

Notice of Meeting and Agenda

Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 14 January 2020	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

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

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

Further Information

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

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please either email

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

Members of the Press and Public

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

1	Apologies	
	Apologies from members.	
2	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.	
3	Minute of Meeting of Police, Fire & Rescue Scrutiny Sub-Committee	1 - 4
	Minute of meeting of Police, Fire & Rescue Scrutiny Sub-Committee held on 29 October 2019.	
<u>FINANCE</u>		
4	Revenue Budget Monitoring Report	5 - 12
	Joint report by Director of Finance & Resources, Director of Children's Services and Director of Communities, Housing & Planning Services.	
5	Capital Budget Monitoring Report	13 - 18
	Joint report by Directors of Finance & Resources and Communities, Housing & Planning Services.	
<u>GENERAL</u>		
6	Communities, Housing & Planning Services Annual Health & Safety Report and Action Plan	19 - 30
	Report by Director of Communities, Housing & Planning Services.	
7	Sustainable Duke of Edinburgh Delivery Model	31 - 36
	Report by Director of Communities, Housing & Planning Services.	
<u>HOUSING</u>		
8	Orchard Street Housing Renewal Area	37 - 44
	Report by Director of Communities, Housing & Planning Services.	
9	Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Project Update	45 - 48
	Report by Director of Communities, Housing & Planning Services.	

10 Housing Allocations: Housing Rule 2.5

Submit intimation by the Director of Communities, Housing & Planning Services in terms of Housing Rule 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 Services Division or their immediate families to be notified to the relevant Policy Board.

Address: 115 Willow Drive, Johnstone

Size:2 bedroom

Allocated to: Sister of Housing Services employee

Address: 18 St Winnoc Road, Lochwinnoch

Size:2 bedroom

Allocated to: Housing Services employee

Address: 8E Rowan Court, Paisley

Size:2 bedroom

Allocated to: Father of Housing Services employee

Address: G/1 224A Paisley Road, Renfrew

Size:2 bedroom

Allocated to:Brother of Housing Services employee

LAND AND PROPERTY

11 Renfrewshire Vacant and Derelict Land Strategy 2020 49 - 86

Update

Report by Director of Communities, Housing & Planning Services.

12 Land at Springbank Road, Paisley

Report by Director of Finance & Resources.

COMMUNITY SAFETY AND PUBLIC PROTECTION

13 Renfrewshire Council Domestic Abuse Policy Training 87 - 90

Report by Director of Communities, Housing & Planning Services.

14	COSLA Human Trafficking and Exploitation Guidance for Scottish Local Authorities	91 - 96
	Report by Director of Communities, Housing & Planning Services.	
15	Scottish Government Consultation: Steps to improve the operational effectiveness of the Control of Dogs (Scotland) Act 2010	97 - 108
	Report by Director of Communities, Housing & Planning Services.	
16	School Parking Exclusion Zones	109 - 114
	Joint report by Director of Communities, Housing & Planning Services and Director of Environment & Infrastructure.	
17	Renfrewshire Council Food Growing Strategy 2020/25	115 - 134
	Report by Director of Communities, Housing & Planning Services.	

DEVELOPMENT PLANNING

18	Agent of Change Principle	135 - 138
	Report by Director of Communities, Housing & Planning Services.	
	Proposal of Application Notices	
	Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.	
19	Proposal of Application Notices	139 - 146
	Reports by Director of Communities, Housing & Planning Services.	

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 29 October 2019	15:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillors McGurk, McNaughtan, K MacLaren and Strang.

Chair

Councillor McGurk, Convener, presided.

In Attendance

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

Also In Attendance

A Murray, Chief Superintendent and D Falconer, Chief Inspector (both Police Scotland); and M Gallacher, Group Manager and S MacMillan, Station Manager (both Scottish Fire & Rescue Service).

Declarations of Interest

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

1 Scottish Fire and Rescue Services Scrutiny Report

There was submitted a report, in an infographics format, by the Group Manager, Scottish Fire & Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period 1 July to 30 September 2019.

The report had been developed to compliment key partnership activity embedded across Renfrewshire Community Plan and associated Delivery and Thematic plans. The report also provided updates in relation to accidental dwelling fires and casualties, unintentional injury and harm, deliberate fire setting, non-domestic fire safety and unwanted fire alarm signals.

DECIDED: That the report be noted.

2 Police Scotland Scrutiny Report

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

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

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

The Chief Superintendent intimated that a paper on the Public Protection Unit would be submitted to a future meeting.

DECIDED: That the report be noted.

3 Local Issues

The Group Manager, Scottish Fire & Rescue Service advised members that schools in Renfrewshire had been visited to advise of the dangers of fireworks and to encourage attendance at organised events. He further advised that Scottish Fire & Rescue Service had worked with Renfrewshire Council and other partners in the preparation of the Annual Firework Display to be held on 2 November 2019 in Paisley town centre.

The Chief Superintendent advised members that partners from across Renfrewshire had joined forces to tackle Paisley town centre as part of a national intervention programme to build safer and stronger communities. The Your Home, Your Street,

Our Community programme, launched in September 2019, a partnership approach led by Police Scotland, and supported by Renfrewshire Council, Engage Renfrewshire, the Scottish Fire and Rescue Service and the Renfrewshire Health and Social Care Partnership, was established to tackle local issues that matter to residents and had already proved to be very successful.

DECIDED: That the information provided be noted.



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

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

Heading: Revenue Budget Monitoring to 8th November 2019

1. Summary

1.1 Net expenditure to the 8th November for all divisions of service results in an underspend position of £9,000. It is projected that all services, reporting to this Policy Board will achieve a breakeven position at the year end. The summary position for each service area is detailed in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	N/A	-
Other Housing	Breakeven	-	N/A	-
Planning Services	Breakeven	-	N/A	-
Communities and Public Protection (excluding Regulatory Services)	£9,000 Underspent	0.4%	£2,000 Underspent	0.1%
Criminal Justice	Breakeven	-	N/A	-
Total for all services	£9,000 Underspent	0.1%	£2,000	0.1%

2. **Recommendations**

- 2.1 Members are requested to note the budget position.

3. **Budget Adjustments**

- 3.1 Budget transfers have been processed to reflect previously agreed changes in service responsibilities between Communities, Housing & Planning and Environment & Infrastructure. The net impact for services reporting to this Board is a permanent increase in budget of £124,559.

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

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

- 4.1 The HRA is currently showing a net breakeven position.
- 4.2 The HRA is showing an underspend in employee costs as a result of turnover in staff. Housing repair costs are currently overspent and management action is being taken to review the underlying reasons for this overspend. The underspend within the HRA's transfer payments category is due to continued improvements in rent collection and void rent losses.
- 4.3 A corresponding overspend is being reported against the depreciation and impairment category to reflect the current policy of utilising any HRA underspends to repay debt. This approach allows the Council to prudently manage the HRA debt/loans portfolio.
- 4.4 **Projected Year End Position**

It is projected that a breakeven position will be achieved at the year end for the HRA.

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

Current Position:	£9,000 underspent
<i>Previously Reported:</i>	<i>£2,000 underspent</i>

5.1 At this stage in the financial year the above services are currently showing a minor underspend of £9,000 in employee costs.

5.2 **Projected Year End Position**

It is projected that breakeven position will be achieved at the year end for these services.

6. **Criminal Justice**

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

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

6.2 **Projected Year End Position**

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

Implications of the Report

1. **Financial** – Net revenue expenditure will be managed and contained within available resources.
2. **HR & Organisational Development** - none
3. **Community Planning** – none
4. **Legal** - none
5. **Property/Assets** - none
6. **Information Technology** - none.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified

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

- 8. **Health & Safety** – none
- 9. **Procurement** – none
- 10. **Risk** – none
- 11. **Privacy Impact** - none
- 12. **Cosla Policy Position** - none
- 13. **Climate Change** - none

Author: Stewart Muir Ext 6132

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2019/2020
1st April 2019 to 8th November 2019 (Period 8)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES			ALL DIVISIONS OF SERVICE			
Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Housing Revenue Account (HRA)	0	(15,076)	(15,076)	0	0.0%	breakeven
Other Housing	4,469	4,062	4,062	0	0.0%	breakeven
Planning Services	557	93	93	0	0.0%	breakeven
Communities and Public Protection (excluding Regulatory Services)	3,907	2,011	2,002	9	0.4%	underspend
Criminal Justice	3,440	1,921	1,921	0	0.0%	breakeven
NET EXPENDITURE	12,373	(6,989)	(6,998)	9	0.1%	underspend

	£000's	
Bottom Line Position to 8th November is an underspend of	<u>9</u>	<u>0.1%</u>
Anticipated Year End Budget Position is breakeven	<u>0</u>	<u>0.0%</u>

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2019 to 8th November 2019 (Period 8)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

ALL DIVISIONS OF SERVICE

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Employees	18,541	10,002	9,880	122	1.2%	underspend
Premises Related	16,005	9,745	9,964	(219)	-2.2%	overspend
Supplies & Services	3,144	779	780	(1)	-0.1%	overspend
Transport Related	275	156	177	(21)	-13.5%	overspend
Support Services	3,856	39	37	2	5.1%	underspend
Third Party Payments	466	291	298	(7)	-2.4%	overspend
Transfer Payments	69,568	36,117	35,574	543	1.5%	underspend
Depreciation and Impairment Losses	21,255	0	410	(410)	0.0%	overspend
GROSS EXPENDITURE	133,110	57,129	57,120	9	0.0%	underspend
Income	(120,737)	(64,118)	(64,118)	0	0.0%	breakeven
NET EXPENDITURE	12,373	(6,989)	(6,998)	9	0.1%	underspend

Bottom Line Position to 8th November is an underspend of

£000's

9

0.1%

Anticipated Year End Budget Position is breakeven

0

0.0%

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2019/2020
1st April 2019 to 8th November 2019 (Period 8)

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

HOUSING REVENUE ACCOUNT (HRA)

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Employees	8,274	4,442	4,360	82	1.8%	underspend
Premises Related	14,462	8,921	9,138	(217)	-2.4%	overspend
Supplies & Services	714	206	206	0	0.0%	breakeven
Transport Related	83	44	44	0	0.0%	breakeven
Support Services	2,425	15	15	0	0.0%	breakeven
Third Party Payments	0	0	0	0	0.0%	breakeven
Transfer Payments	3,952	1,869	1,324	545	29.2%	underspend
Depreciation and Impairment Losses	21,255	0	410	(410)	0.0%	overspend
GROSS EXPENDITURE	51,165	15,497	15,497	0	0.0%	breakeven
Income	(51,165)	(30,573)	(30,573)	0	0.0%	breakeven
NET EXPENDITURE	0	(15,076)	(15,076)	0	0.0%	breakeven

Bottom Line Position to 8th November is breakeven

Anticipated Year End Budget Position is breakeven

£000's

0

0



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 14 JANUARY 2020

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

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 8th November 2019 totals £17.925m compared to anticipated expenditure of £17.925m for this time of year. This results in a break-even position for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.002 m <i>u/spend</i>	0% <i>o/spend</i>	£0.006m <i>o/spend</i>	0% <i>o/spend</i>
Housing (PSHG)	£0.002m <i>o/spend</i>	0% <i>u/spend</i>	£0.001m <i>u/spend</i>	0% <i>b/even</i>
Development & Housing Services	£0.000m <i>b/even</i>	0% <i>o/spend</i>	£0.002m <i>o/spend</i>	0% <i>o/spend</i>
Total	£0.000m <i>b/even</i>	0% <i>o/spend</i>	£0.007m <i>u/spend</i>	0% <i>u/spend</i>

- 1.2 The expenditure total of £17.925m represents 62% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

2. **Recommendations**

- 2.1 It is recommended that Members note this report.
-

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Communities, Housing & Planning.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 8th November 2019 and is based on the Housing Capital Investment Plan and the Private Sector Housing Investment Programme approved by the board on 28th February 2019, adjusted for movements since its approval.
-

4. **Budget Changes**

- 4.1 Since the last report budget changes in 2019-20 totalling £2.134m have arisen which reflects the following:-

Budget carried forward from 2019/20 into 2020/21 (£2.134m);

- **HRA**
Council House New Build (£1.900m) in respect of an update of the cash flow forecasts for the Johnstone Castle new build project.
- **Development & Housing Services**
THI/CARS 2 (£0.234m) as a result of updated cash flow forecasts received in the expected timing of grant payments.

Implications of the Report

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

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

List of Background Papers

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

The contact officers within the service are:

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

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

Communities, Housing & Planning - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

		Current Year								Full Programme - All years		
Project Title	Prior Expenditure to 31/03/2019* £000	Approved Programme @28/02/19 £000	Current Programme MR 8 £000	Year To Date Budget to 08-Nov-19 £000	Cash Spent to 08-Nov-19 £000	Variance to 08-Nov-19 £000	% Variance	Cash to be Spent by 31-Mar-20 £000	% Cash Spent	Total Programme to 31-Mar-22 £000	Total Cash Spent to 08-Nov-19 £000	Total Cash to be Spent to 31-Mar-22 £000
HOUSING(HRA)												
Improvements To Existing Properties	0	5,350	7,080	4,605	4,605	0	0%	2,475	65%	21,530	4,605	16,925
Regeneration	3,545	825	257	175	177	-2	-1%	80	69%	6,107	3,722	2,385
Other Assets	0	1,770	3,778	2,760	2,757	3	0%	1,021	73%	6,658	2,757	3,901
Non Property Expenditure	0	190	260	100	100	0	0%	160	38%	300	100	200
Council House New Build	5,755	17,106	14,616	9,275	9,273	2	0%	5,343	63%	58,034	15,028	43,006
Professional Fees	0	1,050	1,050	460	461	-1	0%	589	44%	3,300	461	2,839
Total Housing(HRA) Programme	9,300	26,291	27,041	17,395	17,393	2	0%	9,648	64%	95,929	26,693	69,236
HOUSING(PSHG)												
Private Sector Housing Grant Programme	0	1,315	1,201	500	502	-2	0%	699	42%	2,751	502	2,249
Total Housing(PSHG) Programme	0	1,315	1,201	500	502	-2	0%	699	42%	2,751	502	2,249
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)												
Townscape Heritage CARS 2	597	1,267	596	25	24	1	4%	572	4%	4,099	621	3,478
Local Green Area Networks Projects	0	75	98	5	6	-1	-20%	92	6%	233	6	227
Total Development & Housing(THI/LGAN)	597	1,342	694	30	30	0	0%	664	4%	4,332	627	3,705
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	9,897	28,948	28,936	17,925	17,925	0	0%	11,011	62%	103,012	27,822	75,190

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



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning

Heading: Communities, Housing and Planning Services Annual Health and Safety Report and Action Plan

1. Summary

- 1.1 The Council's Health and Safety Policy requires that all services including Communities, Housing and Planning Services prepare an Annual Health and Safety Report and Action Plan. This report therefore summarises the services approach to Health and Safety and concentrates on developing a positive health and safety culture and on issues affecting our employees.
- 1.2 The Annual Health and Safety Report and Action Plan is attached to appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) note the content of this report.
-

3. Background

- 3.1 The annual report is prepared by Communities, Housing and Planning Services in accordance with Renfrewshire Council's Health and Safety Policy. The purpose of which, is to evaluate the Health and Safety performance of the service and set future Health and Safety objectives.
-

Implications of the Report

1. **Financial** - Potential exists for financial liability from property damage, civil or criminal prosecutions through the outcome of accidents and/or ill health and OSHAS 18001: 2007 accreditation annual assessment costs. This report demonstrates Communities, Housing and Planning Services compliance and commitment to Health and Safety policies and procedures.
2. **HR & Organisational Development** - Improved health, safety and wellbeing of employees.
3. **Community/Council Planning –**
 - *Our Renfrewshire is well* – Communities, Housing and Planning Services will improve the physical and healthier wellbeing of staff across the Service through participation in the ‘Healthy Working Lives’ and ‘Your Health Matters’ programmes and any other corporate initiatives promoting a healthier life.
 - *Our Renfrewshire is safe* - Recognising that the employees are its most valuable asset, Communities, Housing and Planning Services will provide training and support to allow them to develop within the organisation and gain the skills and experience necessary to provide a quality service to customers.
4. **Legal** - Compliance with statutory legislation and Corporate Health and Safety policies and guidance.
5. **Property/Assets** – The maintenance of an asbestos register with respect to domestic council properties and an obligation to conduct workplace inspections.
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** - This report supports and demonstrates Communities, Housing and Planning Services commitment to ensuring effective Health and Safety management.
9. **Procurement** – None.

10. **Risk** - Potential prosecution, or civil action from work related accidents.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** – None.
 13. **Climate Risk** – None.
-

List of Background Papers

- (a) Background Paper 1: Communities, Housing and Planning Services Annual Health and Safety Report and Action Plan.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Alex MacCalman, Health and Safety Coordinator, 0141 618 7909, alex.maccalman@renfrewshire.gov.uk

AMC
4 December 2019

Author: Alex MacCalman, Health and Safety Coordinator, 0141 618 7909
alex.maccalman@renfrewshire.gov.uk



COMMUNITIES, HOUSING AND PLANNING SERVICES

**ANNUAL HEALTH AND SAFETY REPORT
AND ACTION PLAN**

2019/20

Foreword

This annual report and action plan is prepared by Communities, Housing and Planning in accordance with Renfrewshire Council's Health and Safety Policy and Plan, the purpose of which is to evaluate the health and safety performance of the Service and to set future health and safety objectives.

The report and plan demonstrate the services to commitment to the corporate health and safety policy and to fulfilling any legal obligations placed on the service by the health and Safety at Work etc, Act 1974 and the Management of Health and Safety at Work Regulations 1999.

1. Introduction

- 1.1 The Council's Health & Safety Policy and Plan requires that all Services produce an annual Health & Safety Plan. The plan reviews the health and safety performance of the Service in the previous calendar year, 2018/19, and through the action plan, sets future health and safety aims and objectives for 2019-22.
- 1.2 The action plan sets key performance indicators for 2019-22 and future performance will be measured against these indicators.
- 1.3 Communities, Housing and Planning Services contain the following divisions:
 - Communities and Public Protection
 - Planning and Housing Services
 - Clyde Muirshiel Park
- 1.4 Communities, Housing and Planning Services aim to create, develop, support, protect and empower Renfrewshire' communities. From planning and placemaking to managing our housing stock of approximately 12,200 houses and providing housing advice and assistance to vulnerable people, we ensure people have safe and healthy places to live. This work links closely with our public protection role safeguarding public health and protecting the environment, consumers, workers and local communities.
- 1.5 These services are delivered by approximately 450 employees, and in the 2018/19 budget the service had a gross expenditure budget of £18.5 million for general fund activities and just over £50 million budget for the Housing Revenue Account, which is ring fenced for the provision of social housing.
- 1.6 The Communities, Housing and Planning Services health and safety policy reflects the commitment of the Director, Heads of Service and managers to ensure that the main priorities are achieved within a safe environment which is not harmful to the health of employees, clients and other users of the service.
- 1.7 It is intended that this report will demonstrate the service's commitment to maintaining and developing the Communities, Housing and Planning Services health and safety strategy and highlight our intention to maintain a high level of health and safety performance.

2. Management of Health and Safety within the Service

Broad context of health and safety policy

- 2.1 The Director of Communities, Housing and Planning is responsible for ensuring the health, safety and welfare at work of employees within the service. The Director is assisted in this by Heads of Service, managers and employees who are expected to co-operate in the implementation of Communities, Housing and Planning health and safety policy.
- 2.2 Health and safety is managed through quarterly Crisis and Resilience Management Team meetings and the Health and Safety Joint Committee and Planning Group meetings which have representation from senior management and trade unions.
- 2.3 The overall objective of Communities, Housing and Planning is to ensure that health, safety and wellbeing is an integral part of its business and all service areas continually seek to develop a positive culture and attitude amongst their staff to achieve this.

- 2.4 The health and safety policy will provide a framework for the management of health, safety and wellbeing within in Communities, Housing and Planning.

3. Organisation for implementing health and safety management

Health and Safety Planning Group

- 3.1 The Crisis & Resilience Management Team review all Communities, Housing and Planning health and safety issues. It is chaired by the Director of Communities, Housing and Planning with senior representatives including, Heads of Service, Principal Officers and a Senior Health and Safety Officer from Finance and Corporate Services. This group meets quarterly with health and safety as an agenda item.
- 3.2 The departmental Health and Safety Co-ordinator attends the quarterly Corporate Health and Safety Committee meetings. At these meetings information is provided by Finance and Corporate Services Health and Safety officers regarding the latest Health and Safety initiatives and any updates or revisions on Health and Safety Legislation or Corporate Policies.
- 3.3 The joint Health and Safety Committee and Planning Group comprises of managers or section representatives from each of the Communities, Housing and Planning Services divisions, the Service's Health and Safety Co-ordinator, Finance and Corporate Services Health and Safety Manager, Finance and Corporate Services Health and Safety Officer attached to Communities and representatives from trade unions.
- 3.4 The joint Health and Safety Committee and Planning Group meet quarterly and meetings generally align with Corporate Health and Safety meetings. Minutes of the meetings are distributed to the Director, Heads of Service, Senior Managers and trade union representatives.
- 3.5 The joint Health and Safety Committee and Planning Group meetings are chaired by the service's Health and Safety Coordinator and consider:
- (a) Accidents - statistics, trends, investigations and other information to identify causes and provide so far as is practicable for their prevention,
 - (b) Workplace inspections and audits,
 - (c) The planning, performance management and review of the services approach to Health & Safety,
 - (d) Monitoring and reviewing the Health & Safety action plan,
 - (e) The identification, assessment and recording of risk, with the aim of eliminating or controlling such risk, so far as is reasonably practicable,
 - (f) Actions arising from the deliberations of the corporate Health & Safety committee,
 - (g) Actions arising from the corporate and service Risk Management and planning arrangements, and
 - (h) New developments in Health & Safety arising from legislation and Government and Council policy.

Consultation mechanisms

- 3.5 Information on health and safety issues are communicated to employees using various internal channels such as strategic meetings, operations meetings, trade union meetings, workload reviews, performance reviews, tool box talks, e-mail and notice boards.
- 3.6 The joint Health and Safety Committee and Planning Group provides a forum for the exchange of views and consultations on Health & Safety issues between management and Trade Unions. This ensures that information is exchanged and disseminated to all employees.

4. Planning and setting standards

Setting of health and safety objectives

- 4.1 The Joint Committee and Planning Group is responsible for developing and promoting a positive health, safety and wellbeing culture throughout Communities, Housing and Planning Services. This is achieved through continual assessment, monitoring and review of the health safety action plan.
- 4.2 In setting clear health and safety objectives, the group will consider matters such as;
 - a) Developments or changes in the regulation of health and safety in the workplace or in working practices, and
 - b) The identification of areas where there is a need for improvement that may entail the implementation of safe working practices or investment in equipment, and
 - c) The need for training and raising awareness in relation to health and safety issues.
- 4.3 When setting objectives, the Joint Committee and Planning Group will take cognisance of the Council's corporate strategic aims and the 7 key themes outlined within the Corporate Health, Safety and wellbeing Strategy for the period 2019-22.

Training

- 4.3 Communities, Housing and Planning Services recognises that health and safety training is an important factor in the reduction of accidents and prevention of ill-health. The service will actively support, organise and carry out such training.

5. Measuring performance

- 5.1 The action plan from the current annual Health & Safety plan is monitored on Pentana, the Council's performance management system. Quarterly reports are produced to monitor performance against the key performance indicators detailed in the plan.

Active monitoring

- 5.2 Communities, Housing and Planning successfully retained the BS OHSAS 18001:2007 registration during 2018/19 with the service being externally audited in line with the Council wide auditing programme by BSi, the Council's external assessor.

- 5.3 There were no non-conformances raised by the external auditor in the last year. The sections that were audited were; Community Safety Services.

Re-active monitoring

- 5.4 The quarterly accident statistics are scrutinised by the Joint Committee and Planning Group to identify any trends and implement initiatives to address them. The number of reported accidents for Housing and Property Services for the period 1st April 2018 – 31st March 2019. The main types of accident/incident were; 2 slips, trips and falls, 2 road traffic accidents/incidents, 1 other type of incident and 1 case of violence and aggression.
- 5.5 All reported incidents and accidents are investigated, and associated risk assessments were reviewed and amended as necessary.
- 5.6 Overall, the number of accidents and /or incidents being recorded within the service during 2018/19 has decreased by 50% from the previous year. It should be noted that there were issues with reduced access to the Accident and Incident Reporting Database (A.I.R.D) and this may have led to some incidents not being reported.

	2015/16	2016/17	2017/18	2018/19
Total number of accidents/incidents	12	10	18	8
Accidents/incidents involving employees	10	7	11	7
Accidents/incidents involving members of the public / people employed by someone else	2	3	7	1

- 5.7 Communities, Housing and Planning Services contractors are assessed for their Health and Safety competence in two stages as part of the PQQ process, prior to award of contract and continuous monitoring throughout the contract. Any contractor identified breaking Health and Safety guidelines is issued with a “Notification of Site Hazard / Unsafe Practice” notice. This requires the contractor to address the issue on site immediately and to respond to the follow up investigation by the Service’s Health and Safety Co-ordinator and Corporate Health and Safety, as required.

6. Review of Health and Safety Management

- 6.1 The Communities, Housing and Planning joint Health and Safety Committee will continue to review Health & Safety management issues across the service.

Communities, Housing and Planning Services Health and Safety Action Plan 2019-2022

Health and Safety objective
1: Monitor and review risk assessment and safe system of work.
Key themes: Audit and inspection, Hand Arm Vibration Syndrome
Related actions: 1: Undertake a regular programme of risk assessment and safe system of work reviews. 2: Compile departmental risk assessment and register safe system of work register.
Health and Safety objective
2: Aim to reduce the number of work place accidents and incidents.
Key themes: Violence and aggression, Mental Health wellbeing addressing stress
Related actions: 1: Undertake regular programme of health, safety and wellbeing training and information sharing for all staff. 2: Undertake violence aggression training for all at risk employees. 3. Make staff aware of the new health and safety incident reporting system and encourage reporting of incidents and near misses. 4: Continually monitor accident trends and statistics to identify risk and provide, so far as is practicable, for its prevention/reduction.

Health and Safety objective
3: Ensure appropriate health and safety training is delivered and recorded.
Key themes: Audits and inspection,
Related actions:
1: Record and report on all health and safety related training

Health and Safety objective
4: Aim to undertake work place inspection for all properties containing ChaPS employees and fire safety inspections for all Council owned high rise domestic buildings.
Key theme: Fire safety management
Related actions:
1: Undertake annual workplace inspections for all properties containing CHaPS staff.
2: Undertake annual fire safety inspections for all relevant properties including high rise domestic buildings in Council ownership.
3. Undertake a review of fire risk assessment for all properties containing CHaPS staff.

Health and Safety objective
5: Ensure all external contractors are vetted in accordance with the “Guidance on Health and Safety Selection and Control of Contractors”.
Key theme: Managing contractors
Related actions: 1: Monitor and record all external contractors to ensure they are vetted in accordance with established Council policy. 2: Align the housing and property services asbestos registers and ensure asbestos information is easily and readily accessible in relation to all CHaPS properties.

Health and Safety objective
6: Undertake a programme of regular health and safety audits and inspection.
Key theme: Audits and inspection
Related actions: 1: Undertake a ChaPS staff survey to establish current health and safety awareness among employees. 2: Continual monitoring of all actions contained within the ChaPS health and safety action plan.



