

## Notice of Meeting and Agenda

### Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 20 August 2019	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):

#### Members Development

All elected members are invited to attend a development session on how vulnerable adults are protected and supported in Renfrewshire, which is being held in the Council Chambers at 12 noon on 20 August, 2019.

#### 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](mailto: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.





## **Apologies**

Apologies from members.

## **Declarations of Interest**

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

- |          |  |              |
|----------|--|--------------|
| <b>1</b> | <b>Minute of Meeting of Police, Fire &amp; Rescue Scrutiny Sub-Committee</b> | <b>1 - 4</b> |
|----------|--|--------------|

Minute of meeting of Police, Fire & Rescue Scrutiny Sub-Committee held on 21 May 2019.

## **FINANCE**

- |          |   |                |
|----------|---|----------------|
| <b>2</b> | <b>Revenue Budget Monitoring Report</b><br><br>Joint report by Director of Finance & Resources, Director of Children's Services and Director of Communities, Housing & Planning Services. | <b>5 - 12</b>  |
| <b>3</b> | <b>Capital Budget Monitoring Report</b><br><br>Joint report by Directors of Finance & Resources and Communities, Housing & Planning Services.   | <b>13 - 18</b> |
| <b>4</b> | <b>Community Empowerment Fund</b><br><br>Report by Chief Executive.   | <b>19 - 26</b> |

## **HOUSING**

- |          |   |                 |
|----------|---|-----------------|
| <b>5</b> | <b>Draft Strategic Housing Investment Plan 2020/2025</b><br><br>Report by Director of Communities, Housing & Planning Services.                                   | <b>27 - 58</b>  |
| <b>6</b> | <b>Scottish Social Housing Charter - Annual Return 2018/19</b><br><br>Report by Director of Communities, Housing & Planning Services.                             | <b>59 - 62</b>  |
| <b>7</b> | <b>Housing Energy Efficiency and Carbon Reduction Programmes: 2019/20 Award of Funding</b><br><br>Report by Director of Communities, Housing & Planning Services. | <b>63 - 66</b>  |
| <b>8</b> | <b>Rapid Re-housing Transition Plan for Renfrewshire - Update</b><br><br>Report by Director of Communities, Housing & Planning Services.                          | <b>67 - 120</b> |

<b>9</b>	<b>Acquisition of Private Housing</b>	<b>121 - 126</b>
	Report by Director of Communities, Housing & Planning Services.	
<b>10</b>	<b>Disposal of land adjacent to 70 Montgomery Road, Paisley</b>	<b>127 - 130</b>
	Report by Director of Finance & Resources.	
<b>11</b>	<b>Disposal of land adjacent to 5m North Road, Johnstone</b>	<b>131 - 134</b>
	Report by Director of Finance & Resources.	
<b>12</b>	<b>Disposal of land adjacent to 4 Elm Drive, Johnstone</b>	<b>135 - 138</b>
	Report by Director of Finance & Resources.	
<b>13</b>	<b>Allocation of Houses in terms of Housing Rules 10.7 and 2.5</b>	
	Intimation by Director of Communities, Housing & Planning Services in terms of Housing Rules 10.7 and 2.5 of the Housing Allocations Policy which require all housing allocations which involve either (i) Council members or their immediate families or (ii) members of staff of the Housing Division or their immediate families to be notified to the relevant Policy Board.	
	(a)	
	Address - 28 Fereneze Drive, Paisley	
	Size - 3 bedroom	
	Allocated to - member of Councillor's family	
	(b)	
	Address - 3 Reid Avenue, Linwood	
	Size - 2 bedroom	
	Allocated to - member of staff	

## **COMMUNITY JUSTICE**

<b>14</b>	<b>Community Justice Renfrewshire Annual Report 2018/19</b>	<b>139 - 184</b>
	Report by Director of Children's Services.	

## **COMMUNITY SAFETY & PROTECTION AND CONSULTATIONS**

<b>15</b>	<b>Your Home, Your Street, Our Community</b>	<b>185 - 198</b>
	Report by Director of Communities, Housing & Planning Services.	

<b>16</b>	<b>Consultations</b>	
(a)	<b>The Energy Efficiency (Private Rented Property)(Scotland) Regulations 2019: Housing - Draft Regulations and Guidance</b>	<b>199 - 208</b>
	Report by Director of Communities, Housing & Planning Services.	
(b)	<b>Response to Online Harms White Paper</b>	<b>209 - 220</b>
	Report by Director of Communities, Housing & Planning Services.	
(c)	<b>Section 38 of the Human Trafficking and Exploitation (Scotland) Act 2015 - Duty to notify and provide information about victims</b>	<b>221 - 232</b>
	Report by Director of Communities, Housing & Planning Services.	
(d)	<b>Influenza Pandemic Preparedness: Guidance for Health and Social Care Services in Scotland</b>	<b>233 - 236</b>
	Report by Director of Communities, Housing & Planning Services.	

## **DEVELOPMENT PLANNING**

<b>17</b>	<b>Planning (Scotland) Bill - Update</b>	<b>237 - 242</b>
	Report by Director of Communities, Housing & Planning Services.	
<b>18</b>	<b>Renfrewshire Planning Performance Framework 2018/19</b>	<b>243 - 296</b>
	Report by Director of Communities, Housing & Planning Services.	
<b>19</b>	<b>Renfrewshire Local Development Plan</b>	
(a)	<b>Renfrewshire Local Development Plan: Development Plan Scheme 2019</b>	<b>297 - 316</b>
	Report by Director of Communities, Housing & Planning Services.	
(b)	<b>Renfrewshire Local Development Plan Proposed Plan - Consultation Summary</b>	<b>317 - 328</b>
	Report by Director of Communities, Housing & Planning Services.	

<b>20</b>	<b>Greenspace, Parks and Play Areas and Villages Investment Fund</b>	<b>329 - 342</b>
	Report by Director of Communities, Housing & Planning Services.	
	<b>Proposal of Application Notices</b>	
	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.	
<b>21</b>	<b>Proposal of Application Notices</b>	<b>343 - 358</b>
	Reports by Director of Communities, Housing & Planning Services.	
	<b>Planning Applications</b>	
	Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.	
<b>22</b>	<b>Planning Applications</b>	<b>359 - 418</b>
	Reports by Director of Communities, Housing & Planning Services.	

## Minute of Meeting

### Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 21 May 2019	15:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

#### Present

Councillors Binks, Don, M MacLaren and McNaughtan.

#### Chair

Councillor McNaughtan, Vice Convener, presided.

#### In Attendance

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

#### Also in Attendance

S Wright, Chief Inspector (Police Scotland); and G Binning, Local Senior Officer and S Murdoch, Station Manager (both Scottish Fire & Rescue Service).

#### Apology

Councillor Hood.

#### Declarations of Interest

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

## 1 Police Scotland Scrutiny Report

The report summarised the key performance indicators and provided statistics for the period 1 April 2018 to 31 March 2019, 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.

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

## 2 Police Scotland - Presentation on Group 1 Crime 2018-2019 update

There was submitted a report by Police Scotland, relative to statistical data for the period 1 April 2018 to 31 March 2019 concerning robberies (theft accompanied by violence, threatened or actual) in Renfrewshire.

The report indicated that in 2018/19, 92 robberies were recorded in Renfrewshire - an increase of 35.3% on the previous year, which equated to an additional 24 victims of this type of crime. The detection rate for robberies within this period was 73.9%, an increase on the previous year's rate of 60.3%.

While robberies occurring in public spaces increased by approximately 10% on the preceding five year average, the primary issue underlying the 35.3% increase in robberies was determined to relate to private space robberies. Private space robberies increased by more than 60% against the preceding five year average volume, and nearly 55% compared to the previous year. Over 40% occurred in private spaces such as dwelling houses in the 2018/19 period and this was representative of the general 'shift' from public space violence towards violence occurring within private settings. Several factors were assessed to underlie this shift, including the cultural shift towards alcohol consumption within the home setting in recent years - driven by the rising cost of alcohol and ever increasing, technology driven home entertainment options. Private space violence (including robbery and assault with intent to rob) presented additional challenges to traditional preventative policing approaches, due to its 'hidden' nature, and lack of detection opportunities which were more often present in public spaces.

While robberies targeting commercial premises continued to comprise only a small proportion of robberies overall, crimes of this type reached the highest volume recorded since 2013/14 in Renfrewshire in the most recent year.

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

## 3 Police Scotland - Annual Police Plan 2019-2020

There was submitted a report by the Director of Communities, Housing and Planning Services relative to the development of Police Scotland's Annual Police Plan 2019/20.

The plan detailed the Policing priorities for 2019/20 policing which were:- protecting vulnerable people; tracking cyber-related harm; working with communities and

support for operational policing.

The plan also summarised the planned activities which would address these priorities and included:- supporting people considered vulnerable and working with partners to reduce harm; building capability to address the threat from cyber related crime; public and communities engagement to build resilience and prevent crime and deliver change that enabled Police Scotland to deliver an effective and sustainable service.

**DECIDED:** That the publication of the Police Scotland Annual Police Plan 2019/20 be noted.

#### **4 HM Inspectorate of Constabulary in Scotland (HMICS) Scrutiny Plan 2019-2020**

There was submitted a report by the Director of Communities, Housing & Planning Services relative to consultation on HM Inspectorate of Constabulary in Scotland's (HMICS) Scrutiny Plan 2019/20.

The report advised that HMICS had undertaken strategic engagement with Police Scotland, Force Executive and Divisional Commanders between November 2018 and January 2019 which allowed them to maintain a good understanding of current issues which affected policing and to ensure that their future scrutiny activity focused on the right issues in the right areas.

To support the process, HMICS had sought the views of key stakeholders, including local councils, to ascertain whether there were any topical, high-risk or emerging areas in policing that should be included within the 2019/20 Scrutiny Plan.

At K Division level, Police Scotland had worked closely with the Council and with the Scottish Fire & Rescue Service to develop an innovative collaborative learning approach shared across key agencies and which sought to integrate local actions and priorities into the Local Outcome Improvement Plan to develop shared accountability across strategic objectives for the benefit of communities across Renfrewshire.

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

**DECIDED:** That the HMICS Annual Scrutiny Plan 2019/20 be noted.

#### **5 Scottish Fire and Rescue Service Scrutiny Report**

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period Quarter 4 - 1 January - 31 March 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.

## **6 Local Issues**

Chief Inspector Wright advised that staff resources identified to cover any Brexit issues had reverted to previous roles and that further information on the potential impact of Brexit on services, if any, would be provided when available.

He also advised that youth issues involving anti-social behaviour continued to be ongoing across Renfrewshire and that multi-agency partnerships were working together to create preventative measures to address this quickly.

The Local Senior Officer, Scottish Fire & Rescue advised that arrangements were in place to commemorate James Mair, a firefighter who had lost his life while attending a fire at Ferguslie Fireclay Works, Paisley in 1899. The commemorative service would be held at 111 Ferguslie and thereafter within Tweedie Halls, Linwood on Saturday 29 June 2019. A stone memorial plinth would be put in place as near as possible to where the firefighter had fallen. The Local Senior Officer, Scottish Fire & Rescue Service thanked partners for their support in the organisation of this memorial service event.

He advised that the Collaborative Leader Programme which involved 17 officers from different organisations was now winding down and that a Thematic Action Plan would be presented to the Community Protection Chief Officers Group thereafter.

The Local Senior Officer advised the Sub-committee of the requirement for Scottish Fire and Rescue Service to have a new 3-year Strategic Plan in place by October 2019 and extended an invitation to members to review the draft Strategic Plan and provide views on its content.

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

## **7 Valedictory**

On behalf of the Sub-Committee, C Dalrymple extended thanks to S Wright, Chief Inspector for the significant contribution he had made and for the advice and assistance he had provided and wished him well for the future. These sentiments were echoed by all members present.





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

**On:** 20 August 2019

**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 21<sup>st</sup> June 2019

## 1. Summary

1.1 Gross expenditure for all divisions of service is £2,000 (0.1%) under budget and income is online. This results in a net underspend position for the services reporting to this Policy Board. The summary position, for each of the services has been 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)	£2,000 Underspent	0.3%	N/A	-
Criminal Justice	Breakeven	-	N/A	-
<b>Total for all services</b>	<b>£2,000 Underspent</b>	<b>0.1%</b>	<b>N/A</b>	

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2.           **Recommendations**

- 2.1           Members are requested to note the budget position.

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3.           **Budget Adjustments**

- 3.1           Members are requested to note that this is the first Board report of the financial year, so there are no budget adjustments to report from the previous period.

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4.           **Housing Revenue Account**

<b>Current Position:</b>	<b>Breakeven</b>
<b><i>Previously Reported:</i></b>	<b>N/A</b>

- 4.1           The HRA is currently showing a net breakeven position.

4.2           **Projected Year End Position**

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

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

<b>Current Position:</b>	<b>£2,000 underspent</b>
<b><i>Previously Reported:</i></b>	<b>N/A</b>

- 5.1           At this stage in the financial year there is a minor underspend of £2,000 for the above services reporting to the Communities, Housing and Planning Policy Board.

5.2           **Projected Year End Position**

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

6. **Criminal Justice**

<b>Current Position:</b>	<b>Online</b>
<b><i>Previously Reported:</i></b>	<b>N/A</b>

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.

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**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 risk** - none

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**Author:**     Stewart Muir, Ext 6132  
                  Lisa Dickie, Ext 7384

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2019/2020**  
**1st April 2019 to 21 June 2019**

**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	(7,742)	(7,742)	0	0.0%	breakeven
Other Housing	4,313	4,330	4,330	0	0.0%	breakeven
Planning Services	146	18	18	0	0.0%	breakeven
Communities and Public Protection (excluding Regulatory Services)	3,454	619	617	2	0.3%	underspend
Criminal Justice	3,430	549	549	0	0.0%	breakeven
<b>NET EXPENDITURE</b>	<b>11,343</b>	<b>(2,226)</b>	<b>(2,228)</b>	<b>2</b>	<b>0.1%</b>	<b>underspend</b>

Bottom Line Position to 21 June 2019 is an underspend of

Anticipated Year End Budget Position is breakeven

£000's

2

0.1%

0

0.0%

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2018/2019**  
1st April 2019 to 21 June 2019

**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	%	
Employee Costs	17,463	2,916	2,907	9	0.3%	underspend
Premises Related	15,284	1,474	1,475	(1)	-0.1%	overspend
Supplies & Services	2,967	390	390	0	0.0%	breakeven
Transport Related	278	32	38	(6)	-18.8%	overspend
Support Services	4,264	9	8	1	11.1%	underspend
Third Party Payments	386	100	101	(1)	-1.0%	overspend
Transfer Payments	69,139	12,942	12,942	0	0.0%	breakeven
Depreciation and Impairment Losses	22,251	0	0	0	0.0%	breakeven
<b>GROSS EXPENDITURE</b>	<b>132,032</b>	<b>17,863</b>	<b>17,861</b>	<b>2</b>	<b>0.0%</b>	<b>underspend</b>
<b>Income</b>	(120,689)	(20,089)	(20,089)	0	0.0%	breakeven
<b>NET EXPENDITURE</b>	<b>11,343</b>	<b>(2,226)</b>	<b>(2,228)</b>	<b>2</b>	<b>0.1%</b>	<b>underspend</b>

Bottom Line Position to 21 June 2019 is an underspend of

Anticipated Year End Budget Position is breakeven

£000's

2

0

0.1%

0.0%

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2019/2020**  
**1st April 2019 to 21 June 2019**

**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	%	
Employee Costs	7,732	1,282	1,282	0	0.0%	breakeven
Premises Related	13,818	1,212	1,212	0	0.0%	breakeven
Supplies & Services	701	97	97	0	0.0%	breakeven
Transport Related	84	13	13	0	0.0%	breakeven
Support Services	2,425	7	7	0	0.0%	breakeven
Third Party Payments	0	0	0	0	0.0%	breakeven
Transfer Payments	3,597	393	393	0	0.0%	breakeven
Depreciation and Impairment Losses	22,116	0	0	0	0.0%	overspend
<b>GROSS EXPENDITURE</b>	<b>50,473</b>	<b>3,004</b>	<b>3,004</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>
<b>Income</b>	<b>(50,473)</b>	<b>(10,746)</b>	<b>(10,746)</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>
<b>NET EXPENDITURE</b>	<b>0</b>	<b>(7,742)</b>	<b>(7,742)</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

Bottom Line Position to 21 June 2019 is breakeven

Anticipated Year End Budget Position is breakeven

£000's

0

0.0%

0

0.0%








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

**On: 20 AUGUST 2019**

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

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**Heading: Capital Budget Monitoring Report**

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## 1. Summary

- 1.1 Capital expenditure to 21<sup>st</sup> June 2019 totals £4.619m compared to anticipated expenditure of £4.620m for this time of year. This results in an underspend of £0.001m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.003m <i>u/spend</i>	0% <i>o/spend</i>	n/a	<i>n/a</i>
Housing (PSHG)	b/even	0% b/even	n/a	<i>n/a</i>
Development & Housing Services	£0.002m <i>o/spend</i>	0% <i>o/spend</i>	n/a	<i>n/a</i>
<b>Total</b>	<b>£0.001m u/spend</b>	<b>0% u/spend</b>	<b>n/a</b>	<b>n/a</b>

- 1.2 The expenditure total of £4.619m represents 16% 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.

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2.                   **Recommendations**

- 2.1                  It is recommended that Members note this report.
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3.                   **Background**

- 3.1                  This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Communities, Housing & Planning.
- 3.2                  This capital budget monitoring report details the performance of the Capital Programme to 21<sup>st</sup> June 2019 and is based on the Housing Capital Investment Plan and the Private Sector Housing Investment Programme approved by the board on 28<sup>th</sup> February 2019, adjusted for movements since its approval.
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4.                   **Budget Changes**

- 4.1                  Since the last report budget changes in 2019-20 totalling £0.186m have arisen which reflects the following:-

Budget carried forward from 2018/19 into 2019/20 (£0.186m) :

- **PSHG**  
Private Sector Housing Grant (£0.186m).

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## 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.

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### **List of Background Papers**

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

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**Author:** *Geoff Borland, Principal Accountant, 0141 618 4786, [geoffrey.borland@renfrewshire.gov.uk](mailto: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 3  £000	Year To Date Budget to  21-Jun-19  £000	Cash Spent to  21-Jun-19  £000	Variance to  21-Jun-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 21-Jun-19  £000	Total Cash to be Spent to 31-Mar-22  £000
HOUSING(HRA)												
Improvements To Existing Properties	0	5,350	5,350	1,125	1,124	1	0%	4,226	21%	21,450	1,124	20,326
Regeneration	3,545	825	825	25	24	1	4%	801	3%	6,675	3,569	3,106
Other Assets	0	1,770	1,770	535	532	3	1%	1,238	30%	5,650	532	5,118
Non Property Expenditure	0	190	190	10	12	-2	-20%	178	6%	230	12	218
Council House New Build	5,755	17,106	17,106	2,750	2,750	0	0%	14,356	16%	58,624	8,505	50,119
Professional Fees	0	1,050	1,050	0	0	0	0%	1,050	0%	3,300	0	3,300
Total Housing(HRA) Programme	9,300	26,291	26,291	4,445	4,442	3	0%	21,849	17%	95,929	13,742	82,187
HOUSING(PSHG)												
Private Sector Housing Grant Programme	0	1,315	1,501	130	130	0	0%	1,371	9%	2,751	130	2,621
Total Housing(PSHG) Programme	0	1,315	1,501	130	130	0	0%	1,371	9%	2,751	130	2,621
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)												
Townscape Heritage CARS 2	597	1,267	1,267	40	41	-1	-3%	1,226	3%	4,099	638	3,461
Local Green Area Networks Projects	0	75	75	5	6	-1	-28%	69	9%	210	6	204
Total Development & Housing(THI/LGAN)	597	1,342	1,342	45	47	-2	-4%	1,295	4%	4,309	644	3,665
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	9,897	28,948	29,134	4,620	4,619	1	0%	24,515	16%	102,989	14,516	88,473

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





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

**On:** 20<sup>th</sup> August 2019

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**Report by:** Chief Executive

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**Heading:** Community Empowerment Fund

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**1. Summary**

- 1.1 The purpose of this report is to seek approval from the Communities, Housing and Planning Board for the award of grants in the sixth round of the Community Empowerment Fund.
- 1.2 The key objective of the fund is to support community organisations to acquire and develop community assets. The fund aims to support and develop community organisations, with a specific focus on assisting those organisations that wish to acquire and develop community assets.
- 1.3 Two new applications were received through this round and five applications previously deferred were considered.
- 1.4 The next deadline for applications is 3 September 2019.

