Adopted Renfrewshire Local Development Plan 2021 and would provide a range and choice of house types within the area. The form, siting, design, density, external finishes, and layout of the proposed development is acceptable.
- Adequate parking has been provided together with good connections to walking, cycling and public transport networks.

Alasdair Morrison  
Head of Economy &  
Development

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1030/PP

APPLICANT:	Turnberry Homes Ltd
SITE ADDRESS:	Site between Fordbank Stables and Corseford Avenue, Johnstone
PROPOSAL:	Erection of 49 dwellinghouses with associated roads, carparking and landscaping.
RECOMMENDATION:	Grant subject to conditions
PRE-APPLICATION COMMENTS	<p>Pre-application meetings have taken place, the main points of principle and detail discussed were in relation to:</p> <ul style="list-style-type: none"> <li>• Flooding/Drainage;</li> <li>• Walking/cycling/public transport networks;</li> <li>• Internal and external road network;</li> <li>• Educational requirements;</li> <li>• Layout/design/play and open space provision;</li> <li>• Range and types of housing;</li> <li>• Low Carbon Design/development;</li> </ul>

PROPOSALS	<p>This application seeks planning permission for the erection of 49 residential units. The proposal was amended from 53 units to 49 units to enable a better mix of housing to be provided.</p> <p>The application site comprises an area of former agricultural land bounded by the railway line to the north, Beith Road to the south and areas of housing to the east and southwest. The site is bound to the northwest by an area of land associated with Fordbank Stables.</p> <p>The homes would be made up of three and four bedroom houses with a mix of detached, semi-detached, and terraced houses. The proposed finishing materials would comprise of dry dash render, cast stone details with slate grey roof tiles and white upvc windows. Windows would have vertical proportions to reflect surrounding properties and door styles would add a contemporary element to the development.</p> <p>The development would be accessed from the southeast off Corseford Avenue. Internally, the primary street would be a loop, stepping down to secondary streets and lanes. Consideration was initially given to two points of access, however, further investigation by the applicant revealed issues relating to land ownership which prohibited an access at the northern end of the site.</p> <p>The layout includes provision of new pedestrian connections on the north-eastern boundary of the site via the access road onto Corseford Avenue, the bus stops and railway station at Milliken</p>
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# Planning Application: Report of Handling

Reference No. 21/1030/PP



	<p>Park and to the south via a new section of foot/cycle way from the loop road to Fordbank Stables Lane onwards to Beith Road, connecting the site to the surrounding area.</p> <p>Two areas of open space would be provided within the development. In the northern portion of the site a landscaped area containing a SUDS pond would be provided. An area of informal space with play equipment would be provided centrally within the development surrounded by landscaping. Planned landscaped edges provide further areas of open space within the development.</p>
SITE HISTORY	19/0865/NO – Residential development with associated roads, infrastructure, and landscaping. Agreed

# Planning Application: Report of Handling

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<p>CONSULTATIONS</p>	<p><b>Johnstone Community Council</b> – Concerns raised in relation to the following:</p> <ul style="list-style-type: none"> <li>▪ The site is identified as Greenbelt in the Adopted Local Development Plan;</li> <li>▪ Representations had previously been submitted in relation to the release of Greenbelt land;</li> <li>▪ Road congestion and on street parking on Corseford Avenue and its impact on traffic on surrounding roads.</li> </ul> <p><b>Environment &amp; Infrastructure Services (Roads)</b> – No objection subject to condition.</p> <p><b>Environment &amp; Infrastructure Services (Design)</b> – No objection subject to condition.</p> <p><b>SEPA</b> – No objection.</p> <p><b>Scottish Water</b> – No objection.</p> <p><b>NatureScot</b> - No objection.</p> <p><b>West of Scotland Archaeology Service</b> - No objections subject to condition.</p> <p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> – No objections subject to conditions.</p> <p><b>Children Services</b> – No comment.</p> <p><b>Glasgow Airport</b> – No comment.</p> <p><b>NATS/Nerl Safeguarding</b> – No comment.</p> <p><b>Network Rail</b> – No comment.</p>
<p>REPRESENTATIONS</p>	<p>Three representations have been received, objecting to the proposals.</p> <p>The concerns raised can be summarised as follows: -</p>