To: Communities Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Sustainable Duke of Edinburgh Delivery Model

1. Summary

- 1.1 Following a review, this paper proposes changes and improvements to the current delivery model for the Duke of Edinburgh (DofE) Award programme, delivered in partnership with schools. The revised programme seeks to deliver a more effective and efficient operating process, is sustainable and will meet the growing demands of young people in Renfrewshire.
- 1.2 The Duke of Edinburgh programme offers a significant opportunity for young people to build confidence, build their CV, and gain experiences and opportunities to participate in activities that otherwise they would not achieve. It is proven to support the positive development of young people and has been participated in by over 1200 young people in Renfrewshire over the last 3 years. Delivery of the programme on this scale however has put significant demands on the resources of schools and Council support teams and has relied very heavily on the goodwill and voluntary support of a range of officers across the Council. The review has sought to support the development of a new model of delivery that reflects the changing and adapting needs of young people, their parents, communities and schools and is flexible enough to cope with the increased pressures associated with competing priorities for resources in schools.
- 1.3 Renfrewshire Council's Youth Services holds both the Duke of Edinburgh and Adventurous Activities Licencing Authority licences and these require rigid adherence to stringent health and safety and performance protocols, including regular scrutiny through annual reviews and bi-annual inspections. Meeting the needs of these license conditions has been a significant factor in shaping the new DofE programme.

- 1.4 A recent review of the current DofE Award programme highlighted differences across the authority regarding participation figures, completion numbers and consistency of offer and opportunities in individual centres. Differences were also noted in the levels of fee being charged by various establishments to access the programme and that the types of equipment and experience offered to young people varied from centre to centre. Running the programme in its current form also relies heavily on volunteers and the goodwill and enthusiasm of teaching staff who are required to give up significant periods of their own time to support the delivery of the programme. This leads to a high turn-over of volunteers and can impact on access to specialist resources and support including qualified expedition leaders.
- 1.5 If Renfrewshire is to continue to achieve its ambition for the high numbers of young people starting and completing the award at all levels then a corporate approach to the delivery of the Duke of Edinburgh programme is required which includes partner providers, implements equitable and consistent costs and supports clear governance and health and safety processes. This proposal will support current and future growth in this worthwhile and widely recognised youth achievement award.
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2. Recommendations

- 2.1 It is recommended that the board:
- (i) approves the development of a revised Duke of Edinburgh Awards Scheme model which will support the renewal of the Duke of Edinburgh's Award licence for Renfrewshire Council for a further 5 years; and
 - (ii) requests a further report be brought back to a future meeting on progress with the development and implementation of the model including charging framework and other resource implications.
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3. Background

- 3.1 The Duke of Edinburgh's Award is an accredited award for young people aged 14 to 25 years old. The award has three award levels: bronze, silver and gold, each more challenging than the next. Every award comprises of four sections: volunteering, skill, physical activity and expedition. The gold award includes a fifth element: a residential. The bronze award takes a minimum of 6 months, silver 9 months and gold 12 months to complete.
- 3.2 The Award brings a range of benefits to young people:
- Self-belief and self-confidence
 - A sense of initiative
 - A sense of responsibility
 - A real awareness of their strengths
 - New talents and abilities
 - The ability to plan and use time
 - The ability to learn from and give to others in the community
 - New friendships
 - Problem solving, presentation and communication skills

- 3.3 The Award can have a transformative effect on young people. It can help young people disadvantaged by poverty fulfil their potential. Young people's experience of the Award improves their physical and mental wellbeing, provides additional opportunities of attainment and enhances young people's employability skills.
- 3.4 The Award is highly valued by employers for employability skills, as it evidences independence and commitment from young people. A recent Charter Institute of Personnel and Development IPD report stated that the Award was the most recognised programme a candidate can reference when applying for a job. A wide range of employers formally endorse the Award and offer a guaranteed interview for candidates. Among the employers endorsing the Award are AMEY, Royal Mail, British Gas and Halfords.
- 3.5 The new revised model will aim to provide the following:
- a) Renfrewshire DofE Operational Manual which will lend clarity to safe and robust operational guidance and quality moderation;
 - b) Partnership Agreements which clarifies the roles and responsibilities, and manage the expectations of all parties involved;
 - c) Support equity in cost to participants, and reduce barriers to participation for young people across the authority;
 - d) Increase numbers of participants at Bronze level, with clear pathways for young people to achieve Silver and Gold levels in the community;
 - e) Support community capacity and volunteer development to support the delivery of the programme;
 - f) A link to local employers and partners who will endorse and support the DofE participants to achieve their awards;
 - g) A parity of benchmarking with other local authorities, and to support Renfrewshire to sustain high completion rates.
- 3.6 It is proposed therefore that a revised model is adopted which provides clear operational guidance from covering the registration and engagement through to completion for young people and volunteers; directs the requirements in terms of health and safety, compliance and competency for each role within the award; explicitly directs the protocols for engaging support including approved activity providers and offers consistency and equality in terms of pricing and costs. The new model will promote a sustainable resource which monitors school and community requirements and offers parity in relation to access and participation and progression in the Award.
- 3.7 The Duke of Edinburgh programme within Renfrewshire has enjoyed a great deal of success over recent years. This has been achieved through a collaborative working and support programme between schools, communities, Duke of Edinburgh and Renfrewshire Council's Youth Services team. The new model will strengthen these partnerships through Partnerships Agreements and seek best value in delivery which will demonstrate effective targeting of resources.

The costs associated with each section of the award and in each school can vary and costs of Progression to the higher awards such as silver and gold are inevitably higher and this can lead to a disadvantage of opportunity for some young people. In developing the new model, the aim will be to seek to provide a consistent pricing framework linked to an acceptable level of fee to ensure all children are able to participate. The framework will provide support for centres to work towards reducing participation fees through capacity building and fundraising initiatives. The charging model will also seek to cover the costs of participation including the supply of essential personal protective equipment and other resources to all participants and support staff / volunteers.

- 3.9 In Renfrewshire the number of young people gaining a silver and or gold award had risen significantly, while the bronze continues to attract large numbers. The new model will allow schools to continue to provide a specific focus on entry level bronze and also support growth in silver and gold award participation. In addition, where appropriate to support smaller groups of silver and gold awards, we will develop cross boundary units. Young people from across the authority wanting to achieve the higher awards will be able to be supported together as an area group to ensure no one misses out.
- 3.10 Communities and schools directly benefit from the award in terms of the level of long-term commitment to volunteering from young people who are actively engaged in the life of their school or their local community. The new operating model will provide a wider scope of community based social action projects and initiatives that young people could consider volunteering on. Similarly, the value of adult volunteers will be recognised and endorsed through a refresh of recruitment and support opportunities. There is potential to further harness people's interest in the outdoors and environment and to provide a connection to the DofE Programme where they can support young people to participate in all sections, but especially through the expedition experience. A training and skills development programme will be offered in partnership with DofE Scotland which will enhance the sustainability model framework.
- 3.11 Suitable equipment has long been an issue both in terms of maintenance and replacement. A revised model will allow a reinvestment in personal protective equipment which is fit for purpose and regularly replenished for young people and volunteers. This will increase the levels of central resources which have over the years been offered to centres to supplement their own equipment and standardise the delivery of regular checks and maintenance to ensure safety standards are met.

Implications of the Report

1. **Financial –**
2. **HR & Organisational Development -**
3. **Community/Council Planning –**
 - *Our Renfrewshire is thriving* – Young people are achieving and supporting community involvement through volunteering.
 - *Our Renfrewshire is well* – Young people are engaged and making healthy choices through participation.

- *Our Renfrewshire is fair* - Opportunities to participate are consistent and take account of barriers such as poverty.
 - Building strong, safe and resilient communities – Young people are actively engaged in community volunteering and making a difference.
 - Tackling inequality, ensuring opportunities for all -Equity of access, participation and experience are at the heart of the new delivery model.
 - Working together to improve outcomes – Partnerships are strengthened to ensure greater impacts and better outcomes for the young people undertaking this Award.
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.

The results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** - None
 11. **Privacy Impact** - None.
 12. **COSLA Policy Position** – Not Applicable
 13. **Climate Risk** – None

List of Background Papers

- (i) The foregoing background papers will be retained within Communities, Housing and Planning 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 Angela Conboy, Education Manager, angela.conboy@renfrewshire.gov.uk.
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Author: Angela Conboy, Education Manager



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Orchard Street Housing Renewal Area

1. Summary

- 1.1 At the meeting on March 2017, the Housing and Community Safety Policy Board approved the Orchard Street Housing Renewal Area Designation and Action Plan. This covers the tenement blocks and communal areas at 33 Causeyside Street and 3,5,7 and 9 Orchard Street.
- 1.2 This report explains that Paisley Housing Association has reached agreement in principle with owners on the acquisition of over 80% of privately-owned residential properties at 3-9 Orchard St and 33 Causeyside Street.
- 1.3 Section 5 of this report sets out the principles of a proposed legal agreement between the Council and Paisley Housing Association which would involve the transfer of ownership of properties from Paisley Housing Association to the Council in circumstances where Paisley Housing Association is unable to acquire ownership of a sufficient number of properties within the Orchard Street Housing Renewal Area Designation Order boundary to implement the proposed Comprehensive Tenement Improvement scheme.
- 1.4 This report seeks authority for the Director of Communities, Housing and Planning Services in consultation with the Head of Corporate Governance to enter into the proposed legal agreement with Paisley Housing Association in accordance with these principles.
- 1.5 The aim of this agreement is to give Paisley Housing Association sufficient comfort to start the acquisition process and take forward further planning activity to enable delivery of the proposed Comprehensive Tenement Improvement project. However, in the event that the association is not able to acquire ownership of a sufficient number of properties within the Orchard

Street Housing Renewal Area Designation Order boundary then, under the terms of the proposed legal agreement, ownership of properties previously acquired by the association would transfer to the Council with a view to delivering the Comprehensive Tenement Improvement scheme as part of the Council's Housing Revenue Account capital investment programme.

- 1.6 Authority is also sought to use Compulsory Purchase powers to help secure delivery of the Housing Renewal Area Order and Action Plan in circumstances where, despite all reasonable attempts by Paisley Housing Association and/or Renfrewshire Council, it has not been possible to voluntarily acquire privately owned properties or voluntarily secure owners' participation in the comprehensive improvement scheme.

2. Recommendations

2.1 It is recommended that the Board:

- (i) authorises the Director of Communities, Housing and Planning Services in consultation with the Head of Corporate Governance to enter into a legal agreement with Paisley Housing Association, in accordance with the principles set out in section 5 of this report;
- (ii) authorises that a Compulsory Purchase Order be initiated to facilitate the delivery of the Housing Renewal Area if either Paisley Housing Association or the Council is not able, despite all reasonable attempts, to voluntarily acquire privately residential and commercial properties within the Housing Renewal Area boundary or reach agreement with owners of these properties to voluntarily participate in the comprehensive tenement improvement project; and
- (iii) authorises the Director of Communities, Housing and Planning Services to acquire ownership of privately-owned properties within the Housing Renewal Area boundary in the event that it is not possible to enter into a legal agreement with Paisley Housing Association within the necessary timeframe and make appropriate provision to deliver the proposed Comprehensive Tenement Improvement scheme as part of the Council's Housing Revenue Account capital investment programme, including the submission of grant applications to the Scottish Government as appropriate.

3. Background

- 3.1 The Orchard Street Housing Renewal Area Designation Order and Action Plan sets out the work required to deal with the sub-standard housing and amenity of the area. It explains that full comprehensive improvement refurbishment is required and that the Council has worked in partnership with Paisley Housing Association and the Scottish Government to develop a

funding package to support delivery of a scheme to achieve this. The Housing Renewal Area Draft Designation Order was subject to a statutory 3-month public consultation period before the finalised Designation Order and Action Plan was approved in March 2017.

- 3.2 The Order covers five tenement blocks at no. 33 Causeyside Street and numbers 3-9 Orchard Street, currently configured as 52 flats with a number of commercial properties on the ground floor. The tenement blocks lie within the Paisley Town Centre Conservation Area boundary. Number 33 Causeyside Street is a Category B listed building.
- 3.3 The Orchard Street Housing Renewal Designation Order Action Plan sets out how comprehensive improvement could be achieved. Paisley Housing Association would seek to acquire properties on a voluntary basis at current market value from owners and co-ordinate repair and improvement works with Scottish Government grant support. On the completion of works, the improved flats would be let for social rent. Owners who do not wish to sell have the option to participate in the scheme with grant assistance from the Council at rates set out in the Council's Scheme of Assistance for private owners (50% for resident owners on certain benefits, 35% for resident owners, 25% for non-resident owners and commercial properties)
- 3.4 Paisley Housing Association's cost plan for the Comprehensive Tenement Improvement project was subject to a full value for money appraisal by the Scottish Government. Following this, the Government confirmed in 2016 that it was willing to agree an above-benchmark grant rate for this project. Renfrewshire's Strategic Housing Investment Plan (SHIP) 2020/21 – 2024/25 reflects this requirement and includes provision for around £4.4m in Scottish Government grant for this project.
- 3.5 A provisional allowance was included in the Private Sector Housing Investment Programme 2015-2018 to support owner participation and environmental work and has been held in reserve for this purpose. It was also noted in the report to the Housing and Community Safety Policy Board in March 2017 that the Council may incur further costs in relation to work carried out on behalf of owners who do not voluntarily agree to participate in the scheme, and that all available mechanisms would be used to recover these costs.

4. Difficulty in implementing the Housing Renewal Area Action Plan

- 4.1 Following the Designation Order approval in March 2017, Paisley Housing Association has been seeking to secure the agreement of owners to either sell their property or participate in the comprehensive improvement project with grant funding support from the Council. Where owners have granted access, valuations have been carried out by an independent valuer appointed by Paisley Housing Association, and owners have been advised of these valuations.

4.2 Other activity to support delivery of the project has included:

- The Council delivered two newsletters and held a drop-in session in March 2019 for affected residents and owners.
- Officers from Communities, Housing and Planning Services have responded to enquires from various owners and private tenants about their individual circumstances and options.
- In January 2019, The Council issued Works Notices in terms of section 30 of the Housing (Scotland) Act 2006, outlining minimum works required to bring the properties up to a reasonable standard, giving owners 6 months to comply. The Works Notice allows the Council, should it choose to do so, to undertake the work in default and recharge the owner.
- Officers from both Paisley Housing Association and the Council have been providing housing options advice and assistance to existing residents.
- The Council has sought to assist delivery by recently seeking to acquire a flat within the Housing Renewal Area under delegated powers.

4.3 Following all this activity, Paisley Housing Association has advised that over 80% of owners of residential properties have confirmed that, in principle, they are willing to sell their property to the association. However, the remaining owners have either not yet confirmed their final position either way or have said they will not agree to sell to the association or participate in the Comprehensive Tenement Improvement scheme.

4.4 Without full agreement that owners will either sell to the association or participate, Paisley Housing Association will not begin to acquire properties because of the risk that it may not be able to implement the project as proposed.

4.5 Provision is included in Renfrewshire's current Strategic Housing Investment Plan for this project but at present there is no certainty about future funding from the Scottish Government beyond March 2021. There is a risk that funding for this project may not be available in the future if property acquisitions do not commence in 2019/20.

5. Proposed Legal Agreement

5.1 It is proposed that the Council enters into a legal agreement with Paisley Housing Association involving the key principles set out below. If such an agreement were in place, Paisley Housing Association has indicated that it would begin to acquire properties in early 2020 with Scottish Government grant funding. The association would also progress preparatory work, including the updating of design work and the procurement of a contractor, with a view to starting improvement works on site at the end of 2020.

- 5.2 The key purpose of the legal agreement is to give Paisley Housing Association comfort that, in circumstances where the association acquires properties but is not able to implement the proposed Comprehensive Tenement Improvement scheme, then ownership of all properties acquired by the association up to that point would transfer to the Council. Paisley Housing Association has indicated that, without such a legal agreement, it will withdraw from the project.
- 5.3 The proposed legal agreement between the Council and Paisley Housing Association will:
- Note that Paisley Housing Association has made an application to the Scottish Government for grant to fund the acquisition of properties to facilitate delivery of the proposed Comprehensive Tenement Improvement scheme.
 - Require Paisley Housing Association to make all reasonable efforts to acquire ownership or secure the agreement of owners to participate in the Comprehensive Tenement Improvement scheme on a voluntary basis.
 - Require Paisley Housing Association to meet regularly with the Council and report progress against agreed milestones (eg relating to: the acquisition of properties; further design work; procurement of a contractor for improvement works; submission of grant applications and claims to the Scottish Government as appropriate; and the commencement of improvement works on site).
 - Set out the circumstances where, despite all reasonable efforts by Paisley Housing Association, the association is not able proceed with the project and ownership of properties acquired up to that point would transfer to the Council or to a third party nominated by the Council.
 - Allow for the ownership of these properties to transfer from Paisley Housing Association to the Council or a third party (nominated by the Council and approved by the Scottish Government) with the cost already paid by Paisley Housing Association and covered by grant from the Scottish Government, noting that an offer of grant would be made to the Council and grant already paid to Paisley Housing Association would transfer to the Council or said third party.
 - Allow for the novation of the design team, the development agent, and any other relevant contracts from Paisley Housing Association to the Council or said third party.
 - Commit Paisley Housing Association to share all relevant data about the project with the Council or third party, subject to relevant data protection legislation.
- 5.4 In signing up to this legal agreement, the Council will be agreeing in the event that Paisley Housing Association is not able to implement the proposed scheme to:

- Take ownership of all properties owned by Paisley Housing Association within the Orchard Street Housing Renewal Area at the point the legal agreement is implemented. (Paisley Housing Association will only acquire properties with vacant possession, so any properties transferring to the Council will be empty. The Council will then be responsible for ensuring the safety and security of these properties pending improvement.)
- The transfer of grant already paid to Paisley Housing Association for acquisition by the Scottish Government, to a new account with the Council.
- Seek to implement the full Comprehensive Tenement Improvement scheme with further grant support from the Scottish Government for affordable housing and with funding from the Housing Revenue Account capital investment programme.

5.5 Officers from Communities, Housing and Planning Services have been involved in discussions with officers from the Scottish Government on the support which would be available to the Council in circumstances where the legal agreement referred to above is implemented. They have advised that:

- The Scottish Government will transfer acquisition grant approval from Paisley Housing Association to Renfrewshire Council to enable the Council to implement the planned CTI scheme directly, or to said third party to deliver the scheme.
- Any acquisition grant not already drawn down by Paisley HA at the point of transfer will be available to the Council or said third party to fund further acquisitions and other eligible costs.
- The Scottish Government will work with the Council to support delivery of the planned Comprehensive Tenement Improvement scheme, including the provision of grant funding for improvement works where this project continues to be identified within Renfrewshire's SHIP programme as a strategic priority for the Council and subject to value for money considerations.
- For planning purposes, it would be reasonable for the Council to assume that grant would be available for this scheme at a rate of around £65,000 per unit which is slightly above the benchmark of £59,000 currently available to local authorities for newbuild. (This takes account of the benchmark previously indicated to Paisley Housing Association for this project, adjusted to reflect the benchmark differential between housing associations and local authorities and VAT liability.)
- In circumstances where it was not possible for the Council to implement the planned CTI scheme, then the Scottish Government would seek to work closely with the Council to consider options and consider if there was an alternative housing solution. However, in line with standard conditions of grant, the Scottish Government would reserve the right to require repayment of the grant should it not be possible to proceed with the scheme or agree an appropriate way forward.

Implications of the Report

1. **Financial** – In circumstances where the Council were to seek to deliver the proposed Comprehensive Tenement Improvement scheme directly, this would be funded through the Council's Housing Revenue Account capital investment programme. Paisley Housing Association's cost plan for the project indicates a total cost of around £6.6m, including acquisition and fees to provide 47 units for social rent. The estimated cost of acquisition, fees and other preparatory work is estimated to be in the region of £1.5m. The net cost of the project to the Council's Housing Revenue Account would depend on the level of grant provided by the Scottish Government along with an adjustment to take account of differential VAT liability. As indicated at para 5.5, it is assumed for planning purposes that grant would be available at a rate of around £65,000 per unit. On completion, the Council would receive rental income for the completed properties.
2. **HR & Organisational Development** – No immediate implications, but additional resource may be required if the legal agreement is implemented as referred to at para 5.4
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving*– town centre regeneration/improving housing conditions and local neighbourhoods
 - *Working together to improve outcomes* – Partnership working between the Council, Paisley Housing Association and the Scottish Government.
4. **Legal** – Legal agreement and conveyancing of properties if the legal agreement is implemented.
5. **Property/Assets** – If the legal agreement is implemented, the Council would take ownership of properties with the Orchard Street Housing Renewal Area Designation Order boundary and these would be held on the Housing Revenue Account.
6. **Information Technology** – None
7. **Equality & Human Rights** – The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising directly from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – If the legal agreement is implemented, the Council would become responsible for the security and safety of properties purchased.

9. **Procurement** – Support will be required from the Corporate Procurement Unit to ensure that if the legal agreement is implemented, contracts can be novated to the Council as appropriate and any necessary new procurement activity undertaken. In addition, joint work will be undertaken with Paisley Housing Association in relation to procurement of a main contractor.
10. **Risks** - In the event that the legal agreement is implemented, and the Council seeks to deliver the Comprehensive Tenement Improvement scheme directly, Scottish Government grant would be provided to the Council in two stages – at acquisition stage and then, following a tender process, for improvement works. Para 5.5 notes that the Scottish Government has indicated that it would intend to work with the Council to deliver the proposed improvement scheme, including the provision of grant support. However, at present, there is no firm guarantee that Scottish Government grant funding will be provided to assist with the cost of improvement works. Formal grant approval would be subject to standard procedures and budgetary considerations and, under the standard conditions of grant, the Scottish Government would reserve the right to require the repayment of grant if it is not possible to proceed with the project or agree an appropriate way forward.
In terms of property insurance, there may be an increase in cost to the Housing Revenue Account. The Council would also be responsible for the safety and security of properties pending improvement.
If the Council were to take no action, there is a risk that Paisley Housing Association will withdraw from the project and Scottish Government grant funding for the project will be lost, leaving sub-standard housing at a strategic location in Paisley Town Centre.
11. **Privacy Impact** – None
12. **Cosla Policy Position** – N/A
13. **Climate Risk** – N/A

List of Background Papers

- (i) Report to Housing and Community Safety Policy Board, 8 November 2016, “Orchard Street Housing Renewal Area Draft Designation Order 2016”
- (ii) Report to the Housing and Community Safety Policy Board, 14 March 2017, “Orchard Street Housing Renewal Area Designation Order 2017”

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

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



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Department for Business, Energy and Industrial Strategy (BEIS)
Whole House Retrofit Innovation Funding – Project Update

1. Summary

- 1.1 On 29 October 2019 the Board approved a report which authorised the acceptance of £1,833,402 funding as part of the Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Innovation competition.
 - 1.2 This report provides members with further details of the project which will be delivered utilising this funding.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) notes the details of the project that will be supported utilising the BEIS Whole House Retrofit Innovation funding award; and
 - (ii) approves the areas which will be included in this project as set out in Appendix 1 of this report; and note the individual properties to be included will be subject to consultation with tenants within these streets and their agreement to participate in the project
-

3 Renfrewshire Council – Whole House Retrofit Project

- 3.1 On 29 October 2019, the Board approved a report which authorised the acceptance of £1,833,402 funding as part of the BEIS Whole House Retrofit competition. The report also noted this funding will be supplemented with £2,730,103 from the Council's own financial resources allocated from our Housing Revenue Account (HRA) Capital Programme.

- 3.2 The successful funding application to BEIS identified a potential project to upgrade terraced properties of 'Crosswall' construction type, where the works required to ensure that these properties meet the Energy Efficiency Standard for Social Housing (EESH) will be more complex and of higher cost than that of standard construction type stock.
- 3.3 Renfrewshire Council has 144 Crosswall properties within its housing stock, a mixture of mid and end terraced houses. This project will incorporate 75 of those properties from the streets listed at Appendix 1 of this report. The exact addresses which will be included will be subject to consultation with tenants and their agreement to participate in works.
- 3.4 The project will encompass a full external works package, delivering high levels of energy efficiency through improving the building fabric. The package for each property within the project will include:
- External Wall Insulation
 - New roof, rainwater goods and service pipes
 - Solar PV panels
 - New windows and external doors
 - Mechanical Ventilation with Heat Recovery
 - Underfloor insulation
- 3.5 This innovative project will be the first of its kind in Scotland, where existing housing stock will be retrofitted to the EnerPHit standard, reducing carbon emissions and contributing to the council's commitment to make Renfrewshire carbon neutral by 2030.
- 3.6 In terms of benefits to tenants, this means their homes will be well insulated and warmer, with the potential for their heating bills to reduce to approximately £150 per year on completion of all works.
- 3.7 Preparatory works are currently underway and consultation with tenants will commence in January 2020. It is anticipated that a contractor will be appointed in April 2020 and the project will be delivered over an 18 month period.
- 3.8 A further report will be brought to a future meeting of this Board on conclusion of this project.

Implications of the Report

1. **Financial** – UK Government Department of Business, Energy and Industrial Strategy (BEIS) funding allocation of £1,833,402 to support the delivery of an innovative Whole House Retrofit project and £2,730,103 of Council resources allocated from HRA Capital Investment Programme, as approved by CHAPs Board at 29 October 2019 meeting.
2. **HR & Organisational Development** - None.

3. **Community/Council Planning –**

- Building strong, safe and resilient communities – improving housing conditions benefiting council tenants and addressing fuel poverty

4. **Legal - None**

5. **Property/Assets –** Improvements in the energy performance of social rented dwellings.

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 –** Project will be procured through OJEU Open Tender process

10. **Risk - None**

11. **Privacy Impact - None**

12. **COSLA Policy Position – N/A.**

13. **Climate Risk –** This funding will be utilised to improve energy efficiency in council housing stock.

List of Background Papers

Report to Communities, Housing and Planning Policy Board, 29 October 2019, 'UK Government Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Innovation Competition – Award of Funding'

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

Project Address List
(75 properties within these streets)

Linside Avenue
Brewster Avenue
Carron Way
Kilwynet Way
Knock Way
Melford Way
Montgomery Road
Netherhill Road
Netherhill Way
Priory Avenue
Glenashdale Way
Glenbrittle Drive
Glenclara Drive
Affric Drive
Cannich Drive
Finart Drive
Glenapp Avenue
Glencally Avenue
Foxbar Crescent
Foxbar Drive
Abbotsford Crescent
Brediland Road
Glenallan Way
Magdalen Way



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Renfrewshire Vacant and Derelict Land Strategy 2020

1. Summary

- 1.1 The Renfrewshire Local Development Plan sets out a commitment to reduce the amount of vacant and derelict land across Renfrewshire.
 - 1.2 The Renfrewshire Vacant and Derelict Land Strategy (Appendix 1) identifies a number of actions to promote the redevelopment and/or re-use of previously used land to encourage positive outcomes such as the enhancement of places, support sustainable economic growth and encourage increased biodiversity across Renfrewshire.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - i. approves the Renfrewshire Vacant and Derelict Land Strategy 2020 attached as appendix 1.
-

3. Background

- 3.1 The first Renfrewshire Vacant and Derelict Land Strategy 2018 was approved by the Communities, Housing and Planning Policy Board on 16th January 2018.
- 3.2 While the amount of vacant land is reducing each year it remains a priority to reuse and redevelop land across Renfrewshire.