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## 2. Recommendations

- 2.1 It is recommended that the board approves the recommendations made in relation to the three applications received in this funding round, as detailed in Section 4 and Appendix 1.

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## 3. Background

- 3.1 At its meeting on 2 March 2018, Council agreed to commit £1.5million (£0.5million in revenue and £1million in capital) to establish a Community Empowerment Fund that will be used to support community asset transfers, by providing up-front investment in the condition of assets prior to transfer. It should be noted that the £1.5million represents a one-off investment fund.
- 3.2 On 20th June 2018, Leadership Board agreed the key objectives and criteria of the fund, and agreed that applications to the Community Empowerment Fund be submitted to Communities, Housing and Planning Board for final approval.
- 3.3 The key objectives of the fund are to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop community assets in three ways:
- **Project:** Support the development of the Business Plan for an asset
  - **Organisation:** Develop the organisational capacity to manage and develop an asset
  - **Property:** Upfront investment in assets prior to or after transfer
- 3.4 The fund is comprised of £0.5million in revenue funding and £1million in capital funding. As such, it is anticipated that revenue funding will support applications to develop the project or organisation, and the capital funding will be used to support property costs.
- 3.5 It will be important applicants to the fund are able to demonstrate the following:
- Able to demonstrate positive impact for local communities
  - The community are involved in the design and delivery of the project
  - Good working relationships and partnership with others



- The project is financially sustainable
- Strategic fit with the fund objectives and criteria
- Value for money and leverage of additional funding and/or resources

3.6 The award of funding from the Community Empowerment Fund does not commit the Council to a particular outcome as part of the Asset Transfer process, which will be subject to a separate decision making process through relevant governance arrangements.

#### 4. **Summary of applications**

4.1 Two new applications were received by the deadline date of 27<sup>th</sup> March 2019 and four applications previously deferred. The total value of requested grants through this round is £66,180.

4.2 A cross-service panel of officers has been established to review and assess the applications against the agreed objectives and criteria outlined at Section 3.2 and 3.3 of this report.

4.3 The officer recommendation is:

- To approve applications submitted by 18<sup>th</sup> Paisley and District (Coats) Scout Group, Foxbar Community Garden and Environmental Projects Group, The STAR Project and Paisley Opera. The total value of applications recommended for approval is £46,700.
- To defer the applications submitted by Renfrew YMCA SCIO and New Tannahill Centre for further discussions with the groups.
- To defer until further notice the application received by Aspire Community Solutions.

4.4 A summary of the applications can be found at Appendix 1.

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### **Implications of the Report**

1. **Financial** - Council approved the allocation of £1.5million to establish the Community Empowerment Fund in March 2018.
2. **HR & Organisational Development** – Not applicable
3. **Community/Council Planning** –

The Renfrewshire Community Plan 2017-2027 states “There are new opportunities for communities to use, manage or take ownership of public sector assets and also to participate in the planning and delivery of services through the Community Empowerment Act. Over the last few years, there are over a dozen examples of community groups that have taken over public sector buildings or land in Renfrewshire, and more community groups are now thinking about assets and participation requests. As a partnership, we are committed to supporting this wherever we can.”

The Renfrewshire Council Plan also has a number of relevant priorities as part of the ‘Building strong, safe and resilient communities’ outcome. These include:

- Strengthening existing community networks and empowering local people to become more involved in their area and the services delivered there.
- Working with communities to support the regeneration of some of our most disadvantaged areas.
- Ensuring all towns and villages in Renfrewshire are better connected and able to participate in social, cultural or economic activities across the Renfrewshire area.

4. **Legal-** The establishment of this fund supports the delivery of a number of the Council’s obligations as part of the Community Empowerment Act 2015.
5. **Property/Assets** - The development of this fund will support Asset Transfer, and support the Council to meet its obligations as part of the Community Empowerment Act.
6. **Information Technology** – None
7. **Equality & Human Rights** - It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account.
8. **Health & Safety** – None
9. **Procurement** – None
10. **Risk** – None

- 11.           **Privacy Impact** – None
  - 12.           **Cosla Policy Position** – None
  - 13.           **Climate Risk** – None
- 

#### **List of Background Papers**

- (a)           Background Paper 1 – None
- 

**Author:**       Annabelle Armstrong-Walter, Strategic Partnerships and Inequalities  
Manager, 0141 618 5968

### Appendix 1: Community Empowerment Fund – Round Six – Recommendations for Communities, Housing and Planning Board

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
18th Paisley & District (Coats) Scout Group (Deferred Application)	Seeking £10,000 from the community empowerment fund to conduct a feasibility study. The study will help to identify suitable plots of land for purpose-built Scout Group and community facilities in Foxbar area. This phase of the project will include community engagement activity, site surveys, feasibility assessment, initial concept design drafting, legal advice, support in seeking funding. Most of the funding will be used for engagement of professional services.	£10,000	Award £10,000 with the condition that the group will continue to work with Council's planning department to identify a suitable building site and that they will seek appropriate permission of any exploratory work they will undertake.	The award will enable preparatory work on the project to take place and supports the priorities of the Foxbar Place Plan.  Clarification sought previously on the project was received to satisfaction of the Approval Panel.	Paisley (Foxbar)
Foxbar Community Garden & Environmental Projects Group (Deferred Application)	Seeking for £10,000 to conduct a feasibility study between 1st June and 30th November 2019. The study will support the development of business plan to create a community garden and a local hub facility on the site of the demolished St. Paul's Primary School in Foxbar area. Findings of the study will be used to support Foxbar Community Garden & Environmental Project Group's asset transfer application.	£10,000	Award £10,000 for feasibility study.	The award will enable the feasibility of the project to be determined prior to submission of an asset transfer proposal. The project supports the priorities of the Foxbar Place Plan.  Clarification sought previously on the project was received to the satisfaction of the Approval Panel.	Paisley (Foxbar)
Renfrew YMCA SCIO (Deferred Application)	Seeking £9,480 funding to undertake a feasibility study from May 2019 to determine a community need and interest for the charity to undertake an asset transfer of one of Renfrew's community spaces. Currently they are interested in the McMaster Centre in Robertson Park, Renfrew. This phase of the project will allow for Renfrew YMCA together with The Community Enterprise to undertake a community consultation, evidence gathering, developing case studies, market research, ownership and management options, skills audits, outcome and financial modelling, development of a funding strategy, feasibility	£9,480	Defer the application to seek clarification on aspects of the proposal in order that the application be reconsidered at a future Board.	Further clarification was received, but the Approval Panel wish to have further discussions with the applicant.	Renfrew

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
	study and finally the development of a business plan. The findings will be used to inform and support next stages of asset transfer application.				
New Tannahill Centre (Deferred Application)	Seeking £10,000 funding as a contribution towards the second stage of a feasibility study in relation to the proposed redevelopment of the Tannahill Centre , including the move from a long term lease to full ownership. The two stages of the feasibility study will take place between March 2019 and March 2020. The first stage is funded by the Scottish Government. The second stage of the feasibility study will commission a design scheme/consultants to develop a plan to secure funding and apply for asset transfer to secure a sustainable long-term solution regarding management of the Tannahill Centre.	£10,000	Defer decision and seek a strategic discussion regarding the project.	The scale of the project merits a full strategic discussion with the applicant regarding potential support.	Paisley (Ferguslie Park)
The STAR Project (New Application)	Seeking £20,000 in connection with the creation of a labyrinth in the area approved for asset transfer in Fountain Gardens in the North of Paisley. The funding will be used for site set-up and ground preparation	£20,000	Award £20,000 for site works.	The award will enable work to commence on a new asset for community use in Fountain Gardens.	Paisley (Shortroods)
Paisley Opera (New Application)	Seeking £6,700 in connection with potential asset transfer of Whitehaugh Barracks to develop a rehearsal space and Community Hub in the East End of Paisley. The funding will be used to consult with the local community, carry out a fact finding visit, undertake a commercial building survey and develop a business plan.	£6,700	Award £6,700 for preparatory work in connection with potential asset transfer.	The application will enable preparatory work to take place regarding possible asset transfer	Paisley (Whitehaugh)
Aspire Community Solutions (Deferred Application)	Seeking £8,700 to develop a business case for the potential development of Whitehaugh Barracks as a mixed-use facility to be used for employability, training, office and community space.	£8,700	Defer until further notice	To defer until the conclusion of the inquiry by OSCR.	Paisley (Whitehaugh)






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

**On:** 20 August 2019

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

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**Heading:** Draft Strategic Housing Investment Plan 2020/21 to 2024/25

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## **1. Summary**

- 1.1 The Strategic Housing Investment Plan is reviewed and updated each year. A draft plan for the five-year period 2020/21 to 2024/25 is attached for approval.
  - 1.2 This has been developed for consultation following discussions with developing Housing Associations in Renfrewshire.
  - 1.3 Following consultation, a finalised plan will be presented to this Policy Board for approval in October 2019, prior to submission to the Scottish Government.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
    - (i) authorises the Director of Communities, Housing and Planning Services to undertake consultation on the attached draft Strategic Housing Investment Plan 2020/21 to 2024/25 and present the finalised plan to the October meeting of this Policy Board for approval.
- 

## **3. Background**

- 3.1 Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) and submit it to the Scottish Government. The SHIP sets out how funding for affordable housing will be targeted to achieve the objectives set out in Renfrewshire's Local Housing Strategy and how the supply target of 1,000 new affordable homes by 2021 will be met.

- 3.2 The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme. Local authorities are required to prepare a Strategic Housing Investment Plan each year, setting out key investment priorities for affordable housing.
- 3.3 The Strategic Housing Investment Plan is reviewed on an annual basis. The 2020/21 to 2024/25 SHIP includes a wide range of projects which have rolled forward from the programme set in the previous year's SHIP; taking account of projects that are expected to complete during 2019/20, together with estimates of when new projects could potentially be brought forward.
- 3.4 The majority of new affordable homes will be for social rent but will include some housing for low cost home ownership. The SHIP includes new housing for both general needs and particular housing needs.
- 3.5 Consultation on the draft SHIP will take place between during August 2019 and September 2019.
- 3.6 Following consultation, the Strategic Housing Investment Plan 2020/21 to 2024/25, will be finalised and presented to this Policy Board for approval on 29 October 2019.
- 3.7 In line with guidance from the Scottish Government, the draft SHIP takes an 'over-programming' approach, where it identifies a potential grant spend in the first years of the programme, which is significantly in excess of minimum Resource Planning Assumptions.
- 3.8 The SHIP aims to take a flexible approach to programme management to ensure that affordable development projects can be brought forward to mitigate any slippage within the programme and take advantage of any additional resources that may become available to Renfrewshire.
- 3.9 The SHIP includes both a 'core' and a 'shadow' programme. Generally, projects that sit within the core part of the programme will be progressed in the earlier years of the programme, with projects in the shadow programme being progressed as funding becomes available or as changes in the programme facilitate these projects being moved into the core programme. In some instances, however the Council and housing association partners may have the ability to 'front-fund' shadow projects so that they may proceed in the earlier stages of the SHIP. Grant would then be paid to the developing organisation at the first available opportunity later in the programme.
- 3.10 To ensure effective management of the local affordable housing programme, officers from Communities, Housing and Planning Services work very closely with the Scottish Government and housing associations. Adjustments are made as required to the timing of project starts and grant spend to maximise the number of affordable homes which can be completed by 2021.



#### 4. New SHIP sites

- 4.1 To ensure that the SHIP remains viable, providing a future programme for development, developing housing associations have identified new sites where opportunities to develop affordable housing may exist.
  - 4.2 Potential new projects have been evaluated based on their fit with Local Housing Strategy objectives, housing investment priorities, deliverability and taking account of financial constraints.
  - 4.3 These sites have been included within this draft SHIP and the updated development programme will be finalised following the consultation process.
- 

#### Implications of the Report

1. **Financial** - Subject to valuations and negotiations by the Head of Property Services, there may be financial receipts for the HRA associated with disposal of Council-owned land.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
  - *Building strong, safe and resilient communities* – Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Conveyancing work associated with land disposals.
5. **Property/Assets** – Disposal of HRA land to housing associations for affordable housing.
6. **Information Technology** – No implications arising directly from this report.
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** – The procurement of contracts in relation to Council newbuild projects.
10. **Risk** – Risks will be identified and managed for individual projects.
11. **Privacy Impact** – None.

12. **COSLA Policy Position** – Not applicable.
13. **Climate Risk** – not applicable

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### **List of Background Papers**

- (a) Report to Communities, Housing and Planning Policy Board, 30 October 2018: 'Strategic Housing Investment Plan 2019/20 to 2023/24'.

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.

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**Attachment:** Draft Strategic Housing Investment Plan 2020/21 to 2024/25

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## **Draft Strategic Housing Investment Plan for Renfrewshire 2020/21 to 2024/25**

## Draft Strategic Housing Investment Plan 2020/21 – 2024/25

This Draft Strategic Housing Investment Plan is to be published for consultation from **21 August 2019** to **21 September 2019**.

Comments should be returned by email or by post to:

Head of Planning & Housing  
Communities, Housing & Planning Services  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley, PA1 1JD

Email: [strategyandplace@renfrewshire.gov.uk](mailto:strategyandplace@renfrewshire.gov.uk)

### Draft Strategic Housing Investment Plan Preparation and Consultation

This draft Strategic Housing Investment Plan 2020/21 to 2024/25 has been prepared for public consultation following ongoing discussions with Registered Social Landlords operating in Renfrewshire.

The comments and feedback received as part of the consultation process will be used to finalise the Strategic Housing Investment Plan.

The finalised Plan will be submitted for approval to the Council's Communities, Housing and Planning Policy Board on the 29th October 2019. The finalised Strategic Housing Investment Plan will also be submitted to the Scottish Government.

Following submission of the Strategic Housing Investment Plan to the Scottish Government, a Strategic Local Programme Agreement for Renfrewshire will be agreed. This will form the basis of individual agreements between the Scottish Government, Renfrewshire Council and Registered Social Landlords on funding for specific projects.

## Ambitious Targets for Affordable Homes

### Introduction

The Scottish Government's Affordable Housing Supply Programme sets out a framework to deliver local housing projects and priorities to assist in achieving the 'More Homes Scotland' 50,000 affordable homes target by 2021. **(A diagram of the process is shown in Appendix 1)**

As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update an annual Strategic Housing Investment Plan.

The Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to meet the objectives of Renfrewshire's Local Housing Strategy 2016-2021, delivering the affordable housing supply target of 1,000 homes by 2021, with development continuing beyond this key milestone.

The Scottish Government allocates grant funding to local authority areas through the Affordable Housing Supply Programme.

### Ambitious Targets for Affordable Homes

The Housing Need and Demand Assessment informed the affordable housing supply targets for Renfrewshire. These ambitious targets are set out in the Local Housing Strategy for the period 2016-2021.

Currently, Resource Planning Assumptions (RPA's) are only known up to 2020/21 and it is the aim of the Council and its partners to deliver 1,000 new affordable homes by 2021.

### Continuous Delivery

This new draft Strategic Housing Investment Plan rolls the programme forward to 2024/25. It shows how grant funding could be utilised over the next five years to assist in the delivery of new affordable homes subject to available funding.



Andrew Avenue, Renfrew, Sanctuary Scotland



## Wider Housing Market, Demographic Trends and Local Housing Strategy

### Glasgow and the Clyde Valley Housing Market Area

Renfrewshire forms part of the Glasgow Clyde Valley Housing Market Area, which includes eight local authority areas. All eight local authorities worked in partnership to produce the second Glasgow and the Clyde Valley Housing Need and Demand Assessment. It was appraised as 'robust and credible' by the Scottish Government's Centre for Housing Market Analysis in May 2015 and covers the entire Glasgow Clyde Valley Housing Market Area.

### Demographic Trends

As part of the process of setting housing supply targets, account was taken of demographic trends and projections for the future. There has been a small growth in Renfrewshire's overall population in recent years growing from 170,250 people in 2011 to 177,790 in 2018.

These trends are expected to continue with people living in smaller households and with an ageing population making up an increasing proportion of the population.

### Renfrewshire Local Housing Strategy

Renfrewshire's current Local Housing Strategy 2016-2021 was approved by the Council's Housing and Community Safety Policy

Board in January 2017. It identifies seven outcomes which the Council and its partners will continue to work in partnership to achieve in the period up to 2021.

1. The supply of housing is increased;
2. Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well functioning town centres;
3. People live in high quality, well managed homes;
4. Homes are Energy Efficient and Fuel Poverty is minimised;
5. Homelessness is prevented and vulnerable people get the advice and support they need;
6. People are able to live independently for as long as possible in their own home; and
7. Affordable housing is accessible to people who need it.

## Affordable Housing Investment Priorities

### Renfrewshire Affordable Housing Investment Priorities

Good quality housing enhances the built environment of Renfrewshire's towns and villages. It has a positive impact on health and general wellbeing and on the economic prosperity of local communities.

Provision of a range and choice of housing plays an important role in helping to tackle poverty and deprivation whilst assisting in promoting equality of opportunity.

Increasing the number of new affordable homes built in Renfrewshire over the life of the new Strategic Housing Investment Plan is important, but these homes also need to be of the right type, size and tenure and be located in the right places.

Affordable Housing can include a range of tenure types including homes for social rent, low cost home ownership/shared equity, shared ownership, intermediate/Mid-Market Rent and private sector delivered below market cost housing.

The Renfrewshire Local Housing Strategy places a strong emphasis on making best use of existing stock where possible. There are issues of mismatch and some localised cases where it may not be possible or cost effective to improve the existing stock.

### Renfrewshire Local Housing Strategy Priorities:

- Support local housing regeneration programmes;
- Replace social rented housing (where major improvements to existing stock would not be cost effective and/or sustainable) and where there is continued need;
- Address the mismatch between the supply of social rented housing and the housing people need and want to live in, taking account of type, size, quality and location;
- Deliver new affordable homes in the areas where there is pressure on the supply of affordable housing;
- Support the development of sustainable mixed communities by delivering affordable housing in Community Growth Areas and other larger housing developments;
- Expand the supply of housing for older people and people with particular needs and complex needs;
- Complete the comprehensive tenement improvement programme at Orchard Street in Paisley town centre;
- Support town centre residential investment and regeneration; and
- Support the development of a graduated housing market in areas where there is a requirement for affordable options.