# Planning Application: Report of Handling



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Renfrewshire  
Council

	<p>The proposed housing development is contrary to the Development Plan.</p> <p>The proposed loss of a high-quality greenfield site as a priority for housing development over brownfield sites in the area is inappropriate in terms of Scottish Planning Policy.</p> <p>If housing had been restricted to the lower half of the site it would have mitigated loss of trees and semi-natural woodland.</p> <p>There is an existing traffic congestion problem at the poorly designed traffic light controlled junction on Beith Road at Hallhill Road where various school and bus routes clash. Adding even more traffic to this area will impact the junction further and surrounding road network which is at capacity.</p> <p>The footpath link from the development onto Fordbank access lane may encourage the use of Fordbank estate as a shortcut to Beith Road and serves little purpose given its condition.</p> <p>Levels of dust during construction.</p> <p>The south Johnstone area is now saturated with housing developments which have placed a continuing strain on local infrastructure.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy P2 Housing Land Supply Policy P3 Housing Mix and Affordable Housing Policy P6 - Open Space Policy I1 Connecting Places Policy I3 Flooding and Drainage Policy I7 Zero and Low Carbon Buildings</p> <p><u>Draft New Development Supplementary Guidance 2019</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
<p>PLANNING ASSESSMENT</p>	<p>The application site is identified as being a housing site within the Adopted Renfrewshire Local Development Plan 2021 under Policy P2.</p>