- 3.3 The Renfrewshire Vacant and Derelict Land Strategy 2020 sets out actions which aim to reduce the amount of vacant and derelict land in Renfrewshire by regenerating neighbourhoods, improving local environments, creating new employment opportunities and assisting in mitigating the effects of climate change.
- 3.4 The Strategy identifies five key themes and a series of related actions. The five themes are:
- Utilise City Deal Investment to support sustainable economic growth and unlock development potential of stalled sites;
 - Prioritise housing development on brownfield and previously used land;
 - Supporting development in town centres;
 - Consider the potential of innovative delivery mechanisms and liaise with Scottish Land Commission; and
 - Encourage the creation of amenity green space, biodiversity enhancements, green corridors/links and actions to 'clean-up' vacant and derelict land.
- 3.5 Renfrewshire's vacant and derelict land is monitored each year through the preparation and submission to the Scottish Government of the Scottish Vacant and Derelict Land Survey (SVDLS).
- 3.6 The Renfrewshire Vacant and Derelict Land Strategy will be reported bi-annually to the Communities, Housing and Planning Policy Board.
-

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
Our Renfrewshire is thriving – The Renfrewshire Vacant and Derelict Land Strategy 2020 sets out a series of actions to reduce the amount of vacant land which has the potential to regenerate neighbourhoods, improve local environments and create new employment opportunities.
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 - None**

Background Papers

- (a) Appendix - Renfrewshire Vacant and Derelict Land Survey (2019).

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

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



Renfrewshire's Vacant and Derelict Land Strategy 2020

What is vacant and derelict land?

Vacant land is defined as land within a settlement that has been previously developed, without physical constraint, and which the planning authority has indicated is available for redevelopment”.

Derelict land is defined as land 'damaged by development, so that it is incapable of development for beneficial use without some remedial works'.

Only sites 0.1 hectares and above is counted in the Scottish Vacant and Derelict Land Survey.

This strategy updates the actions from the 2018 Renfrewshire Vacant and Derelict Land Strategy.

The strategy supports the Renfrewshire Local Development Plan by prioritising the redevelopment of brownfield and previously used land to encourage sustainable inclusive economic growth focusing on regeneration and repopulation of Renfrewshire's Centres and assisting in meeting the housing need and demand while enhancing existing places across Renfrewshire.

The strategy also includes measures to encourage and retain biodiversity and flora and fauna as well as mitigate and adapt to the effects of climate change.

Renfrewshire's vacant and derelict land is monitored each year through the preparation and submission to the Scottish Government of the Scottish Vacant and Derelict Land Survey (SVDLS).

Why does land become vacant or derelict across Renfrewshire?

Places change over time. Sites can become no longer fit for purpose, employers may relocate to alternative locations or the use of land may change from its original purpose.

Issues such as site contamination levels and infrastructure capacity, economic constraints or locational issues can mean that land may remain vacant for significant periods of time.

In Renfrewshire, vacant and derelict land has predominantly been caused by the decline of former industrial sites.

The closure of the BASF plant in Paisley and Royal Ordnance Factory at Bishopton are examples where large sites have become vacant and/or derelict following the closures of large employers in the area.

Why does land remain vacant or derelict?

Sites can remain vacant and derelict over the longer term for a number of reasons including development costs being greater than the value achievable from the redevelopment and reuse of an existing site.

Other issues can include land owners who are unable to realise aspirational values for sites meaning that they are often unwilling or unable to sell.

Development finance can also be an issue with challenging lending criteria, particularly across riskier projects such as those that require significant remedial works to facilitate redevelopment.

The redevelopment of sites may also be constrained by issues such as flood risk or a lack of sufficient infrastructure to accommodate development.

Where there are negative factors that limit the development opportunities that cannot be addressed, there may be an opportunity to consider alternative uses which benefit the local community and place, including biodiversity enhancements, connections and habitat corridors for species dispersal assisting in mitigating or adapting to the effects of climate change.

How much vacant and derelict land is there in Renfrewshire?

Renfrewshire Council survey vacant and derelict land on an annual basis to inform the mandatory Scottish Vacant and Derelict Land Survey (SVDLS). This survey provides an evidence base for monitoring the level of vacant and derelict land across Renfrewshire and the progress made in bringing such sites back into productive use.

In 2019, the vacant and derelict land supply for Renfrewshire totalled 240 hectares (ha) across 103 sites. This comprised of 149 hectares of derelict land, and 91 hectares of vacant land. Vacant and derelict land only makes up 0.9% of Renfrewshire's total area.

Appendix 1 shows the locations of vacant and derelict sites across Renfrewshire.

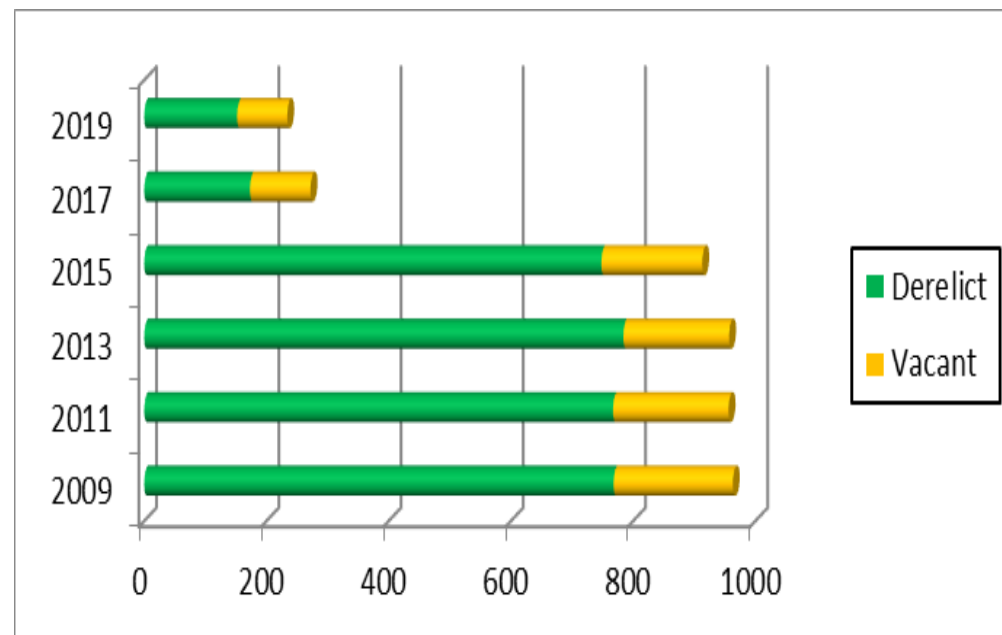
In 2019, approximately 86% of vacant and derelict land across Renfrewshire was in private ownership.

Renfrewshire has seen a reduction of 75% in the level of vacant and derelict land over the last ten years (2009-2019).

Since the last Vacant and Derelict Land Strategy (2018), the amount of vacant and derelict land across Renfrewshire has decreased by a further 32 hectares.

This has been achieved through the redevelopment of land for both residential and industrial/business use with some smaller sites within existing settlements also being used as open space, growing grounds and community spaces to benefit local communities and places and enhance biodiversity and Renfrewshire's natural environment.

Renfrewshire Vacant and Derelict Land 2009-2019 (Hectares)



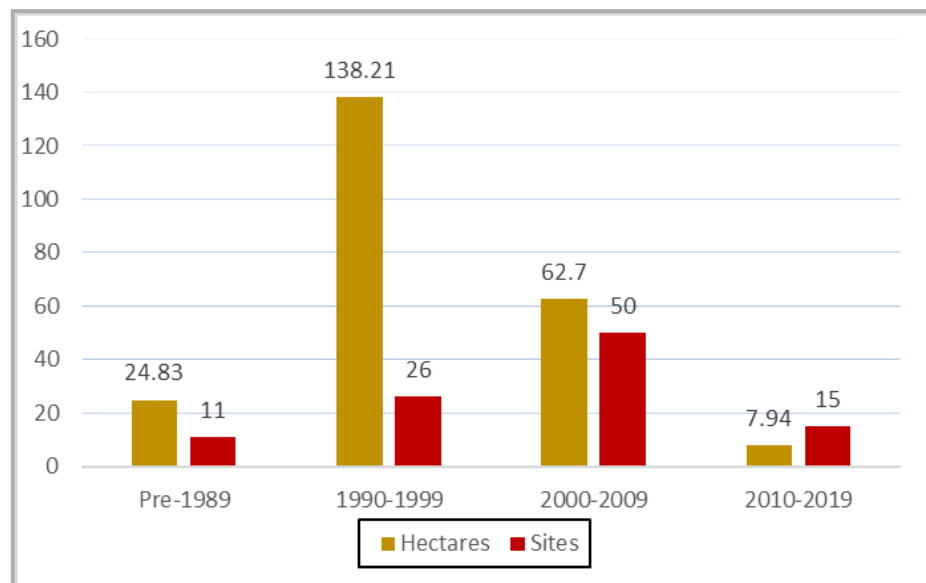
Source: Renfrewshire's Vacant and Derelict Land Survey

Age and Geographic Distribution of Vacant & Derelict Land

The chart below shows that almost 97% of the all current vacant and derelict land was originally recorded prior to 2010.

Most of the urban vacant and derelict land is located within the larger settlements and older industrial areas within Paisley, Renfrew, Linwood and Hillington Business Park.

Renfrewshire's Vacant and Derelict Land 2019 by Year First Recorded



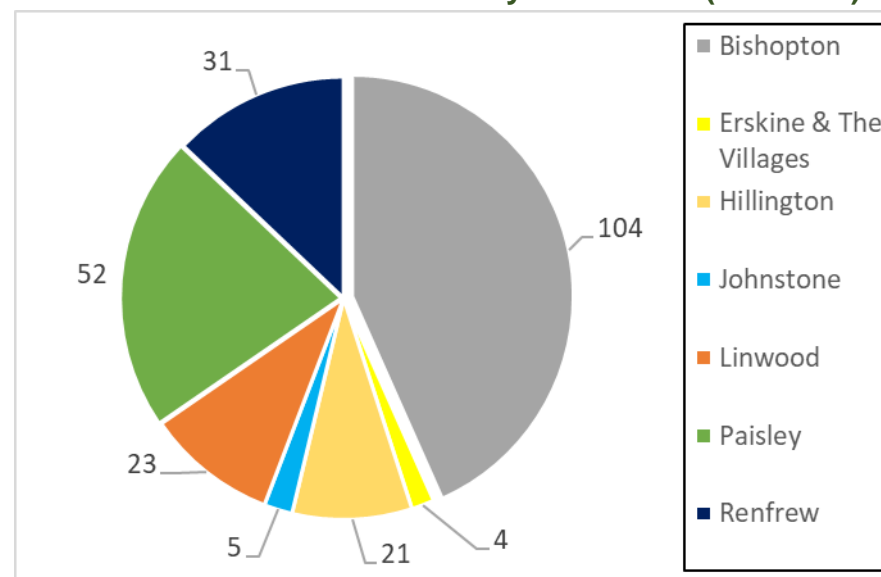
Annual Vacant and Derelict Land Survey 2019

What effect does vacant and derelict land have on communities?

Vacant and derelict land can be detrimental to an area and can negatively impact local communities by creating an impression of under investment to residents, businesses and potential investors.

Vacant and derelict sites can also be at risk of fly tippers, litter, invasive species and antisocial behaviour.

Vacant and Derelict Land 2019 by Settlement (Hectares)



Annual Vacant and Derelict Land Survey 2019

Reducing and Reusing vacant and derelict land

Reducing vacant and derelict land has the potential to enhance local environments, regenerate neighbourhoods, stimulate the local economy and assist in mitigating the effects of climate change, as well as, improving the perception of an area.

The Vacant and Derelict Land Strategy 2020 aims to reduce the amount of vacant and derelict land in Renfrewshire by promoting new commercial and residential developments as well as the creation of enhanced green spaces, green corridors and linked spaces for the purpose of species dispersal.

Moving forward, the Council will build on the progress made to date with the actions identified in the Vacant and Derelict Land Strategy 2018. These actions will continue to be promoted to further reduce the level of vacant and derelict land across Renfrewshire.

This strategy includes five key themes that aim to address the level of Vacant and Derelict land across Renfrewshire.

- **Theme 1:** Utilise City Deal Investment to support sustainable inclusive economic growth and unlock development potential of stalled sites;
- **Theme 2:** Prioritise development on brownfield and previously used land;
- **Theme 3:** Supporting development in Centres;
- **Theme 4:** Consider the potential of innovative delivery mechanisms; and
- **Theme 5:** Encourage the creation of amenity green space, biodiversity enhancements, green corridors/links and actions to 'clean-up' vacant and derelict land.

Theme 1: Utilise City Deal Investment to support sustainable inclusive economic growth and unlock development potential of stalled sites

Renfrewshire benefits from three major infrastructure projects as part of the Glasgow City Region City Deal.

These three projects are the Airport Access Project, the Glasgow Airport Investment Area and the Clyde Waterfront and Renfrew Riverside project.

Over the next decade, Renfrewshire's City Deal projects will be central to the delivery of this strategy by increasing connectivity across the area by unlocking stalled, vacant and underutilised development land and providing enhanced opportunities for green networks and place making.

Collectively these projects will transform local and regional connectivity, create job opportunities through business growth and inward investment and stimulate demand for additional residential provision and economic expansion across Renfrewshire.

Vacant and derelict sites within the proximity of the City Deal projects will continue to be prioritised with the aim of land and space being brought back into productive use or enhanced through greening.

Action 1: Promote the re-development of vacant and derelict sites where City Deal investment stimulates development interest. Deliver masterplans for Advanced Manufacturing and Innovation District Scotland and the Clyde Waterfront and Renfrew Riverside.

Implement a policy framework to get maximum return for the new infrastructure delivered by City Deal.



Advanced Manufacturing and Innovation District Scotland (AMIDS)

Theme 2 - Prioritise development on brownfield and previously used land

New residential development has assisted in bringing vacant and derelict land back into use across Renfrewshire with a number of large brownfield sites being built out as the housing market has continued its recovery.

Key developments include the ongoing development of the Dargavel Village Community Growth Area (Bishopton), the former BASF site in Paisley, the former St Mirren football stadium and the former Co-op site at Wellmeadow Street in Paisley West End.

Moving forward, the Council will build upon these successes through continued residential development across Renfrewshire including at the Community Growth Areas of Dargavel Village and Johnstone South West as well as at other key sites across Renfrewshire.

Since 2017, 1,422 new homes have been completed on brownfield and previously used sites which is 85.3% of the total housing completions during this period.

The Council will continue to promote partnership working with private land owners, housing associations and a range of developers to bring vacant and derelict sites back in to

effective use. The Council will continue to provide advice and support.



Delivering new homes at Dargavel Village Community Growth Area

Action 2: Promotion of major regeneration priorities through Council's Strategic Housing Investment Plan delivering affordable housing investment on brownfield and previously developed sites.

Renfrewshire Council manages an Affordable Housing Investment Programme worth in excess of £85 Million over a five year period through the Strategic Housing Investment Plan. This investment utilises Scottish Government grant funding to provide affordable housing in Renfrewshire.

The recently approved Strategic Housing Investment Plan 2020/21 to 2024/25 has a strategic focus on re-developing long standing vacant and derelict sites throughout Renfrewshire to deliver affordable homes for social rent and low cost home ownership.

There are a number of significant vacant or derelict sites that remain priorities for development and regeneration in Renfrewshire including areas of Johnstone, Ferguslie, Glenburn, Foxbar and Paisley West End. These sites will be progressed as part of the Strategic Housing Investment Plan 2020/21 to 2024/25 with appropriate delivery mechanisms explored for other vacant and derelict sites in the area.

The Strategic Housing Investment Plan will deliver around 1000 new affordable homes over the next five years subject to funding levels from the Scottish Government.

In recent years, there has been significant delivery of multi-tenure development across Renfrewshire's larger Centres with further provision included in the new Strategic Housing Investment Plan for more affordable housing in both Paisley and Johnstone Town Centres.



Affordable Housing Development, Love Street, Paisley

Action 3: Preparation of development briefs to provide a clear indication of permitted uses for sites including acceptable forms and scale of development.

Each vacant or derelict site is assessed to establish any development constraints or enabling works that potentially could be progressed to secure the re-development or re-use of the site.

Initial affordable housing development may stimulate private demand on stalled sites. Affordable housing can assist in the creation of mixed communities whilst helping reduce the financial risk of more challenging sites.



Former BASF site Paisley, being redeveloped delivering 471 new homes



New business units, Hillington Business Park

Theme 3 - Supporting development in Centres

Centres are at the core of Renfrewshire's communities and are hubs for a range of activities. People work and live in Centres so it is vital that these thrive and meet the needs of residents, visitors and businesses.

The Council has developed Centre Strategies for Paisley, Johnstone, Renfrew, Erskine, Braehead and Linwood.

These strategies reflect Scottish Planning Policy in promoting a 'Town Centre First' approach, supporting the health of our Centres and delivering proposals set out in the Renfrewshire Local Development Plan.

The primary purpose of these strategies is to enable Centres to grow and thrive where possible, ensuring that Centres can adapt to changing markets, are fit for purpose and able to meet needs and demands.

Action 4: Work with landowners, developers and the local community to bring forward sites for reuse and development, contributing to economic activity and enhancing the built, natural and cultural environment within Renfrewshire's Centres.

Theme 4 - Consider the potential of innovative delivery mechanisms

The Council has received a number of proposals to redevelop sites within Hillington Business Park, including the first phase of the redevelopment of the former Rolls Royce site. This development will deliver 10,000 sqm of new business floorspace on a site that have been vacant for 15 years.

Action 5: Continue to promote and monitor the re-development of vacant land through existing Simplified Planning Zone Schemes and investigate other potential innovative delivery mechanisms that can bring stalled sites back into productive use.

The Scottish Land Commission has been established with the aim to reduce Scotland's long-term vacant and derelict land and transform the existing approach to bringing vacant and derelict land back into productive use.

A Taskforce has been set-up and will have strategic responsibility for vacant and derelict land across the country.

Action 6: Liaise with Scottish Land Commission to ensure any emerging actions from their work are reflected within the Renfrewshire Vacant and Derelict Land Strategy.

Theme 5 – Encourage the creation of amenity green space, biodiversity enhancements, green corridors/links and actions to ‘clean-up’ vacant and derelict land

Not all vacant or derelict sites will be viable for re-development. This may be due to remediation requirements, flood risk, development economics, site size or site location. In such instances, these sites should be used for amenity greenspace, growing grounds, biodiversity enhancements or other local community projects.

Using vacant or derelict land that is not currently capable of being redeveloped for such purposes can have a significant positive impact by creating wider community benefit, enhancing the environment or encouraging increased biodiversity while helping mitigate against the potential effects of climate change.

Vacant and derelict land can be detrimental to an area and can negatively impact on local communities. The Council will engage with owners regarding their plans for the land and will encourage the owner to ‘clean-up’ the land if required.

Action 7: Work with landowners and community groups to consider options for the re-use or temporary re-use of vacant/stalled sites.

Action 8: Engage with local communities regarding the future use of small sites not recorded on the vacant land register and work in partnership to identify sites which may be suitable for greening, growing, planting or biodiversity opportunities and publicise these for Renfrewshire’s Communities.

Action 9: Write to owners of vacant and derelict land regarding their plans for the land and if required encourage the owner to take steps to ‘clean-up’ the land.



Sanctuary Garden,
Underwood Road,
Paisley

Making it Happen

This strategy is being progressed by Renfrewshire Council but requires joint working between the public, private and community sectors.

The support of local residents, community groups, businesses and Community Planning Partners are essential in promoting the successful delivery of this strategy with actions to be taken forward in close partnership with these partners.

Funding

Renfrewshire Council does not currently benefit from the Scottish Government's Vacant and Derelict Land Fund.

The Strategic Housing Investment Plan acts as the primary funding stream for the implementation of this strategy through the delivery of affordable homes on vacant and derelict sites across Renfrewshire.

Over the lifetime of this strategy, the Council will continue to look at any other funding opportunities that become available to support delivery of this strategy.

There is a wide variety of funding options available to communities to help bring the land back into use and benefit those living around vacant and derelict sites. The Council will continue to assist and support community groups through

providing advice on accessing available funding opportunities where the resulting re-use of land is for the community and where such use of the land is appropriate.

Future Progress Monitoring

This is the first update of the Vacant and Derelict Land strategy that was first prepared in 2018. The Council will continue to update this strategy every two years in order to monitor progress and establish any requirement to update or revise actions.

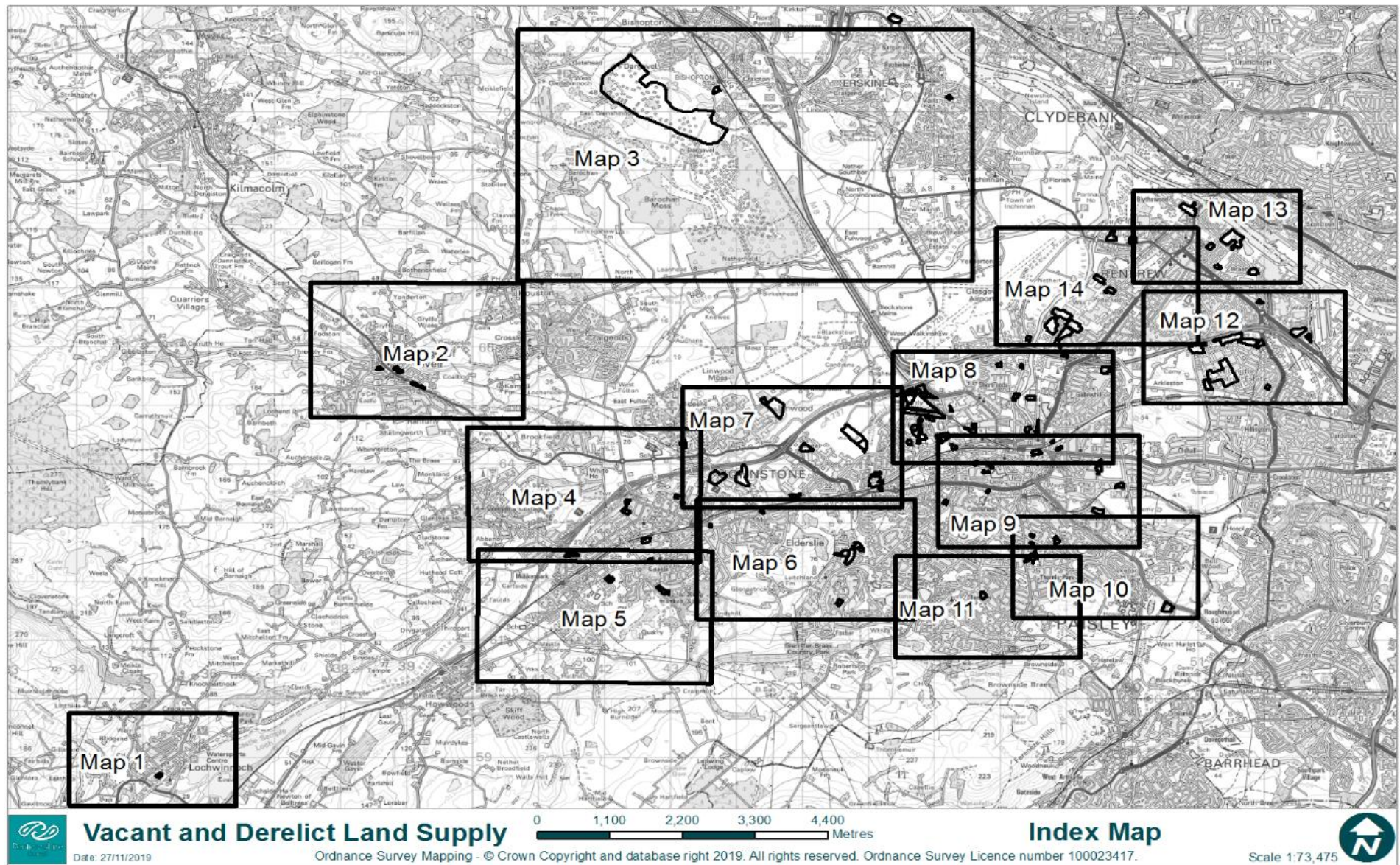
With each revision to the strategy, an updated appendix will be included to identify current vacant or derelict sites available for redevelopment.

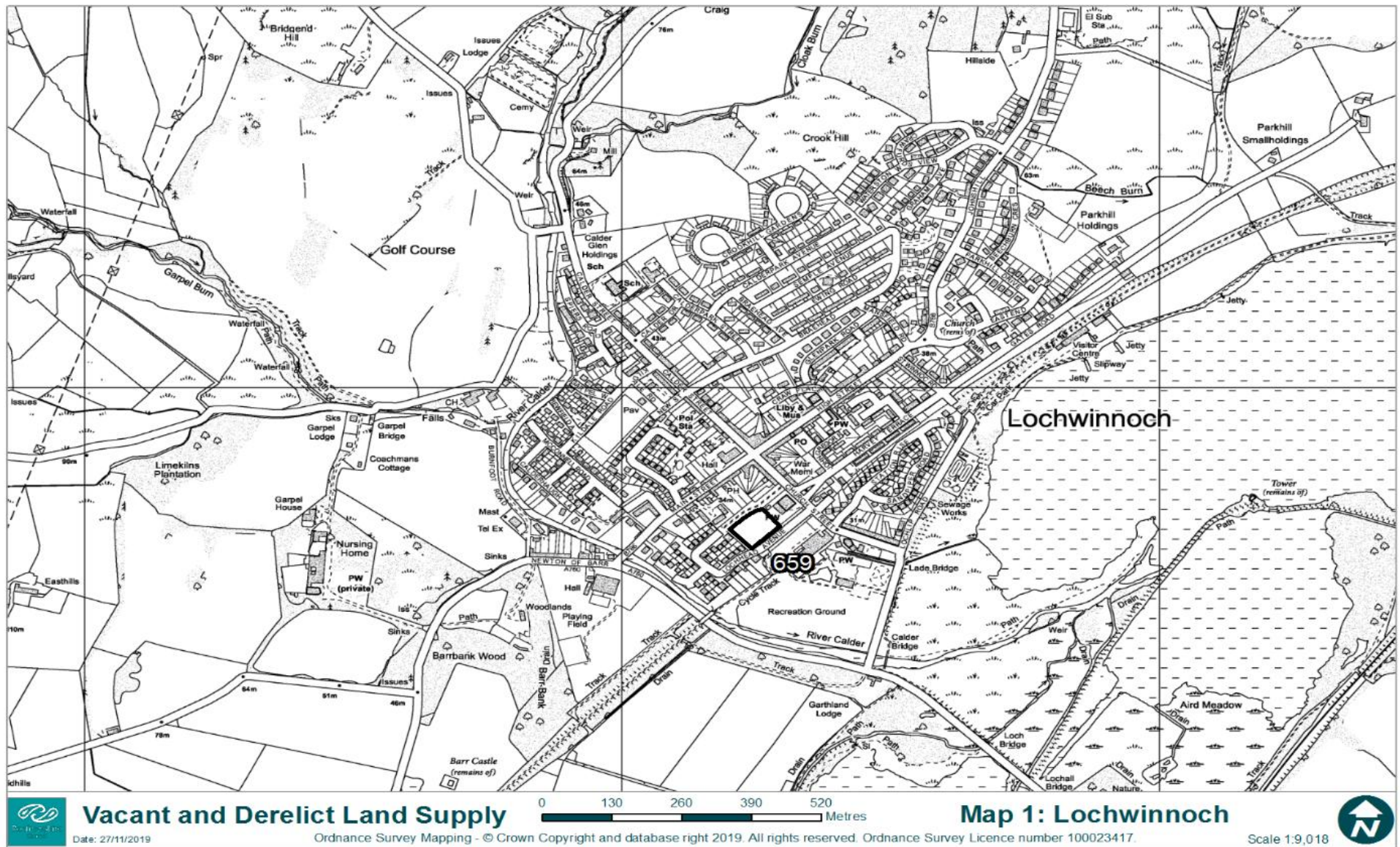
To monitor progress the Council will also continue to provide an annual return to the Scottish Government's Vacant and Derelict Land Survey.