## Affordable Housing Investment Priorities

Housing development projects will only be taken forward where they assist in the delivery of Renfrewshire Local Housing Strategy outcomes.

Projects within this draft Strategic Housing Investment Plan have been prioritised to reflect project deliverability in terms of local needs assessments, site availability, strategic priorities and funding availability from both a programme perspective and the housing developers' own financial capacity.

In preparing this draft Strategic Housing Investment Plan, there has been ongoing discussions with Registered Social Landlord partners and the Scottish Government.

There is also continuous discussion between services within the Council to support the development and delivery of affordable housing priorities.



Wellmeadow Street, Paisley, Sanctuary Scotland



## Particular Housing Needs

### Particular Housing Needs

The Local Housing Strategy highlights the need for housing which meets the particular housing needs of a range of client groups. The Local Housing Strategy focuses on homeless prevention (strategic outcome 5) and enabling people to live independently in their own home as long as possible (strategic outcome 6).

This draft Strategic Housing Investment Plan includes a number of projects to address identified particular needs.

- Extra care housing, Paisley (**32** unit development that will include both extra care and amenity standard housing). Renfrewshire Health and Social Care Partnership revenue funding requires to be provided for the extra care homes through the reconfiguration of existing Health and Social Care Partnership resources;
- Sheltered housing reprovisioning, Erskine (around **25** purpose built sheltered houses to replace existing housing);
- Amenity housing in Paisley (Westerfield House phase II - **16** unit development which will be designed to amenity standard for older people).
- General Needs and Amenity Standard Housing at Smithhills Street, Paisley (**26** Unit development that will include 10 flats designed to amenity standard).

Regular discussions take place with Renfrewshire Health and Social Care Partnership to ensure that where appropriate when planning new developments, full account is taken of future revenue funding requirements.

Further work is planned in partnership with Renfrewshire's Health and Social Care Partnership to develop joint needs assessments and to investigate revenue funding issues for particular needs developments at an early stage to ensure that projects are viable, sustainable and capable of meeting tenants and residents' needs

The Local Housing Strategy also recognises the need for supported housing in the Paisley area for people with complex needs. Renfrewshire Council will look to develop proposals for a small supported housing project for this group.

### Rapid Rehousing Transition Plans

The Scottish Government issued Guidance on 'Rapid Rehousing Transition Plans' in late 2018 following recommendations from the Homeless and Rough Sleeping Action Group.

Funding has been allocated by the Scottish Government to support local authorities' transition to 'Rapid Rehousing' with a national Working Group to be established to oversee the roll out.

## Particular Housing Needs

### Wheelchair Accessible Housing

The Council will encourage the provision of wheelchair housing in new affordable developments. Developers of sites that are relatively flat and in close proximity to transport links and local amenities will be expected to make provision for suitable wheelchair housing within their developments.

Partners are also encouraged to develop housing that is capable of being adapted in the future to meet people's longer term needs.

Future proofing of properties to allow additional floor space for potential future requirements such as through floor lifts etc is encouraged where appropriate.

A number of sites included within the current Strategic Housing Investment Plan which have reached the design stage include either purpose built wheelchair homes or have been designed to be readily adaptable.

A Design Guide is being prepared to assist affordable housing developers in the provision of general needs, amenity and wheelchair accessible housing.

### Completed particular needs developments:

Development	Comment
<b>Abbey Place, Paisley (Link Group, 2016/17)</b>	<b>38</b> flats specifically designed to meet the needs of older people in Paisley town centre which included <b>25</b> flats for shared equity low cost home ownership and <b>13</b> properties for social rent. This project assisted in addressing affordability issues for older people potentially restricted in a property that no longer met their housing needs.
<b>Thrushcraigs, Paisley (Link Group, 2016/17)</b>	Mixed tenure development of <b>70</b> new homes for social rent and low cost home ownership including <b>7</b> purpose built wheelchair properties designed to meet the needs of a wheelchair user.

## Meeting Housing Need and Demand in Renfrewshire

### Meeting Housing Need & Demand in Renfrewshire

The second Housing Need and Demand Assessment which was approved in May 2015 estimated that across Renfrewshire, there was an identified shortfall of available social and below market rent homes equivalent to 140 homes each year between 2012 and 2029.

To supplement the findings of the second Housing Need and Demand Assessment, the Council commissioned a further study into the operation of the housing system in Renfrewshire, including affordability issues, movement between sectors and the suitability of existing social rented sector stock to meet future need and demand. This study focused on the sub-market area level and was used to help inform the ambitious Housing Supply Target of 1,000 new affordable homes contained within the Local Housing Strategy.

As outlined in Appendix 4, plans are in place to deliver a substantial number of new affordable homes throughout Renfrewshire to meet Renfrewshire's target of at least 1,000 new affordable homes in the five year period to 2021.

Recently completed and ongoing developments in Renfrewshire have included a range of tenures to promote different opportunities for lower income households to promote access to affordable housing. These tenures have included shared equity low cost home ownership, mid-market rent and both housing association and Council social rent.

This approach will be continued where appropriate, taking account of local needs and market circumstances, in order to maximise the benefit of the available grant funding available across the programme and to also lever in private finance where possible.

More information about ongoing and proposed new build affordable developments can be found in Appendix 1 towards the end of this document.

A map showing sub-area boundaries and settlements is shown in Appendix 5.

### New Homes Delivered in Renfrewshire

Aligned to the Local Housing Strategy, regeneration activity remains a key focus of this draft Strategic Housing Investment Plan reflecting the strategic importance of this for Renfrewshire. This is reflected in the projects identified in Appendix 3 that are currently on site or due to be taken forward over the next five years.

The delivery of new homes has assisted in supporting existing communities by providing modern, energy efficient homes, providing the type of accommodation that people need and want to live in and helping to address fuel poverty.

## Meeting the Housing Need and Demand in Renfrewshire

Moving forward, the Council will continue to encourage and maximise opportunities for energy efficiency and promote the incorporation of greener measures in future new build developments.

### Renfrewshire Council New Build Programme

This draft Strategic Housing Investment Plan includes ambitious plans to deliver around 400 new Council homes over the next five years throughout Renfrewshire.



Love Street, Paisley, Sanctuary Scotland

### North and West Renfrewshire

Development at Dargavel Village, Bishopton presents a significant opportunity for new affordable housing provision within North Renfrewshire. The large scale mixed use regeneration of the site will be delivered over a period of 20 years and a legal agreement with site owners BAE Systems provides for a range of affordable house types and tenures over the life of the construction programme, including 200 new homes for social rent.

This includes the delivery of 80 new Council homes as the first phase of social rented housing at Dargavel Village with construction works currently progressing well with completion estimated in Spring 2020.

A second phase of affordable housing at Dargavel Village is included within this draft Strategic Housing Investment Plan. Loretto Housing Association is planning to deliver 58 new homes for social rent in partnership with a private developer. A further 62 social rented homes will be delivered in a future phase on the site and will be outlined over the lifetime of the new Strategic Housing Investment Plan.

## Meeting the Housing Need and Demand in Renfrewshire

In West Renfrewshire, Williamsburgh Housing Association are progressing the development of 18 one and two bedroom homes at Milliken Road, Kilbarchan which will assist in meeting demand for social rented housing in the pressured West Renfrewshire area.

Moving forward, there will be a focus on identifying potential sites for affordable housing provision in both North and West Renfrewshire to help meet affordable housing need in these areas.

### **Affordable Housing Policy**

The Renfrewshire Local Development Plan (LDP) Proposed Plan which was consulted on between March and June 2019 includes provision for an Affordable Housing Policy in Renfrewshire.



**Western Park, Renfrew, Sanctuary Scotland**



## Resources for Future Housing Delivery

### Resources for Future Housing Delivery

The Scottish Government has provided guidance on the minimum future resource planning assumptions (RPA's) which councils can expect to receive over the two year period 2019/20 to 2020/21.

- £16.823M for 2019/20
- £17.846M for 2020/21
- To be confirmed (£M) for 2021/22
- To be confirmed (£M) for 2022/23
- To be confirmed (£M) for 2023/24

The grant requirement for projects shown in Appendix 3 is currently around £80 million across the five year period (2020/21-2024/25) with a requirement of approximately £43M in 2020/21, significantly above the known Resource Planning Assumption of £17.846M in 2020/21. *(The £43M in 2020/21 includes both 'core' and 'shadow' funding requirements).* There will continue to be discussions with the Scottish Government to explore all available options to attract additional funding to Renfrewshire.

This level of over programming will also allow Renfrewshire to take advantage of any additional money made available from the Scottish Government over the lifetime of the Strategic Housing Investment Plan.

At the moment, funding levels beyond 2021 cannot be confirmed and a flexible programme management approach is being

promoted by the Scottish Government.

### Core and Shadow Programme

As noted earlier, in order to manage the development programme in terms of available funding, the draft Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme which will consist of the projects identified in Appendix 3.

Projects within the 'core' element of the programme will be progressed in the initial years of the programme where finances allow. Projects included in the 'shadow' programme will be progressed as funding becomes available or where the Council (if the developer) or the developing housing association partners are able to 'front fund' projects in the short term to allow projects to proceed in the early years of the programme.

As with previous Strategic Housing Investment Plans, this draft plan seeks to maintain the focus of delivering projects which have the highest priority, taking account of the Renfrewshire context and the strategic objectives of the Council and its community planning partners.

The Council and its partners are continuing to explore a range of mechanisms available to deliver affordable housing in Renfrewshire in future years.

## Resources for Future Housing Delivery

### **Council Tax on Empty and Second Homes**

At present, there is no funding allocated to the affordable housing programme in Renfrewshire from revenue raised from empty homes.

### **Acquisition of Private Housing**

The Local Housing Strategy highlights the importance of ensuring existing housing is well maintained, well managed and is energy efficient.

Much of the poorest quality housing in Renfrewshire continues to be found in older private sector tenements in town centre locations.

Within this draft Strategic Housing Investment Plan, provision is included to enable a small amount of resources to be used to assist housing association partners to acquire tenemental properties, where this would help to meet housing needs and enable the housing association partners to undertake pro-active management and maintenance of common areas of the block. This may include the acquisition of empty homes.

Subject to the availability of funding, grant may also be made available to the Council and housing associations of up to £30,000 per unit to support the strategic acquisition of existing private

properties where this would increase the supply of affordable housing and address the priorities set out in the Local Housing Strategy. Consideration would be given to properties which:

- Would meet identified needs in terms of stock type, size and location;
- Meet particular needs which may be difficult to address within the existing stock base;
- Represent good value for money, taking account of repair and investment requirements as well as purchase price;
- Are located close to the stock base of the acquiring landlord, for management and maintenance purposes; and
- May assist in allowing common works to be progressed on mixed tenure blocks.

Housing association partners will be expected to investigate all other available options for funding, alongside consideration of grant funding from the Affordable Housing Supply Programme.

### **Delivery**

In terms of procurement, the Council has been working with partners to develop opportunities for a shared approach to simplify the procurement process.

Renfrewshire Council is working with a number of Councils and Scotland Excel to develop a joint framework for housing construction procurement.

## Resources for Future Housing Delivery

A number of affordable housing projects in this draft Strategic Housing Investment Plan are being taken forward by housing association partners on Council-owned land.

Throughout the lifetime of the Strategic Housing Investment Plan, the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing.

### Potential Site Constraints

In Renfrewshire, there has been a focus on bringing previously used land and brown field sites back in to productive use. This approach has allowed for significant new build activity across the local authority area but can result in additional works being required to make sites ready for redevelopment.

Link Group are currently progressing plans for 99 new social rented homes in the Millarston area of Paisley. The site is fairly complex with challenging topography. However, Link Group have identified an appropriate approach and suitable layout and are reviewing costs to ensure that the site is viable for redevelopment in partnership with both Renfrewshire Council and the Scottish Government.

### Housing Infrastructure Fund

Following the issue of new Scottish Government guidance in relation to the Housing Infrastructure Fund in July 2017, partners will continue to consider potential Housing Infrastructure Fund projects throughout Renfrewshire where appropriate.



Abbey Place, Link Group, Paisley



## Finalising the new Strategic Housing Investment Plan and Monitoring Progress

### Consultation

As part of the consultation process, this draft Strategic Housing Investment Plan is being sent to local Tenants and Residents Associations, Community Councils and other key partners for comment. It is also being placed on the Council's website with comments invited from interested parties. Feedback received through this consultation process will be used to help inform the finalised Strategic Housing Investment Plan.

This draft Strategic Housing Investment Plan includes a wide range of projects. The majority of which have been rolled forward from the programme set out in last year's Strategic Housing Investment Plan which was approved by the Council's Communities, Housing and Planning Policy Board in October 2018.

### Finalising the new Strategic Housing Investment Plan

Following consultation, an updated and ambitious development programme will be formed that will deliver affordable homes for a range of different needs groups across Renfrewshire. The draft proposed development programme is included at Appendix 3.

In line with guidance from the Scottish Government, this draft Strategic Housing Investment Plan takes an 'over programming' approach. It identifies a potential grant spend in the first years of

the programme which is significantly in excess of minimum Resource Planning Assumptions (RPA's).

This draft Strategic Housing Investment Plan aims to promote a flexible approach to programme management to ensure that affordable development projects can be brought forward to mitigate any slippage within the programme and take advantage of any additional resources that may become available to Renfrewshire.

Where appropriate, site feasibility work will be undertaken on projects identified in the later stages of the programme.

In order to manage the development programme in terms of available funding, this draft Strategic Housing Investment Plan includes both a 'core' and 'shadow' programme which consists of the projects identified in **Appendix 3** which will be progressed over the next 5 years. As noted earlier, additional new projects may be added to the programme following the consultation period.

Projects within the 'core' element of the programme will be progressed in the early years of the programme where financial resources allow. Projects included in the shadow programme will be progressed as funding becomes available or as changes in the programme facilitate these projects being moved in to the 'core' programme.

## Finalising the new Strategic Housing Investment Plan and Monitoring Progress

Housing Association partners have also been asked to consider 'front funding' options to allow 'shadow' programme projects to proceed in the earlier years of the Strategic Housing Investment Plan. In such instances, both the Council and housing association partners would initially fund the early stages of project development costs from their own resources, with grant being paid to developing organisations at the first available opportunity in the later years of the current programme.

Following discussions with Registered Social Landlord partners as part of the consultation process, additional new future projects may be brought forward which align with Local Housing Strategy objectives and, where appropriate be included in the finalised Strategic Housing Investment Plan.

### Monitoring Progress

A range of project management activities are used to ensure resources are managed effectively and that projects progress as planned. These project management activities include:

- Ongoing liaison between services within the Council and between the Council and Registered Social Landlord partners on specific projects;
- Multi-agency project group meetings;

- Quarterly tripartite meetings involving the Council, individual developing Registered Social Landlord partners and the Scottish Government;
- Quarterly Renfrewshire Council/Scottish Government Strategic Housing Investment Plan liaison meetings; and,
- Six weekly internal officer group meetings to review progress.



Paisley West End, Phase I, Sanctuary Scotland

## Appendices

### Strategic Housing Investment Plan Appendices and Priorities

**Appendix 1** shows details of progress with current projects and future proposed projects over the lifetime of this draft Strategic Housing Investment Plan.

**Appendix 2** shows the Affordable Housing Supply Programme process (this is an extract from Scottish Government guidance).

**Appendix 3** shows recent affordable housing completions.

Housing associations have a strong track record of delivering good quality affordable housing in Renfrewshire. As shown in **Appendix 3** - 842 affordable homes were completed over the course of the last Local Housing Strategy (2011/12- 2015/16) with a further 108 homes completed in 2016/17, 77 new homes completed in 2017/18, 127 new homes completed in 2018/19 and an estimated 372 new homes due to complete in 2019/20.

**Appendix 4** lists projects that are expected to start in 2020/21 as well as projects that are currently progressing and/or expected to draw down grant funding and/or be completed during the lifetime of this draft Strategic Housing Investment Plan.

Potential projects have been assessed as either 'core' or 'shadow' projects for inclusion in the draft Strategic Housing Investment Plan by taking account of three key factors:

- Strategic fit with the Local Housing Strategy,
- Deliverability and
- Grant funding requirement taking account of current Scottish Government benchmarks and availability of funding in individual years.

The appendices to this document provide a summary of the detailed project information which will be submitted to the Scottish Government.

**Appendix 5** gives details of sub-areas and settlements within Renfrewshire.

### Equalities

This draft Strategic Housing Investment Plan (SHIP) has been subjected to an Equality and Human Rights Impact Assessment with respect to The Equality Act 2010 and the associated protected characteristics.

The aim of this assessment was to identify the likely or actual effects of this draft Strategic Housing Investment Plan 2020/21 to 2024/25 on people. This includes identifying where there will be a positive impact and further opportunities to further promote equality. Where there are any potential negative impacts identified, we will identify any action that is required to eliminate or mitigate these negative impacts.

## Appendix 1 Renfrewshire Affordable Housing Project Updates

### Appendix 1: Renfrewshire Affordable Housing Project Updates

#### Projects Expected to Complete in 2019/20

Development	Units	Status	Comment
<b>Paisley West End Phase I (Co-op site), Paisley</b>	39	Completed Spring 2019	This development by Sanctuary Scotland comprising of <b>39</b> homes for social rent was completed in Spring 2019. The development contributes to the regeneration of Paisley West End.
<b>Love Street, Paisley</b>	132	Due to complete August 2019	The redevelopment of this brownfield site is contributing to regeneration in Paisley through the development of <b>103</b> new homes for social rent and <b>29</b> new homes for low cost home ownership by Sanctuary Scotland with the final homes due to complete in August 2019.
<b>Smithhills Street, Paisley Town Centre</b>	26	Due to complete March 2020	This affordable housing development of <b>26</b> flats by Link Group is the third phase of the redevelopment of the former Arnott's department store site in Paisley. This project will contribute to the wider regeneration of Paisley town centre.
<b>Johnstone Castle Phase I</b>	95	Due to complete March 2020	Renfrewshire Council is progressing works on the construction of <b>95</b> new homes for social rent in the Johnstone Castle area where tenement flats are being replaced with high quality, predominantly back and front door houses. Completion is anticipated for March 2020.
<b>Bishopton Phase I, North Renfrewshire</b>	80	Due to complete March 2020	Bishopton Community Growth Area (CGA) (Dargavel Village) is expected to provide around 4,000 new homes on brownfield land in North Renfrewshire. This initial development will provide <b>80</b> social rented Council homes as part of the overall master planned approach in this area.