	<p>Policy P2 identifies the site as contributing to the 5-year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is therefore accepted.</p> <p>Policy P3 of the Adopted Renfrewshire Local Development Plan is also applicable in the assessment of the proposal, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and to support sustainable mixed communities.</p> <p>Although the proposal is under the threshold for affordable housing provision, the application proposes a mix of 3 and 4 bedroom properties ranging from terraced, semi-detached and detached properties, widening choice within the local area.</p> <p>It is considered that the applicant has demonstrated that the development would achieve the requirements of Policy P3, relative to housing mix and house type.</p> <p>Development proposals must also comply with the requirements of the draft New Development Supplementary Guidance as it relates to residential developments and the associated Residential Design Guide which form the basis of good place design. The main issues of consideration in this regard are assessed as follows:</p> <p><b>Context and Character</b></p> <p>The proposed development is considered to respond to the context in which it is sited, which is characterised by a mix of housing styles, sizes, densities, and ages.</p> <p>On the northern side of Corseford Avenue is a development of housing dating from the 70's/80's with a mix of house sizes and types, while at the entrance to the site on the south side of Corseford Avenue is a small cottage development consisting of an old steading and other farm buildings. South of the site across Beith Road are several new build developments offering a range of properties including detached, semi-detached, terraced, and flatted properties. Within these pockets of development there are a mix landscapes and a mix of boundary treatments including open boundaries and planted boundaries.</p> <p>The site itself contains a number of mature trees predominantly along its north western and south eastern boundaries. Although none of these trees are protected by a tree preservation order, a tree survey was submitted in support of the application outlining the health and maturity of each tree. While some of the trees are not particularly good specimens, it is proposed to retain a number of quality species within the development particularly on</p>
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	<p>the north eastern boundary where a line of mature trees would be retained and on the southern boundary of the site where trees would be augmented with a robust landscaping scheme.</p> <p>Therefore, the site would retain a degree of enclosure provided by wooded boundaries to two sides which would be augmented through additional landscaping, tree planting, new hedges, and other biodiversity measures to be implemented as part of the proposals.</p> <p>The proposed layout seeks to integrate with the surrounding area with dwellings fronting onto Corsefield Avenue providing an active frontage. The dwellings proposed are of modern design, with a mix of detached, semi-detached and terraced properties interspersed with areas of open space and planting.</p> <p>It is considered that the design and layout of the development set within a degree of existing landscaping would create an attractive development, contributing positively to the surrounding area.</p> <p><b>Access and Connectivity</b></p> <p>An important consideration in the assessment of this application is connectivity between the development and the wider transport network. <b>Policy I1</b> of the adopted Renfrewshire Local Development Plan (2021) states that development proposals require to ensure appropriate provision and accessibility. Proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.</p> <p>Access to the site for vehicles would be from one access point to the southeast (Corseford Avenue) and pedestrian access is proposed via both sides of the vehicle access and via a proposed footpath to the south of the site that links onto the footway on Beith Road, via Fordbank Lane. Parking within the development is provided in accordance with the required standards and as such 128 spaces are proposed as part of the development, which include 7 visitors spaces.</p> <p>The Transport Statement submitted in support of the application has demonstrated that the level of trips likely to be generated by the proposed development during peak hours is not significant and would not have a notable impact on the operation of the surrounding network, including junctions. Environment and Infrastructure Services (Roads) are satisfied with the Transport Statement and has offered no objection to the proposal.</p> <p>Pedestrian and cycle access from the site is available from the east and south, providing direct connections with Corseford Avenue, Beith Road, and the wider network.</p>
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	<p>Safe routes to school are available to surrounding primary and secondary schools. All existing routes are well lit and are considered safe for children providing the available crossing facilities are used where necessary.</p> <p>The layout incorporates well-lit and well observed pedestrian links between the site and neighbouring residential areas to the north of Corsefield Avenue, south side of Beith Road, to the bus stop on the site boundary and Milliken Park train station 500m to the northeast.</p> <p><b>Layout and Built Form</b> The proposed layout would fit well with the surrounding area. The layout respects privacy and provides appropriate garden sizes and areas of open space. The development provides a good level of amenity for each dwelling and a good outlook to all sides of the site.</p> <p><b>Environment and Community</b> There is considered to be sufficient provision of amenity and recreational open space within the development, with one area located centrally within the site capable of accommodating an equipped play area and another area of open amenity space in the vicinity of the SUDs Pond located on the northern boundary of the site. Footpath connections would provide access to the surrounding countryside.</p> <p>The landscape approach to the layout has been informed by the existing form and topography of the site and surrounding area and the block plan includes enhancement of the existing mature trees on the northern and southern boundaries. A detailed landscape and planting strategy requires to be submitted as part of the application and can be secured through planning conditions.</p> <p>With regard to Policy I3 of the Adopted Renfrewshire Local Development Plan and the supplementary guidance on Flooding and Drainage, a Drainage Strategy was submitted in support of the application. Consultation with Environment and Infrastructure Services (Design), concluded that the proposed development would have no detrimental impact and a sustainable urban drainage system has been incorporated into the layout.</p> <p>In view of the above, the proposal is considered to comply with Policy I3 and the associated supplementary guidance.</p> <p><b>Buildings and Design</b> The proposed dwellings are of modern design and house types are varied in their layout, roof form, orientation and finishing materials, reflecting densities within the surrounding area.</p>
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	<p>Typical house elevations would include dry dash rendered walls with cast stone details. The cast stone would be predominantly grey and the render either light cream or white in colour. The roofs would generally be of slate grey concrete tiles and the windows would have vertical proportions.</p> <p>This palette of materials and vertical emphasis is reflective of the surrounding areas.</p> <p>Therefore, the proposed development is considered to comply with the New Development Supplementary Guidance and associated residential design guide.</p> <p>Policy 17 of the adopted Renfrewshire Local Development Plan relates to Renewable and Low Carbon Energy Developments and seeks for all major developments to consider renewable energy sources, particularly the use of a district heating network (or other low carbon alternatives).</p> <p>The applicant confirms support for the principle of reducing carbon emissions by reducing energy demand through first approach, to the provision of energy efficient housing. This approach is in line with Policy 17.</p> <p><b>Site Characteristics</b></p> <p>There have been no objections to the application from any of the consultees, subject to conditions to secure a scheme of archaeological works, site investigations and the provision of additional footpath linkages. Appropriate planning conditions can be imposed to control these matters.</p> <p><b>Representations</b></p> <p>In response to the points of objection not covered above, the following should be considered:</p> <p>With regard to the loss of trees from the site, a tree survey submitted in support of the application did not identify the presence of any ancient or veteran trees on the site and there is no tree preservation order covering any trees on the site. Although trees would be lost through development, many of the trees have been retained within the development. Additionally, the landscaping proposals submitted as part of the application demonstrate that an acceptable level of residential amenity and retention of existing habitats can be achieved, and that the development can be set within an appropriate context.</p> <p>The footpath link from the development onto Fordbank Lane would improve permeability and connectivity for residents of both the Fordbank Estate and the development proposed to the benefit of the surrounding area.</p>
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# Planning Application: Report of Handling