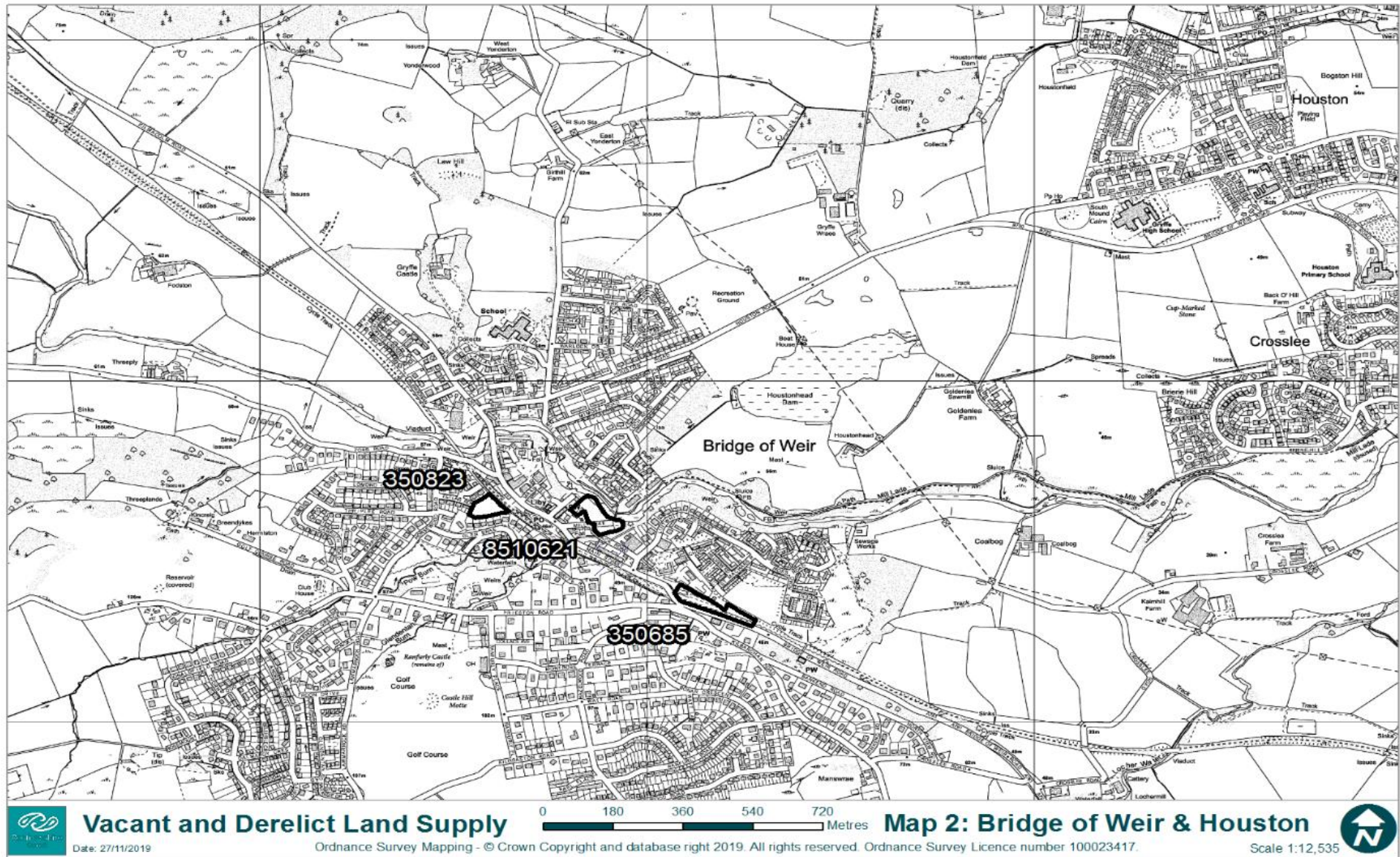
APPENDIX 1 - Vacant and Derelict Land Maps

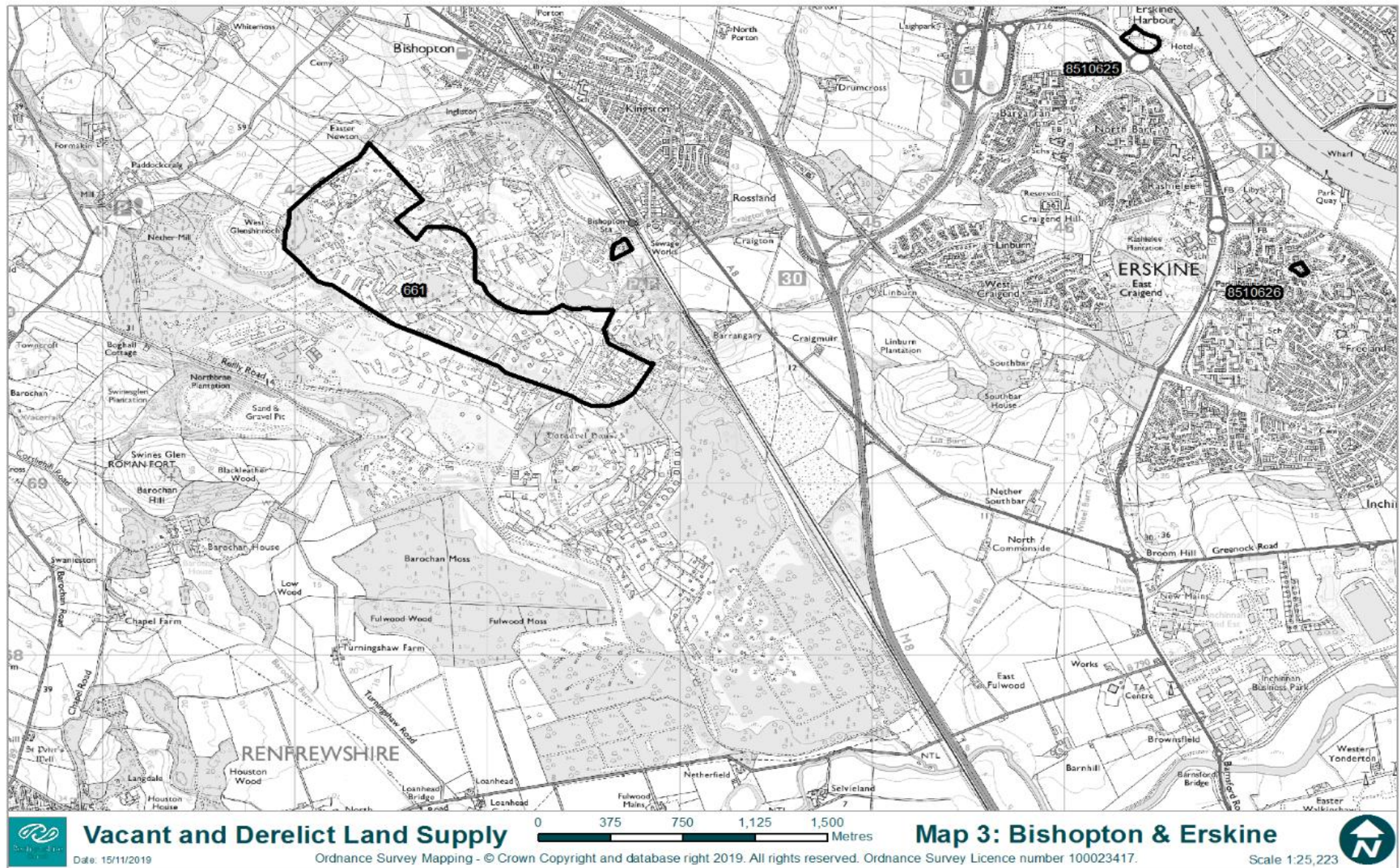
- Index Map
- Map 1 – Lochwinnoch
- Map 2 – Bridge of Weir & Houston
- Map 3 – Bishopton & Erskine
- Map 4 – Johnstone North & Kilbarchan
- Map 5 – Johnstone South & Howwood
- Map 6 – Paisley West & Elderslie
- Map 7 – Linwood & Phoenix
- Map 8 – Paisley North
- Map 9 – Central Paisley
- Map 10 – Paisley East
- Map 11 – Paisley South
- Map 12 – Hillington & Renfrew North
- Map 13 – Braehead
- Map 14 – Renfrew