## Appendix 1 Renfrewshire Affordable Housing Project Updates

### Projects on Site or due to Start in 2019/20

Development	Units	Status	Comment
<b>Milliken Road, Kilbarchan</b>	18	Due to complete Mid 2020	This social rented development of <b>18</b> one and two bedroom homes by Williamsburgh Housing Association will add to the affordable housing supply in this village of West Renfrewshire.
<b>Millarston, Paisley</b>	99	Due to start on site in 2019/20	Two sites where previous housing was demolished will be redeveloped by the Link Group to provide around <b>99</b> homes for social rent and add to the mix of new homes in this area.
<b>Westerfield House, Phase II</b>	16	Due to start on site in 2019/20	This development of around <b>16</b> flats by Paisley Housing Association will provide housing suitable to meet the needs of older people.
<b>Glenburn Regeneration</b>	131	Due to start on site in 2019/20	This affordable development of approximately <b>131</b> homes by Sanctuary Scotland and Paisley Housing Association will provide a range of property types with homes developed for predominantly social rent with around <b>22</b> homes also developed for low cost home ownership.
<b>Amochrie Road, Foxbar, Paisley</b>	36	Due to start on site in 2019/20	This social rented development of around <b>36</b> homes by Link Group will add to the affordable housing supply in the Foxbar area and will bring a vacant site back in to use.
<b>Thrushcraigs Phase II, Paisley</b>	23	Due to start on site in 2019/20	This social rented development of around <b>23</b> homes by Link Group will add to the affordable housing supply by complementing Thrushcraigs Phase I which was completed in 2016/17.
<b>Bishopton Phase II, North Renfrewshire</b>	120	Due to start on site in 2019/20	The draft Strategic Housing Investment Plan has provision for <b>200</b> affordable homes for social rent with the Council progressing plans to build <b>80</b> new homes. The second phase of development will include <b>58</b> social rented homes by Loretto Housing Association with a further approximately <b>62</b> homes to be developed for social rent in a future phase of the development.

## Appendix 1 Renfrewshire Affordable Housing Project Updates

Projects expected to start on site in 2020/21 or later (All sites previously identified in SHIP 2019/20 to 2023/24)

Development	Comment
<b>Paisley West End, Phase II</b>	<p>A Regeneration Masterplan for Paisley West End was approved by the Council in December 2017 following public consultation.</p> <p>The Masterplan seeks to achieve transformational change in the Well Street area and involves the construction of approximately <b>155</b> new homes for sale and social rent, with a mix of property types and sizes. The Council is working with Sanctuary Scotland and the Scottish Government to progress the Regeneration Masterplan.</p>
<b>Albert Road, Renfrew</b>	<p>This social rented development of approximately <b>44</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Renfrew.</p>
<b>Ferguslie Park, Paisley</b>	<p>This development of around <b>100</b> new homes by Renfrewshire Council will assist in the regeneration of the Ferguslie Park area. This development will be delivered with the involvement of the community to provide affordable homes for social rent as well as wider community benefits.</p>
<b>Orchard Street, Paisley</b>	<p>Plans are now progressing for a Comprehensive Tenement Improvement (CTI) project at Orchard Street/Causeyside Street, Paisley following 5 blocks of flats being designated as a Housing Renewal Area (HRA) in March 2017.</p> <p>Paisley Housing Association is leading on this project and is currently actively engaging with owners and tenants with a view to purchase all properties within the affected blocks.</p>
<b>Auchengreoch Road, Johnstone</b>	<p>This social rented development of around <b>40</b> homes by Renfrewshire Council will add to the affordable housing supply in the South West Johnstone area.</p>

## Appendix 1 Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Ryefield, Johnstone</b>	This social rented development of approximately <b>35</b> homes by Linstone Housing Association will add to the affordable housing supply of houses in the Johnstone area.
<b>Extra Care &amp; Amenity Accommodation, Paisley</b>	This development by Linstone Housing Association will provide extra care housing and amenity housing for older people (around <b>32</b> new homes). Provision requires to be made by Renfrewshire's Health and Social Care Partnership for revenue funding for the extra care housing.
<b>Johnstone Castle Phase II</b>	Link Group in partnership with Linstone Housing Association are progressing plans for a second phase of affordable housing development in the Johnstone Castle area with around <b>40</b> new homes to be built for social rent (including around <b>10</b> homes for Linstone Housing Association) as part of a mixed tenure development.
<b>Erskine - Sheltered Housing Reprovisioning</b>	Bridgewater Housing Association are developing plans for new sheltered housing which will replace existing sheltered provision across Erskine.
<b>Foxbar Rivers, Paisley</b>	This mixed tenure development with around <b>80</b> houses by Renfrewshire Council and Paisley Housing Association will bring back in to use vacant sites and introduce a range of house types for social rent.
<b>Gallowhill, Paisley</b>	This social rented development of around <b>60</b> homes by Renfrewshire Council will add to the affordable housing supply in the Gallowhill area.
<b>Gibson Crescent, Johnstone</b>	This social rented development of around <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in Johnstone.



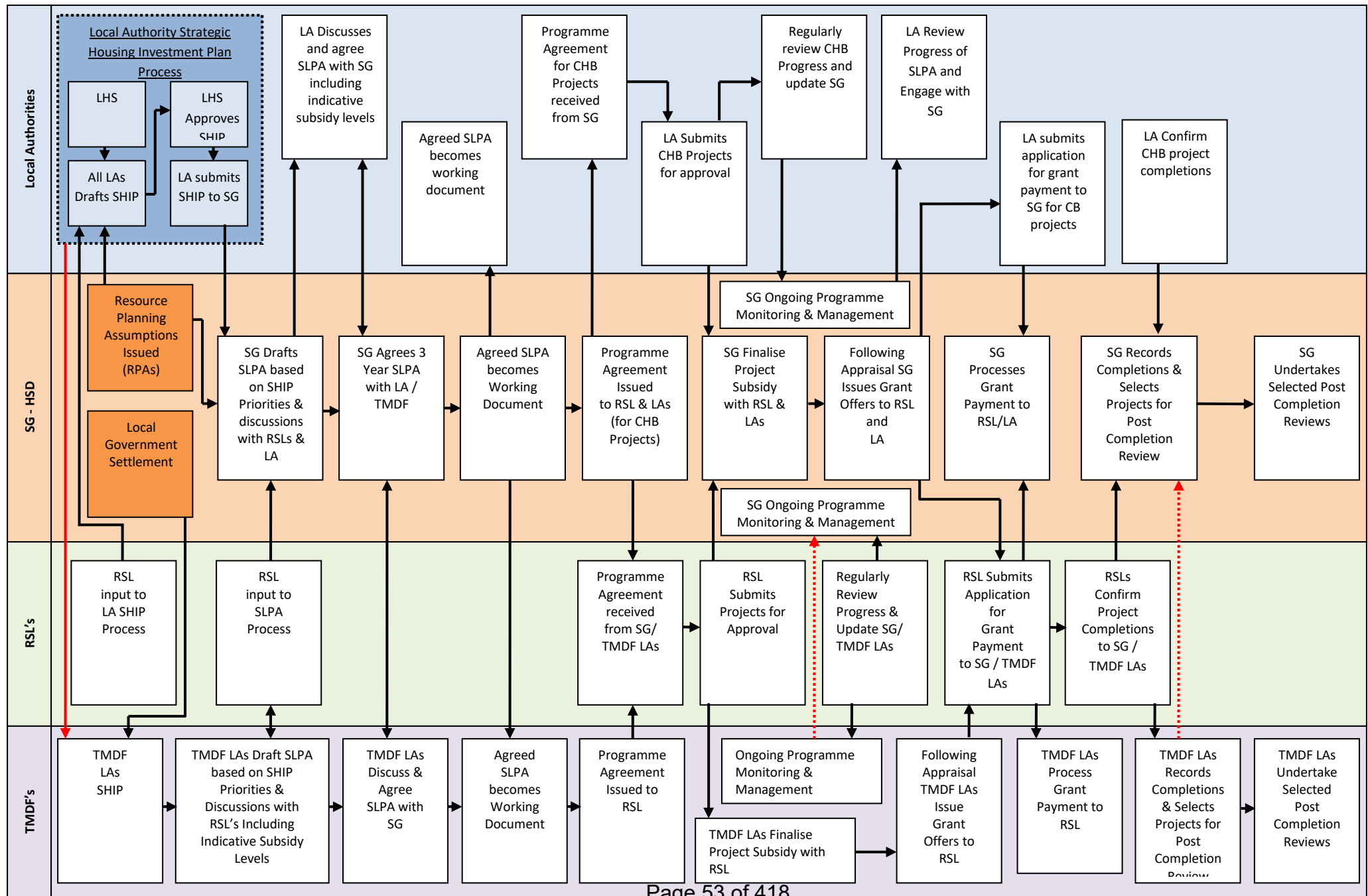
## Appendix 1 Renfrewshire Affordable Housing Project Updates

Development	Comment
<b>Cartha Crescent, Paisley</b>	This social rented development of around <b>25</b> homes by Williamsburgh Housing Association will add to the affordable housing supply and complement previous investment by Williamsburgh Housing Association and the Council in this regeneration area.
<b>Linwood (Stirling Drive and/or Napier Street)</b>	This social rented development of around <b>50</b> homes by Linstone Housing Association will add to the affordable housing supply in Linwood.

Proposed New Projects to be included in the new Strategic Housing Investment Plan 2020/21 – 2024/25	
<b>Former Arnott's Site (Phase 4), Paisley Town Centre</b>	This affordable housing development of around 40 social rented homes by Link Group is the fourth phase of redevelopment of the former Arnott's department store site in Paisley. This project will require to include other tenures to contribute to the wider regeneration of Paisley town centre.
<b>Blackhall Street, Paisley</b>	This social rented development of approximately <b>30</b> homes by Williamsburgh Housing Association will add to the affordable housing supply in central Paisley.
<b>MacDowall Street, Johnstone</b>	This social rented development of around <b>25</b> homes by Loretto Housing Association will add to the affordable housing supply in the Johnstone Town Centre area.
<b>St James Street, Paisley</b>	This development of around <b>14</b> flats by Loretto Housing Association will add to the affordable housing supply and provide particular needs housing in Paisley Town Centre area.
<b>Local Development Plan Affordable Housing Policy Future Requirements</b>	An allowance will be made within the programme for new affordable homes within new development sites as part of a proposed new Affordable Housing Policy in Renfrewshire.



## Appendix 2 – Affordable Housing Supply Programme Process (Scottish Government)



## Appendix 3 - Affordable Housing Investment Programme: Completions

Completions in the current LHS Period 2016 to 2021				Appendix 3	
2016/2017					
Link	Thushcraigs	Paisley & Linwood	Community renewal	70	108
Link	Abbey Place	Paisley & Linwood	Particular needs	38	
2017/2018					
Sanctuary	Andrew Avenue Phase I	Renfrew	Affordable supply	77	77
2018/2019					
Sanctuary	Inchinnian Road (Western Park)	Renfrew	Affordable supply	67	127
Sanctuary	Andrew Avenue Phase II	Renfrew	Affordable supply	60	
2019/2020 Est Completions					
Sanctuary	Paisley West End (Phase I (Co-op)	Paisley & Linwood	Affordable supply	39	372
Sanctuary	Love Street	Paisley & Linwood	Affordable supply	132	
Link	Smithhills Street	Paisley & Linwood	Affordable supply	26	
Renfrewshire Council	Johnstone Castle	Johnstone & Elderslie	Community renewal	95	
Renfrewshire Council	Bishopton Phase I	North Renfrewshire	Affordable supply	80	
					684
2011/2012					
Paisley South	Gordon Street HAA	Paisley & Linwood	Town centre/Ten rehab	47	283
Sanctuary	Linwood Regeneration	John, Eldesl & Linwood	Community renewal	190	
Link	Cotton Street Phase I	Paisley & Linwood	Town centre/Ten rehab	30	
Sanctuary	Abercom St Phase II	Paisley & Linwood	Town centre/Ten rehab	16	
2012/2013					
Bridgewater	Rashilee North	North Renfrewshire	Affordable supply	92	175
Sanctuary	Shortroods Phase II	Paisley & Linwood	Community renewal	83	
2013/2014					
Sanctuary	Gallowhill	Paisley & Linwood	Community renewal	71	196
Link	Tannahill Crescent	Johnstone & Elderslie	Community renewal	33	
Loretto	Neilston Road	Paisley & Linwood	Particular needs	55	
Renfrewshire Council	Blackhall	Paisley & Linwood	Community renewal	37	
2014/2015					
Linstone	Brown Street	Paisley & Linwood	Community renewal	16	56
Sanctuary	Braille Crescent Phase I	Renfrew	Affordable supply	40	
2015/2016					
Sanctuary	Shortroods Phase III	Paisley & Linwood	Community renewal	86	132
Sanctuary	Braille Crescent Phase II	Renfrew	Affordable supply	15	
Link	Paisley Town Centre	Paisley & Linwood	Community renewal	31	
TOTAL					1,544

## Appendix 4 - Affordable Housing Projects 2020/21 to 2024/25

### Appendix 4 Core Programme (A)

Projects in the Affordable Housing Supply Programme	Sub-Area	Developer	Number of Affordable Units	£ Million			
				Grant Requirement (£M)	Estimated Spend by End March 2020	Estimated Grant Requirement (Yrs 1-3) 2020/21-2022/23	Estimated Grant Requirement (Yrs 4-5) 2023/24-2024/25
Smithhills Street, Paisley Town Centre	1	Link Group	26	£2.469	£2.469	£0.000	£0.000
Johnstone Castle Phase I	3	Renfrewshire Council	95	£5.605	£5.605	£0.000	£0.000
Bishopton Phase I	4	Renfrewshire Council	80	£4.720	£4.720	£0.000	£0.000
Milliken Road, Kilbarchan	5	Williamsburgh HA	18	£1.320	£1.320	£0.000	£0.000
Paisley Regeneration (Love Street)	1	Sanctuary Scotland (SR)	132	£9.918	£9.918	£0.000	£0.000
Westerfield House	1	Paisley HA	16	£1.152	£0.200	£0.952	£0.000
Amochrie Road, Foxbar	1	Link Group	36	£2.884	£2.350	£0.534	£0.000
Millarston, Paisley	1	Link Group	99	£9.088	£2.640	£6.448	£0.000
Thrushcraigs Phase II	1	Link Group	23	£2.208	£1.554	£0.654	£0.000
Glenburn Regeneration	1	Sanctuary/Paisley HA	131	£10.023	£4.908	£5.115	£0.000
Former Arnott's Site (Phase 4)	1	Link Group	40	£2.880	£0.000	£2.880	£0.000
Paisley West End Phase II (Part A)	1	Sanctuary Scotland	45	£3.286	£0.158	£3.128	£0.000
Bishopton Phase II (Part A)	4	Loretto HA	58	£4.581	£2.000	£2.581	£0.000
Albert Road, Renfrew	2	Williamsburgh HA	44	£3.433	£0.400	£3.033	£0.000
Ferguslie park, Paisley	1	Renfrewshire Council	100	£5.900	£0.100	£5.800	£0.000
Orchard St/Causeyside St (HRA)	1	Paisley HA	47	£4.422	£1.084	£3.338	£0.000
Auchengreoch Road, Johnstone	3	Renfrewshire Council	39	£2.301	£0.000	£2.301	£0.000
Extra Care/Amenity Housing (Station Road), Paisley	1	Linstone HA	32	£3.504	£0.300	£3.204	£0.000
Paisley West End Phase II (Part B)	1	Sanctuary Scotland	110	£8.509	£2.168	£6.341	£0.000
Gibson Crescent (North Road)	3	Williamsburgh HA	25	£1.963	£0.000	£1.963	£0.000
LDP Affordable Housing Policy Future Requirements	1-5	tbc	tbc	tbc	tbc	tbc	tbc
			1196	£90.166	£41.894	£48.272	£0.000

## Appendix 4 - Affordable Housing Projects 2020/21 to 2024/25

Appendix 4  
Shadow Programme (B)

Appendix 4

Shadow Programme (B)

			Number of Affordable Units	Grant Requirement (£M)	Estimated Spend by End March 2020	Estimated Grant Requirement (Yrs 1-3) 2020/21-2022/23	Estimated Grant Requirement (Yrs 4-5) 2023/24-2024/25
Projects in the Affordable Housing Supply Programme	Sub-Area	Developer					
Bishopton Phase II (Part B)	4	RSL tbc	62	£4.464	£0.000	£4.464	£0.000
Ryefield, Johnstone	3	Linstone HA	32	£2.520	£0.000	£2.520	£0.000
Gallowhill, Paisley	1	Renfrewshire Council	60	£3.540	£0.000	£3.540	£0.000
MacDowall Street, Johnstone	3	Loretto HA	25	£2.032	£0.000	£2.032	£0.000
Blackhall Street, Paisley	1	Williamsburgh HA	30	£2.280	£0.400	£1.880	£0.000
Foxbar Rivers, Paisley	1	Paisley HA/Ren Council	80	£5.240	£0.000	£5.240	£0.000
St James Street, Paisley	1	Loretto HA	14	£1.008	£0.000	£1.008	£0.000
Johnstone Castle Phase II	3	Link Group/Linstone HA	40	£3.030	£0.000	£3.030	£0.000
Erskine - Sheltered Housing Reprovisioning	4	Bridgewater HA	25	£1.800	£0.000	£1.800	£0.000
Linwood (Stirling Drive or Napier Street)	1	Linstone HA	60	£4.320	£0.000	£2.160	£2.160
Cartha Crescent, Paisley	1	Williamsburgh HA	25	£1.962	£0.000	£0.853	£1.109
North & West Ren (sites tbc)	4 & 5	tbc	tbc	tbc	tbc	tbc	tbc
Town Centres (Paisley/Johnstone/Renfrew) (tbc)	1, 2 & 3	tbc	tbc	tbc	tbc	tbc	tbc
Strategic Acquisition of Private Dwellings	All	tbc	tbc	tbc	tbc	tbc	tbc

Sub-Areas	Minimum SG Funding (RPA) (£M)	453	£32.196	£0.400	£28.527	£3.269
1. Paisley & Linwood	£17.846					
2. Renfrew	tbc	All Units	Parts A+B	Parts A+B	Parts A+B	Parts A+B
3. Johnstone & Elderslie		1649	£122.362	£42.294	£76.799	£3.269
4. North Renfrewshire						
5. West Renfrewshire						










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

**On: 20 August 2019**

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

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**Heading: Scottish Social Housing Charter - Annual Return 2018/2019**

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## **1. Summary**

- 1.1 Local Authorities and Registered Social Landlords are required to submit an Annual Return relating to their performance to the Scottish Housing Regulator by the end of May each year.
  - 1.2 This report provides details of the submission by Renfrewshire Council for 2018/19.
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## **2. Recommendations**

- 2.1 It is recommended that the board:
    - (i) notes the submission made by the Director of Communities, Housing and Planning Services on the Scottish Social Housing Charter as attached at Appendix 1.
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## **3. Background**

- 3.1. The report attached as Appendix 1 gives outturn performance information for Renfrewshire Council for 2018/19.
  - Section 1 provides a summary of Renfrewshire Council's performance against the Charter indicators along with comparative information for the last six years.