Reference No. 21/1030/PP



	<p>Communities &amp; Housing Services (Environmental Protection Team) were consulted as part of the application process and raised no concerns relative to the potential for excessive or unacceptable dust emission during the construction phase of development. Notwithstanding, this matter could be controlled by that service should a situation arise where it was considered there were unacceptable emissions.</p> <p><b>Conclusion</b> In summary, it is considered that the proposal would create a quality residential development within an area allocated for residential purposes in the Adopted Renfrewshire Local Development Plan (2021) and that it would comply with relevant policies within the plan and the associated Supplementary Guidance.</p> <p>In view of the above, it is recommended that planning permission is granted.</p>
<b>RECOMMENDATION</b>	<b>Grant subject to conditions.</b>

## Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material considerations which outweigh the presumption in favour of development according with the Development Plan.

## Conditions

- 1 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

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
- 2 That prior to the occupation of any residential unit on the site:
  - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or



# Planning Application: Report of Handling

Reference No. 21/1030/PP



(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 Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

- 3 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 4 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 5 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

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

- 6 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

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

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

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1030/PP

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated, and recorded.

- 8 That prior to the commencement of development, details of phasing for off-site infrastructure works/footways/crossings shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

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

- 9 That the development hereby approved shall be implemented in line with the Drainage Strategy Report by Fairhurst dated March 2021 and Drawing No: 128649/8006 'Overland Flow Routing' and Drawing No: 128649/8003 'Proposed Drainage Layout', to the satisfaction of the Planning Authority.

Reason: To ensure that the site is appropriately drained.

- 10 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement, and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

- 12 That prior to the commencement of any development of works on site, the developer shall provide for the written approval of Renfrewshire Council as Planning Authority full details of a Locally Equipped Play Area (LEAP) to be provided in the designated area as detailed on Drawing No. AL(0)004 Revision A. Thereafter, prior to occupation of the final residential unit, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved.

- 13 That prior to the commencement of any development of works on site, the developer shall provide for the written approval of Renfrewshire Council as Planning Authority a maintenance scheme for the play area approved as per condition 12.

Reason: In the interests of residential amenity

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1030/PP

- 14 That prior to the commencement of development, the developer shall provide details of two pedestrian connections of 3m width, from the northeast of the development onto Corseford Avenue, for the written approval of Renfrewshire Council as Planning Authority. The connections as agreed shall be provided prior to the occupation of any unit within the development.

Reason: In the interest of pedestrian and vehicular safety and to ensure that the development is acceptably connected to the surrounding area.

- 15 That prior to the commencement of development, details of two pedestrian dropped kerb crossing points on Corseford Avenue, one south of the junction with Tweed Place and one north of the junction with Tweed Place, shall be submitted for the written approval of Renfrewshire Council as Planning Authority and shall be provided prior to the occupation of any dwellinghouse hereby approved.

Reason: In the interest of pedestrian safety.

- 16 That prior to the commencement of development, details of a footway to be located on the western side of Corseford Avenue from the junction of Beith Road to the pedestrian crossing north of Tweed Place, shall be submitted for the written approval of Renfrewshire Council as Planning Authority, and shall be provided prior to the occupation of any dwellinghouse hereby approved.

Reason: In the interests of traffic and pedestrian safety.

- 17 For clarification, the proposed footpath link onto the existing track to the south, shall be 3m wide and shall connect into Fordbank Drive.