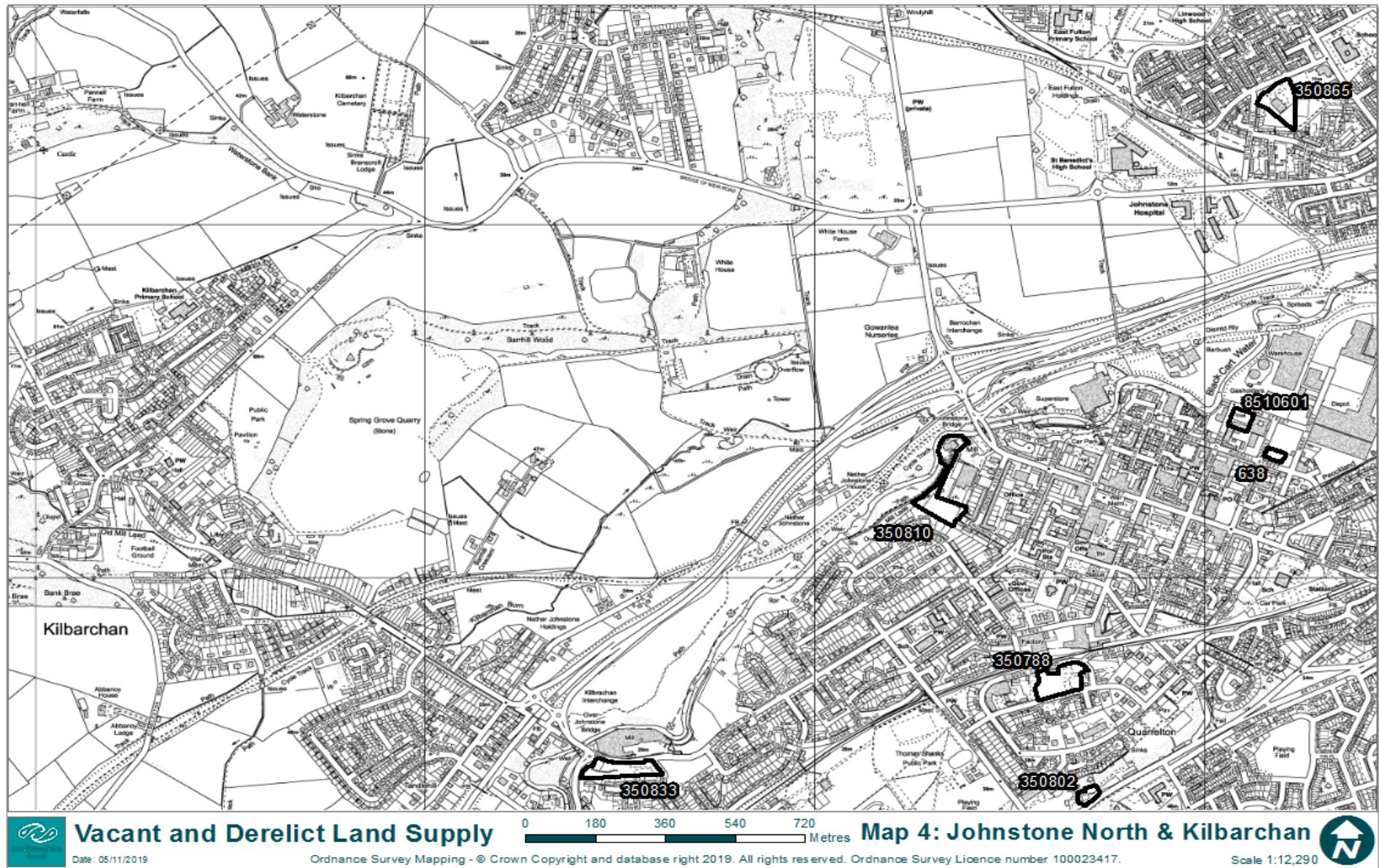


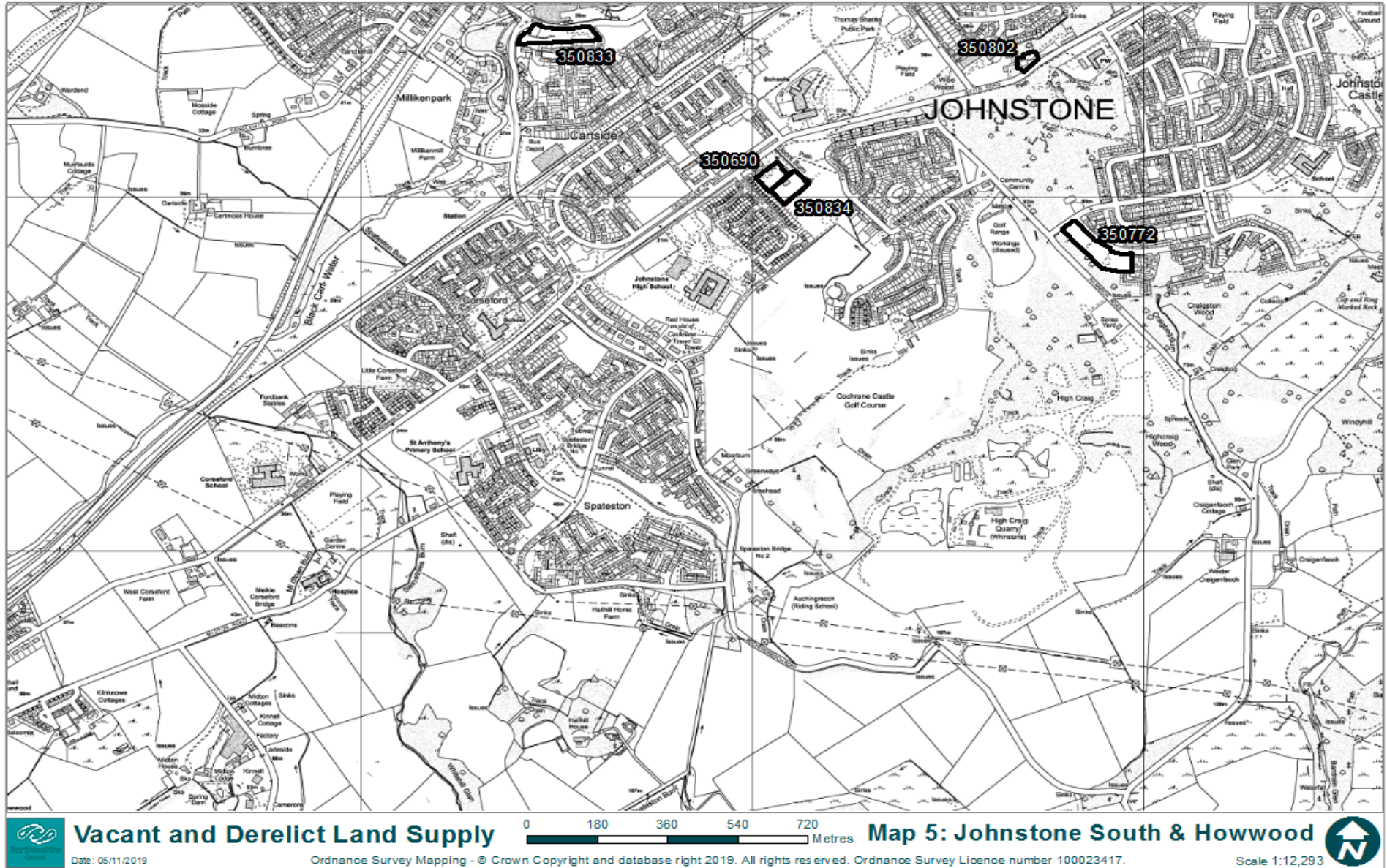


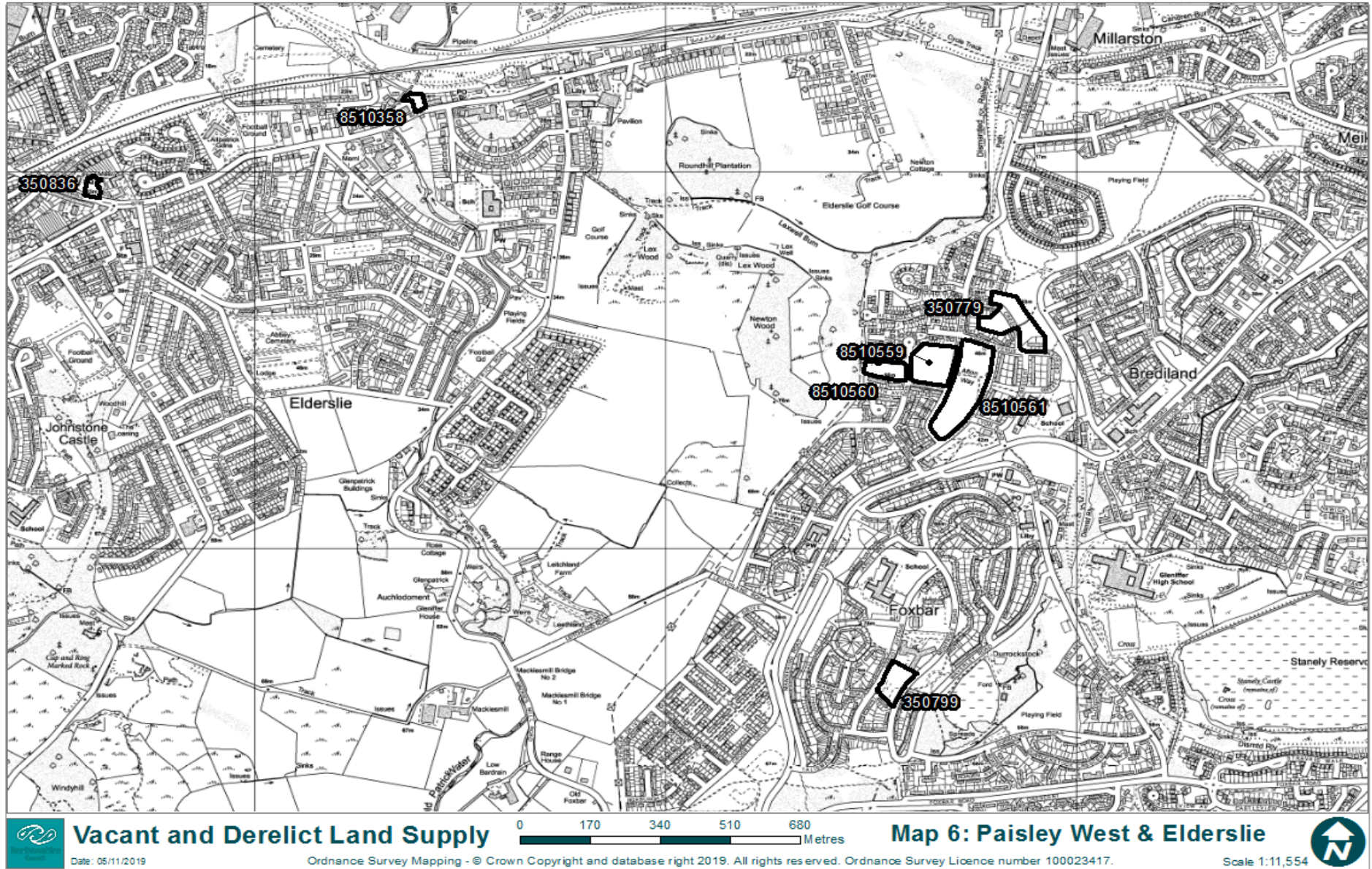


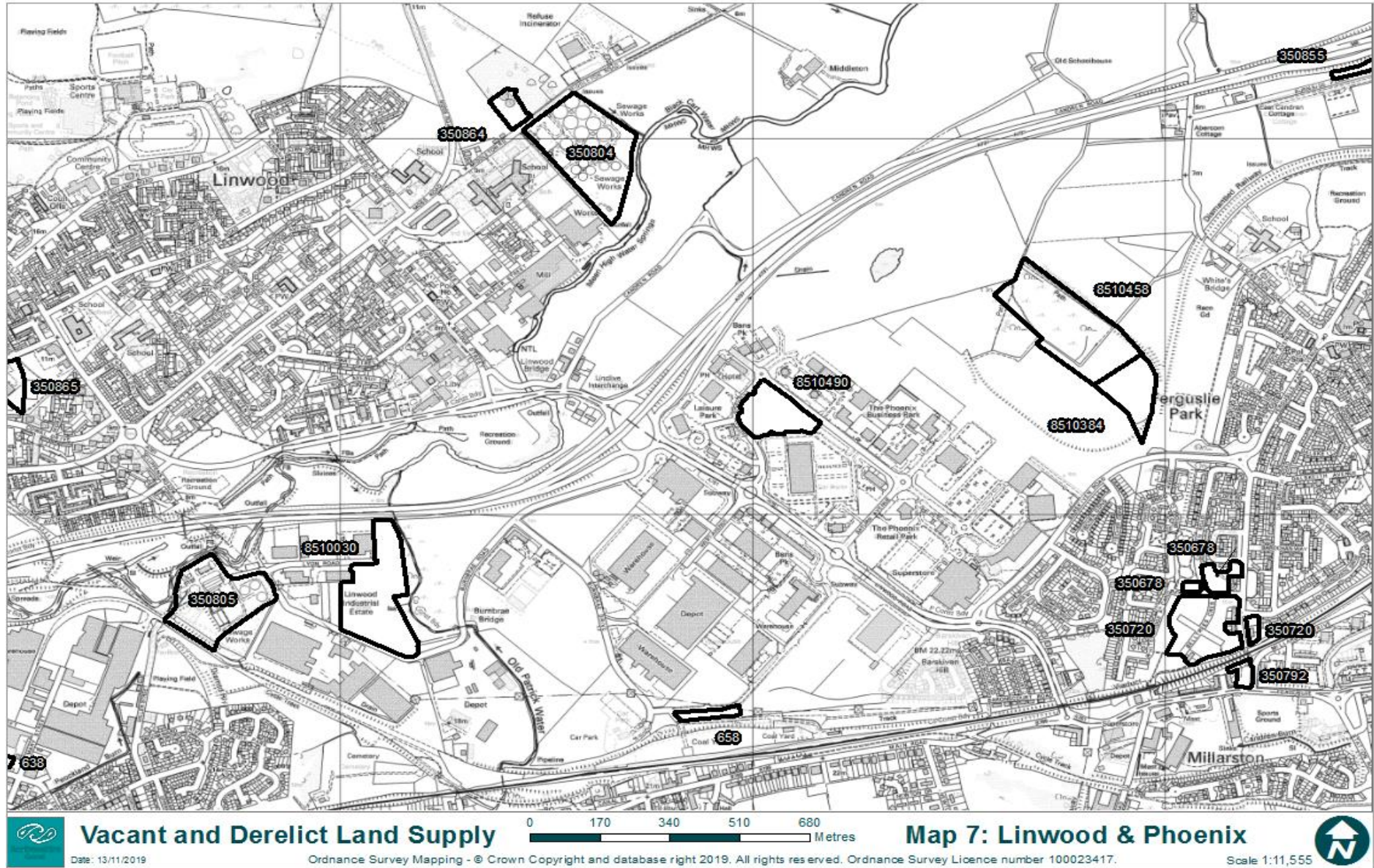


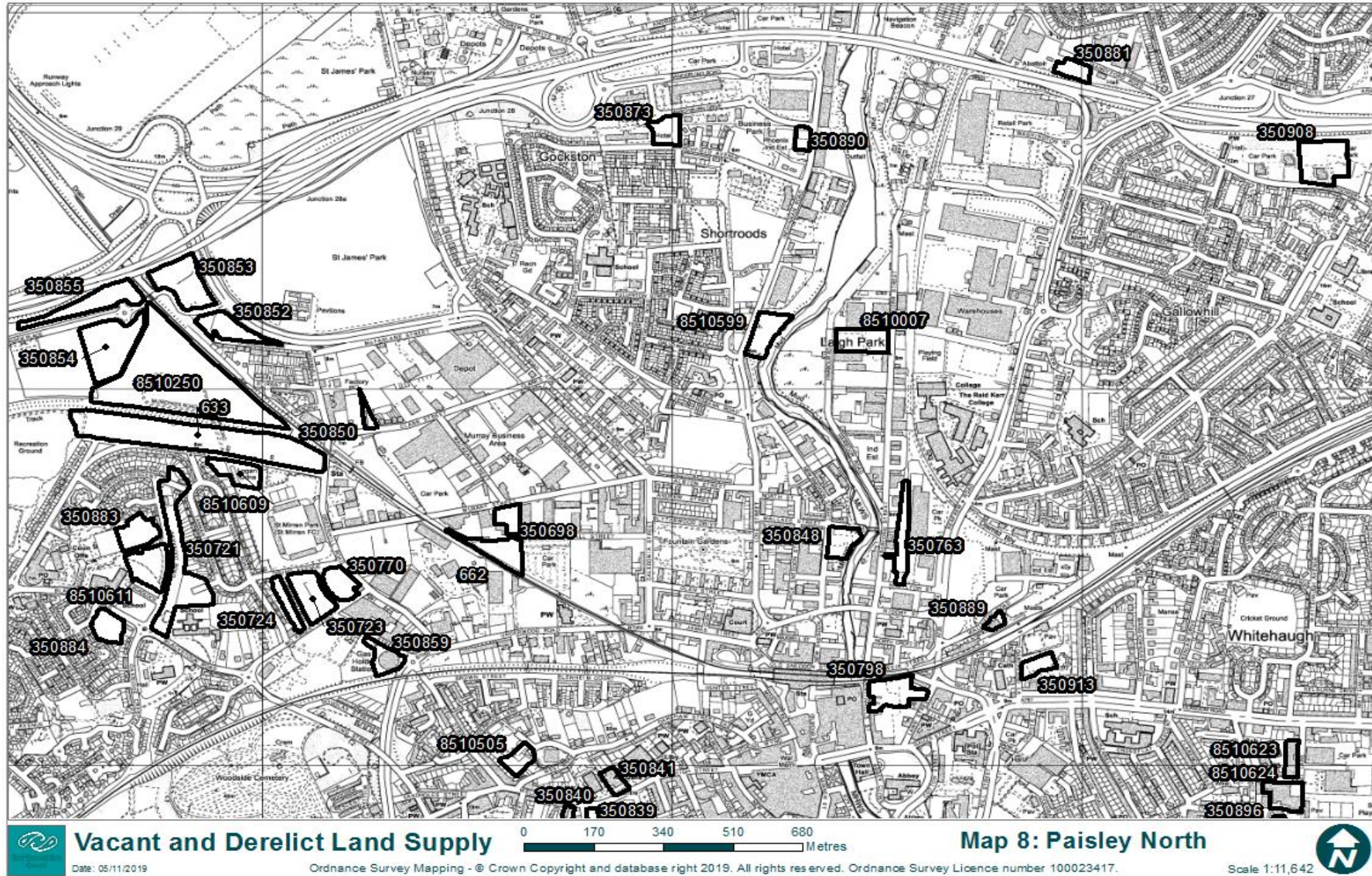


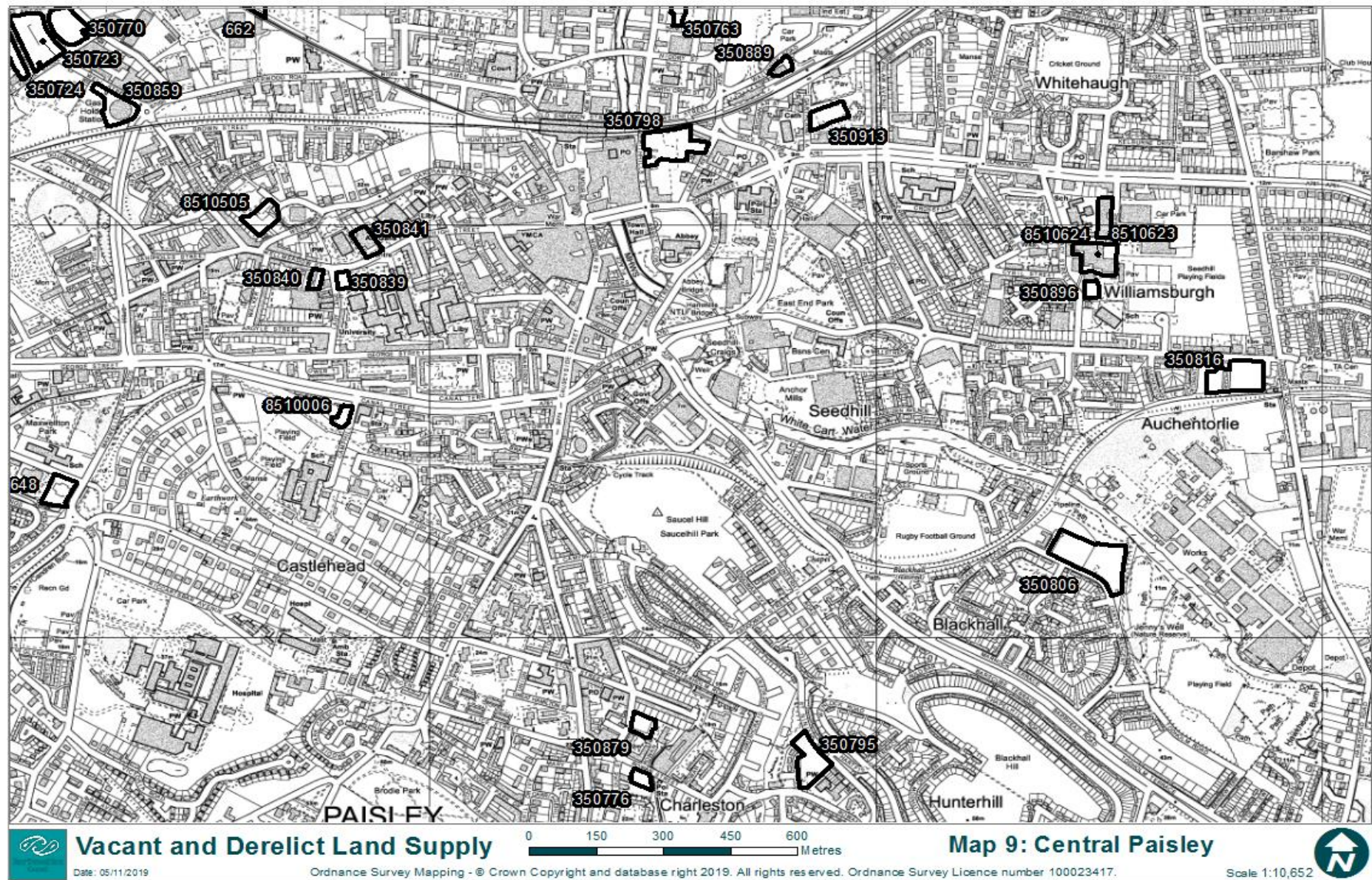


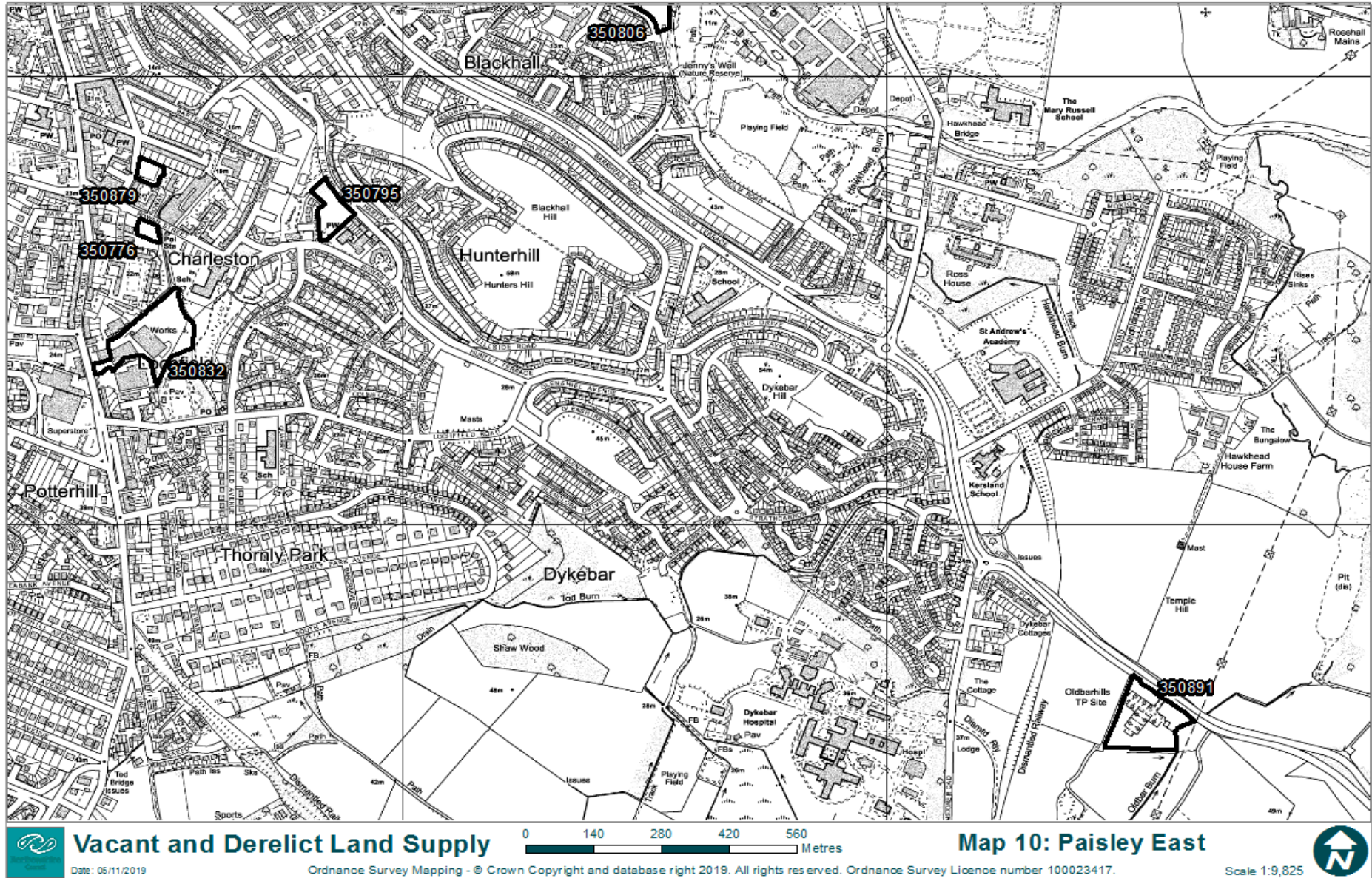


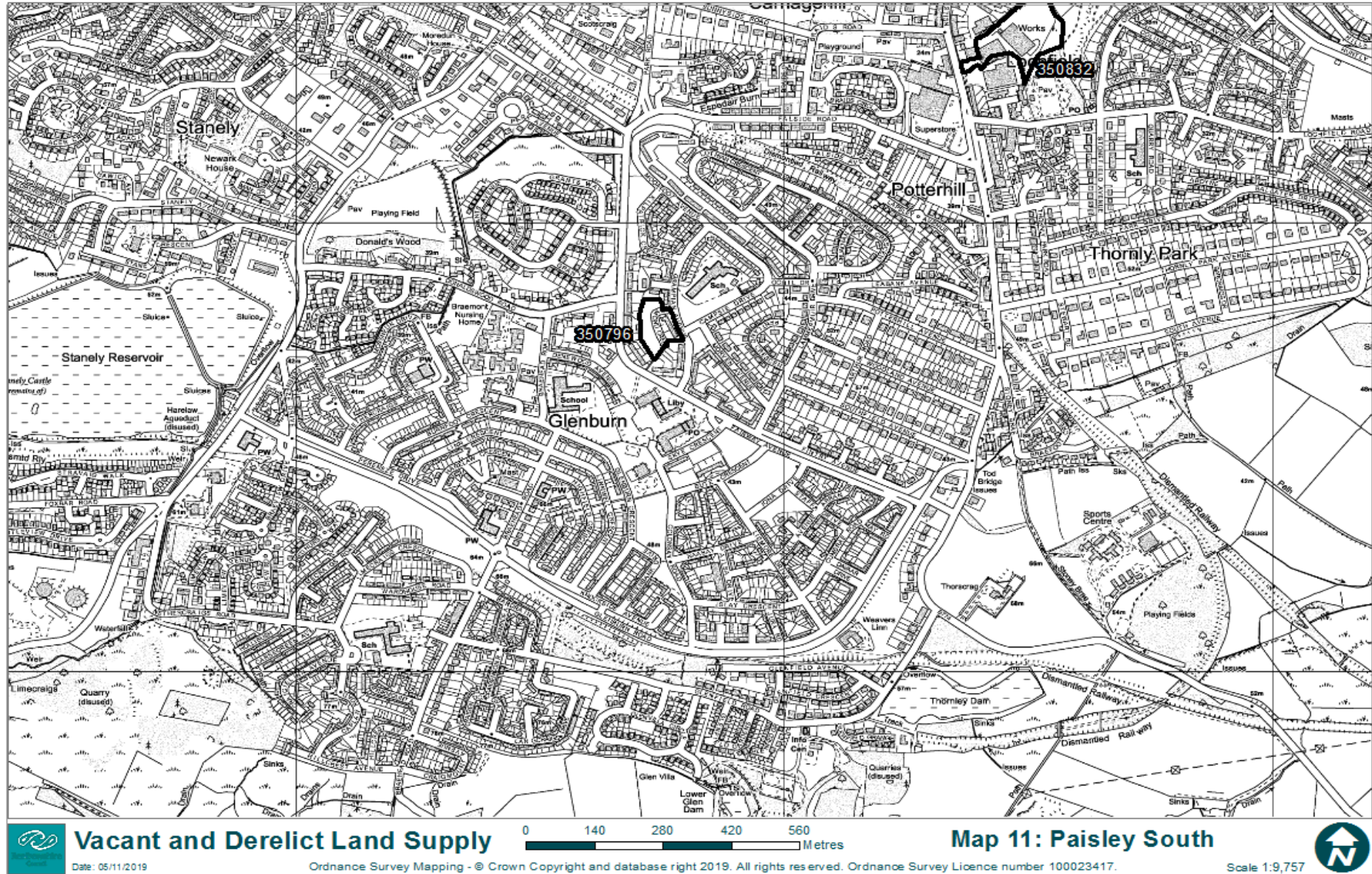


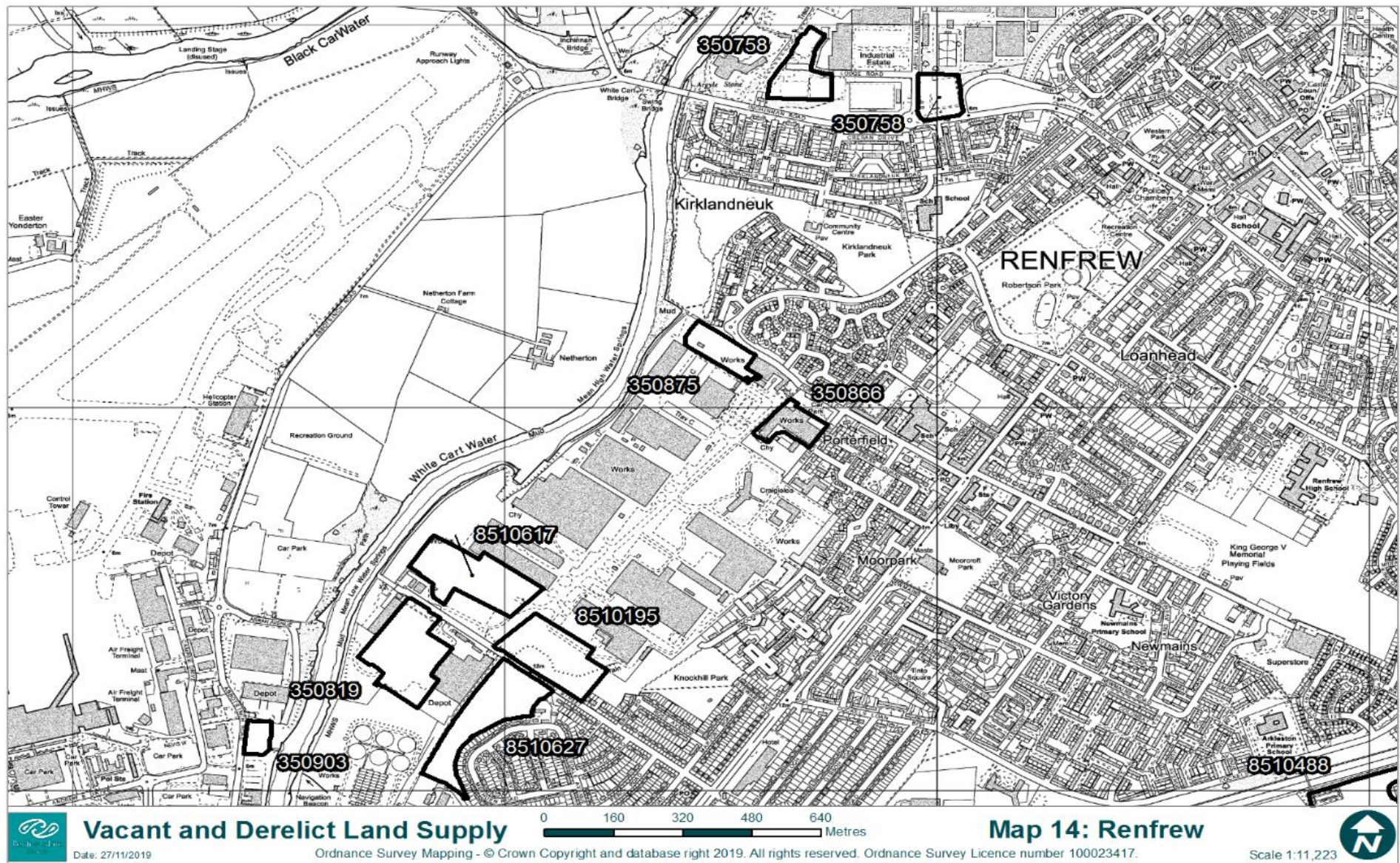


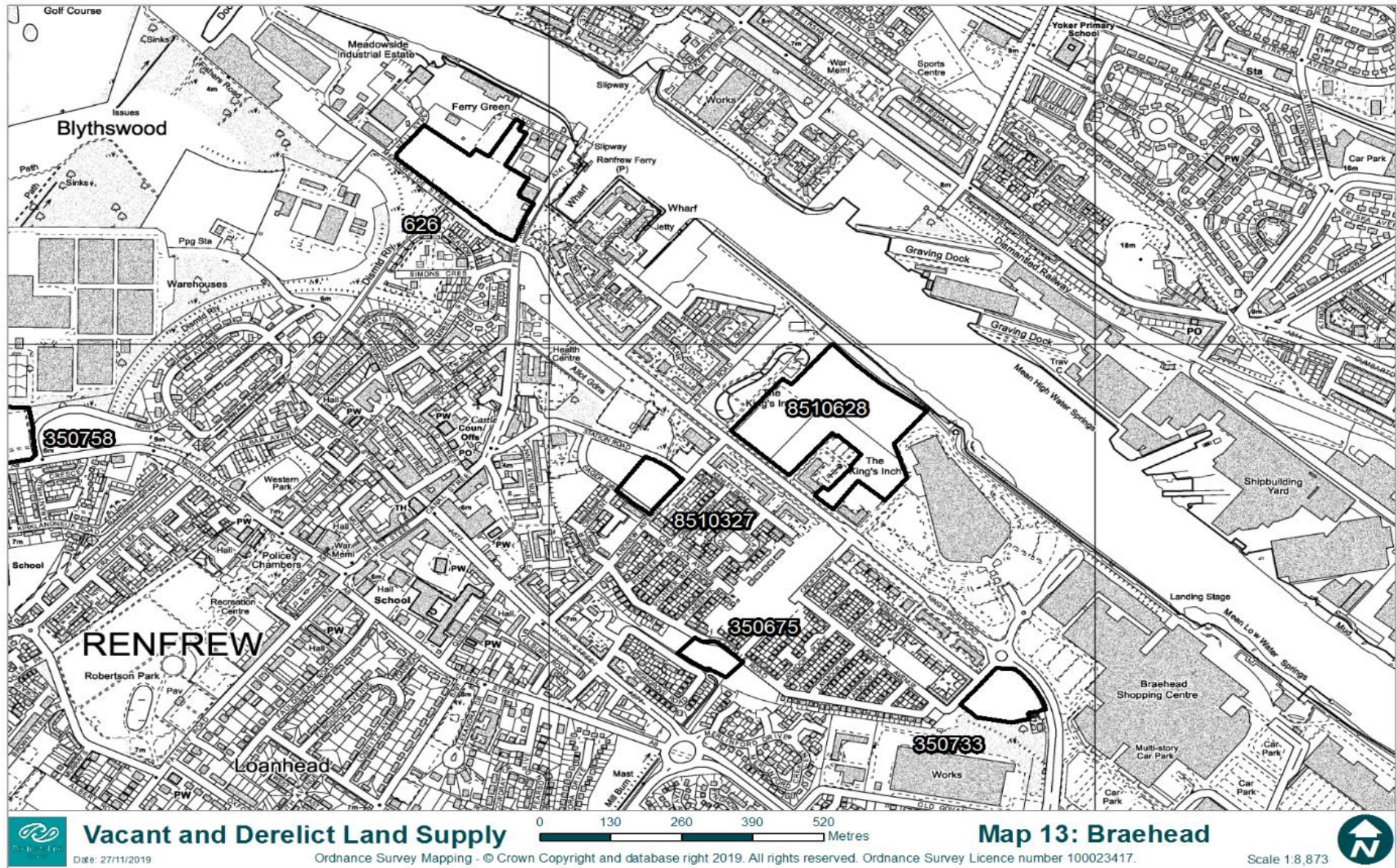


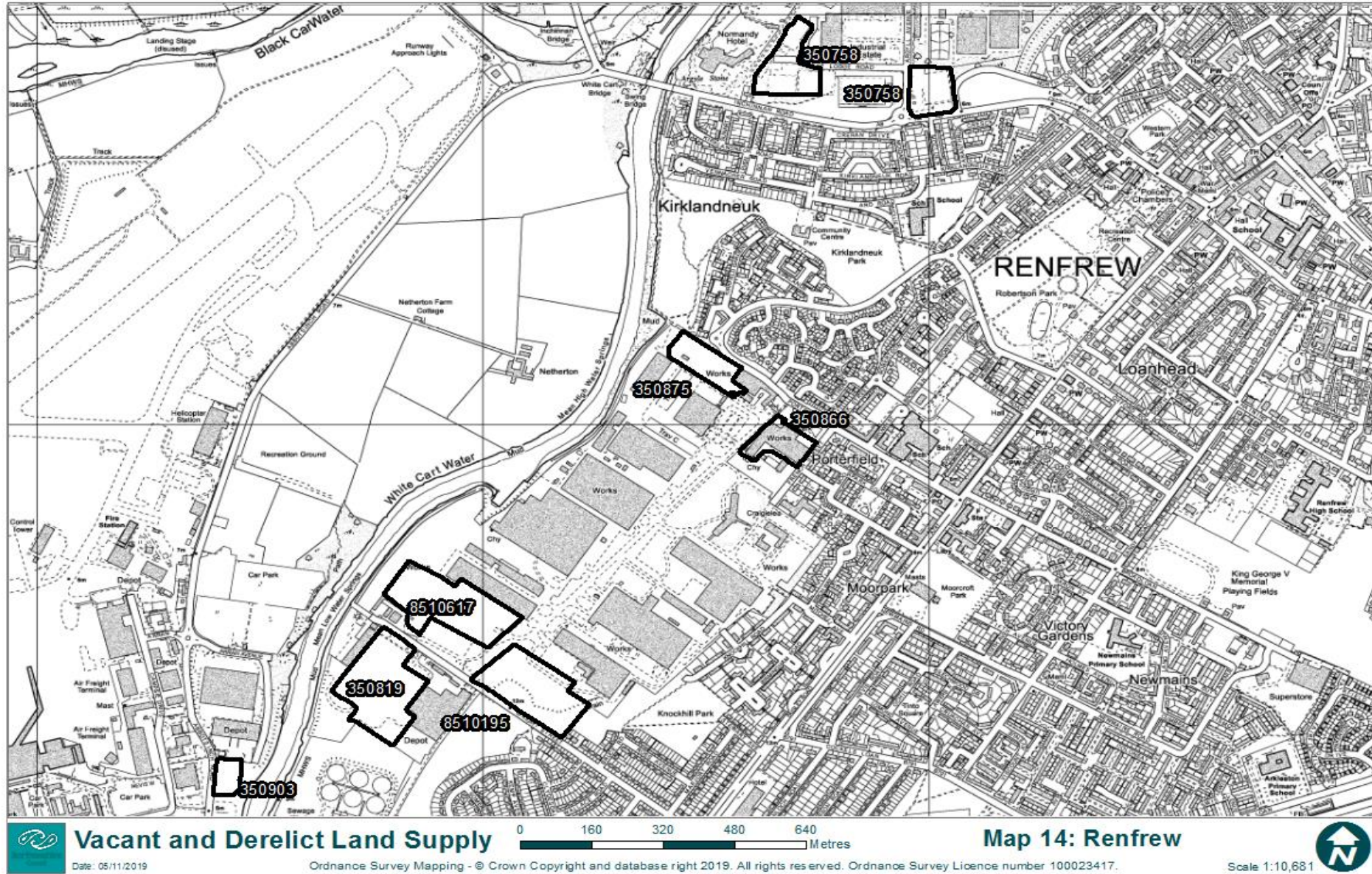












APPENDIX 2:

Renfrewshire's Vacant and Derelict Land Sites 2019

SITE CODE	STREET	TOWN	SITE SIZE (Hectares)	OWNERSHIP
661	FORMER ROYAL ORDNANCE	BISHOPTON	104.4	Private
350685	MAIN STREET	BRIDGE OF WEIR	0.66	Private
8510621	MILL BRAE	BRIDGE OF WEIR	0.68	Private
350823	FETLAR ROAD	BRIDGE OF WEIR	0.39	Private
8510358	MAIN ROAD	ELDESLIE	0.15	Private
8510625	TORRANCE HOUSE	ERSKINE	1.6	Private
8510626	MEADOWS DRIVE	ERSKIE	0.4	Private
350811	BUCCLEITH AVENUE	HILLINGTON	10.46	Private
8510569	QUEEN ELIZABETH AVENUE	HILLINGTON	1.32	Private
350737	WATT ROAD	HILLINGTON	0.32	Private
8510488	MOSSLAND ROAD (WEST)	HILLINGTON	6.43	Private
8510489	NAPIER ROAD (EAST)	HILLINGTON	0.91	Private
8510541	NAPIER ROAD (WEST)	HILLINGTON	2.20	Private
350690	BEITH ROAD	JOHNSTONE	0.35	Private
350802	BEITH ROAD (EX HOTEL)	JOHNSTONE	0.19	Private
350810	HIGH STREET (EX PATON'S MILL)	JOHNSTONE	1.15	Private
8510601	GAS STREET	JOHNSTONE	0.28	Private
638	RUSSELL STREET	JOHNSTONE	0.13	Private
350772	MAPLE DRIVE (2)	JOHNSTONE	0.96	Council
350788	NORTH ROAD (EAST)	JOHNSTONE	0.87	Council
350833	KILBARCHAN ROAD	JOHNSTONE	0.77	Private
350834	OFF BEITH ROAD	JOHNSTONE	0.45	Private
350836	THORNHILL	JOHNSTONE	0.17	Private
350805	BURNBRAE ROAD	LINWOOD (PHOENIX)	3.70	Private
350864	MIDDLETON ROAD (NORTH)	LINWOOD	0.56	Private
8510458	LINWOOD ROAD, PHOENIX (NORTH)	LINWOOD (PHOENIX)	5.10	Private
350804	MIDDLETON ROAD	LINWOOD	5.00	Private

Renfrewshire Vacant and Derelict Land Strategy 2020

350865	STIRLING DRIVE (SOUTH)	LINWOOD	0.79	Private
8510030	BURNBRAE ROAD, PHOENIX	LINWOOD (PHOENIX)	4.02	Private
658	LINWOOD ROAD, PHOENIX (SOUTH)	LINWOOD (PHOENIX)	0.36	Private
8510384	BARSKIVEN ROAD, PHOENIX	LINWOOD (PHOENIX)	1.69	Private
8510490	PEGASUS AVENUE, PHOENIX	LINWOOD (PHOENIX)	1.79	Private
659	CHURCH STREET	LOCHWINNOCH	0.40	Council
633	FERGUSLIE PARK AVENUE (NORTH)	PAISLEY (FERGUSLIE)	4.26	Council
648	MAXWELLTON STREET	PAISLEY (CENTRAL)	0.38	Private
662	MACDOWELL STREET	PAISLEY (NORTH)	0.80	Private
350724	DRUMS AVENUE (WEST)	PAISLEY (FERGUSLIE)	0.38	Council
350859	WELL STREET	PAISLEY (FERGUSLIE)	0.50	Private
350891	HURLET ROAD	PAISLEY	1.74	Council
8510006	CAMPHILL	PAISLEY (CENTRAL)	0.15	Private
8510599	INCHINNAN ROAD (FILLSHILL)	PAISLEY (NORTH)	0.73	Private
350678	CANDREN ROAD (SOUTH)	PAISLEY (FERGUSLIE)	0.62	Council
350698	MURRAY STREET (SOUTH)	PAISLEY (NORTH)	0.38	Private
350720	BELTREES CRESCENT	PAISLEY (FERGUSLIE)	2.69	Council
350721	BANKFOOT ROAD	PAISLEY (FERGUSLIE)	2.19	Council
350723	DRUMS AVENUE (EAST)	PAISLEY (FERGUSLIE)	0.91	Council
350763	HAMILTON STREET	PAISLEY (NORTH)	0.66	Private
350776	ROWAN STREET	PAISLEY (EAST)	0.16	Private
350779	ALMOND CRESCENT	PAISLEY (FOXBAR)	1.26	Council
350792	MILLARSTON DRIVE	PAISLEY (FERGUSLIE)	0.30	Private
350795	ST. NINIAN'S CRESCENT	PAISLEY (EAST)	0.62	Council
350796	LOMOND CRESCENT	PAISLEY (GLENBURN)	0.73	Council
350799	MONTROSE ROAD	PAISLEY (FOXBAR)	0.55	Council
350806	CARTHA CRESCENT	PAISLEY (EAST)	1.32	Council
350839	LADY LANE	PAISLEY (CENTRAL)	0.12	Private
350848	NEW SNEDDON STREET	PAISLEY (NORTH)	0.52	Private
350850	CLARK STREET (NORTH)	PAISLEY (NORTH)	0.16	Private
350852	ST JAMES AVENUE	PAISLEY (NORTH)	0.78	Private
350853	GREENOCK ROAD (ST JAMES INT)	PAISLEY (NORTH)	1.29	Private
350854	BURNSIDE PLACE	PAISLEY (FERGUSLIE)	1.74	Private
350855	BURNSIDE PLACE	PAISLEY (FERGUSLIE)	1.15	Private