- Section 2 gives details of some core contextual data submitted as part of the Charter return.
  - Section 3 provides additional service and performance management information for 2018/19.
- 3.2. Overall, this year's return on the Charter shows continuing good performance across most areas of the housing service, with particularly strong performance in relation to:
- The percentage of tenants satisfied with the standard of their home when moving in (up to 93.3% from 88.6%) [Indicator 9]
  - The average length of time taken to complete non-emergency repairs (improved from 7.1 to 6.9 days) [Indicator 12]
  - Satisfaction with the quality of temporary or emergency accommodation (increased from 89% to 92.1%) [Indicator 28]
- 3.3. Several areas have been identified where action is required to improve performance and work is underway to develop improvement actions.
- Satisfaction with the repairs service [indicator 16]: A substantial number of respondents choose not to give a direct response to the repairs satisfaction survey by indicating they are 'neither/nor' satisfied or dissatisfied which has influenced the repairs service satisfaction figures for 2018/19 (down from 98.3% to 92.5%). Staff briefings have been undertaken to improve the level of data collection, including a target of 10% surveys for all repairs completed.
  - Percentage of tenancy offers refused [indicator 18]: This increased from 37.7% to 46.5% in 2018/19. The most common reasons for refusal continue to relate to area factors. Analysis is being undertaken to understand the reasons for the increased refusal rate in 2018/19. This will include consideration of data processes as well as customer feedback.
  - Average length of time (days) to re-let properties [indicator 35]: There has been a steady improvement over the last five years with the average days to let reduced from 56 days in 2013/14 to 38 days in 2018/19. Performance on this indicator has remained steady at 38 days for 3 years whilst also returning longer term empty properties to the letting pool. Work is underway to identify actions that could drive further long term improvements in this key area, including visiting other authorities to look at examples of best practice



- Tenancy sustainment [indicator 20]: Overall, the same percentage of new tenancies were sustained for more than 12 months (88.5%) in 2018/19 and 2017/18. However, there was a small reduction in the rate of tenancy sustainment for tenants who were previously homeless (down from 84.6% to 82.1%). Proposals to increase the rate of tenancy sustainment for this group of new tenants are being considered by the Council, other housing providers and the Renfrewshire Homelessness Partnership.
  - Average time to complete approved adaptations [indicator 23]: This increased from 33.6 to 56.8 days in 2018/19. The main reasons for this have been identified and action has been taken to address the issues.
- 3.4. All Local Authorities and Registered Social Landlords were required to submit their return to the Scottish Housing Regulator by 31 May 2019. This is an annual requirement. The Scottish Housing Regulator publishes all social landlords' performance on its website in August 2019. In common with other councils and RSLs, the Council will be required to report its performance against the Charter to all tenants in October.
  - 3.5. In accordance with guidance from the Scottish Housing Regulator and practice over previous years, tenants will be consulted with on the preferred format for the Tenant's Report. A report will be presented to a later meeting of this Policy Board which benchmarks Renfrewshire Council's performance in 2018/19 against other Social Landlords.
  - 3.6. As part of the Regulatory Framework review by the Scottish Housing Regulator, a new suite of indicators will be reported to the Policy Board for the six-month update in October and then the first full Annual report in August 2020.

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## Implications of the Report

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

**Empowering our Communities** – Improving and maintaining neighbourhoods and homes.

**Greener** – Protecting, caring and enhancing the built environment

**Safer and Stronger** – Increasing resident satisfaction with neighbourhoods and communities

4. **Legal** –None.
5. **Property/Assets** – None

6. **Information Technology** – None
  7. **Equality & Human Rights** – None
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risks** – None
  11. **Privacy Impact** – None
  12. **Cosla Policy Position** – N/A
  13. **Climate Risk** – n/a
- 

### **List of Background Papers**

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.

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




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

**On:** August 2019

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

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**Heading:** Housing Energy Efficiency and Carbon Reduction Programmes:  
2019/20 – Award of Funding

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## **1. Summary**

- 1.1 On 12 March 2019 the Board approved a report which set out the projects to be submitted for funding for financial year 2019/20 under the Scottish Government's Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) initiative.
  - 1.2 This report updates members on the outcome of the application and the projects which will be supported.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
    - (i) homologate the action by the Director of Communities, Housing and Planning Services in accepting the grant funding of £1,455,530 awarded for qualifying projects within Renfrewshire under the Scottish Government's HEEPS:ABS 2019/20 programme; and
    - (ii) authorise the Director Communities, Housing and Planning Services to oversee delivery and operational management of the programme.
- 

## **3. Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) 2019/20**

- 3.1 The Scottish Government's HEEPS:ABS programme was introduced in 2013/14 and is now entering its seventh year. The programme is targeted at private sector home owners to assist their participation and ensure projects to improve energy efficiency can proceed.

- 3.2 The key objectives are to address fuel poverty, reduce carbon emissions and demonstrate an appropriate strategic fit and approach to improving energy efficiency.
- 3.3 The potential benefits of HEEPS:ABS therefore complement and support a wide range of social housing initiatives including maintaining stock at the levels required by the Scottish Housing Quality Standard (SHQS) as well as the requirements of the Energy Efficiency Standard for Social Housing (EESH).
- 3.4 Local authorities act as coordinating agents for all HEEPS:ABS programmes for their area. To date, a total of over £14m has been secured for Renfrewshire which has enabled arrange of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.
- 3.5 On 28 March 2019 it was confirmed that Renfrewshire's allocation of the £49m available nationally for HEEPS:ABS was £1,455,530. Local authorities were required to submit schemes for consideration for their allocation by 26 April 2019.
- 3.6 The Council was advised on 7 June 2019 of the outcome of the application process which confirmed the award of £1,455,530 for HEEPS:ABS projects in 2019/20.
- 3.7 As in previous years, the projects within the bid focussed on mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing (EESH) and are set out below:

<b>Co ordinating Partner</b>	<b>Project</b>	<b>Value of HEEPS:ABS</b>
Renfrewshire Council	External Wall Insulation (Whitehaugh)	310,960
Renfrewshire Council	External Wall Insulation (Blackstoun Oval)	231,725
Renfrewshire Council	External Wall Insulation (Gallowhill)	388,700
Renfrewshire Council	External Wall Insulation (Bridge of Weir / Howwood / Inchinnan / Kilbarchan)	524,145
<b>Total</b>		<b>1,455,530</b>

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## Implications of the Report

1. **Financial** – HEEPS:ABS allocation of £1,455,530 for 2019/20 to support owner participation in Council projects within the Renfrewshire area.
2. **HR & Organisational Development** – None

3. **Community/Council Planning –**

- **Our Renfrewshire is thriving** – assisting private owners to participate in programme to improve housing conditions, making Renfrewshire a great place to live
- **Our Renfrewshire is well** – improving housing conditions benefitting tenants and private owners. Addressing fuel poverty.
- **Reshaping our place, our economy and our future** – investment in the refurbishment of housing stock will create jobs and contribute to the economy

4. **Legal** - None

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

6. **Information Technology** - None

7. **Equality & Human Rights**

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

8. **Health & Safety** – None

9. **Procurement** – Contracts are in place to deliver this programme of work.

10. **Risk** - None.

11. **Privacy Impact** - None.

12. **COSLA Policy Position** – COSLA have been consulted on the allocation model used for the distribution of HEEPS:ABS funding through the Settlement and Distribution Group

13. **Climate risk** - This funding will be utilised to improve energy efficiency in privately owned properties, which will contribute to residents using less energy, thus reducing emissions.

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**List of Background Papers**

- (a) Report to Housing & Community Safety Policy Board on 21 August 2018 – Home Energy Efficiency and Carbon Reduction Programmes: 2018/19 - Update

- (b) Report to Housing & Community Safety Policy Board on 22 May 2018 – Home Energy Efficiency and Carbon Reduction Programmes: 2018/19
- (c) Report to Housing & Community Safety Policy Board on 13 March 2018 Home Energy Efficiency and Carbon Reduction Programmes: 2018/19
- (d) Report to Housing & Community Safety Policy Board on 12 March 2019 – Home Energy Efficiency and Carbon Reduction Programmes: 2019/20

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Louise Feely, Housing Asset and Investment Manager, 0141 618 6049, [louise.feely@renfrewshire.gov.uk](mailto:louise.feely@renfrewshire.gov.uk)



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**To:** Communities, Housing & Planning Policy Board  
**On:** 20 August 2019  
**Report by:** Director of Communities, Housing and Planning Services

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**Heading:** Rapid Rehousing Transition Plan for Renfrewshire - update

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## **1. Summary**

- 1.1 The Scottish Government issued guidance to all local authorities in July 2018 on the production of Rapid Re-housing Transition Plans (RRTP).
  - 1.2 These 5 year plans were to be developed as a means of demonstrating how each local authority and its partners will ensure that those who are homeless are provided with a settled housing option as quickly as possible, and minimise the need to stay in temporary accommodation.
  - 1.3 This report provides an update on the development and implementation of an RRTP for Renfrewshire since the previous report to the Policy Board on 30 October 2018.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board :
    - (i) authorise that the Director of Communities Housing & Planning Services manage the implementation of a Rapid Rehousing Transition Plan for Renfrewshire, utilising the allocation of £186,000 of funding received from the Scottish Government for year 1, and to report progress to the Communities, Housing and Planning Policy Board.
-

### **3. Background**

- 3.1 The Scottish Government established a Homelessness & Rough-sleeping Action Group (HARSAG) in October 2017 to produce solutions to help address the issues raised by homelessness and rough-sleeping.
- 3.2 A key recommendation from the HARSAG, which was accepted by the Scottish Government, is that all local authorities must consult on and produce a 5 year Rapid Re-housing Transition Plan covering the period 2019 – 2024.
- 3.3 These plans should detail how local authorities will move to a situation where those who are homeless :
  - are provided with accommodation more quickly
  - spend less time in temporary accommodation
  - have greater access to an up-scaled use of the Housing First model, and / or other support.
- 3.4 It was proposed that the Scottish Government's 'Ending Homelessness Together' fund may allocate resources to support and assist local authorities in the implementation of their RRTP's, once they have been fully evaluated.
- 3.5 Key partners such as local and national Housing Associations, Renfrewshire Health & Social Care Partnership and a range of 3<sup>rd</sup> sector organisations were fully consulted on the content of a draft RRTP for Renfrewshire.
- 3.6 The Scottish Government are currently reviewing submissions made by local authorities, and it has been agreed with Cosla meantime that funding for 2019/20 only will be allocated using a formula based distribution model based on a 3 year average of homelessness assessments rather than on full evaluations of RRTP's.
- 3.7 The total available funding will be £24m over 3 years, with £8m allocated in each year.
- 3.8 Renfrewshire has now been awarded £186,000 for the implementation of rapid rehousing related initiatives during 2019/20.

### **4 Implementation of RRTP in 2019/20**

- 4.1 The Scottish Government's guidance on RRTP's emphasised that the focus of RRTP's is to be on an upscaling of the Housing First approach and ensuring those who are homeless are provided with settled housing options as quickly as possible.
- 4.2 The funding for 2019/20 mentioned in 3.8, above, will therefore be used to increase the number of homeless applicants who are supported via the 'wraparound' support which is a key element of the Housing First approach, as well as additional resettlement assistance for those moving from temporary accommodation in order to address the problems that can arise when settled tenancies commence. These were priority areas identified during the compilation of the RRTP which is being reviewed by the Scottish Government.



- 4.3 A copy of the current RRTP for Renfrewshire which has been updated following initial feedback from the Scottish Government and is in line with the funding allocation for 2019/20 is attached as Appendix 1.
  - 4.4 Section 8 of Appendix 1 (pages 43 – 49) detail all the proposals it is intended to implement, subject to RRTP funding, between 2019/20 – 2023/24.
  - 4.5 Implementation of the funding for 2019/20 will be reported to future meetings of the Policy Board, as well as progress with the RRTP for Renfrewshire up to 2024, once the Scottish Government's full evaluation has been completed.
- 

## Implications of the Report

1. **Financial** – funding allocated from the Scottish Government will be used to support the transition to rapid rehousing.
2. **HR & Organisational Development** – any temporary posts to support the implementation of RRTP related initiatives will be established in accordance with current HR procedures, and be fully funded from Scottish Government allocation.
3. **Community/Council Planning** –
  - *Our Renfrewshire is fair - those who are homeless will be provided with settled housing options more quickly*
  - *Tackling inequality, ensuring opportunities for all – those who are in housing need will be provided with settled housing options more quickly.*
  - *Working together to improve outcomes – RRTP's require Councils and a range of partners to work together to improve outcomes for those in housing need.*
4. **Legal** - none.
5. **Property/Assets** - none
6. **Information Technology** – none
7. **Equality & Human Rights**
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – none
9. **Procurement** - none
10. **Risk** – none
11. **Privacy Impact** – none.
12. **COSLA Policy Position** – not applicable
- 13 **Climate risk** – none

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### **List of Background Papers**

Background Paper – Report to CHAP’s Policy Board on 30th October 2018 – Rapid Rehousing Transition Plan for Renfrewshire.

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 Tom Irvine, Homeless & Housing Support Services Manager, 0141 618 6146, [Tom.irvine@renfrewshire.gov.uk](mailto:Tom.irvine@renfrewshire.gov.uk).

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*FC/TI*  
*1 August 2019*

**Author Tom Irvine, 0141 618 6146, [Tom.irvine@renfrewshire.gov.uk](mailto:Tom.irvine@renfrewshire.gov.uk),**



2019-2024

# Rapid Re-housing Transition Plan for Renfrewshire

Updated – August 2019

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# 1. Executive Summary

The Homelessness & Rough Sleeping Action Group (HARSAG) was established by the Scottish Government in October 2017.

One of the key recommendations made by HARSAG, which has been accepted by the Scottish Government, is that each local authority should, in consultation with partners, develop a 5-year Rapid Re-housing Transition Plan (RRTP).

This draft RRTP for Renfrewshire has been produced in line with Guidance published in June 2018. An action plan encompassing the various RRTP proposals for Renfrewshire is included in section 8.

Extensive consultation was carried out with our partners, including service users and those with lived experience of homelessness, and our Plan fits in with the vision outlined in the Guidance, which is:

Where homelessness cannot be prevented, rapid re-housing means:

- a settled mainstream housing outcome as quickly as possible,
- time spent in any form of temporary accommodation is reduced to a minimum,
- when temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

In the development and implementation of RRTP's, it is acknowledged that for people with multiple needs beyond housing, responses such as the use of **Housing First** recognises that a safe and secure home is the best base for recovery.

We already have our own **Housing First Renfrewshire** project in place, as well as an in-house **Tenancy Resettlement Service** for those with lower support needs, and the up-scaling of these services figures heavily within our Plan. Both are covered in detail within section 7.

We commissioned Glasgow Homelessness Network, and Indigo House to carry out validation checks on this Draft Plan and associated toolkit, and thank them for their input.

## 2 Consultation Arrangements

This section provides an overview of the consultation arrangements which were put in place as part of the process for the development of Renfrewshire's RRTP, and the responses received.

Briefings on RRTP's and the associated Guidance were provided to the Renfrewshire Homelessness Partnership, Alcohol & Drug Partnership, Adult Protection Committee, Health & Social Care Partnership, Housing Providers Forum. local Housing Managers and Homeless Services staff, and the Community Justice Steering Group between July and October 2018. Separate arrangements were made to ensure existing Council tenants were also consulted via the Forum of Registered Tenants Organisations, and an article published in the newsletter produced by Renfrewshire Council and sent to every Council tenant.

A number of key priority areas emerged following an analysis of our homeless statistics and performance and were explored further during the early briefings with partners.

These priorities ranged from increasing the number / proportion of lets to those who were homeless and an up-scaling of our successful Housing First Renfrewshire programme, to enhancing 'resettlement assistance', and rolling out existing projects such as Keys to Learn and Impact Arts 'Make it Your Own' to more service users.

In October 2018, the Head of Planning and Housing Services circulated a consultation paper on these headings / priorities to a range of partners seeking their views.

### **Fig 1 – Comments were requested from partners on the following emerging priorities:**

- Increase in the number/proportion of lets to homeless applicants
- Housing First Renfrewshire
- Resettlement assistance for new tenants
- Rough-sleeping
- Shared living / tenancies
- Homelessness and prison leavers, victims of domestic abuse, and those leaving the armed forces
- Homelessness and those leaving 'Throughcare'
- The extension of services currently provided e.g. Keys to Learn; Family Mediation and Impact Arts 'Make it Your Own'

**Forty four** partners were contacted in total, representing a broad range of services and organisations operating within Renfrewshire that have involvement with homelessness and related issues.

Responses were received from the following organisations/services:

- Paisley Housing Association,
- Linstone Housing Association,
- Sanctuary Housing Association,
- Blue Triangle Housing Association,
- Link Housing Association,
- Turning Point Scotland,
- Community Justice, Renfrewshire,
- Renfrewshire Health and Social Care Partnership (3 separate responses)
- Communities, Housing and Planning Services, Renfrewshire Council

#### **Conclusion on consultation with partners**

Considerable time was spent between July and October to brief a wide range of partners on the move to rapid re-housing for homeless applicants.

Overall, the responses subsequently received from partner organisations and services were very positive and generally supportive of tackling the “emerging priorities” listed in fig 1 on the previous page.

The responses and proposals have been considered for further development and reflected in this Rapid Rehousing Transition Plan (see Sections 7 and 8).

#### **Consultation with Service Users**

We were keen to hear the thoughts and opinions of service users in order to inform our RRTP.

To obtain representative views from a range of people who are, or have been, homeless the following methods were used:

- a questionnaire for people currently living in our **staffed accommodation**.
- a focus group with people who are currently homeless and living in **supported accommodation**.
- a focus group with people who **have been homeless within the last year and have moved into their own permanent tenancy**.

## What did Service Users say?

A questionnaire was completed by 20 out of a potential 31 service users within our staffed accommodation, which generally accommodates those with medium support needs:

- Everyone who responded believed that it was a positive thing that people spent less time in temporary homeless accommodation.
- 90% of service users stated that they would like help to set up their homes with furniture, utilities etc. when they first move into their new home.
- 95% stated that they **would** know where to go in the future if they were having problems in their tenancy.

The 2 focus groups were attended by 11 people with lived experience of homelessness in Renfrewshire, most of whom had previously been, or were currently, living in supported accommodation.

The following common themes emerged:

- All of the people who had received our in-house Tenancy Resettlement Service (see 7.4) believed that it was helpful and took much of the stress out of moving into their settled accommodation.  
***“If it is wasn’t for my Tenancy Resettlement worker, I would have lost my house”*** (Comment from service user, November 2018)
- All of the people in the group who had not yet moved out of temporary accommodation believed it would be useful to be able to access resettlement assistance.
- Both groups were clear that the location of any offer they received was likely to be essential to them sustaining their tenancy.
- Both groups identified that the amount of time spent in supported accommodation was dependent on the needs of the individual. It was felt that whilst it was important that no-one who accessed supported accommodation got ‘stuck in this service’, they should have a degree of control over when they can move on.

The point was made that ‘different people have different needs’.





Consultation session with service users – November 2018

This consultation with partners and service users has informed the proposals outlined in section 7 of this RRTP, and our Action Plan at Section 8.

Before that however, an analysis of the housing market and homelessness in Renfrewshire as well as a review of temporary accommodation provision and an assessment of support needs is provided in sections 3 – 6, as required by the RRTP Guidance.

## 3 The Housing Market in Renfrewshire

### 3.1 Housing Need and Demand

Over 77%<sup>1</sup> of all homeless applications made in Renfrewshire in 2017/18 were received from single person households. The delivery of new affordable housing in Renfrewshire through the Affordable Housing Supply Programme, should positively contribute directly and indirectly in meeting the housing needs of homeless people through allowing for greater movement within the social rented sector. The increased supply of affordable new build family homes will provide opportunities for overcrowded households to move into larger sized properties, releasing smaller sized homes to meet the housing needs of smaller sized households.

**3.2** The Housing Need and Demand Assessment 2 (HNDA2), undertaken by the Glasgow and Clyde Valley Strategic Housing Market Partnership considered the existing and projected stock base across all tenures, demographic trends, the number of people with a current housing need and the requirement to accommodate newly forming households. It produced estimates that there was a need for an additional **140** social and below market rent homes for each year between 2012 and 2029 in Renfrewshire.

**3.3** The estimates from HNDA2, supported with findings from a research study on the housing system in Renfrewshire, helped to inform the affordable Housing Supply Targets for Renfrewshire which are included in the Local Housing Strategy 2016-21:

- **2,500** private homes and
- **1,000** affordable homes over the 5 years to 2021.