Reason: To provide pedestrians and cyclist a direct route to Beith Road.

- 18 For clarification, the proposed access onto Corseford Avenue shall be constructed in accordance with the National Roads Development Guide.

Reason: In the interests of safety

- 19 In the interests of clarification, parking for vehicles and bicycles shall be provided in accordance with the National Roads Development Guide.

Reason: In the interests of safety.

- 20 That prior to the occupation of any dwellinghouse hereby approved, the existing bus stop on Corseford Avenue shall be upgraded with a new shelter and high access bus kerbs, to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of safety.

Alasdair Morrison  
Head of Economy & Development

Local Government (Access to Information) Act 1985 - Background Papers

# Planning Application: Report of Handling

Reference No. 21/1030/PP



For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483 419705.

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 20/0597/PP

## KEY INFORMATION

**Ward:** (10)  
Houston, Crosslee & Linwood

**Applicant:**  
Merchant Homes Partnership Ltd  
Merchant House  
365 Govan Road  
G51 2SE

**Registered:**  
13 October 2020

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of residential development, comprising fifty nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping

**LOCATION:** Reid Linwood Building, 48 Napier Street, Linwood, Paisley

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Disposed to Grant  
Subject to Conditions  
and a Section 75 Legal  
Agreement

Alasdair Morrison  
Head of Economy &  
Development

## IDENTIFIED KEY ISSUES

- The application site is identified by Policy E3 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified).
- One representation has been received which relates to access arrangements and additional traffic as a result of the development.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plans, utilising a brownfield site for the purpose of regeneration and provision of affordable homes.

REPORT OF HANDLING FOR APPLICATION 20/0597/PP

SITE ADDRESS	Reid Linwood Building, 48 Napier Street, Linwood
PROPOSAL	Erection of residential development, comprising fifty nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping
RECOMMENDATION	Disposed to Grant subject to Conditions and a Section 75 Legal Agreement

PROPOSALS	<p>Planning permission is sought for the erection of 59 dwellinghouses and 20 flats with roads, parking and landscaping at the Reid Linwood Building, 48 Napier Street, Linwood, Paisley.</p> <p>The application site extends to approximately 2.6 hectares and is currently occupied by vacant manufacturing buildings, and a grass pitch. The land is generally flat in form.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached, detached and cottage flats dwellings, which would be complemented by areas of open space, play facilities, a network of paths and landscaping along with supplementary woodland planting.</p> <p>There will be 51 social rented units to be managed by a Housing Association (Sanctuary HA) and 28 private sector units.</p> <p>Of the affordable units proposed, twenty 2 bed cottage flats, twenty one 2 bed terraced units and ten 3 bed terraced units are proposed with 6 units of these units wheelchair adapted. Of the private sale units four 2 bed units terraced units are proposed along with twenty four 3 bed consisting of terraced, semi-detached and detached units.</p> <p>Access to the development would be via the existing road opening on Napier Street, with path linkages within the site and to the surrounding area.</p> <p>Parking on site would be in line with the National SCOTs Guidelines and consist of 156 parking spaces for both residents and visitor parking.</p> <p>The site is bordered by Riverbrae School to the north west, further business and industrial space to the south west, a Bowling Club and residential properties to the west and vacant land (including woodland space) to the east. The Black Cart runs to the south.</p>
SITE HISTORY	19/0758/NO - Erection of residential development. Accepted November 2019.