Renfrewshire Vacant and Derelict Land Strategy 2020

350873	MARCHFIELD AVENUE (WEST)	PAISLEY (NORTH)	0.51	Private
350879	ESPEDAIR STREET	PAISLEY (EAST)	0.24	Private
350881	SANDYFORD ROAD	PAISLEY (NORTH)	0.36	Private
350883	CRAWFURD DRIVE	PAISLEY (FERGUSLIE)	0.66	Council
350884	BLACKSTOUN ROAD	PAISLEY (FERGUSLIE)	0.53	Council
350896	LACY STREET	PAISLEY (EAST)	0.13	Private
350903	ABBOTSINCH ROAD	PAISLEY (NORTH)	0.48	Private
350908	MONTGOMERY ROAD (ARKLESTON)	PAISLEY (NORTH)	1.25	Council
350913	GARTHLAND LANE	PAISLEY (CENTRAL)	0.34	Council
8510007	HARBOUR ROAD NORTH	PAISLEY (NORTH)	0.80	Private
8510250	STIRRAT STREET (WEST)	PAISLEY (FERGUSLIE)	6.33	Private
8510327	KINGS INCH ROAD (SOUTH WEST)	RENFREW (BRAEHEAD)	0.76	Private
8510559	DEE DRIVE	PAISLEY (FOXBAR)	1.00	Council
8510560	DON DRIVE	PAISLEY (FOXBAR)	0.41	Council
8510561	DEE DRIVE	PAISLEY (FOXBAR)	1.95	Council
8510609	CRAIGIELEA DRIVE (NORTH)	PAISLEY (FERGUSLIE)	0.63	Council
8510611	BLACKSTOUN ROAD	PAISLEY (FERGUSLIE)	0.89	Council
8510623	EAST LANE, PAISLEY	PAISLEY (EAST)	0.30	Private
8510624	EAST LANE, PAISLEY	PAISLEY (EAST)	0.62	Private
350798	GAUZE STREET (EX ARNOTTS SITE)	PAISLEY (CENTRAL)	0.86	Private
350816	SEEDHILL ROAD (AUCHENTORLIE)	PAISLEY (EAST)	0.82	Council
350832	NEILSTON ROAD	PAISLEY (EAST)	1.88	Private
350840	WELLMEADOW STREET	PAISLEY (CENTRAL)	0.12	Private
350841	HIGH STREET (EX TA CENTRE)	PAISLEY (CENTRAL)	0.28	Private
350889	WALLNEUK ROAD	PAISLEY (NORTH)	0.14	Private
350890	INCHINNAN ROAD	PAISLEY (NORTH)	0.22	Private
8510505	OAKSHAW BRAE (WEST)	PAISLEY (CENTRAL)	0.40	Council
626	MEADOWSIDE STREET	RENFREW (BRAEHEAD)	2.93	Private
350758	INCHINNAN ROAD	RENFREW	2.78	Private
350819	WRIGHT STREET	RENFREW	3.28	Private
350866	FRENCH STREET	RENFREW	1.04	Private
350875	PORTERFIELD ROAD (WEST)	RENFREW	1.20	Private
8441296	RENFREW ROAD	RENFREW (BRAEHEAD)	2.14	Private
8510195	WRIGHT STREET	RENFREW	2.83	Private

Renfrewshire Vacant and Derelict Land Strategy 2020

8510617	EX BABCOCKS	RENFREW	3.15	Private
8510627	WRIGHT STREET	RENFREW	3.23	Private
350675	KINGS INCH ROAD (CENTRAL)	RENFREW (BRAEHEAD)	0.50	Private
350733	KINGS INCH ROAD (SOUTH EAST)	RENFREW (BRAEHEAD)	1.11	Private
350899	ROCEP DRIVE	RENFREW (BRAEHEAD)	0.36	Private
350904	ROW AVENUE	RENFREW (BRAEHEAD)	0.57	Private
8510628	KINGS INCH ROAD	RENFREW (BRAEHEAD)	5.64	Private

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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।

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Renfrewshire
Council



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Renfrewshire Council – Domestic Abuse Policy Training

1. Summary

- 1.1 The Finance, Resources and Customer Services Policy Board approved the Renfrewshire Council – Domestic Abuse Policy on 13 November 2019.
 - 1.2 Domestic Abuse – and in particular, Multi-Agency Risk Assessment Conferences (MARAC) which support and safeguard the highest risk victims of domestic abuse, are coordinated by the Communities and Public Protection service working alongside the Gender Based Violence Working Group and Strategy.
 - 1.3 The roll out of the agreed Domestic Abuse Policy will be supported by training and awareness raising for employees and managers across the Council which builds on the programme of training and awareness carried out for key employees and partners over the past 2 years.
 - 1.4 As well as safeguarding Renfrewshire Council employees, training has also been carried out in 2019 across Renfrewshire to partners and other organisations including:
 - NHS
 - Police Scotland
 - Front Line Staff eg Housing Officers
 - Job Centres
 - 1.5 The Renfrewshire Council Domestic Abuse Policy for employees can be found at - http://intranet.renfrewshire.gov.uk/media/10839/Domestic-Abuse-Policy/pdf/DA_Policy_20191.pdf?m=1574697134823
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) agrees the role out of domestic abuse awareness training to all staff and partners coordinated by Communities and Public Protection as set out in section 4 of this report.
-

3. Background

- 3.1 Renfrewshire Council strives to create a working environment and culture that is supportive, where the health, safety and wellbeing of all employees is a key priority.
- 3.2 Domestic abuse has a devastating impact on individuals and their families and the Council is committed to a zero-tolerance approach, supporting both employees and service users who are impacted by domestic abuse. 75% of those who suffer domestic abuse also suffer at work and those experiencing domestic abuse may feel trapped and helpless (Corporate Alliance Against Domestic Violence and Eliminate Domestic Violence Global Foundation). The true impact can be easily hidden, and individuals often do not want to admit or share their experiences because they feel shame or some responsibility for the situation.
- 3.3 The Council signed up to the 'Make a Stand Pledge' that was launched in September 2018 and centres around four commitments:
- Put in place and embed a policy to support residents who are affected by domestic abuse;
 - Make information about national and local domestic abuse support services available on Renfrewshire's website and in other appropriate places so that they are easily accessible for residents and staff;
 - Put in place an HR Policy, or amend an existing policy, to support members of staff who may be experiencing domestic abuse;
 - Appoint a champion at a senior level in the organisation to own activity you are doing to support people experiencing domestic abuse.
- 3.4 The new HR policy fulfils one of these commitments, includes information about the Domestic Abuse (Scotland) Act 2018 that came into force in Scotland on 1 April 2019 and compliments the Council's zero tolerance statement of intent around domestic abuse implemented in November 2018.
- 3.5 The key areas included in the policy are:
- Support for all Council employees including Teaching staff
 - Legislative protections provided by the Domestic Abuse (Scotland) Act 2018

- Guidance for managers and employees to help recognise, respond and support employees impacted by domestic abuse;
 - An increase in paid 'Safe Leave' provisions.
- 3.6 'Safe Leave' may now be requested to attend medical appointments and counselling, support legal proceedings, seek safe housing, visit support agencies, organise childcare and liaise with the Police and other support organisations. As part of the policy, Renfrewshire Council proposes to increase the current provision of up to 2 days paid special leave per annum to 'up to 10 days paid Safe Leave per annum' (pro-rated).
-

4. Domestic Abuse Training in Renfrewshire

- 4.1 To compliment the implementation of the policy, awareness training for managers, employees and HR & OD will commence from January 2020, including the development of an e-learning package by the Domestic Abuse Working Group, in partnership with 'SafeLives'.
- 4.2 In addition to this Renfrewshire Council Community Protection service is working closely with SafeLives to roll out a programme of ongoing and comprehensive training across the local authority area to raise awareness of domestic abuse more generally and support the implementation of the recently approved HR Policy.
- 4.3 The programme builds on the training undertaken during 2019 where the Tasking and Deployment Manager has been leading on the provision of Domestic Abuse Training to key front-line staff including Housing Officers, Health Practitioners, Family Nurses and Community Mental Health Teams. During 2020, bespoke and targeted training is continuing and expanding into the community with training being delivered to all Job Centres within Renfrewshire. This will ensure front line staff are able to assist and identify the signs of anyone potentially suffering from domestic abuse.
- 4.4 In addition to this, bespoke training is being developed for Adult Social Workers and this will be delivered in partnership with Woman's Aid into 2020 alongside the training of A & E staff.
- 4.5 Renfrewshire Council are also assisting SafeLives in rolling out training to over 14,000 Police Officers with regards to coercive control training following the introduction of the Domestic Abuse (Scotland) Act 2018.
- 4.6 Finally, an electronic learning training course is being designed by Renfrewshire Council, in conjunction with SafeLives, to be added to the Council "i-learn" system. This will allow any member of staff to access and undertake the training required to identify the signs of domestic abuse and more importantly what they can do to assist. This package will run alongside the ongoing bespoke training of individual groups of staff and professional officers.
-

Implications of the Report

1. **Financial** - Depending on requests, there may be a potential increase in costs for paid time off for employees experiencing domestic abuse to access appropriate support and care. This will be monitored closely.
2. **HR & Organisational Development** - HR & OD will provide advice, guidance and training to managers and employees on the interpretation and application of the policy.
3. **Community/Council Planning –**
 - *Our Renfrewshire is safe* - By targeting domestic abuse within Renfrewshire Council, the Council are ensuring members of staff and their families are safe.
4. **Legal** - The Council will meet its legislative and best practice requirements.
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** - The Domestic Abuse Policy will help to support good health and wellbeing and create a supportive and safe working environment and culture.
9. **Procurement** - None
10. **Risk** - None
11. **Privacy Impact** - None.
12. **COSLA Policy Position** – Not Applicable
13. **Climate Risk** – Not Applicable

List of Background Papers

None

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



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: COSLA – Human Trafficking and Exploitation Guidance for Scottish Local Authorities

1. Summary

- 1.1 On Anti-Slavery Day, 18 October 2019, COSLA launched Human Trafficking Guidance for Scottish Local Authorities. Human Trafficking and Exploitation is a growing concern across Scotland with all 32 local authorities having reported instances of this occurring over the past year. Recent reports in the national media giving coverage of the tragic deaths of Vietnamese nationals in Essex have highlighted some of the risks and dangers inherent in this activity.
- 1.2 In Renfrewshire Human Trafficking is addressed through collaborative working across a range of partners who work together to try and minimise the impact on the people affected within Renfrewshire. There are ongoing and successful joint operations with Border Force and Police Scotland to target the trafficking of individuals through Glasgow Airport. This work is supported by the Community Protection (Prevent) Steering Group chaired by the Head of Communities and Public Protection and reporting to the Renfrewshire Community Protection Chief Officers Group.
- 1.3 The Human Trafficking guidance has been developed by CoSLA to recognise the national concerns and in order to support Scottish local authorities to raise awareness, develop good practice to identify, refer and support victims of human trafficking and exploitation and disrupt and deter criminal activities. It seeks to provide clear practical guidance on how different services in local authorities and their partners can contribute to identifying potential victims of trafficking and/or disrupt the activity of perpetrators.
- 1.4 The guidance is available on-line at and can be found at:
<http://www.migrationscotland.org.uk/resources/human-trafficking-exploitation-guidance>

- 1.5 The guidance is split into 8 parts including providing a description of what constitutes human trafficking and exploitation and providing information regarding the law within Scotland in relation to this agenda.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) notes the COSLA guidance that has been issued to Scottish Local Authorities with regards to Human Trafficking and Exploitation; and
 - (ii) notes the role of the Community Protection (Prevent) Steering Group in working with partners to implement the guidance and address this concern.
-

3. Background

- 3.1 The COSLA Human Trafficking and Exploitation guidance for Scottish Local Authorities was launched on 18 October 2019.
- 3.2 The guidance is split into 8 parts:
- **Part 1** - Provides the definition of the crime of human trafficking and exploitation in Scotland, and the legislative and strategic context which underpins our work in this field.
 - **Parts 2, 3 and 4** – Provide an overview of the ways in which local authority staff may come across victims of human trafficking and exploitation, the instances in which local authority staff may identify victims, and the means by which local authorities are required to refer and support victims and deter and disrupt criminal activities. They outline approaches in partnership working and include a checklist of some of the common potential signs of trafficking and an overview of the purpose and the benefits of the National Referral Mechanism (NRM), and the referral process.
 - **Part 5** - Considers local authorities' duties to safeguarding and supporting adult and child victims. There is a flowchart of the referral and support process, and a fact sheet outlining key consideration which providing support
 - **Part 6** - Outlines local authorities' specific powers to disrupt and deter criminal activity via regulatory and licensing duties, community safety partnerships, and responsible procurement practices to seek to remove human trafficking and exploitation from supply chains
 - **Parts 7 and 8** - provide a directory of useful websites and resources, including a list of training providers and a suite of tools that can be used for awareness raising and training.

- 3.3 There are a range of different forms of trafficking and exploitation that are considered to be covered by the guidance including:
- 3.3.1 **Sexual exploitation** - victims may be forced into prostitution, pornography or lap dancing for little or no pay. They may be deprived of their freedom of movement, subjected to threats and violence or the perpetrator may be psychologically controlling and abusive. They may be made to live in very poor conditions and forced to have sex with their perpetrators or other paying customers. Victims may be advertised online, in 'mainstream' sex markets and sexual entertainment venues.
- 3.3.2 **Child sexual exploitation** - a form of child sexual abuse in which a person(s), of any age takes advantage of a power imbalance to force or entice a child into engaging in sexual activity in return for something received by the child and/or those perpetrating or facilitating the abuse. As with other forms of child sexual abuse, the presence of perceived consent does not undermine the abusive nature of the act.
- 3.3.3 **Labour exploitation** - a victim is made to work with little or no pay and may face violence or threats. If they are foreign nationals, their passports may be confiscated by their exploiters and they may be made to live in very poor conditions and under constant threat. Victims may also be regularly physically, emotionally, sexually abused, assaulted or raped as part of their experience.
- 3.3.4 **Forced criminality** – where individuals who have been the victims of human trafficking or exploitation are vulnerable to being forced to participate in a range of illegal activities including pick pocketing, shop lifting, cannabis cultivation, county lines exploitation and other activities. The Lord Advocate has published specific instructions against prosecution for victims of trafficking, slavery, servitude or forced or compulsory labour who have committed offences as a consequence thereof.
- 3.3.5 **Organ harvesting** – where victims are trafficked in order for their internal organs (typically kidneys or the liver) to be harvested for transplant.
- 3.3.6 **Domestic servitude** - victims work in a household where they may be ill-treated, humiliated, subjected to exhausting hours, forced to work and live under unbearable conditions or forced to work for little or no pay.
- 3.3.7 **Debt bondage** - can be present in many forms of exploitation and can take a range of forms. Debts may arise out of the exploitation itself, for example in relation to accommodation or travel fees, with victims having little or no control over their debt and little or no way to pay it back. Costs may be deducted from their wages, leading to further debts being accrued. A person may be forced to work to pay off the debt and it can also be used as a means of controlling a victim and keeping them enslaved.

3.3.8 **Financial exploitation** - for example, benefit fraud, where benefits are falsely claimed by perpetrators on behalf of their workers; bank accounts being opened in a victim's name but used by perpetrators; or workers' wages being paid directly into the exploiters' own bank accounts by companies who think they are paying the worker.

3.3.9 **'County Lines'** - is a term used when drug gangs from big cities expand their operations to smaller towns, often exploiting children and vulnerable people as drug runners. These dealers will use dedicated mobile phone lines, known as 'deal lines', to take orders from drug users. In most instances, the users or customers will live in a different area to where the dealers and networks are based, so drug runners are needed to transport the drugs and collect payment.

3.4 The guidance highlights that:

- Victims cannot give consent to being trafficked or exploited (even if they think they have);
- Victims do not have to be moved for a trafficking offence to have taken place;
- Victims can be UK or foreign nationals, male or female, children or adults.

4. Next Steps

4.1 The key to targeting and responding to these threats is effective multi agency working. In Renfrewshire this will be led through the Community Protection (Prevent) Steering Group, which is a multi-agency group that operates within the prevent space – best understood in relation to Counter Terrorism but also applicable to organised crime and relates to understanding and tackling issues of vulnerability and community dynamics which can lead to exploitation such as human trafficking, cyber-crime, drugs, missing persons, anti-social behaviour and violence.

4.2 The principle is that resilience and the effectiveness of individual services can be increased if related areas of activity are brought together and managed in joint teams / services. Community protection and prevention requires us to better understand and mitigate vulnerabilities that could lead to criminal or harmful activities, and support individuals and communities to better outcomes. Success requires co-ordinated multi-agency working and interventions and the development of appropriately targeted diversionary and intervention activities. Community Protection services in Renfrewshire already make good use of data, evidence and intelligence to target resources to best effect and to monitor and evaluate impact.

- 4.3 Much of this has been collected from across partners through information sharing approaches and protocols. This is a key area of strength for the work currently undertaken within Renfrewshire. Confidence amongst partners in proportionate sharing and use of intelligence and data (in particular through the community safety partnership hub) has strengthened working relationships across partners and led to significant joint successes in targeted operations and interventions that require confident and resilient multi agency approaches. This has particularly benefited our response to issues such as human trafficking. Opportunities exist to build on these foundations and extend the targeted use of intelligence and evidence to further harden and strengthen the community against organised crime groups and to pre-emptively target particularly vulnerable individuals and communities and support them to improved outcomes – and in this instance to avoid being victims of trafficking groups or other exploitation. The guidance developed by CoSLA will be used to co-ordinate and focus the work of partners in relation to this agenda.
- 4.4 To support this work an Information Sharing Protocol for community protection covering the whole of Police “K” Division has now been updated, agreed and signed by the relevant parties – Renfrewshire Council, Inverclyde Council and Police Scotland and Community Partners are now also signing up. This is a significant step as it covers the whole of Police K Division with a wide-reaching information sharing protocol that supports the proportionate and relevant sharing of information between a range of public and third sector partners for a range of public protection purposes. It gives clarity and confidence in the appropriate sharing of information that will protect individuals and communities from coming to harm and supports a range of interventions including daily tasking, MARAC, Counter Terrorism and Serious Organised Crime as well as the Human Trafficking agenda. So far it is believed to be the first of its kind in Scotland.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –
 - *Our Renfrewshire is safe* - By targeting human trafficking and exploitation within Renfrewshire with appropriate partners, the Council are ensuring people are safe within Renfrewshire.
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** – Not Applicable

List of Background Papers

- a) Background Paper 1: COSLA guidance on Human Trafficking and Exploitation for Scottish Local Authorities.

The foregoing background papers will be retained within Communities, Housing and Planning 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 the Communities and Regulatory Manager.

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



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Scottish Government Consultation – Steps to improve the operational effectiveness of the Control of Dogs (Scotland) Act 2010

1. Summary

- 1.1 At the Communities, Housing and Planning Policy Board on 21 August 2018, the Board approved Renfrewshire Council's response to the Scottish Parliament Public Audit and Post-Legislative Scrutiny Committee's call for evidence on the effectiveness of the Control of Dogs (Scotland) Act 2010. Following this consultation, the Scottish Government has been looking to develop and bring forward amended legislation to strengthen the control of dogs.
 - 1.2 Developing new legislation will take time therefore the Scottish Government has launched a further consultation with a focus on those practical measures that may improve the operational effectiveness of the implementation of the 2010 Act that would be capable of being progressed either without the need for new legislation or with a minimal legislative requirement. The consultation closes on the 15 January 2020 and a draft Renfrewshire Council response has been developed and is included at Appendix 1 for approval.
 - 1.3 This report also provides statistical information on activity surrounding the control of dogs in the Renfrewshire area over the last 3 calendar years.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (i) approve the proposed response for the Consultation on Improving the Operational Effectiveness of the Control of Dogs (Scotland) Act 2010 as attached at Appendix 1 to this report.
-

3. Background

- 3.1 At the Communities, Housing and Planning Policy Board on 21 August 2018, the Board approved Renfrewshire Council's response to the Scottish Parliament Public Audit and Post-Legislative Scrutiny Committee's call for evidence on Control of Dogs (Scotland) Act 2010.
 - 3.2 The evidence considered by the Committee indicated that up to 5,000 people per year, many of them children, attend Accident and Emergency departments to be treated for injuries caused by dog bites. The Committee concluded that current dog control legislation could be improved and called on the Scottish Government to undertake a comprehensive review of all dog control legislation. The Executive Summary of the Committee's conclusions is provided as Appendix 2 to this report for the information of members.
 - 3.3 Given the significant impact of attacks on victims, the Scottish Government is seeking to identify steps that could be taken to improve the implementation of the 2010 Act while it is undertaking a more fundamental review of dog control legislation.
 - 3.4 The focus of the current consultation is the consideration of practical measures that may improve the operational effectiveness of the 2010 Act with some, though not all, capable of being progressed without new legislation. The purpose would be to allow local authorities to deliver more effective enforcement of the 2010 Act by enabling action to be taken against irresponsible dog owners before their dogs become dangerous and to help prevent future dog attacks.
 - 3.5 The consultation closes on the 15 January 2020 and the Renfrewshire Council response attached as Appendix 1 will be submitted in line with these timescales.
-

4. Scottish Government's consultation 'Steps to improve operational effectiveness of the Control of Dogs (Scotland) Act 2010'

- 4.1 The Scottish Government consultation is seeking views on:
 - Whether a new criminal offence of obstructing/failure to comply with an authorised officer in the course of their duties under the 2010 Act should be created;
 - Improving the enforceability of dog control notices through establishing a national dog control notice database and if so, how this should operate;
 - New powers to seize dogs pending a court considering a request from an authorised officer for a dog to be destroyed under the 2010 Act;
 - Whether further legislative provision may assist in allowing information to be shared with those subjected to out of control dogs;
 - Allowing fixed penalty notices to be available for breaches of dog control notices;
 - How best awareness could be raised as to operation of the 2010 Act;

- Whether statutory guidance on the operation of the 2010 Act should be updated; and
- Whether the non-statutory 2016 protocol explaining how local authorities and Police Scotland should work together to respond to reports of out of control dogs should be updated and if so, how best this might be done.

5. Dog Control activity within Renfrewshire

- 5.1 In determining the Council response to this consultation, consideration was given to the overall levels and nature of dog control activity within Renfrewshire over the last 3 years. The table at 1.1 below shows general activity in relation to dogs including the control of dogs over the last 3 years and year to date.
- 5.2 Renfrewshire has a strong track record in relation to this type of activity. Dog fouling remains the most complained about activity, reports of which have fluctuated - but show a decreasing trend during the reporting period. The number of stray dogs is likewise showing a decrease whilst the remaining activities being relatively consistent.

Table 1.1

Count of ref no	Column Labels				
Row Labels	2016	2017	2018	2019	Grand Total
D01 Stray dog	179	123	84	72	458
D02 Dog fouling	832	663	703	487	2685
D03 Dog barking	18	30	25	19	92
D04 Lost dog	61	37	21	21	140
D06 Dog Fouling Fixed Penalty Notice	20	14	16	11	61
D10 Animal Nuisance	43	42	40	39	164
D15 Control of dogs	188	140	140	144	612
Grand Total	1341	1049	1029	793	4212

- 5.3 On the basis of this evidence and the practical experience and expertise of relevant officers, the Council response is broadly supportive of the arrangements being suggested.

Implications of the Report

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

3. **Community/Council Planning –**

- *Our Renfrewshire is safe* - By complying with and implementing the legislation effectively, Renfrewshire Council will ensure that dogs are controlled across the authority ensuring safety of residents.

4. **Legal** – Renfrewshire Council is the responsible body under the Control of Dogs (Scotland) Act 2010.

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** – Not Applicable

List of Background Papers

None

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

Email: oliver.reid@renfrewshire.gov.uk

1. Do you think an obstruction offence should be added into the 2010 Act?

Yes – Obstruction is used in other offences and it makes the process easier to obtain information direct without having to rely on partner agencies to assist.

2. Do you think a national dog control database should be established?

Yes – As outlined in the scrutiny response we have had issues with dogs moving between council areas and continuing to offend/attack other dogs/people. The national database accessible by local authorities and Police Scotland would assist in real control of dog situations.

3. Do you consider that control notices can be capable of being enforced across Scotland under the 2010 Act?

Yes – If the national database is set up properly then once a notice is in place it shouldn't matter where the dog lives. It may also be worth considering making an element of the database available to the public.

4. Do you think the 2010 Act should be amended to make clearer that dog control notices can be enforced outwith the local authority area they were imposed in?

Yes – This could allow for better control of dogs and if information available in some way to the public it could prevent the sale of uncontrollable dogs without a training plan being evidenced.

5. Does your local authority seek to enforce dog control notices issued in a different local authority area?

Not currently – however we do liaise where possible with the local authority to obtain/share knowledge and evidence of dogs.

6. Do you think the 2010 Act should be amended so that it contains clear authority for a dog to be seized by the local authority pending the court's consideration of a destruction order in relation to the dog?

Yes – But only if resources made available to pay for kennelling fees. There is currently no budget to cover the costs in these scenarios.

7. Do you think the 2010 Act should be amended to make clearer what powers exist for local authorities to share information about dog control notices?

Yes – similar to that of section 139 of the Antisocial Behaviour Etc (Scotland) Act.

8. Do you think the 2010 Act should be amended to empower local authorities to be able to issue a fixed penalty notice in respect of breaches of a dog control notice?

Yes – This would add value to the notice and recommendations if breached. It would only be effective non-payment was followed up by the procurator fiscal.

9. How best would awareness be raised in local authority areas as to their powers under the 2010 Act?

Awareness raising of this information would be through social media, local community groups, press, website, schools etc.

10. Do you think the statutory guidance for the 2010 Act should be updated?

Yes - to reflect any changes made as a result of this consultation.

11. Do you think that the statutory guidance in relation to information sharing should be added to the statutory guidance?

Yes - to be clear for all concerned on what and when information can be shared.

12. Do you think the protocol should be updated?

Yes - It would be helpful if it was a Scottish Government Protocol and not just a Police Scotland Protocol.

Executive Summary

The Public Audit and Post-legislative Scrutiny Committee undertook post-legislative scrutiny to assess the effectiveness of the Control of Dogs (Scotland) Act 2010. The Committee's main conclusions and recommendations are set out below:

1. A lack of available and consistent data, which has been exacerbated by the failure to establish a Scottish Dog Control Database, has prevented the Committee from accurately determining the effectiveness of the Control of Dogs (Scotland) Act 2010.
2. However, the evidence that the Committee has received from a range of witnesses, including victims of dogs attacks, suggests that there is still an unacceptably high prevalence of dog attacks in Scotland and that numbers have not reduced since the provisions of the 2010 Act came into force. Certain evidence points to an increase in dog attacks.ⁱ Given the volume of such attacks and that the impact on victims, particularly on children, can be life changing, the Committee considers it to be nothing less than a national crisis.
3. The Committee considers that had the 2010 Act been effective in achieving its objective of ensuring that dogs which are out of control are brought and kept under control, there should be a consequential reduction in prosecutions under the 1991 Act and in the numbers of individuals requiring hospital treatment following dog attacks. The figures available indicate that this is not the case.
4. In reviewing the 2010 Act, it became clear from the evidence provided to the Committee that concerns around out of control and dangerous dogs arose, not only because of the ineffectiveness of the 2010 Act, but also due to weaknesses in all dog control law. The Committee believes that current dog control law is not fit for its purpose and calls on the Scottish Government to undertake a comprehensive review of all dog control legislation as a matter of urgency. The report identifies a range of issues that should be addressed as part of that review.
5. However, the Committee believes that action needs to be taken now to tackle dog attacks. Therefore, the Committee has identified actions that can be undertaken in the interim to improve the implementation of the 2010 Act and, where appropriate, other dog control legislation.
6. The Committee believes that one of the key reasons hampering the effectiveness of the 2010 Act is the absence of the Scottish Dog Control Notice Database, which Scottish Ministers have had the power to establish since the Act came into force in 2011 and have not yet done so.
7. The Committee emphasises that, when implementing legislation, the Scottish Government should make no distinction between Scottish Government initiated legislation and Members' Bills.