**3.4** The new Renfrewshire Strategic Housing Investment Plan (SHIP) 2019/20 - 2023/2024, sets out the investment priorities to meet the target of delivering **1,000** new affordable homes within the 5 year period to 2021. The SHIP places an emphasis on redressing the stock imbalance in Renfrewshire (Council stock is approximately 79% flats and 21% houses), through the building of 'back and front' door homes. This will increase housing choice, in terms of house type and size, within the affordable housing sector.

**3.5** Funding allocations (Resource Planning Assumptions) from the Scottish Government to support the delivery of the Affordable Housing Supply Programme are only known until 2020/21. Stakeholder engagement and

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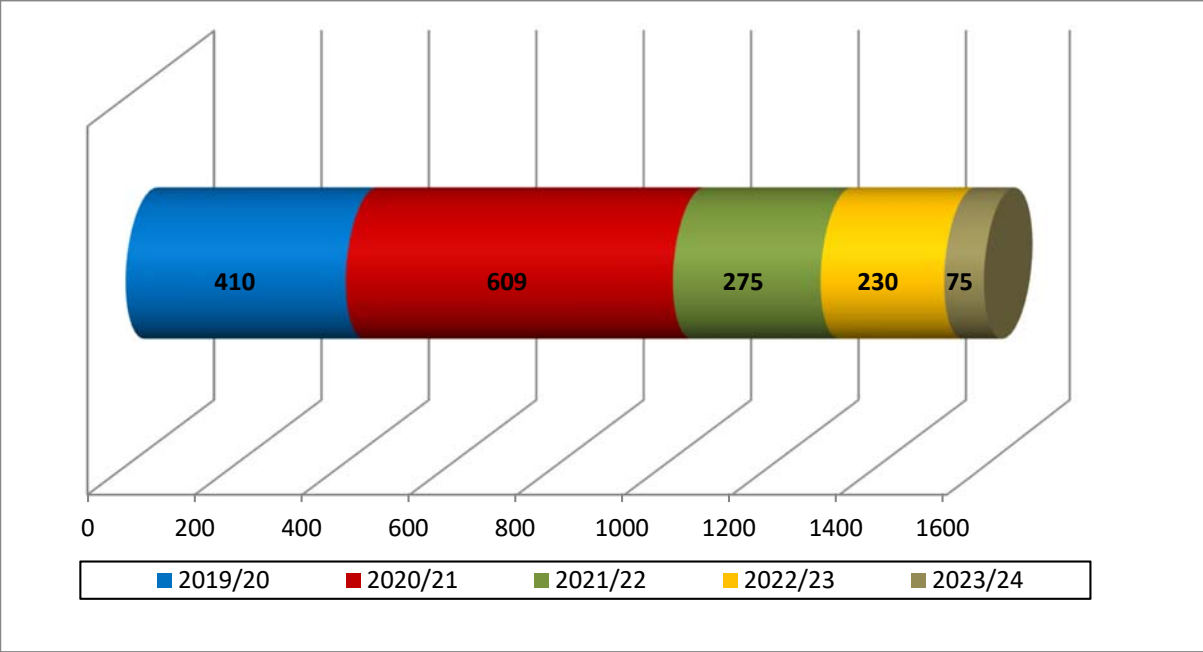
<sup>1</sup> Scottish Government Annual Homelessness Report for Renfrewshire 2017/18

discussions at a Ministerial level are ongoing to determine future funding arrangements post 2021.

**3.6** Affordable housing completions for the five year period 2019/20 to 2023/24 will progress based on known allocation to 2020/21 with an assumption that funding will continue to be made available to support the Affordable Housing Supply Programme post 2021. The estimated affordable housing completions for the period 2019/20 - 2023/24 are shown in the table below.

**Estimated Affordable Housing Completions delivered through the Affordable Housing Supply Programme in the 5 year period 2019/20 – 2023/24**

It is estimated that there will be 1,599 affordable completions over the five year period 2019/20 to 2023/24 with the following annual completions predicted:



Renfrewshire Strategic Housing Investment Plan 2019/20 – 2023/24

**3.7 Average private rented sector monthly costs relative to the Local Housing Allowance**

Scottish House Condition Survey Estimates (2014 - 2016) indicate that the proportion of people living in the private rented sector in Renfrewshire doubled from 5% of all properties in 2008 - 2010, to 10% in 2014 - 2016. Privately owned homes account for 64% of all properties located in the Council’s area, with socially rented properties accounting for 26%.

**3.8** The table below shows ranges of private rented sector rents in Renfrewshire as at April 2018, broken down into average, median and lower quartile rent levels set against Local Housing Allowance rates for different property sizes. The

figures indicate the potential affordability issues faced by those dependent on the Local Housing Allowance to meet rental costs - e.g. Local Housing Allowance for a one bedroom property is £322.20, with a shortfall of £47.80 per month, when looking at **average** rental costs - the average monthly rent for a one bedroom privately rented property across Renfrewshire in April 2018 was £370.00. The rent for a similar sized Council owned property is around £240.00.

### Renfrewshire Private Rented Sector Rents – April 2018

One Bed	Two Bed	Three Bed	Four Bed
Local Housing Allowance Rate			
£322.20	£406.16	£501.68	£763.20

2018 Rent											
Average	Median	Lower Quart	Average	Median	Lower Quart	Average	Median	Lower Quart	Average	Median	Lower Quart
£370	£360	£325	£522	£495	£450	£662	£650	£513	£1,199	£1,125	£1,015

Based on 296 Private Sector Rents taken from Rightmove – April 2018

**3.9** The **lower quartile** monthly rent for a one bedroom property in April 2018 was £325.00, which is potentially more affordable for those on lower incomes. As Local Housing Allowance is aimed at meeting housing need at the lower end of the rental market, privately rented properties with rents in the lower quartile, tend to be situated in areas of lower demand.

**3.10** Where families require larger properties, financial shortfalls are considerably higher, making access to the private rented sector unaffordable for those dependent on Local Housing Allowance. The impact of recent welfare reform changes has contributed greatly to private sector properties being less affordable for homeless applicants.

**3.11** Single people under 35 years of age seeking a private rented sector home and dependent on Local Housing Allowance, are entitled to a shared property Local Housing Allowance 4 weekly rate (£240.00). They would need to identify a 'flatmate' which would allow for a combined Local Housing Allowance every 4 weeks, with both parties required to make up the rental shortfall. While the formation of "combined" households may assist in widening tenure choice and in reducing overall housing costs, these relationships can be difficult for young

homeless people to establish and sustain in the longer term without structured support.

This is discussed in more detail in section 7.6 of this R RTP.

- 3.12** The majority of letting agents and landlords operating within the Renfrewshire area seek cash deposits and rental payments in advance from prospective tenants, as well as the provision of references or named guarantors. These requirements make it more difficult for vulnerable homeless people with limited financial incomes to access housing in the private rented sector. The Council operates a Deposit Guarantee Scheme in partnership with some private sector landlords, which offers a “bond” in place of a cash deposit to private landlords to assist homeless clients secure a tenancy. This initiative is aimed at those who may otherwise not have the financial means to secure a property in the private rented sector. The successful operation of this scheme requires ‘buy in’ from letting agents and landlords but unfortunately not all are willing to participate.
- 3.13** The Deposit Guarantee Scheme positively contributes to the prevention of homelessness in Renfrewshire. Of all clients assisted through the scheme in 2017/18, 96% stated they were “very satisfied” and 4% said they were “satisfied” with the quality of service that they had received when participating in the scheme.

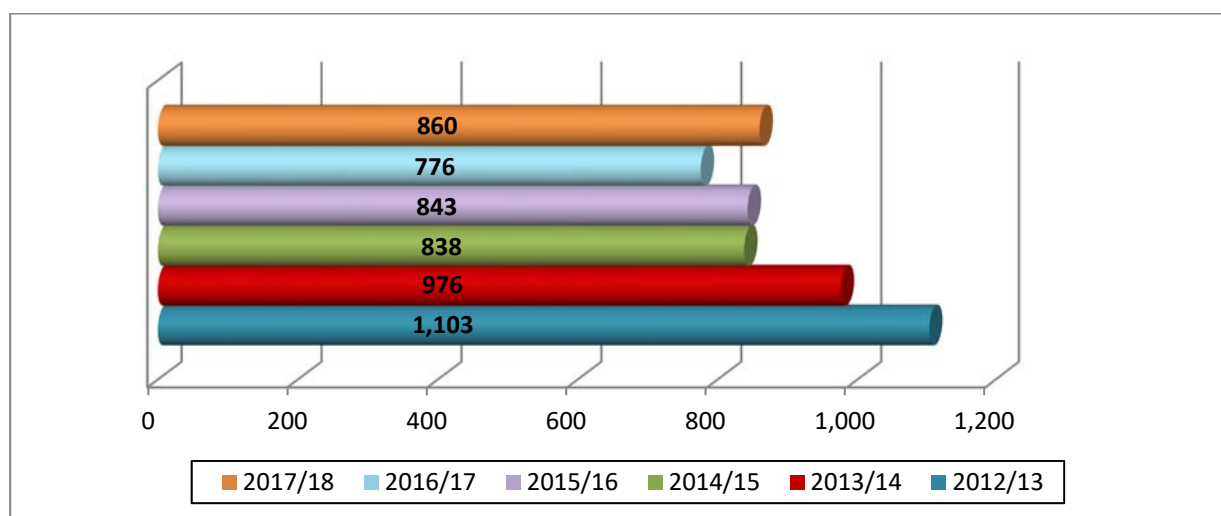
## 4. Homelessness in Renfrewshire

### Homelessness Context

**4.1** Over the last five years there has been a decrease in the number of households making a homeless application in Renfrewshire. **Table 1** below shows the predominantly downward trend in applications received, from the 1,103 applications received in 2012/13 to the 860 applications received in 2017/18. This may be attributable, to a degree, to the impact of “Housing Options” and homeless prevention related activity.

Whilst the number of homeless applications received in 2017/18 increased to 860 from 776 applications the previous year, the number of applications from April - December 2018 is such that it is anticipated that the level of applications in future years is unlikely to vary greatly from the 2017/18 figure of 860 – and may reduce if the range of proposals detailed later in this RRTTP are able to be implemented.

**Table 1: Number of Applications made under Homeless Persons legislation in Renfrewshire**



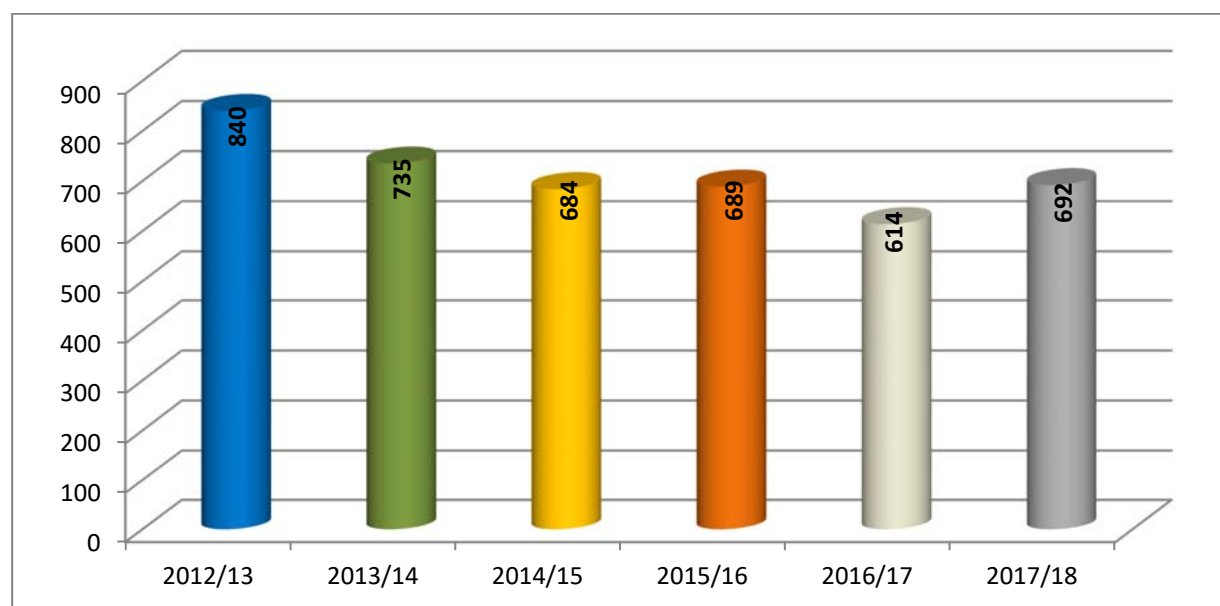
Source: Scottish Government Homelessness in Scotland 2017/18 Table 1

**4.2** **Table 2** below shows the number of applications which are subsequently assessed as homeless or threatened with homelessness, and reflects a similar downward trend to the number of homeless applications received, with a year on year reduction in applications between 2012/13 to 2016/17, with the exception of 2015/16, when there was a very small increase.

In 2017/18, the number of assessments increased to 692.

On average, around 80% of households who make a homeless application in Renfrewshire are assessed as statutorily homeless.

**Table 2: Number of Applications Assessed as Homeless or Threatened with Homelessness (figures includes those assessed as intentionally homeless)**



Source: Scottish Government Homelessness in Scotland 2017/18 Table 13

- 4.3** The Scottish Government Annual Report for Renfrewshire, shows there were 349 “live” homeless cases recorded as at 31 March 2018 – a slight increase from the 340 “live” cases recorded at the end of March 2017. It is anticipated that this figure will decrease in the next few years if the proposed measures contained within this RRTP are implemented.
- 4.4** In 2017/18, the Council assessed 96% of homeless applications within four weeks, which is higher than the national average of 87%.
- 4.5** The average length of time for the Council to discharge duty in 2017/18 was 24 weeks, which is considerably below the Scottish average. See section 7 for details on the range of actions identified in this RRTP which aim to reduce this figure further.
- 4.6** There is no evidence to suggest that the issue with known rough-sleeping in Renfrewshire is significant, nor is it increasing. We do wish however to further develop the support offered to those in crisis, and the range of assistance we already provide (see 7.5).
- 4.7** The proportion of homeless applicants who gave the reason for their application as discharge from prison was 10%<sup>2</sup> of all homeless applications made in Renfrewshire in 2017/18. This figure is higher than the national average of 5.3% and has been consistently higher over the last 5 years. Again actions to address this issue have been identified in the Action Plan.

<sup>2</sup> Scottish Government Report on Homeless Applications where reason for application was discharge from prison:2018

- 4.8** In 2017/18, around 4%<sup>3</sup> of homeless applications were made by people who identified that they had previously been looked after as a child by the local authority – 27 people advised they had been looked after within the last 5 years while 16 said they had been looked after more than 5 years ago. Actions to ensure support and prevent homelessness for people living in Throughcare are covered in 7.12, and have similarly been included later in the Action Plan.
- 4.9** In 2006, 17% of the 214 Renfrewshire data zones were in the 15% most deprived areas of Scotland. This has increased to 21% in 2016.<sup>4</sup> Research from Heriot Watt University indicates that the prevalence rate for severe and multiple disadvantage in Renfrewshire is 1.4 per 1000 of population, while the proportion for homeless people is higher at 4.7 per 1000 of population.<sup>5</sup>
- 4.10** As at 31 March 2018,<sup>6</sup> 200 households were recorded as living in temporary accommodation. Temporary accommodation in Renfrewshire can be categorised as follows:
- Local authority owned furnished flats;
  - RSL owned furnished flats;
  - Local authority owned supported;
  - RSL owned supported;
  - Local authority staffed,
  - private sector leased, and
  - bed and breakfast.

Detailed analysis of our use of temporary accommodation is covered in section 5.

**Table 3**, below, shows that over the last 10 years, the number of households living in temporary accommodation peaked in 2009 when 230 households were accommodated in temporary accommodation, the lowest number was recorded in March 2016 with 173 households in temporary accommodation.

It is not anticipated that demand for temporary accommodation will increase further in the coming years, with a potential for demand to decrease if the proposals detailed in Section 8 are able to be implemented and deliver the anticipated outputs.

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<sup>3</sup> Scottish Government Annual Report for Renfrewshire 2017/18

<sup>4</sup> Following a review of data zone boundaries prior to 2016, the number of data zones in Renfrewshire increased to 225 from 214.

<sup>5</sup> Developing a Profile of Severe & Multiple Disadvantage in Scotland Draft V2, 2018: Heriot Watt University

<sup>6</sup> Scottish Government HL3 Quarterly Report for Renfrewshire 31 March 2018



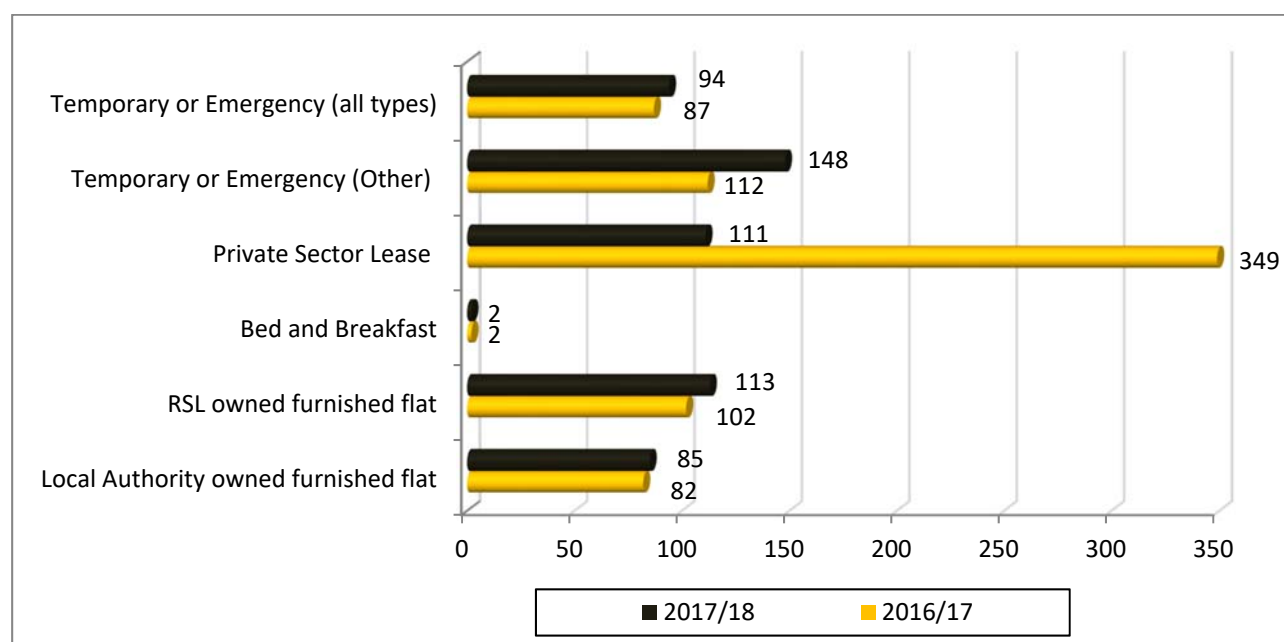
**Table 3: Number of Households by Temporary Accommodation Type at year end from 31<sup>st</sup> March 2008 to 31<sup>st</sup> March 2018**

Total Households Living in Temporary Accommodation at 31 <sup>st</sup> March in each Year											
Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LA and RSL furnished flats	85	151	154	155	154	151	137	132	126	146	145
LA (Other)	68	54	51	40	46	47	42	44	47	51	55
Bed & Breakfast	33	25	3	5	7	7	-	-	-	-	-
<b>Total</b>	<b>186</b>	<b>230</b>	<b>208</b>	<b>208</b>	<b>207</b>	<b>205</b>	<b>179</b>	<b>176</b>	<b>173</b>	<b>197</b>	<b>200</b>

Source: Scottish Government HL3 Report 2018; \* Furnished Flats

**4.11** Table 4, below, sets out the average length of stay (in days) for differing types of temporary accommodation in 2016/17 and 2017/18.