	19/0759/EO – Request for screening opinion as a requirement for a Environmental Impact Assessment relating to the erection of residential development. Environmental Assessment Not Required, December 2019.
CONSULTATIONS	<p><b>Scottish Water</b> - No objections.</p> <p><b>Glasgow Airport Safeguarding</b> - No objections, subject to conditions.</p> <p><b>SEPA</b> - No objections, subject to a condition.</p> <p><b>SportScotland</b> – No objections, subject to the provision of compensatory measures secured through an appropriate legal mechanism.</p> <p><b>Communities and Housing Service (Environmental Protection)</b> – No objections subject to conditions.</p> <p><b>Environment and Infrastructure Services (Design Services)</b> – No objections.</p> <p><b>Environment and Infrastructure Services (Roads/ Traffic)</b> – No objections subject to conditions.</p>
REPRESENTATIONS	<p>One representation has been submitted which is generally supportive of the proposed development. Specific points can be summarised as follows:-</p> <ol style="list-style-type: none"> <li>1. Could cause issues as a result of turning vehicles and congestion which may have traffic safety implications.</li> <li>2. Could an additional vehicle access point be introduced.</li> <li>3. Is a traffic management plan proposed during construction works.</li> </ol>
DEVELOPMENT PLAN POLICIES	<p><b>Adopted Renfrewshire Local Development Plan 2014</b>  Policy E3 - Transition Area  Policy P1 - Renfrewshire's Places  Policy I1 - Connecting Places  Policy I5 - Flooding and Drainage  Policy I7 – Low Carbon Developments</p> <p><b>New Development Supplementary Guidance 2014</b></p> <ul style="list-style-type: none"> <li>• Delivering the Economic Strategy: Economic Development Criteria</li> <li>• Delivering the Places Strategy: Places Development Criteria and Places Checklist</li> <li>• Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</li> </ul> <p><b>Proposed Renfrewshire Local Development Plan (2021 as amended)</b>  Policy E3 - Transition Areas</p>

	<p>Policy P1 - Renfrewshire's Places  Policy P3 - Housing Mix and Affordable Housing  Policy P6 - Open Space  Policy I1 - Connecting Places  Policy I3 - Flooding and Drainage  Policy I5 - Waste Management  Policy I7 - Zero &amp; Low Carbon Buildings  Policy I8 - Developer Contributions</p> <p><b>Draft Proposed New Development Supplementary Guidance 2019</b></p> <ul style="list-style-type: none"> <li>• Delivering the Economic Strategy: Economic Development Criteria</li> <li>• Delivering the Places Strategy: Affordable Housing; Open Space; and Open Space Provision in New Developments</li> <li>• Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; Zero and Low Carbon Buildings; and Developer Contributions</li> <li>• Delivering the Environment Strategy: Noise and Contaminated Land</li> </ul> <p><b>Material considerations</b>  Renfrewshire's Places Residential Design Guide March 2015</p>
<p>PLANNING ASSESSMENT</p>	<p>The application site is covered by <b>Policy E3 'Transition Areas'</b> of both the Adopted and Proposed Renfrewshire Local Development Plans to support a range of uses, so long as they can co-exist with existing surrounding development, having no significant impact on the character or amenity of the surrounding area.</p> <p>In this regard, the area is characterised by a mix of uses including residential units, a bowling club, a school as well as business and commercial uses all of which currently co-exist well within the mixed use area.</p> <p>The principle of development is therefore considered to be acceptable for the location, subject to further consideration against all other relevant policies in both the current Adopted Local Development Plan and the Proposed Local Development Plan.</p> <p><b>Policy P3 of the Proposed Renfrewshire Local Development Plan</b> is applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this case, the nature of the development is in accordance with the above policies. The dwellings provide a range of house types and size appropriate for the housing market area including and an element of affordable provision for Sanctuary Housing Association, in line with Renfrewshire's Strategic Housing Investment Plan and Renfrewshire Local Housing Strategy.</p>

Considering **Policy P6 – Open Space, of the Proposed Renfrewshire Local Development Plan**, the northern portion of the site incorporates a former informal pitch area which has not been in active use since the closure of the industrial operation. The pitch was also only initially provided for the use of employees, however over a period of time the site owners installed goal posts and it became a home pitch for one of the local teams. The local team in question now utilises alternative facilities.

To mitigate against this loss of this pitch to the local area and also to comply with the Proposed Local Development Plan, the applicant undertook an extensive and comprehensive review of pitch provision along with need and demand in the area.