8. The Committee considers that in order to accurately measure the effectiveness of the 2010 Act, and other dog control legislation, there needs to be improved baseline data. In particular, General Practitioners, hospitals, local authorities and Police Scotland should be required to record and collect consistent data on reported incidences of out of control dogs and attacks by dogs on both humans and animals. This data should be collected regularly at a local level and published on a local authority area basis by the Scottish Government, to ensure that the data on the incidences of out of control dogs and dog attacks can be specifically linked to the number of Dog Control Notices (DCNs) that have been issued and the resources available to each local authority. The Committee recommends that the Scottish Government put this into effect without delay.

Awareness

9. The Committee recognises that the purpose of the 2010 Act was to provide an important tool to prevent dog attacks from occurring. However, its success is dependent on members of the public being aware of the Act and how it can be used. The Committee notes the Scottish Government's indication that it would be willing to undertake an awareness raising programme. However, it considers that such an exercise is long overdue and should be undertaken as a matter of urgency. The awareness raising programme must include material specifically directed at children.
10. The evidence clearly demonstrates that some local authorities and police officers are not aware of or understand their respective responsibilities under the relevant legislation, nor do they co-ordinate their actions in respect of out of control dogs. The Committee recommends that the Scottish Government review the current Control of Dogs Joint Protocolⁱⁱ to ensure that it is relevant and clear. It should also take steps to ensure that the Joint Protocol is understood and publicised by local authorities and the police to ensure that the appropriate staff within these bodies are aware of their respective responsibilities.
11. The Committee notes the commitment of Police Scotland to make internal recommendations to ensure that police officers throughout Scotland have sufficient knowledge to respond to dog attacks effectively. The Committee considers that this should be done as a matter of urgency and the subsequent recommendations published. The Committee recommends that Police Scotland and the Scottish Government monitor the implementation of the recommendations on an ongoing basis.
12. The Committee notes that the Joint Protocol document states that the use of DCNs may be appropriate in relation to cases originally considered under the 1991 Act, but where a lack of evidence exists to support a prosecution. The evidence that the Committee has received suggests that this is not consistently applied throughout Scotland, resulting in no sanctions being made in some cases against the owners of dogs who pose a risk to the safety of members of the public and other animals. The Committee calls on the Scottish Government to give urgent consideration as to how this issue can be addressed to ensure that a consistent approach is applied throughout Scotland.

Resources

13. The Committee recognises that appointing an insufficient number of dog wardens has negatively impacted on local authorities' ability to implement the 2010 Act and the effectiveness of the Act in reducing the number of out of control dogs. The Committee also recognises that it is important that dog wardens are trained not only in the relevant legislation, but also in dog behaviour. Therefore, the Scottish Government should obtain the following data from each local authority without delay: the number of authorised officers that have been appointed under section 1(6) of the Control of Dogs (Scotland) Act 2010, whether the role is stand alone or has been incorporated into other job roles and the training that has been provided to authorised officers. The data collected by the Scottish Government should be assessed as part of its review to determine the minimum number of dog wardens that should be appointed in each local authority area and their training requirements. The data collected should be regularly updated and closely monitored by the Scottish Government.
14. The Committee considers that DCNs should not be used as an alternative to the powers of seizure under the 1991 Act. The Committee believes that where the procurator fiscal has determined that legal proceedings should be taken against the owner due to an individual being seriously injured, then the dog should be seized until the case has been heard. The Committee understands that such a change may require an amendment to the current law and recommends that this issue is considered as part of the Scottish Government's review.
15. The Committee was concerned to learn that, while local authorities may apply to the Sheriff under the 2010 Act for the destruction of a dog when they believe that serving a DCN would be inappropriate, there is no provision in place to allow them to seize the dog pending the matter being heard by the Sheriff. The Scottish Government's review should consider how to remove this loophole.

Data protection implications of sharing information with complainants

16. The Committee recognises that local authorities are often reliant on victims of attacks and members of the public reporting breaches of DCNs. The Committee shares the frustrations expressed by both local authorities and members of the public on the lack of information that can be disclosed when a DCN has been issued. The Committee also notes the inconsistency of approach in how some local authorities interpret their data protection responsibilities around the sharing of information in relation to DCNs.
17. The Committee considers that victims of dog attacks should be entitled to know the outcome of the action that has been taken against the owner of the dog by the local authority. The Committee recommends that the Scottish Government's review should consider how best to address concerns around the inability of local authorities to share information. The Committee believes that, whatever dog control regime is put in place as a consequence of the Scottish Government's review, its effectiveness should not be impeded by data protection concerns.

Relocation of dog owners

18. Based on the evidence that the Committee has received, it is clear that a database containing information on dog control activity would be a valuable tool in improving the effectiveness of the Act. The Committee therefore considers that the failure of Scottish Ministers to use the powers given to them under the 2010 Act to establish a Scottish Dog Control Database is unacceptable and must be urgently rectified.
19. The Committee recommends that the database includes information such as the details of complaints that have been investigated and warnings that have been issued as well as information on owners who relocate within Scotland and on dogs which move between owners in different areas. The information held in the database should be accessible by all local authorities and Police Scotland.

Offence of obstruction

20. The Committee notes the evidence received from local authorities pointing to the difficulties that their officers have sometimes experienced in enforcing the 2010 Act and calling for an offence of obstruction to be added to the Act. The Committee recommends that the Scottish Government considers introducing such a provision as part of its review.

Fixed penalties for minor breaches of Dog Control Notices

21. The Committee notes the evidence from witnesses which suggests that only the most serious of breaches of DCNs appear to be reported to the Procurator Fiscal. The Committee also notes that, as a consequence, a number of local authorities have called for the 2010 Act to be amended to make provision for fixed penalty notices to be available to local authorities in the event of a breach of a DCN. The Committee recognises that this could provide an effective remedy for tackling minor breaches of DCNs. The Committee recommends that, when considering the provisions of the 2010 Act as part of its review, the Scottish Government should also consider whether fixed penalty notices should be introduced to enforce minor breaches of DCNs.

Designated areas in public parks

22. The Committee recommends that local authorities consider using their by-law powers to create secure play areas for children in public parks from which dogs are prohibited. The Committee further recommends that local authorities should use their by-law making powers to create designated enclosed areas in public parks to provide places where dogs can be off lead and places where all dogs must be on a lead. The use of by-laws in this way is currently best practice. However, the Committee considers that it should become standard practice.

Reasonable apprehension "the one free bite rule"

23. The Committee understands that in order for case to be successfully prosecuted under the 1991 Act, it is necessary to prove that there was "reasonable apprehension" that the dog would bite someone. This has led to a perception that a "one free bite" rule exists. The Committee considers that it is unacceptable that a severe attack by a dog on an individual might go unpunished because of the absence of any prior bad behaviour by the dog. The Committee also believes that the severity of the attack and the injuries sustained should be prioritised over the requirement for reasonable apprehension. Therefore, the Committee considers that the Scottish Government's review should consider alternatives to the requirement for "reasonable apprehension" as provided for in the 1991 Act.

Licensing schemes

24. The Committee notes the outcome of the Scottish Government's 2013 consultation on the introduction of a licensing scheme for dog owners. It further notes the range of views expressed by witnesses on the advantages and disadvantages of such a scheme. The Scottish Government's review should consider the introduction of a licensing scheme for dog owners and, as part of that review, consider dog licensing schemes in other jurisdictions such as Ireland and Sweden.

Regulation of dog walkers

25. The Committee agrees that those providing dog walking and dog care services are responsible for ensuring that the dogs in their care do not become out of control and/or dangerous. The Committee recommends that the Scottish Government's review should consider others who, in addition to the owner, could be deemed legally responsible for ensuring that dogs in their care are not out of control or dangerous.

Consolidation of dog control law

26. The Committee agrees with witnesses that consolidation of dog control law could improve clarity for the public, local authorities and the police on the handling of out of control and dangerous dogs. The Committee considers that, irrespective of the policy outcomes of the Scottish Government's review, a modern consolidated Act of the Scottish Parliament on dog control law is required.

Public health

27. The Committee recommends that as part of its review, the Scottish Government assesses the scale of the public health impact of dog bites, and the associated cost implications, to determine if a multi-agency public health approach to tackling dog control issues is required.

Conclusions

28. The Committee considers that, from the evidence it has received and the data available, the Control of Dogs (Scotland) Act 2010 has had limited effect in preventing or reducing the number of dog attacks in Scotland.
29. The Committee considers that current dog control law is not fit for purpose and recommends that the Scottish Government undertakes a comprehensive review of all dog control legislation without delay, with a view to introducing modernised, fit for purpose, consolidated dog control legislation. The Committee has identified areas that it considers should be included in the Scottish Government's review of dog control law.
30. In the interim, the Committee has made recommendations to improve the implementation of the 2010 Act.



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

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

Heading: School Parking Exclusion Zones

1. Summary

- 1.1 At its meeting on 28 February 2019, Council committed £0.1M of recurring revenue resources to continue to tackle the issue of irresponsible parking around schools in Renfrewshire. A paper was presented to this Policy Board on 21 May 2019 updating on previous road safety campaigns and seeking approval of a number of actions that would seek to tackle this issue.
 - 1.2 As part of this commitment, it was proposed that a Road Safety Officer and additional Community Safety Warden would be recruited to tackle irresponsible parking around schools. Recruitment for these posts is currently underway and almost complete.
 - 1.3 There is a further proposal to pilot the introduction of school exclusion zones around certain schools within Renfrewshire for a 9-month period. This paper updates on the proposed pilots and the schools chosen for the pilot to be undertaken.
 - 1.4 In addition to the above, 3 parking banners and a school parking pledge were issued to every primary school in Renfrewshire at the beginning of the school year. These have been well received and there is some evidence that this has raised awareness of driver behaviours at some schools.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (i) notes the schools chosen to participate in the pilot school parking exclusion zones; and

- (ii) agrees the proposed next steps as set out in Section 3 including on-going consultation with the schools (Head Teacher, Parents, Teachers), Community Council, Local Residents, Elected Members and the affected community.
-

3. School Parking Exclusion Zones

- 3.1 Following a desk top review of all primary schools across Renfrewshire and discussions with Children's Services, 4 schools have been chosen to pilot school parking exclusion zones. These zones will prohibit cars from entering/leaving at set times during the day at the start and end of the school day.
- 3.2 There have been discussions with Children's Services and an agreement that the following schools will participate in the pilot. Whilst generally supportive of the project, Children's Services were keen to stress that the schools required to be fully involved in the pilot from the outset. The schools chosen for the pilot are:
- St Charles Primary School (Paisley)
 - Lochfield Primary School (Paisley)
 - St Catherine's Primary School (Gallowhill, Paisley)
 - Barsail Primary School (Erskine)
- 3.3 These schools were selected for the pilot as there was evidence of a potential conflict between vehicles and children and the road was potentially able to be closed i.e. it was not a busy thoroughfare. This restricted the choice available for pilot schools, with the location of several schools making them unsuitable for roads to be closed.

Selection Criteria

- 3.4 The selection criteria that were used to identify whether a school could be considered for the pilot exclusion zones were:
- geographical spread
 - the school's location on the road network
 - historical evidence of high car use on the school journey
 - high level of congestion at school gates and irresponsible parking
 - historical evidence of complaints regarding school zone safety and school travel
 - number of permits required, and number of residents affected by change
 - minimising impact of enforcement on Police Scotland resources

- 3.5 There are schools within Renfrewshire that experience similar problems with congestion and parking but do not meet the above criteria and therefore have been discounted from the pilot. Other initiatives will be considered for these schools to try and improve safety. In the first instance all schools have received promotional banners and materials to attempt to change driver behaviours.

Evaluating Effectiveness and measuring success

- 3.6 As part of the pilot, an evaluation of the effectiveness of the scheme will be undertaken. Initially a baseline assessment will be carried out before the pilot to assess the challenges currently faced, counts of vehicles in streets and where any displaced traffic may go when streets are closed.
- 3.7 Some of the Key Performance Indicators (KPIs) are qualitative as well as quantitative, however, measures of success will include:
- Counts of vehicles entering zones
 - Number of penalty charges issued to vehicles entering the zones
 - Number of issues raised by schools
 - Near misses/accidents
 - Reduction in traffic congestion
 - Increase in Walking/Cycling and reduced car journeys
 - Survey and speaking to parents/carers, teachers, children, Elected Members to see if pilot effective.
- 3.8 It is hoped that the pilot will lead to less congestion, less pollution, increased safety for children, more active travel and respond to issues raised by parents and residents.

Next Steps

- 3.9 As part of the pilot, certain streets will be closed around the schools. The timings are still under consideration however, they are likely to be 45 minutes in the morning and afternoon (8.30am – 9.15am and 2.30pm – 3.15pm). It should be noted that some schools are different and therefore times may change. During this time, the street will become a pedestrian zone and any driver entering or exiting (unless exempt) could be issued with a Fixed Penalty Notice.
- 3.10 It is intended that the pilot will run for approximately 9 months (Easter 2020 – December 2020). This is dependent on the implementation of the Experimental Traffic Regulation Order (ETRO) and road signage. This will allow time for the initial change to be communicated and implemented, for initial issues and challenges to be resolved or mitigated and for the longer term running of the exempt periods to bed in and be fully evaluated in terms of longer-term issues and benefits.

- 3.11 An Equalities Impact Assessment has been undertaken as part of this pilot project to assess the impact against the requirements of the public sector equality duty. Exemptions will be granted for residents and disabled badge holders. As some of the schools lead to the school car park, consideration is being given to allowing teachers an exemption to enter the zone for these schools.
- 3.12 As the offence is a moving vehicle offence, Police Scotland are the enforcing authority. Due to resource demands, Police Scotland cannot commit to attending each school every day. However, discussions have taken place with Police Scotland with the proposal that there will be a targeted approach as the pilots are established followed by spot checks on a random basis following the initial activity. While enforcement activity cannot be carried out by Community Safety Wardens under the terms of the legislation, they will support Police Scotland in communicating the approach and being a visible presence as resources allow. They will also work with the Road Safety officer to raise awareness of the safety issues around the school at key times in an attempt to change parents/carers behaviour.
- 3.13 The Experimental Traffic Regulation Orders (ETROs) have been prepared and will be issued in line with standard practice. This will include all key consultees around the school as detailed in recommendation 2.1(ii). Meetings have already taken place with Head Teachers and most Parent Council's with wider consultation taking place in early 2020.
-

Implications of the Report

1. **Financial** - The funding for the project will be from the £0.1M revenue funding provided to the Services.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –
 - *Our Renfrewshire is safe* - By looking to reduce irresponsible parking around schools, it will ensure children are safe when getting to and from school.
4. **Legal** - All legal aspects of changing access to Roads is being considered in conjunction with Legal Services.
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. Some potential negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Mitigating actions are detailed in section 3.11 of this report. A full copy of the Equality Impact Assessment undertaken is available from the report author. Following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored.

The results of the assessment will be published on the Council's website.

8. **Health & Safety** - None

9. **Procurement** - None

10. **Risk** - There is potential in closing roads for certain times that the problem is simply displaced. Care requires to be taken to ensure that child safety is not compromised by closing certain roads.

11. **Privacy Impact** - None.

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

13. **Climate Risk** - By implementing school exclusion zones, it is hoped to increase active travel thus reducing car journeys and in turn vehicle pollution.

List of Background Papers

None

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

Email: oliver.reid@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning

Heading: Renfrewshire Food Growing Strategy 2020 - 2025

1. Summary

- 1.1 This report presents the Renfrewshire Food Growing Strategy 2020 – 2025 which sets out a framework to assist in increasing the quantity and quality of growing opportunities available in Renfrewshire, supporting delivery of objectives set out in the Renfrewshire Local Development Plan and Council Plan 2017-2022.
 - 1.2 The strategy provides a positive framework for delivery of the Council's statutory duties under the Community Empowerment (Scotland) Act 2015 in relation to food growing.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the Renfrewshire Food Growing Strategy 2020 – 2025.
-

3. Background

- 3.1. Part 9 of the Community Empowerment (Scotland) Act 2015 requires Local Authorities to produce a Food Growing Strategy and publish this by 1 April 2020.
- 3.2. The Scottish Government issued guidance on the production of food growing strategies in November 2018. This can be viewed on the Scottish Government website: www.gov.scot/publications/part-9-community-empowerment-scotland-act-2015-allotments-guidance-local-authorities-section-119-duty-prepare-food-growing-strategy/pages/12/.

- 3.3. The Renfrewshire Food Growing Strategy 2020 - 2025 sets out a framework which is in line with both the Adopted and Proposed Renfrewshire Local Development Plans. Delivery of this framework will be a mechanism for the reuse of vacant, derelict and previously used land assisting in supporting and contributing to the quality of Renfrewshire's Places.
 - 3.4. The Food Growing Strategy 2020 - 2025 has been prepared in partnership with the Renfrewshire Health and Social Care Partnership along with the Renfrewshire Growing Grounds Forum, representing partner organisations which are active in Renfrewshire and a range of key stakeholders.
 - 3.5. The strategy sets out a positive approach, assisting and supporting the promotion and enhancement of food growing opportunities across Renfrewshire in the right location, in line with the Renfrewshire Local Development Plan.
4. **Next Steps**
 - 4.1. Delivery of the Renfrewshire Food Growing Strategy through the Renfrewshire Local Development Plan Action/Delivery Programme will be taken forward through a partnership approach with key organisations and stakeholders to assist in increasing the quantity and quality of growing opportunities available in Renfrewshire over the next five years.
 - 4.2. Updates on progress will be reported to the Board as appropriate.
-

Implications of the Report

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

Creating a sustainable Renfrewshire for all to enjoy - The strategy to supports and enhances opportunities for local food growing, developing our outdoor spaces and supporting healthier lifestyles.

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**

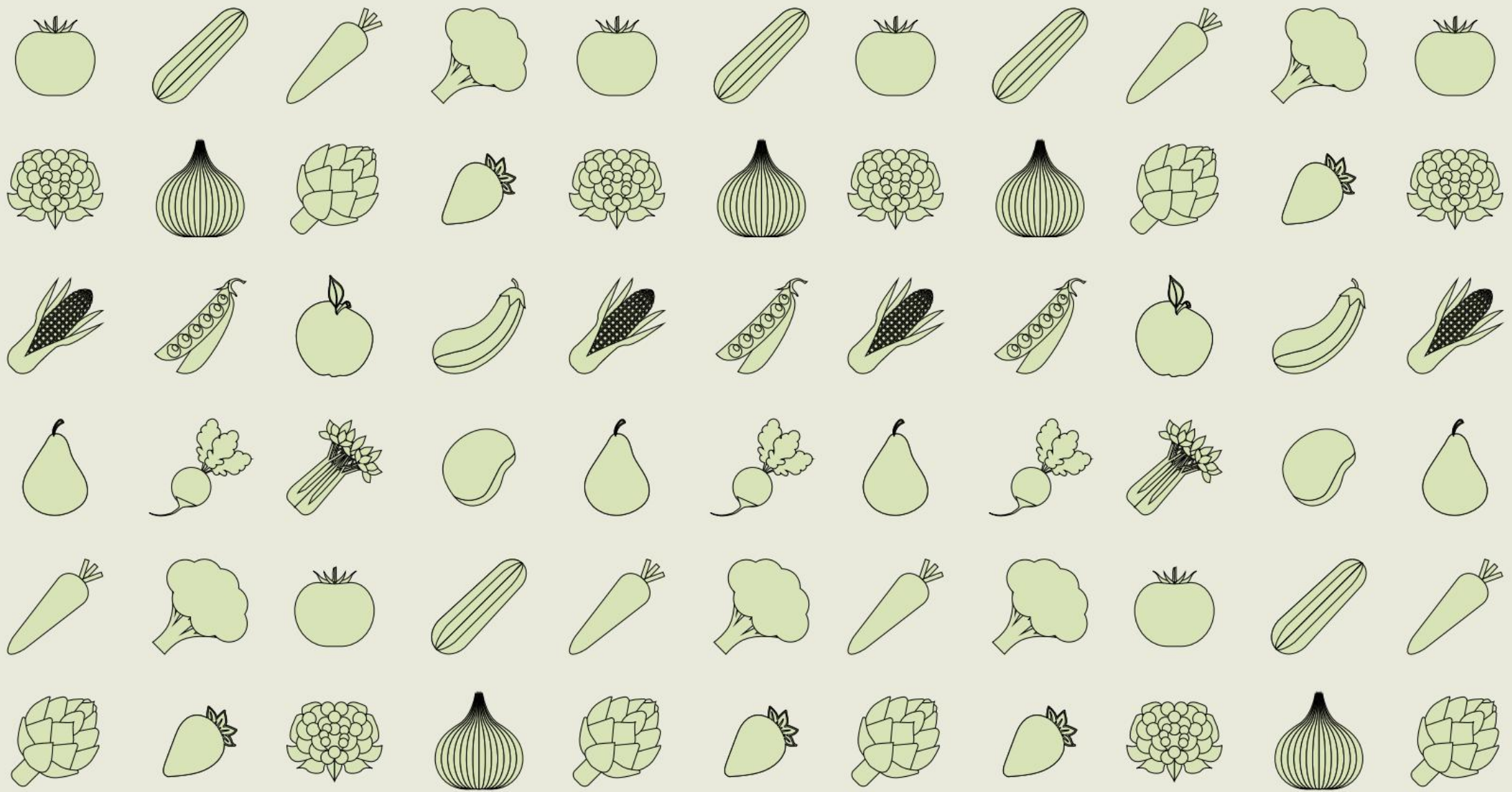
13. **Climate Risk - None**

List of Background Papers

- (a) None

Appendix 1 - Renfrewshire Council Food Growing Strategy 2020 - 2025

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



Renfrewshire Food Growing Strategy 2020 - 2025



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Renfrewshire Food Growing Strategy

This is the first Food Growing Strategy for Renfrewshire. The strategy sets out a framework to assist in increasing the quantity and quality of growing opportunities available in Renfrewshire. This is in line with objectives set out in the Renfrewshire Local Development Plan and the Council Plan 2017 - 2022.

A key purpose of the Food Growing Strategy is to demonstrate how the Council will deliver its statutory duties under the Community Empowerment Act (Scotland) 2015.



Community Empowerment Act

This strategy reflects the provisions of Part 9 of the Community Empowerment Act in respect of allotments and community growing. The Act;

- Requires local authorities to take reasonable steps to provide allotments if waiting lists exceed certain trigger points,
- Strengthens the protection for existing allotments,
- Allows allotments to be 250m² in size or a different size (agreed between the person requesting an allotment and the local authority),
- Requires fair rents to be set and allows tenants to sell surplus produce grown on an allotment,
- Requires local authorities to develop a food growing strategy for their area.

Strategy Drivers

Active engagement with the food growing community in Renfrewshire has assisted the Council to respond positively to trends which have developed. These include;

- Increasing demands for allotment plots, community gardens and other forms of growing ground opportunities,
- A focus on grow your own provision reflected in Scottish Government National Outcomes supporting sustainability and environmental quality.
- The Local Development Plan and the Vacant and Derelict Land Strategy encouraging and supporting growing grounds in the right locations,
- The National Planning Framework 3 (NPF3) endorsed the Central Scotland Green Network's adoption of the target to triple the area of growing grounds by 2050.

Renfrewshire Overview

Allotments and Community Gardens

There are four traditional allotment sites managed by independent allotment associations. Three of these associations operate on Council owned land and one is located on privately owned land.

Up until 2010 there were four established community gardens in Renfrewshire, three on Council owned land and another in the grounds of Lochwinnoch Parish Church. The numbers have since increased to 27 community growing spaces, mainly as a result of collaborative partnership working.

In August 2019 the total number of plots on Renfrewshire Council land (managed by independent associations) stood at 185. The total waiting list, combining the Council's own list with those maintained by the allotment associations, stood at 42. The Council lies comfortably below the statutory 50% ratio between waiting list and plot numbers across its whole area.

“...at least 72 new food growing plots have been created since 2009 and the number of community growing opportunities has risen from four to 27.”

Renfrewshire Growing Grounds Forum

Renfrewshire Council and the Renfrewshire Health and Social Care Partnership co-ordinate and manage the Renfrewshire Growing Grounds Forum as a means to bring stakeholders together for discussions and to provide a single point of contact.

It has grown steadily to include more than 50 represented organisations and almost 120 individuals on its circulation list. A strong collaborative approach has evolved over the years, with groups working together to identify opportunities, share good practice, provide practical advice and support.

As a result of the efforts of the Renfrewshire Growing Grounds Forum, at least 72 new food growing plots have been created since 2009.

The key role played by the Renfrewshire Growing Grounds Forum is starting to be recognised more widely. In 2018 the Renfrewshire Growing Grounds Forum won a Scottish Award for Quality in Planning in the Process category, and won the Renfrewshire Council Staff Recognition Award in the Sustainability category.



Grow in Glenburn Community Garden

Renfrewshire's Growing Grounds - Current Position

Allotments

The four "traditional" allotment sites run by independent associations are shown in the table below. While the number of sites has not changed in recent years, the number of plots has increased.

No.	Site name	OS grid ref.	Start	Area (m ²)	Plots	Own	Comments
1	Brediland Allotments Association, Paisley	NS464631	1916	8,728	53	RC	Plot numbers have increased in recent years.
2	West End Allotments Association, Paisley	NS473642 NS474642	After 1919	3,626	23	RC	Active engagement with local community.
3	Erskine Community Allotments	NS462702	1978	9,055	44	RC	Site recently extended to take in ground for polytunnel and wildlife area - supporting community garden uses.
4	Paterson Park Allotments Association, Renfrew	NS511679	1921	7,411	26	SP	Adjacent to Renfrew Health Centre and local schools - potential for educational role.

Ownership abbreviations: RC - Renfrewshire Council; SP - Scottish Power



Community Growing Grounds

The number of community gardens (and similar facilities) have increased steadily over the last 10 years. The diversity of community gardening initiatives being undertaken in Renfrewshire and reported via the Renfrewshire Growing Grounds Forum is summarised in the table below.

No.	Site name	OS grid ref.	Start	Area (m ²)	Plots	Own	Comments
5	Linwood Community Garden	NS434649	Pre 2000	691	0	RC	The Conservation Volunteers (TCV) managed Renfrewshire Green Gym group operated over last 10 years. Currently vacant, the new organisation sought to bring site back into use.
6	Lochwinnoch Sustainable Community Garden	NS353587	2000	865	0	CoS	Individually allocated raised beds and polytunnel spaces.
7	Paisley Disability Resource Centre	NS482649	Before 2000	1,070	0	RC	Buildings used for horticultural training sessions and healthy eating cookery classes.
8	West Lane Gardens, Cartside Avenue Resource Centre, Johnstone	NS418625	2005	283	0	RC	Managed until recently by Capability Scotland. Community partners now being sought.
9	Grow in Glenburn Community Garden, Paisley	NS480607	2011	3,783	15	RC	Successfully mixes individual plotting with communal gardening, plus training facilities for Barnardo's Works teams.
10	Green Buds Community Garden, Glenburn, Paisley	NS481611	2011	1,068	0	RC	Run by Renfrewshire Learning Disabilities Service. Includes serviced cabin suitable for indoor training sessions and tasks.
11	Spinner's Gate Centre Garden	NS471634	2017	600	0	RC	Run by Renfrewshire Learning Disabilities Service.