**Table 4: Average Length of Stay in Different Types of Temporary Accommodation**



Source: Annual Return on the Charter (ARC) 2016/17 and 2017/18

Between 2016/17 and 2017/18, the average length of stay in temporary accommodation for households who occupied Local Authority and Registered Social Landlord owned furnished flats, increased slightly from 82 days to 85 days, and from 102 days to 113 days respectively.

There was a significant increase in the length of time people stayed in the category “Temporary or Emergency (Other)” accommodation from 112 days in 2016/17 to 148 days in 2017/18. This category includes supported

accommodation for young people with complex needs; supported accommodation for adults and staffed emergency accommodation units.

The main reason for the increase in length of stay for households in furnished flats and Temporary or Emergency accommodation (other), was lack of availability of suitable permanent properties that matched applicants' size requirements and area preferences.

## **Lets to homeless applicants**

**4.12** In 2017/18, a total of 425 lets were made to statutory homeless households in the social rented sector, with 20 lets made to homeless households in the private rented sector. In 2017/18, the proportion of Council lets to statutory homeless households was 32%, the comparative figure for the RSL sector was 19%. This is below the Scottish average, as was the case in 2016/17.

**4.13** The toolkit provided along with the RRTP Guidance has been completed in accordance with the directions given, and this suggests that there should be an increase of 201 lets to homeless applicants each year for the duration of the 5 year RRTP.

**4.14** Given that there were 425 social rented lets to homeless applicants in 2017/18, we cannot envisage that the Council and RSL partners will be in a position to make such a significant increase, particularly in year 1. There needs to be an appreciation of the difficulties in matching homeless applicants, who are predominantly single person households, to the properties which become vacant, the majority of which are larger than 1 bedroom.

**4.15** The consultation with partners on rapid re-housing made it clear that there was an appreciation that there could / should be an increase in the number / proportion of lets from the Council and RSL's which is balanced, and can be complemented by an associated up-scaling in support, resettlement assistance, and related initiatives.

**4.16** Sections 7 and 8 set out how we propose to address both the backlog and new demand, through the provision of settled accommodation with appropriate support and assistance to meet the different housing needs of homeless people in Renfrewshire.

**4.17** Bed and breakfast is only ever used as temporary accommodation for homeless people in exceptional circumstances. However, on occasions, due to shortages of available permanent accommodation, "bottlenecks" can occur when trying to secure settled housing for people staying in temporary

accommodation.

Issues in terms of the availability of suitable sized housing stock has the impact of people remaining in temporary accommodation for longer periods.

Where this happens, Bed and Breakfast accommodation has had to be used in emergencies to accommodate new homeless applicants. In 2017/18, the average length of stay where this occurred was only 2 days.

- 4.18** There have however been no Breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014, recorded in Renfrewshire.

### **Homeless Services in Renfrewshire**

- 4.19** The Housing Options and Homeless Service based at Abercorn Street, Paisley provides high quality housing advice, assistance and support to anyone in housing need, particularly those who are homeless or threatened with homelessness.

The service is also provided from our George Street Service, and both offices are accessible, near the town centre and within easy access by public transport. The services can be accessed in person, by phone or email, with arrangements being made to meet service users at other Council offices or at their current address if required.

A team of Housing Options Advisers deal with service users on a daily basis, with no appointments necessary.

Renfrewshire was the first Scottish local authority to fund a Housing First service, which is delivered in partnership with Turning Point Scotland – see 7.2.

Starter-packs are provided for all our homeless applicants when moving into settled accommodation, and have proved to be an effective measure in helping new tenancies start well.

An in-house stand-by service is provided which ensures that anyone becoming homeless in Renfrewshire out with office hours can speak to a member of staff, and be directly admitted to temporary accommodation, if required.

## Renfrewshire Homelessness Partnership



**4.20** A Homelessness Partnership has been in place in Renfrewshire since 2009. It meets quarterly and aims to better understand the causes of homelessness, identify the role and contribution of all agencies in tackling homelessness, review the impact of initiatives and services, and to agree actions which can be taken forward to strengthen the multi-agency approach to tackling and preventing homelessness.

The core membership of the Partnership includes representatives from services such as:

- local housing associations
- national housing associations
- Renfrewshire Health and Social Care Partnership
- Housing support providers / voluntary sector
- Shelter Scotland and Homeless Action Scotland
- Renfrewshire Women's Aid
- Recovery Across Mental Health

### **4.21 Links with Health & Social Care Partnership**

There is close working with the local HSCP, with a joint Strategic Officer Group meeting bi-monthly to review high level issues, and a joint operational officers meeting to review protocols and procedures, review cases, and ensure early intervention.

#### **Key points on Homelessness in Renfrewshire**

- There is a strong record of partnership working to tackle and prevent homelessness

- The proportion on homeless applications processed within 28 days is better than the national average
- The average length of time to complete duty towards those who are homeless continues to be better than the Scottish average
- There have been no breaches of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014
- There is a Housing First Renfrewshire programme already established
- There is a collective agreement to increase the number and proportion of lets on a phased basis over the next 5 years, with an associated up-scaling of support via this RRTP

## 5 Temporary Accommodation

### Baseline position

The fluctuating nature of demand for temporary accommodation in Renfrewshire can present challenges and requires significant effort, planning and resourcing to meet the high standards we place on delivering on the duty to provide temporary accommodation for those who are homeless, in terms of the location, type, and quality of the properties, and how they are managed.

We do not use any hostels, and all of our temporary accommodation properties already meet the vision set out within the RRTP Guidance, which is:

***‘the optimum type is mainstream, furnished and within a community.’***

We currently have a total of 233 properties available for use as temporary accommodation, and in 2017-18 the total occupancy for all of our temporary accommodation was 1015 households.

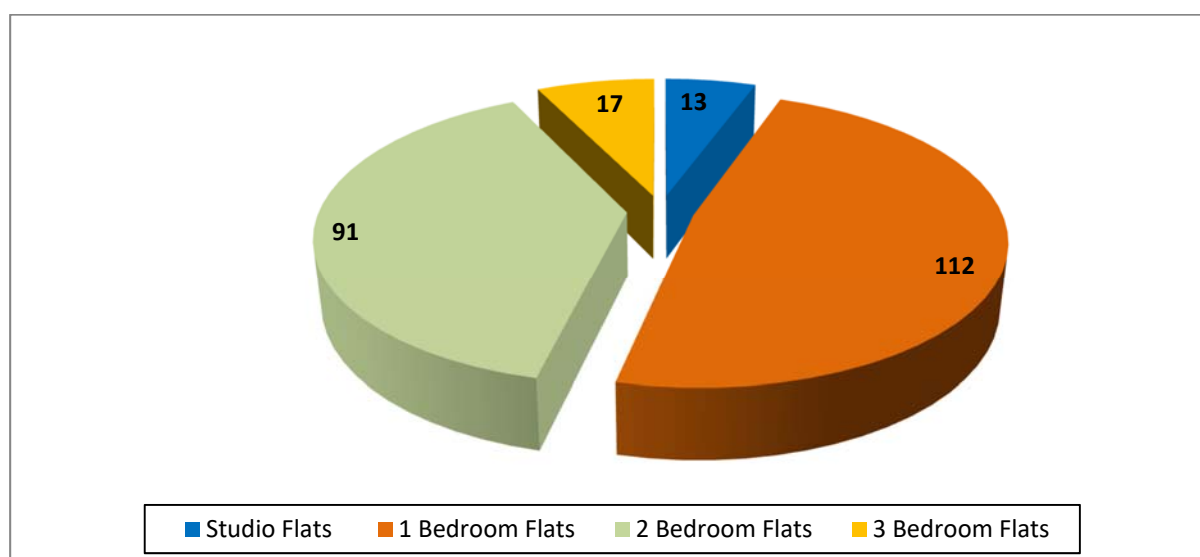
Our stock of temporary accommodation consists of the following property types :

- Local authority owned furnished flats
- RSL owned furnished flats
- Local authority owned supported accommodation
- RSL owned supported accommodation
- Local authority owned staffed accommodation
- Private sector leased - furnished

Accommodation Type	Location	Accommodation provider	No. of properties
<b>Local authority owned furnished flats</b>	across Renfrewshire	Renfrewshire Council	116
<b>RSL owned furnished flats</b>	across Renfrewshire	Linstone HA Williamsburgh HA Link HA Bridgewater HA Paisley HA	24
<b>Local authority owned supported accommodation</b>	1 location in Paisley	Renfrewshire Council	16

Accommodation Type	Location	Accommodation provider	No. of properties
(see 5.2, below)			
<b>RSL owned supported accommodation</b> (see 5.2, below)	Paisley, Johnstone and Renfrew	Williamsburgh HA Sanctuary HA Loretto HA Paisley HA	42
<b>Local authority owned staffed accommodation</b> (see 5.3, below)	2 locations in Paisley	Renfrewshire Council	33
<b>Private sector leased – furnished</b>	Paisley	Private landlords	2

The bedroom size of our temporary accommodation is:



### 5.1 Local authority and RSL owned furnished flats

In 2017-18 there were 492 households benefitting from the provision of this type of temporary accommodation across Renfrewshire communities.

### 5.2 Supported Accommodation

This type of accommodation has been commissioned to meet the needs of our more vulnerable individuals and / or those with complex needs.

We currently have 4 supported accommodation projects managed by two voluntary sector agencies : Blue Triangle Housing Association (BTHA) and Loretto Care, with a combined capacity of 58 self contained fully furnished units, as follows:

- 23 self-contained fully furnished flats based on a cluster model but split over two locations in Paisley, managed by Blue Triangle HA.
- a cluster model for vulnerable service users aged over 24 years, which consists of 17 self contained fully furnished flats based in Renfrew, also operated by Blue Triangle HA.
- service users with more complex needs are supported by Loretto Care in our Abercorn Street project in Paisley. This is also a cluster model, which consists of 13 fully furnished self contained units and provides up to 14 hours of support per service user per week.
- Loretto Care also manage a project based in Johnstone which provides a specialist mental health supported accommodation service. It is a 'scatter' model which incorporates 5 fully furnished self-contained units based within an established mainstream community.

In 2017-18 there were 191 households benefitting from the service provided by our supported accommodation partners.

### **5.3 Staffed Accommodation**

This type of accommodation provides emergency standby furnished properties which helps to prevent a reliance on B&B or hostel type accommodation. The accommodation is provided at two separate blocks of flats which are staffed on a 24/7 basis and contain 16 and 17 fully furnished self contained properties.

In 2017-18 there were 286 households benefitting from the service provided at our staffed accommodation.

This 'staffed' service also operates our emergency standby service out with office hours, ensuring quick and easy access to advice and emergency homeless assistance/accommodation when our offices are closed.

### **5.4 Provision of temporary accommodation for those with a disability**

We have 3 fully adapted flats for persons with a disability – one at our staffed accommodation, and 2 furnished 'scatter' properties.

### **5.5 Use of B&B**

We have no contractual arrangements with any B&B provider and through careful planning we did not use B&B between 2013 and 2017, with very limited reliance on this type of provision during 2017 and 2018 in emergency situations.

The average length of stay for any households placed in B&B in 2017 and 2018 was 1.8 days, and as mentioned in para 4.18, there have been no breaches of the Unsuitable Accommodation Order.



## 5.6 Satisfaction with Temporary Accommodation

We consistently seek the views of service users when they leave our temporary accommodation to gauge their satisfaction with the standard and quality of our temporary furnished flats, supported accommodation projects and staffed blocks.

In 2016/17, 84% of the 280 people surveyed said that they were either 'satisfied' or 'very satisfied' with the standard and quality of temporary accommodation.

The level of satisfaction improved in 2017/18 to 89%.

We will continue to seek the views of our service users to ensure that these standards are maintained.

## 5.7 Rent charges for temporary accommodation

When setting the rent level for temporary accommodation, the Council charges a fixed weekly rent based on the size of the property in accordance with the Local Housing Allowance and the associated Housing Benefit entitlement, plus a £60 management fee.

The management fee seeks to recover the cost of staff, furniture, voids, repairs, (including decoration and electric/gas checks) and other direct costs.

The rent levels currently charged by property size are:

<b>Beds</b>	<b>90% of Jan 2011 LHA rates</b>	<b>Weekly Management Fee</b>	<b>Total Rent Charged</b>
<b>0</b>	£62.31	£60	£122.31
<b>1</b>	£77.89	£60	£137.89
<b>2</b>	£93.47	£60	£153.47
<b>3</b>	£124.61	£60	£184.62

As temporary accommodation has been excluded from the roll out of Universal Credit, the rent for the Council's temporary accommodation can be fully funded via housing benefit, where the tenant is entitled to receive this.

Where the Council utilises properties from RSLs or other providers, the management fee will not be covered by housing benefit and has to be funded by the Council or by additional funding made available by the Scottish Government - as it was in 2017/18 and 2018/19.

The Council reviews rents annually as part of the budget process. Annual increases in rent will be influenced by the property size and the Housing Benefit capping levels imposed through Local Housing Allowance and welfare reform.

The Council is however currently reviewing the rents charged and levels of support available to service users, particularly where they are in employment and / or do not qualify for housing benefit.

## **Temporary Accommodation - 5 Year Vision / Projections**

### **5.8 Our projections**

With the implementation of this RRTP, the Council and its partners will:

- reduce the length of time people spend in temporary accommodation
- support people into settled accommodation more quickly
- provide practical resettlement assistance to all service users
- provide additional assistance to homeless people for the first year of their settled tenancy to help ensure their tenancy starts well, and
- respond quickly to the challenge many homeless people can face when moving in / out of temporary accommodation.

We anticipate that the **overall capacity for temporary accommodation could reduce from the current stock of 233 units in 2018 to 177 units in year 5** - and this can be achieved by a combination of:

- A phased increase in the number of lets to homeless applicants
- The introduction / enhancement of the range of support improvements and innovations detailed in sections 7 and 8.

## **Reduction in units**

### **5.9 Local authority and RSL owned furnished Flats**

We propose a **reduction in the number of properties from 142 to 121 units**. All of these properties will remain at our existing high standard, continue to be fully furnished and spread throughout communities amongst mainstream social rented housing.

This reduction is likely to be more evident in years 2 – 5

We estimate the throughput for this type of accommodation will be 425 homeless households in year 5.

## 5.10 Supported accommodation

Could reduce **from 58 units to 40 units**, and we estimate that the 'flow' of applicants requiring this accommodation by year 5 could drop from 191 in 2017/18 to 133 applicants.

This is based on a proposed upscaling in the capacity of Housing First Renfrewshire from 20 to 65 - 80 individuals, an increase in the number of lets to homeless applicants and the cumulative benefit of providing services that will prevent future homelessness and so decrease the number of people entering the service, see sections 7 and 8.

## 5.11 Staffed Accommodation

Will **reduce from 33 units to 24 units**. This will be delivered by a planned closure of one of our existing staffed accommodation units, which we hope to replace with a smaller 8-10 person project for service users with the most complex needs. This is included within the Action Plan, and is currently being developed and costed.

An increase in the number/proportion of lets to homeless applicants, and increase in the capacity of Housing First Renfrewshire, as well as the enhancement of our existing resettlement service (see sections 7.1 - 7.4) will reduce the number of repeat homeless cases that often rely on our direct access staffed accommodation.

## 5.12 Bed & Breakfast (B&B)

Between 2014 and 2017, we ceased using B&B as a form of temporary accommodation. Whilst we have had to regrettably use this option on a few occasions in 2018, we remain committed to the position that B&B is not acceptable and with the anticipated increase in lets from housing providers and a joint effort to enhance services that prevent homelessness via this RRTP, we believe that we can return to the position that B&B is no longer used from Year 1 of this Plan onwards.

## 5.13 Flipping

We currently 'flip' furnished properties on occasion from temporary accommodation to secure tenancies, when the property has already been used for up to 7 years as furnished temporary accommodation for homeless applicants and, in partnership with housing providers, we will look to maximise the opportunities to flip tenancies.

### Key points on Temporary Accommodation

- There is a range of temporary accommodation types provided, and all are mainstream, furnished self-contained properties within communities.
- There is no reliance on hostels or B&B
- Service user satisfaction with our temporary accommodation is high
- There is a vision to reduce the number of properties being used as furnished temporary accommodation

## 6 Support Needs

The transition to rapid re-housing will involve a crucial shift in focus away from **tenancy readiness**, to the **provision of settled housing with support**.

We have estimated the support needs of our homeless population based upon :

- HL1 data from April 2017 to March 2018,
- current support provision arrangements,
- Health and Homelessness Research in Scotland and
- Housing Support assessments for our homeless applicants.

There are a variety of options for homeless people in terms of accommodation and support.

### 6.1 Residential Support

- Current Residential Support - 20%
- Future Residential Support – 15%

Homeless accommodation and support is provided within a residential support setting through partnership arrangements with supported accommodation projects managed by Blue Triangle Housing Association and Loretto Care.

Approximately 20% of people who presented as homeless were provided with self-contained flats within a supported residential setting. These homeless applicants had support needs identified and tailored support plans put in place to prepare them for independent living.

With the aim of the majority of homeless applicants moving quickly into self-contained settled accommodation with support in the future via this RRTP, it is anticipated that the proportion of people needing residential support may reduce to 15% over the next 5 years.

### 6.2 SMD / Complex Needs

- Current SMD / Complex Needs – 10%
- Future SMD / Complex Needs – 15%

It is estimated that 10% of our current homeless population would be suitable for and benefit from the Housing First model being provided for them.

Housing First Renfrewshire has now been operating for the last 5 years and has successfully assisted people with severe and multiple disadvantages – see section 7.2 for more details.

It is expected that the proportion of people who will be supported via the housing first model will increase to 15%.

### **6.3 Medium Support Needs**

Current Medium Support Needs – 35%

Future Medium Support Needs – 35%

Temporary furnished flats within the community are generally provided to people who are identified as having medium support needs. Floating support is provided by Renfrewshire Council's Housing Support Team who will provide or commission support within the community on a person centred basis.

Based on the support needs assessment and the resulting referrals to the Housing Support Team, it is estimated that 35% of people who are homeless have medium support needs.

### **6.4 No /Low Level Support Needs**

Current 'No / Low Level' Support Needs – 35%

Future 'No / Low Level' Support Needs – 35%

Many people who are homeless are currently provided with good quality temporary furnished flats within the community as they are assessed as having no or low level support needs. They will remain in this accommodation until a permanent offer of housing is made.

We do not envisage that this proportion will vary from the existing 35% over the next 5 years.

### **6.5 Health & homelessness in Scotland research**

Scotland wide research shows over half (51%) of the homeless population had no evidence of health conditions relating to drugs, alcohol or mental health.<sup>7</sup> This would fit with the premise of 35% of people with low level support needs. In Renfrewshire, the support on offer covers a wider spectrum than just health and includes employability, financial and benefits advice etc.