In seeking to meet the requirements of SportScotland, in relation to the loss of an outdoor sports facility, the applicant will make a payment of £130,000 compensatory monies to be used in the creation of new pitch facilities in the local area. It is proposed this payment will be used to build a small-sided synthetic training pitch adjacent to the main full-size 3G pitch at the Mossedge Village, some 500m from the site. As such it is considered that the proposal complies with Scottish Planning Policy, and SportScotland has no objection to the application on the condition that the compensatory measures referred to are secured through an appropriate legal mechanism attached to the permission to ensure their timely delivery. This legal mechanism will be a Section 75 contribution and a contract between the developer and Linwood Community Development Trust.

With regard to the detailed design, layout and access arrangements, the following requires to be considered:

***Residential Amenity***

The layout creates a residential environment which respects privacy, provides a good outlook, with appropriate garden sizes and overall a good and well considered development pattern. The development is augmented by the retention and maintenance of existing trees and the planting of new trees and additional landscaped features, particularly to the south at the border with the Black Cart.

The layout is considered acceptable, achieving a good level of amenity and the creation of a safe and pleasant environment. The development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as appropriate connections and links.

***Connectivity and access to Spaces and, Streets***

The layout incorporates good, well looked over, lit pedestrian links. The roads incorporated into the layout provide traffic calming measures including; varying road widths, breaks in roadway and changes in road material to ensure pedestrian safety in a key principle in terms of movement around the site.

Access to the site for vehicles would be taken from Napier Street, as per the existing road network layout, in the interests of sustainability (utilisation of existing infrastructure), with upgrading to be undertaken as necessary.

In addition to the above, the developer has included the access road on Napier Street within the application site boundary in order to provide improvements to the existing access to the proposed development. Currently the access road is in a poor condition given the previous use of this site for manufacturing purposes. Overall, this enhancement would also benefit the wider area in terms of amenity and outlook.

Sufficient residential and visitor parking would also be provided and dispersed throughout the site and be in line with all guidelines.

The representation regarding this proposal highlights pedestrian and traffic safety and this has been addressed above in relation to the proposed development. The Director of Environment & Infrastructure (Roads) has no objections to the layout.

***Design, Plot Configuration and Finishing Materials***

In terms of density and form the units, a range of choice of units, sizes and tenure has been provided by the development.

Finishing materials proposed are complementary to the surrounding area.

***Boundaries and Open Space***

The development proposes the retention of an area of woodland to the south and south east with a sustainable drainage feature area close to the site entrance and a designated open space/ play area located to the northern portion of the site also, enhancing the amenity of the development.

Soft (hedging & shrubbery) boundary treatments are to feature around and within the development.

***Water Management and Site Levels***

The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of SEPA and Scottish Water.

Considering the provisions of **Policy 17**, the applicant has provided an Energy and Sustainability Statement which outlines a number of measures to be implemented in the design and build of the proposed dwellings which would ensure the development contributes to the Scottish Government's renewable targets, including solar panels.

In order to support the development and mitigate against the loss of an informal area of open space associated with the former use, the applicant has agreed to enter into a Section 75 legal agreement in accordance with the provisions of **Policy 18 'Developer**

	<p><b>Contributions</b><sup>7</sup>. The terms of this requirement are outlined above.</p> <p><b>Conclusion</b> In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plans.</p> <p>It would deliver a well-designed housing site within an appropriate setting and would support the objectives of Renfrewshire’s Local Housing Strategy and Strategic Housing Investment Plan.</p>
RECOMMENDATION	Disposed to Grant Subject to Conditions and a Section 75 Legal Agreement

**Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure financial contributions in relation to open space provision.

**Conditions**

1. That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-
  - 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 with the site investigation report prepared in accordance with current authoritative technical guidance.

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

2. Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-
  - 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.

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

3. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise sources on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

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

Reason: These details have not been submitted.

5. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 4 shall be erected;

Reason: To safeguard the amenity of future residents.

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

7. That prior to occupation of the last dwellinghouse within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 6 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.



8. Notwithstanding the permission hereby given, no construction works shall take place on site until the developer confirms in writing to the Planning Authority that a connection to the public sewer for foul drainage has been achieved.

Reason: To ensure adequate drainage from the development.