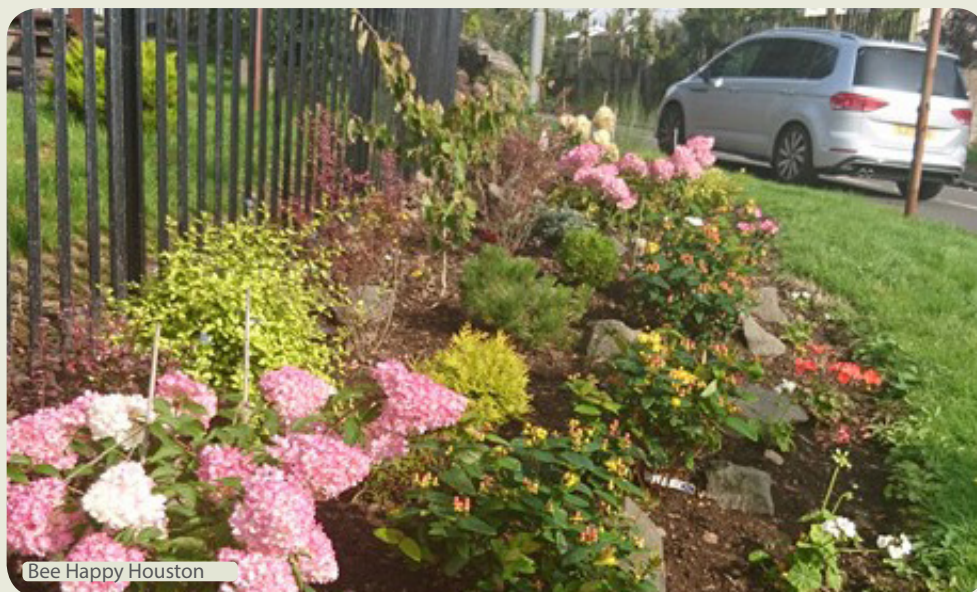


No.	Site name	OS grid ref.	Start	Area (m ²)	Plots	Own	Comments
12	Mirin Centre Garden, Lagoon Leisure Centre, Paisley	NS489640	2013	816	0	RC	Run by Renfrewshire Learning Disabilities Service.
13	Milldale Centre Garden at On-X Sports Centre, Linwood	NS434651	2013	426	0	RC	Run by Renfrewshire Learning Disabilities Service.
14	The Sanctuary Garden, Paisley	NS474643	2019	2,982	25	RC	Managed by West End Growing Grounds Association.
15	Langcraigs Primary School Garden, Paisley	NS472611	2012	250	0	RC	School garden used as teaching space to assist in educating children on healthy eating.
16	Bridge Centre demonstration garden, Bridge of Weir	NS387656	2013	70	0	RC	Developed and maintained by Bridge of Weir Allotments & Gardening Group whilst seeking larger site for plots.
17	Broadloan Gardens, Renfrew	NS506665	2014	3,456	32	RC	Developed and maintained by Renfrew Association of Growers & Gardeners (RAGG).
18	Craig Hepburn Memorial Garden at Linwood High.	NS429646	2014	640	0	RC	Award winning school garden, featured in 'Scotlands Gardens' scheme.
19	ROAR Garden at West End Community Centre, Paisley	NS475642	2016	214	0	RC	Created and run by Reaching Older Adults in Renfrewshire (ROAR group).






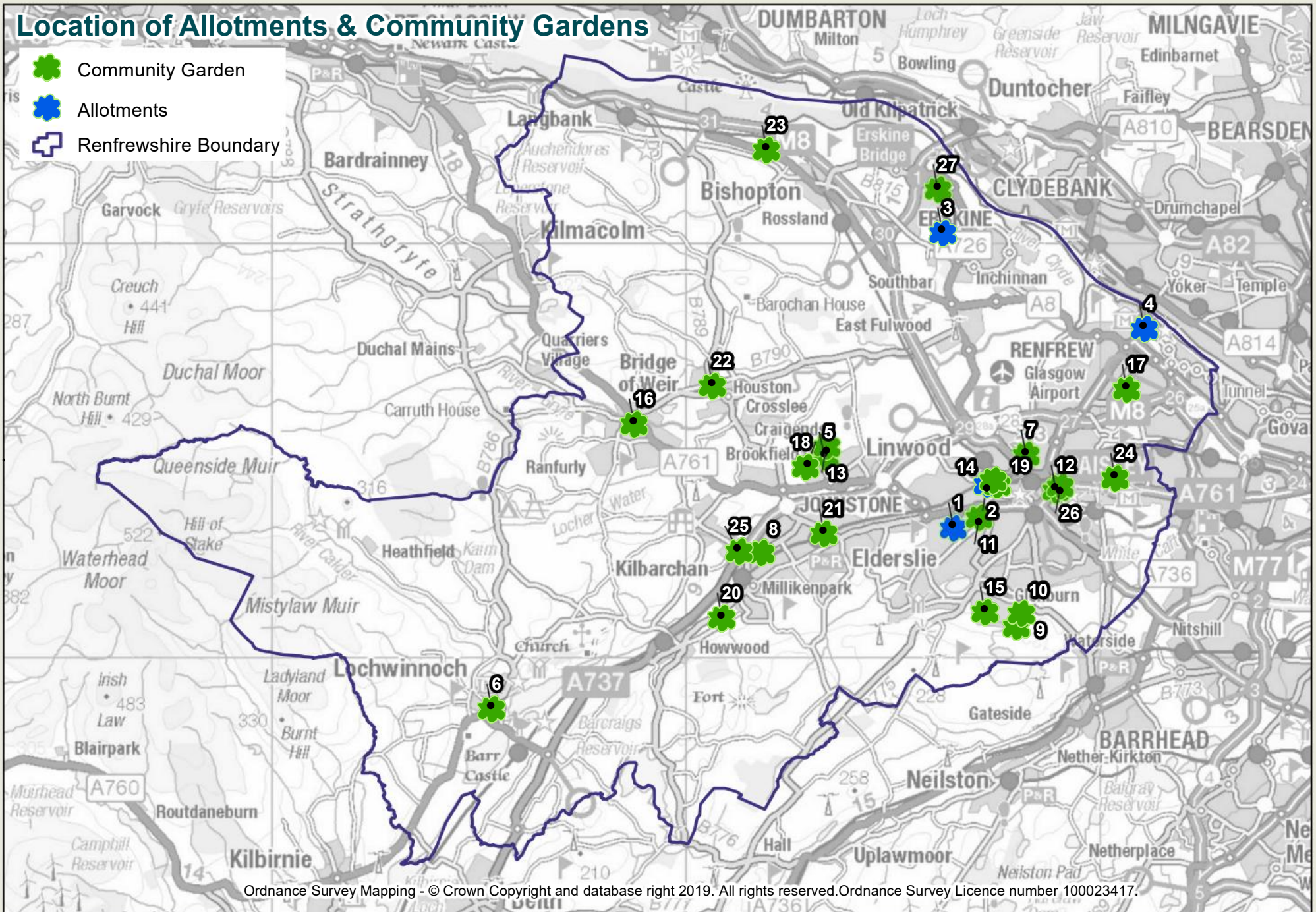
	Site name	OS grid ref.	Start	Area (m ²)	Plots	Own.	Comments
20	St Vincent's Hospice community garden, Howwood	NS409609	2016	1,785	0	SVH	Designed as an attractive outdoor facility for residents, visitors and staff at the Hospice.
21	Johnstone Railway Station "Adopt a Station"	NS433630	2016	150	0	AS	Displays located around the station platform and buildings.
22	Bee Happy Houston	NS406666	2016	200	0	RC	Various projects located throughout Houston.
23	Good Shepherd Centre Gatehouse Garden	NS419722	2016	3,804	0	GSC	Winner of RHS School Garden of the Year Award for 2017.
24	Barshaw Park "Peace Garden"	NS504643	2016	2,979	0	RC	Friends of Barshaw Park have taken over management of this historic walled garden.
25	Kilbarchan Smile's Gateway Garden	NS413626	2016	1,315	0	RC	Stalled Spaces Scotland funded scheme delivered by sub-group of Kilbarchan Community Council.
26	"Seedhill Urban Growing and Regeneration" garden at Paisley Grammar School	NS490641	2018	150	0	RC	Climate Challenge Fund project coordinated by Williamsburgh Housing Association with inputs from YES (Youth Enterprise Scotland).
27	"Fairy Garden" at Barwood Park, Erskine	NS461713	2018	3,880	0	RC	Voluntary project developed by Erskine Community Garden group.

Ownership key: RC - Renfrewshire Council; CoS - Church of Scotland; SVH- St. Vincent's Hospice; AS - Abellio ScotRail; GSC - Good Shepherd Centre.



Location of Allotments & Community Gardens

-  Community Garden
-  Allotments
-  Renfrewshire Boundary



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Renfrewshire Food Growing Strategy to 2025 - Outcomes

Renfrewshire Council will continue to work alongside its Renfrewshire Growing Grounds Forum partners and other stakeholders to increase the quantity and quality of growing opportunities available. By 2025 the aim is to achieve the following outcomes:

1

Residents living in Renfrewshire find it straightforward to apply for an allotment plot or community gardening opportunity.

2

A co-ordinated waiting list system and regular monitoring processes introduced by the Council.

3

Renfrewshire Growing Grounds Forum continues to be a valuable mechanism for identifying where inputs need to be prioritised to satisfy demands for community growing opportunities.

4

New community growing sites have been created in line with identified demands and gardeners with special needs being integrated successfully into the Renfrewshire community growing community.

5

Facilities are being managed efficiently, fairly and sustainably because they have appropriate tenure arrangements for the levels of investment required and their operations are covered by constitutions, rules and regulations which the Council has judged to be equitable and fair to all participants.

6

An increased awareness of the thriving community growing scene locally, as a result of the joint initiatives undertaken by the Council and its community partners.

Delivering the Outcomes

Part 9 of the Community Empowerment Act requires the Food Growing Strategy to set out how the outcomes will be delivered. These are set out in six themes.

1. Applying for an Allotment Plot or Community Gardening Opportunity

Clear communication channels for those interested in allotment plots or community growing opportunities will be delivered in partnerships with groups and individuals.

- This will include the development of online and digital portals, as well as maintaining other points of contact such as letter and telephone.



2. Co-ordinating Waiting Lists

The Council will continue to maintain a list of those making requests for allotments.

- Partnerships with existing community growing groups will also continue with the aim of reducing waiting lists.



3. Satisfying Demand for Allotment Plots and Community Gardens

Explore opportunities to expand existing growing activity, where these are in line with and supported by the Local Development Plan.

- Publication of a Renfrewshire Food Growing Strategy and renewal every five years.

Continuing to support the role of the Renfrewshire Growing Grounds Forum as a mechanism for the development and delivery of growing opportunities.

- Considering how the Forum may evolve to investigate future funding opportunities which assist in satisfying local demand.

4. Providing Sites in Line with Demand

Partnership working with local communities to investigate opportunities for sites where demand is expressed and proposals align with the Local Development Plan. This will include:-

- Reviewing the Renfrewshire Vacant and Derelict Land Strategy and engaging with Community Planning Partners to identify suitable growing sites.
- Working with communities to identify land most suitable for growing opportunities and providing technical and funding assistance to develop and deliver proposals.
- Liaising with existing allotment and community growing groups to discuss opportunities for expansion.
- Assess opportunities for provision of allotment plots and community gardening within communities experiencing socio-economic disadvantage, as well as growers with special needs.
- Highlight sites which may be suitable for growing opportunities digitally, through the Council's online Community Asset Transfer portal.



5. Promoting the Sustainable Management of Allotments and Community Gardens

The Council will aim to ensure that Renfrewshire's growing sites operate efficiently and are managed in a fair and sustainable manner. This includes statutory duties under the Community Empowerment (Scotland) Act 2015.

- Publish regulations for sites operating on Renfrewshire Council land, in accordance with the Council's statutory duties.
- Update leases for allotment sites operating on Renfrewshire Council land, where required.
- Delegate powers to growing organisations operating on Renfrewshire Council land, where requested and in line with statutory provisions.
- Publish annual Renfrewshire Council Allotment Reports, in accordance with the Council's statutory duties.



6. Encouraging Community Growing

Partnership working to build on the valuable work already undertaken to promote community growing across Renfrewshire. This will include:-

- Developing an information portal on the Renfrewshire Council website for allotments and community gardens.
- Support further development and delivery of social media channels, for example the Renfrewshire Growing Grounds Forum Facebook Page.
- Work with Renfrewshire Schools participating the Eco-Schools programme and engaged in food growing.
- Continue to promote informal training and awareness raising opportunities across Renfrewshire, including events such as Paisley Food and Drink Festival and Doors Open Day.
- Raise awareness of community growing in the context of actions in the Renfrewshire Biodiversity Strategy 2018-2022.



Implementing the Strategy

Achieving the outcomes of this strategy will be supported by the continuation and strengthening of partnerships between Renfrewshire Council and local community organisations, voluntary sector groups and other public sector agencies.

While the Council may play a lead role in some circumstances, a key role will be to simply act as a link between local growing groups and support providers, funders and training agencies.

Staying on Track

The delivery of the Renfrewshire Food Growing Strategy 2020 - 2025 will be monitored and reviewed at the quarterly meetings of the Renfrewshire Growing Grounds Forum. The outputs will inform the Council's Annual Allotments Reports which will be prepared and submitted in line with the provisions of Section 121 of the Community Empowerment Act.



Lochwinnoch Sustainable Community Garden

Grow In Glenburn Community Garden



Broadloan Gardens Open Day 2019



Communities, Housing & Planning Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD
Tel: 0300 300 0144
E: strategyandplace@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Agent of Change Principle

1. Summary

- 1.1 At the Council meeting of 9th May 2019 a motion regarding the protection of music venues and other locations of cultural significance was approved.
 - 1.2 The new Planning (Scotland) Act 2019 introduces an 'Agent of Change' Principle - 'Noise-sensitive developments' which supports the evening economy and the protection of music and cultural venues and noise sensitive uses.
 - 1.3 Regulations were laid in the Scottish Parliament on the 8 November 2019 and came into force on the 20 December 2019 where planning authorities will require to give consideration to the Agent for Change principle when determining planning applications.
-

2. Recommendations

- 2.1 It is recommended that the Board notes:
 - (i) that the Planning (Scotland) Act 2019 introduced 'Noise-sensitive developments' legislation to reflect the Agent of Change Principle to protect music, cultural venues and noise sensitive uses and that the Regulations came into force on the 20 December 2019; and
 - (ii) that guidance will be prepared in line with Scottish Government Regulations/Guidance that emerge in relation to 'Noise-sensitive development'.

3. Background

- 3.1 A motion was lodged at the meeting of the Council on 9 May 2019 regarding the protection of music venues and other locations of cultural significance across Renfrewshire and the Agent of Change Principle. The motion is set out below.

Protection of music venues and other locations of cultural significance.

Council recognises the importance of music venues and other locations of cultural significance to the local economy. Increasingly, with the move to repopulate town centres, noise generating venues come into conflict with residential development and Council supports proposals in the Planning (Scotland) Bill to allow the designation of culturally significant zones.

Council also supports use of the principle of 'Agent of Change' in order to assess and ameliorate conflict arising from such situations. Finally, Council will use its powers to support business and ensure residents have sufficient amenity in such situations of conflict. Officers will examine measures to address such conflicts and report back to the Communities Housing and Planning Policy Board."

- 3.2 The Planning (Scotland) Act 2019 received Royal Assent on the 25th July 2019. The proposal that was in the Planning (Scotland) Bill to allow the designation of Culturally Significant Zones is not included within the Act.
- 3.3 The Act does however introduce the 'Agent of Change Principle' which is related to 'Noise-sensitive developments'.
- 3.4 Section 41A of The Planning (Scotland) Act 2019 includes new requirements for planning authorities when assessing planning applications for noise sensitive developments. These are set-out below:
- *must, when considering whether to grant planning permission for a noise-sensitive development subject to conditions, take particular account of whether the development includes sufficient measures to mitigate, minimise or manage the effect of noise between the development and any existing cultural venues or facilities (including in particular, but not limited to, live music venues), or dwellings or businesses in the vicinity of the development, and*
 - *may not, as a condition of granting planning permission for a noise-sensitive development, impose on a noise source additional costs relating to acoustic design measures to mitigate, minimise or manage the effects of noise.*
- 3.5 The Planning (Scotland) Act 2019 (Commencement No.2, Saving and Transitional Provisions) Regulations 2019 were laid in the Scottish Parliament on the 8 November 2019 and came into force on the 20 December 2019. The Regulations require planning authorities to give consideration to the Agent for Change principle when determining planning applications.

- 3.6 This means that a new residential development to be built near established cultural venues/facilities would have to incorporate sufficient measures to mitigate, minimise or manage the effect of noise between the new proposed development and any existing venue in the vicinity. Cultural venues include live music venues.
 - 3.7 Under the Regulations, a Planning Authority also may not place conditions on the planning permission that would impose additional costs on any existing 'noise source' for acoustic design measures to address any noise issues.
 - 3.8 The new 'Noise-sensitive developments' legislation isn't a significant change to how planning proposals for noise sensitive developments are currently assessed in Renfrewshire. Issues in relation to noise disturbance will still be addressed by the Council in line with the requirements of The Environmental Protection Act 1990.
4. **Next Steps**
- 4.1 Guidance on the 'Noise-sensitive developments' is expected from the Scottish Government. This will inform the preparation of new planning guidance for Renfrewshire on noise sensitive developments and the protection of music venues and other locations of cultural significance.

Implications of the Report

- 1. **Financial** - None
- 2. **HR & Organisational Development** - None
- 3. **Community Planning** – None
- 4. **Legal** - None
- 5. **Property/Assets** - None
- 6. **Information Technology** - None
- 7. **Equality & Human Rights** -
 - (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** – None.
-

List of Background Papers

- (a) None
-

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

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO
BE PRESENTED TO THE COMMUNITIES, HOUSING &
PLANNING POLICY BOARD ON 14/01/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0758/NO 10 - Houston, Crosslee and Linwood	Merchant Homes	Reid Linwood Building, 48 Napier Street, Linwood, Paisley	Erection of residential development	A
19/0789/NO 2 - Renfrew South and Gallowhill	3663 Developments Ltd	127 Wright Street, Renfrew, PA4 8AN	Erection of class 4 (business), class 5 (general industrial) and class 6 (storage & distribution) development	B
19/0809/NO 4 - Paisley Northwest	JR Construction Scotland Ltd	TA Centre, 76 High Street, Paisley, PA1 2BA	Erection of student accommodation and associated uses, partial demolition of existing building with façade retention, and other associated works	C
Total Number of Applications to be presented =		3		

Prospective Planning Application

Reference No. 19/0710/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (10) Houston,
Crosslee & Linwood

Prospective Applicant
Merchant Homes

Report by Director of Communities, Housing and Planning
Services

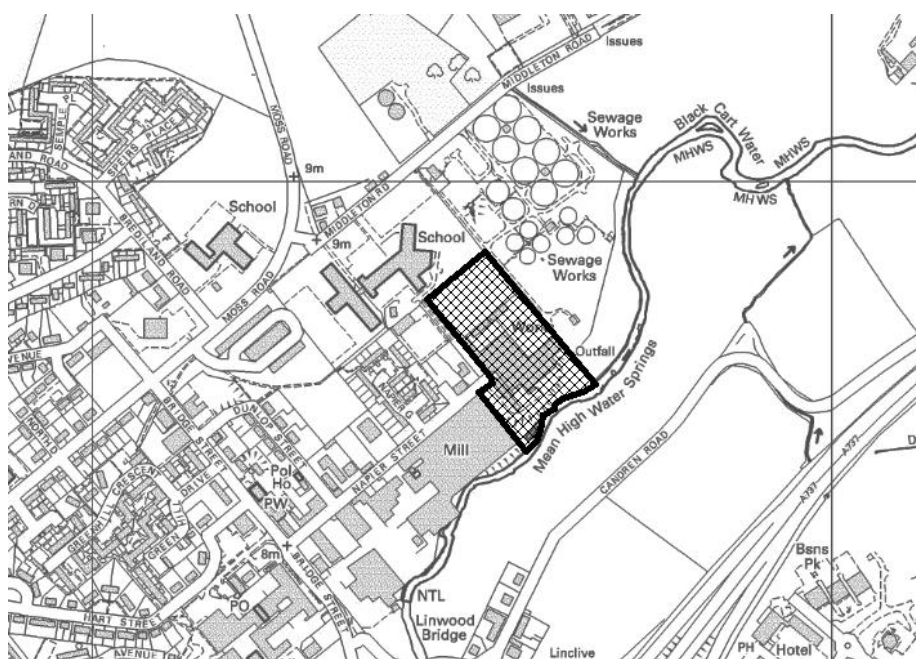
PROPOSAL: Erection of residential development

LOCATION: Reid Linwood Building, 48 Napier Street, Linwood,
Paisley

APPLICATION FOR: Merchant Homes

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and within the Proposed Renfrewshire Local Development Plan (2019) as a Policy E3 'Transition Area'.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- 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 assessing the capacity in the local road network and junction capacities in the vicinity of the site.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0710/NO



Renfrewshire
Council

Site Description and Proposal	
<p>The site comprises a commercial/industrial use within the Linwood area.</p> <p>The site is bounded by a former sewage works to the north east, the Black Cart to the south, a bowling green and residential development to the north west, a school to the north and further industrial land to the south west.</p> <p>The proposal would be for a residential development on the site and comprises an area of approximately 2.6 hectares.</p>	<p>networks, where appropriate, safe routes to school;</p> <p>(4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;</p> <p>(5) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development;</p> <p>(6) Whether there are any other environmental considerations that require to be addressed, and;</p> <p>(7) Whether education capacity is available to serve the development within the local catchment area.</p>
Relevant Site History	
None relevant.	
Community Consultation	
<p>The applicant's Proposal of Application Notice advises that a Public Meeting will take place. Full details of which have yet to be confirmed by the applicant, although the proposed date for the meeting 15 January 2020.</p> <p>A copy of the Proposal of Application Notice has been sent to Linwood Community Council as well as Local Members.</p> <p>A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.</p>	Recommendation <p>That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.</p> <p>Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.</p> <p>Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.</p>
Key Issues	
<p>The principle matters which would require to be assessed should the prospective application be submitted are:-</p> <p>(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;</p> <p>(2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;</p> <p>(3) Whether there is access and connectivity to walking, cycling and public transport</p>	

Prospective Planning Application

Reference No. 19/0789/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (2) Renfrew South & Gallowhill

Prospective Applicant
3663 Developments Ltd
with North Planning and
Development as agent.

Report by Director of Communities, Housing and Planning
Services

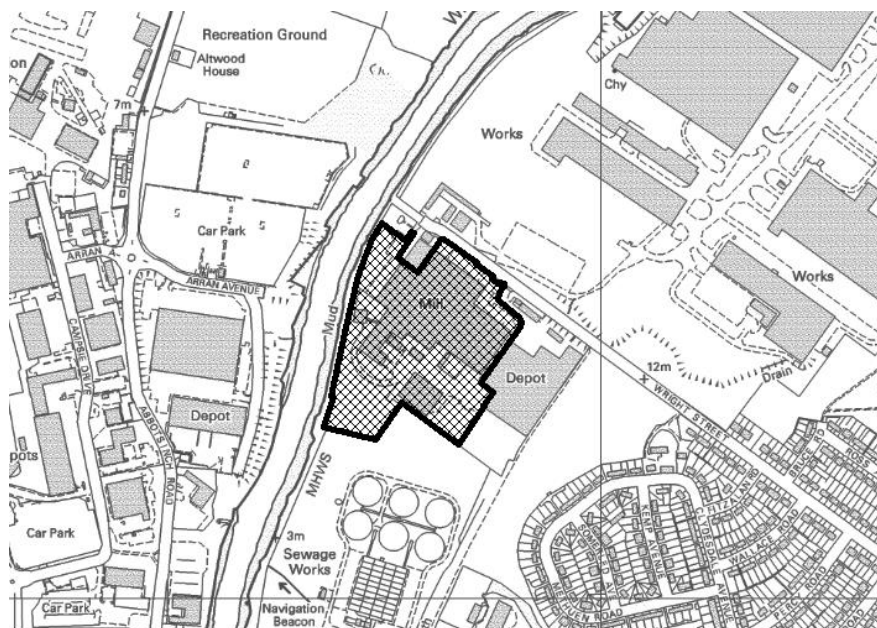
PROPOSAL: Erection of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) development

LOCATION: 127 Wright Street, Renfrew, PA4 8AN

APPLICATION FOR: 3663 Developments Ltd

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy E3 – 'Transition Areas' and within the Proposed Local Development Plan (2019) as Policy E1 - 'Strategic Economic Investment Locations' (SEIL).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the proposed Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0789/NO



Renfrewshire
Council

Site Description and Proposal

The site consists of vacant brownfield land located at the north western end of Wright Street. Surrounding land uses include the Westway Business Park to the north east, Glasgow Airport beyond the White Cart Water to the north west, and a bottling plant to the south east

The proposal would be for a development of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) uses.

Relevant Site History

19/0792/EO – Screening opinion in respect of the requirement for an Environmental Impact Assessment relating to the erection of class 4 (business), class 5 (general industrial) and class 6 (storage and distribution) development.

16/0083/PP – Erection of residential development (in principle). Granted subject to conditions 23/08/2016.

09/0514/PP – Erection of residential development (in outline). Granted subject to conditions 28/04/2010.

Community Consultation

The applicant's Proposal of Application Notice confirms that a public event will be held on Thursday 9th January 2020 at the Glynhill Hotel between the hours of 3pm and 8pm.

A copy of the Proposal of Application Notice has been sent to Renfrew Community Council as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;

- (2) Whether the siting, design and external appearance of the development respects and fits well the character of the area as well as the surrounding environment;
- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure can accept the requirements of the proposed development;
- (6) Whether there are any other environmental considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

Prospective Planning Application

Reference No. 19/0809/NO



Renfrewshire
Council

KEY INFORMATION

Ward: (12) Paisley
Northwest

Prospective Applicant
JR Construction Scotland
Ltd with Icen projects
acting as agent

Report by Director of Communities, Housing and Planning
Services

PROPOSAL: Erection of student accommodation and associated
uses, partial demolition of existing building with façade retention,
and other associated works

LOCATION: TA Centre, 76 High Street, paisley, PA1 2BA

APPLICATION FOR: JR Construction Scotland

RECOMMENDATION

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



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Fraser Carlin
Head of Planning and
Housing

CONSIDERATIONS

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy C1 – 'Strategic Town Centre and within the Proposed Local Development Plan (2019) as Policy C1 - 'Strategic Centre'
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the proposed Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- The site accommodates a category B listed building and is within the Paisley Town Centre Conservation Area.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

Prospective Planning Application

Reference No. 19/0809/NO



Renfrewshire
Council

Site Description and Proposal

The former TA Centre is located on Paisley High Street. It is a category B listed building which has been vacant for several years.

Surrounding land uses include the Thomas Coats Memorial Church to the west, Paisley Museum to the east, and the University of the West of Scotland to the south.

The proposal is for the erection of student accommodation and associated uses, partial demolition of existing building with façade retention, and other associated works.

Relevant Site History

07/0131/PP & 07/0132/LB - Refurbishment of main buildings and subdivision to form 8 flats; refurbishment of chapel to form 1 house; demolition of rear buildings and erection of 17 new build flats and maisonettes with associated parking and landscaping. Granted subject to conditions in 2007.

Community Consultation

The applicant's Proposal of Application Notice confirms that a public event will be held on the 16th January 2020 in the Chancellors Hall, UWS, Paisley, PA1 2BE between 2pm and 7pm.

A copy of the Proposal of Application Notice has been sent to Paisley West and Central Community Council as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the siting, design and external appearance of the development respects

the listed building and the character and appearance of the Conservation Area;

- (3) Whether there is access and connectivity to walking, cycling and public transport networks;
- (4) Whether circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (5) Whether the local infrastructure, including the road network, sewerage and drainage can accept the requirements of the proposed development;
- (6) Whether there are any other environmental considerations that require to be addressed.

Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