9. Prior to the occupation of any dwelling hereby approved, the developer shall provide traffic calming measures on Napier Street from the junction of Dunlop Street to the development site. The traffic calming shall incorporate pedestrians crossing facilities where possible, and extend the give way line for Napier Gardens to improve sightlines.

Reason: In the interests of traffic and pedestrian safety.

10. Prior to the commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Construction Traffic Management Plan with robust measures to minimise the impact of the construction phase.

Reason: In the interests of traffic and pedestrian safety.

11. Prior to commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of the Locally Equipped Play Area (LEAP) to be provided within the curtilage of the site. Thereafter, the LEAP shall be constructed in accordance with the detail finally approved, prior to occupation of the last dwelling within the development hereby approved.

12. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

Local Government (Access to Information) Act 1985 - Background Papers  
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

# Planning Application: Supplementary Report



Renfrewshire  
Council

Reference No. 20/0597/PP

## KEY INFORMATION

**Ward (10):**  
Houston, Crosslee &  
Linwood

**Applicant:**  
Merchant Homes  
Partnership Ltd  
Merchant House  
365 Govan Road  
G51 2SE

**Registered:**  
13 October 2020

## RECOMMENDATION

Grant subject to  
conditions / Section 75  
agreement

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of residential development, comprising fifty-nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping

**LOCATION:** Reid Linwood Building, 48 Napier Street, Linwood, Paisley

**APPLICATION FOR:** Full Planning Permission

## BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 26 October 2021 considered the attached Report of Handling and decided to grant planning permission subject to provision of Heads of Terms, relating to a Section 75 legal agreement, for a financial contribution towards the provision of alternative pitch facilities.

## SUPPLEMENTARY REPORT

Following the Board, the applicant's and Council's legal representatives have drawn up Heads of Terms to allow a Section 75 Legal Agreement to secure such a contribution.

These are to include:-

- i) Payment of the sum of one hundred and thirty thousand pounds (£130,000.00), payable by way of two instalments to be made by the applicant in respect of the creation of new pitch facilities.
- ii) The pitch to be provided to be a small-sided synthetic training pitch at Mossedge Village, 145 Brediland Road, Linwood, PA3 3RX
- iii) Maintenance of the pitch shall thereafter fall to Linwood Community Development Trust via their operation at Mossedge Village as per their current maintenance arrangement for the wider facility.

# Planning Application: Supplementary Report



Reference No. 20/0597/PP

Renfrewshire  
Council

## **CONCLUSION & RECOMMENDATION**

It is considered that the additional information provided is sufficient to recommend that planning permission be granted subject to conditions and the conclusion of the Section 75 agreement. For clarity the recommendation with reasons, conditions and S75 obligations are set out below:-

### **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.

A Section 75 agreement requires to be concluded to secure financial contributions in relation to open space provision.

### **Conditions**

1. That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-
  - 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 with the site investigation report prepared in accordance with current authoritative technical guidance.

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

2. Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-
  - 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.

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

3. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise sources on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

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

Reason: These details have not been submitted.

5. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 4 shall be erected;

Reason: To safeguard the amenity of future residents.

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

7. That prior to occupation of the last dwellinghouse within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 6 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.

8. Notwithstanding the permission hereby given, no construction works shall take place on site until the developer confirms in writing to the Planning Authority that a connection to the public sewer for foul drainage has been achieved.

Reason: To ensure adequate drainage from the development.

9. Prior to the occupation of any dwelling hereby approved, the developer shall provide traffic calming measures on Napier Street from the junction of Dunlop Street to the development site. The traffic calming shall incorporate pedestrians crossing facilities where possible, and extend the give way line for Napier Gardens to improve sightlines.

Reason: In the interests of traffic and pedestrian safety.

10. Prior to the commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Construction Traffic Management Plan with robust measures to minimise the impact of the construction phase.

Reason: In the interests of traffic and pedestrian safety.

11. Prior to commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of the Locally Equipped Play Area (LEAP) to be provided within the curtilage of the site.

Thereafter, the LEAP shall be constructed in accordance with the detail finally approved, prior to occupation of the last dwelling within the development hereby approved.

12. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

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 Gwen McCracken on 07483 419705.