#### **Key points on Support Needs**

- An analysis has been carried out in line with the RRTP Guidance
- This has assisted the development of our RRTP Action Plan – section 8

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<sup>7</sup> Health and Homelessness in Scotland 2 Authors Dr. Andrew Waugh, National Records of Scotland and formerly of Scottish Government Communities Analysis Division Auren Clarke, National Records of Scotland Dr. Josie Knowles, Scottish Government Communities Analysis Division Dr. David Rowley, National Records of Scotland

## 7 Rapid Rehousing Transition Plan – Proposals

**Within this section we have provided details of proposals under 13 headings, which all:**

- build on the issues / priorities discussed during the consultation with partners and service users – listed in section 2,
- address the issues identified in sections 3 - 6 of this RRTP, and
- align with the vision outlined within the RRTP Guidance

**The 13 headings are:**

- Number / proportion of lets to homeless applicants
- Housing First
- Temporary accommodation
- Tenancy Resettlement Service
- Rough-sleepers
- Shared living initiative
- People with convictions
- Victims of domestic abuse
- Homelessness and those leaving the armed forces
- Homeless prevention / tenancy sustainment initiatives
- Access to private rented sector
- Homelessness and 'throughcare'
- Acquisition of 1 bedroom properties

### 7.1 Number/proportion of lets to homeless applicants

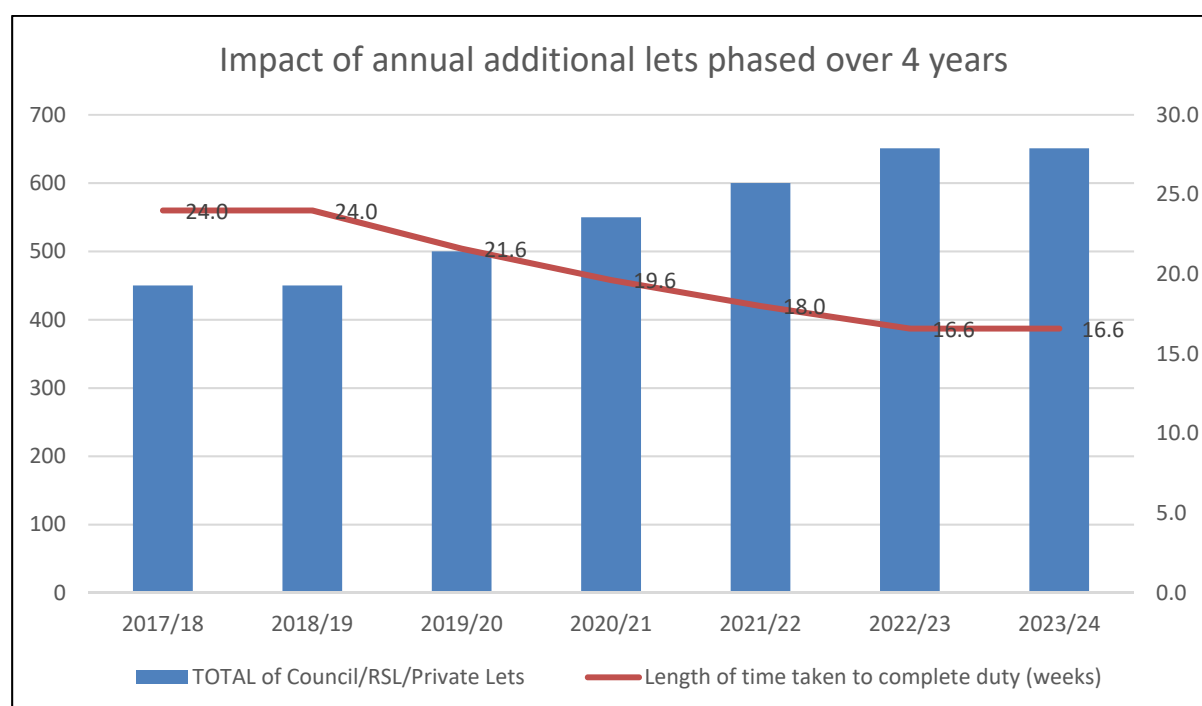
This key proposal has been covered in paras 4.12 – 4.16, with actions detailed in the Action Plan which follows this section.

As well as using the toolkit provided with the RRTP Guidance, we have also modelled how the relationship between **an increase in the number of lets would impact on the length of time to conclude duty**.

#### **Impact on length of time to complete duty**

In the graph below, we show the impact of a gradual increase in the number of lets (approx 10% each year) spread over the next 5 years.

The impact on the length of time to conclude duty is that it reduces gradually from **24 weeks** (which is already considerably below the Scottish average) to **16.6 weeks** by 2023/24.



We will establish agreements with all housing providers on the number / proportion of lets, and regularly jointly review the impact on homelessness.

## 7.2 Housing First Renfrewshire

Housing First Renfrewshire was established by the Council in partnership with Turning Point Scotland (TPS) in 2013, then increased and extended via Big Lottery funding to TPS for a further 5 years. The current Big Lottery Funding expires in February 2020.

The service is provided on a 24/7 basis. People are able to access an out-of-hours on-call telephone line where they can speak to a manager/supervisor for advice. Staffing ratios for the service are based on a Housing First Renfrewshire worker holding a caseload of 7 people, in line with recommended practice. The staffing structure and flexible approach enables the service to respond quickly to changing demand, including the deployment of peer support workers.

The service currently can support up to 20 service users at any one time, and the tenancy sustainment rate is 90%, which is higher than the sustainment level for lets to all homeless applicants in Renfrewshire in 2017/18.

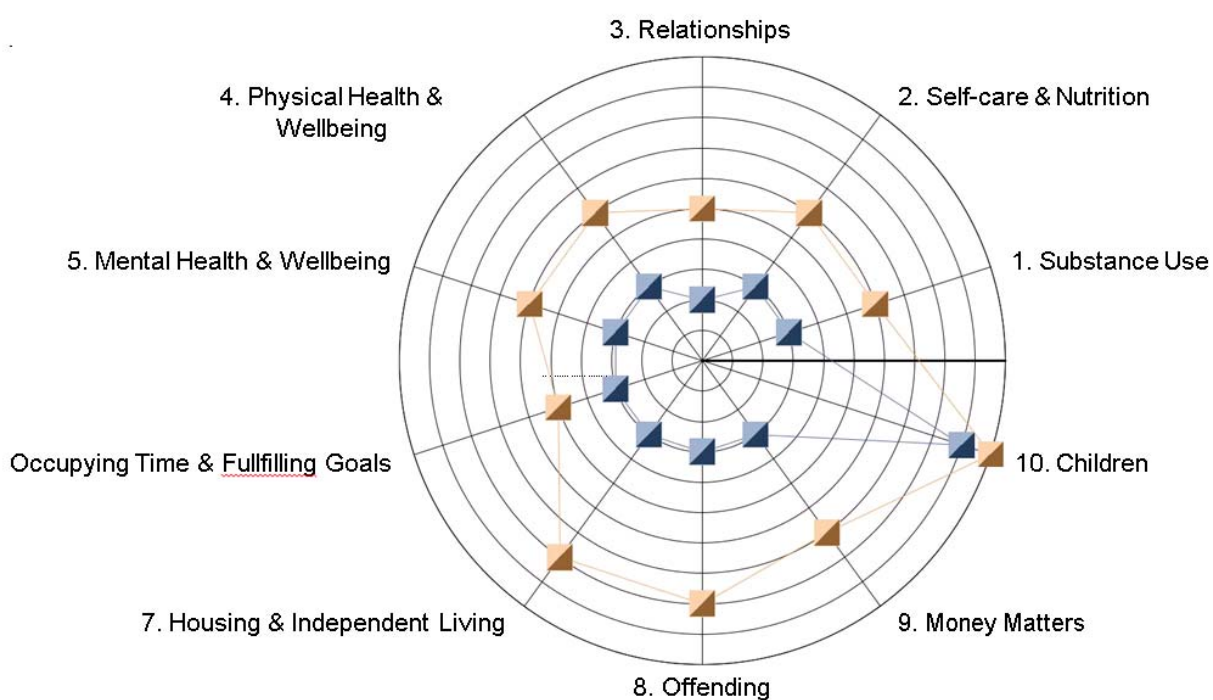
There have been no incidences of repeat homeless presentations by people receiving support from the service.

## Support plan indicators

The information below is drawn from the Recovery Outcome Web (ROW) developed by the Scottish Government for measuring outcomes for people who use the service.

The chart over page provides an overview of the combined progress made by all of the service users currently being supported, under a range of headings.

A full description of each of these headings is provided in Appendix 3.



The inner shape – blue squares – illustrates where service users were at the point of initial assessment (combined scores), and the outer shape – orange squares - shows where they collectively are now.

The optimum result is for the outer shape to reach the outside edge of the large circle.

It is proposed that, given our experience of delivering an efficient and effective Housing First model in Renfrewshire, the number of individuals receiving this form of support will increase at an agreed rate to allow for incremental growth from the current 20 service users up to around 65 – 80 people being supported.



The worker/client ratio will continue to be based on the existing model of 1:7.

This figure of 65-80 represents approximately 5% - 8% of people who present as homeless.

### Further innovation

The service can also be further developed over the next five years in terms of adding to the peer-support role, developing digital inclusion opportunities, targeting younger homeless applicants for the first time, and piloting Housing First in a shared living tenancy environment.

### 7.3 Temporary Accommodation

Section 5 of this RRTP discusses our proposals to reduce the use of the various forms of temporary accommodation over the next 5 years, and this is reflected in our Action Plan.

### 7.4 Tenancy Resettlement Service

In 2014/15, the tenancy sustainment figure for the fifty-four 16 to 25 year olds permanently housed via a homeless application in Renfrewshire was 54%; **almost 1 in every 2 new tenancies to homeless 16 to 25 year olds broke down within 12 months.**

In response to this relatively poor sustainment rate we established a Tenancy Resettlement Service during 2015/16 funded from within existing resources.

In the first full year of operation (2016/17), the tenancy sustainment figure for the seventy-two 16–25 year olds **showed an improvement from 54% to 74%** - 3 in every 4 young persons, were now sustaining their tenancy beyond 12 months.

As highlighted in section 2, consultation with our partners and stakeholders confirmed their support to see an expanded Resettlement Service available to all homeless applicants in Renfrewshire, regardless of their age.

Our Tenancy Resettlement Service is a practical and proactive service that gives people the help they need to successfully move into and manage the first year of their tenancy.

The assistance provided is specifically tailored to address an individual's needs in relation to their circumstances, tenancy experience and so on.

Whilst there can be high demands from service users at the point of getting ready to move and settle in their new tenancy, the Tenancy Resettlement Service continues to work flexibly with new young tenants throughout the first year of their tenancy

assisting them to deal with the range of housing and housing related issues, and ensure a fast response if/when it becomes clear that they would benefit from tailored intervention and / or referral to the broader spectrum of community based supports such as mental health, addiction, welfare rights and so on.

Our Tenancy Resettlement Service is completely separate from the Housing First Renfrewshire Services and is there to assist those homeless applicants for whom Housing First is not the required or appropriate option.

The Case Study below highlights the type of assistance this new service provides and how it can have such a positive impact for young new tenants.

## Resources

There was no new additional staffing or funding resources to establish this new service. The provision of our homeless prevention work was re-engineered with 4 officers giving part of their time to providing our Tenancy Resettlement Service for young homeless applicants.

The FTE input is 1.5 officers, and the value of the current staffing hours input is approximately £40,000 pa

## Case study

The following is an anonymised summary of one service user's experience, and illustrates the impact our resettlement service can have:

### **Case study - 'S'**

*S is a 25 year old male who has had **7 previous homeless applications** and one previous offer of permanent housing which he abandoned after 3 months.*

*After being allocated his current tenancy he received a short jail sentence.*

*The resettlement worker helped ensure engagement with S whilst in prison. Through perseverance, S eventually engaged with the resettlement service and he returned to his tenancy on release, resolved issues with utility companies, moved into his home, and now fully engages with Housing Support.*

*The resettlement worker kept a check on S throughout the first 12 months of his tenancy, which ensured early intervention if there were any warning signs regarding the tenancy.*

*If it had not been for the proactive partnership between S, his resettlement worker and other support services, S would have most likely been homeless on release*

*from prison and would have continued through the revolving door of homelessness, addictions and prison.*

*S has now been in his tenancy for nearly 2 years.*

## **Moving forward**

We believe that the success to date has been remarkable, and reflects the point made in the RRTP Guidance that many households experiencing homelessness have no or low support needs, but may need assistance if/when moving into a settled tenancy more quickly in the future.

An expansion of our Tenancy Resettlement Assistance service will allow all homeless applicants, regardless of age, to benefit from the low level support and assistance that can be offered via this initiative.

### **7.5 Rough-sleepers**

There is no evidence to suggest that the issue with known rough-sleeping in Renfrewshire is significant, nor is it increasing.

We do wish however to further increase and develop the support offered to those in crisis, and the range of assistance we already provide.

Many of the proposals within this action plan will benefit those who may have been at risk of having to sleep rough, and we are also keen to build upon the advice, information and assistance we can provide to those who are classed as having 'no recourse to public funds' (NRPF).

At present, our George Street Service maintains close links with agencies, businesses and others to ensure engagement with anyone who appears to have possibly been sleeping rough and / or begging, and will respond as soon they become aware of the issue, providing advice, information, and sign-posting onto relevant agencies. We record a 'by name' list of any individuals we have contacted, and the locations where there is an appearance of street-begging / rough-sleeping possibly taking place.

### **7.6 Shared living initiative**

We have been piloting a flat sharing programme since October 2017.

This in-house pilot project has been limited to 16 to 24 year olds to date, and six pairs (12 service users) have moved on to social housing flat sharing in the first year of this initiative. The pilot project has been resourced from within existing staffing levels.

As we have already made significant progress during the pilot phase of this scheme, we believe there is the potential to deliver positive outcomes for many more young homeless people if we expand the scheme in partnership with an experienced third sector agency.

### **What are the benefits of this approach?**

- Gives young people better choices
- Spreads the living costs for service users, which makes renting more affordable
- Alleviates feelings of isolation
- Due to the lack of available 1 bedroom flats, this can provide much quicker access into settled accommodation
- Ongoing access to guidance, support and advice

We are also in the process of developing an online web based resource which will allow service users who want to access the scheme but do not have anyone within their own social network to search via a bespoke 'App' and self select a flat-mate.

### **Proposal**

Shared Living features within the Scottish Government's HARSAG recommendations as a positive accommodation option.

We are working with a partner who has delivered a 9 month demonstration project offering Shared Living to those aged 18 years and over across Glasgow through, facilitating and enabling joint tenancy arrangements with local social landlords.

Following the selection process, each applicant will be required to commit to the terms of the programme; that they agree to meet with the Shared Living Support Worker at agreed intervals and that they understand the requirements of the tenancy and their respective responsibilities as set out in the Tenant's Charter.

Importantly, the application and matching process will ensure that positive relationships are developed with named personnel responsible for the programme delivery and that tenants know where to turn for support at the first sign of crisis.

A Shared Living initiative in Renfrewshire has real potential to match homeless applicants to 2 bedroom properties which they currently cannot access, improved tenancy sustainment levels and enhance the potential for the homeless applicants concerned to transition into employment.

## Mediation

Our existing family mediation service is delivered in-house by our Mediator. Although this only consists of 0.5 of a FTE post, the officer makes a significant contribution in supporting and assisting young homeless people, or those threatened with homelessness. This has prevented young people from facing homelessness or helped them to improve relationships with their family, so they have a natural support network when they move on to their own settled accommodation.

Mediation has been an important element in the successful work with 6 pairs of homeless applicants who now flat-share in Renfrewshire, and in each of these cases the Mediator has worked proactively with each pair to produce a flat sharing agreement.

An additional mediation resource will be required to support the delivery of our enhanced, innovative shared living partnership.

### 7.7 People with convictions

Over the last five years, Renfrewshire Council has consistently had a higher proportion of people than other local authorities entering into homelessness where the main reason for applying was due to having been discharged from prison.

**Table 1 - Percentage of homeless applications where reason for applying was discharge from prison**

	2013/14	2014/15	2015/16	2016/17	2017/18
Renfrewshire Council	12.3%	14.4%	11.2%	13.5%	9.8%
National Average	5.8%	5.8%	5.7%	5.6%	5.3%
Local Authority Ranking (Highest % of homeless applications/discharge from prison)	2	1	2	1	3

Source: Scottish Government Report on Homeless Applications where reason for applying was discharge from prison, 2018

Between 2013/14 and 2017/18<sup>8</sup> the number of homeless applications made annually in Scotland decreased by 5%, while the number of homeless applications from prison leavers nationally decreased by 14% over the same period<sup>9</sup>.

While Renfrewshire has seen a similar trend with homeless applications decreasing by 12% in the last 5 years, the proportion of people presenting as homeless from prison has remained static at around double the national figure.

<sup>8</sup> Source: Homelessness Annual Reference Table 2017/18, Scottish Government publication

<sup>9</sup> Source: Homelessness Annual Reference Table 2017/18, Scottish Government publication

A high proportion of homeless applicants lose contact with homeless services before discharge of our statutory duty. This can result in repeat homeless applications and a “revolving door” situation where the same applicant can make several homeless applications within a relatively short period. In 2017/18, more than 12% of homeless applications made by prison leavers were unresolved due to lost contact, compared to 5.4% for all homeless applications.<sup>10</sup>

Prison leavers can be less likely than other homeless applicants to engage with homelessness services and other statutory services. Sustaining meaningful engagement with homeless people who have complex needs, is a fundamental requirement to assist them to achieve positive outcomes.

Over the past 4 years, we have successfully worked in partnership with Turning Point Scotland to deliver the “Housing First” service in Renfrewshire, providing an intensive “wraparound” support service to individuals with highly complex needs. A key element of Housing First’s success is its use of “peer mentors”, i.e. people with “lived experience” who support homeless clients with complex needs and who identify with the issues homeless people are facing because they themselves have had direct experience of similar situations. Some homeless clients are more likely to engage with the support offered by peer mentors than that provided by statutory services.

We propose to build on this successful model through the introduction of a **Peer Mentoring and Engagement Project** targeted at people who have presented as homeless and have convictions.

### **Peer Mentoring proposal**

We wish to recruit two specialist Peer Mentoring and Engagement Workers, potentially in partnership with a third party offering specialist support, who will deliver “wrap around support”, for as long as is required, to multiple excluded, repeat homeless clients with an addiction and offending background.

The personal lived experience of the Peer Mentoring and Engagement Workers will assist in building trust and greater engagement with this “hard to reach” homeless client group, many of whom have multiple complex needs.

This initiative will be aligned with the principles set out in the Scottish Quality Standards, Housing Advice, Information and Support for people on Remand or Serving a Short Term Sentence (SHORE Standards), particularly the principles of

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<sup>10</sup> Source: Annual report for Renfrewshire 2017/18

“adopting a person centred approach” and “stickability” i.e. persevering when the individual chooses to disengage.

We are also proposing to establish close links between this peer mentoring project and our existing homeless prevention initiatives we are looking to expand, which are detailed in 7.10, below.

## **7.8 Victims of domestic abuse**

Renfrewshire Women’s Aid currently provides:

- Furnished, supported accommodation to ensure there is a safe place to stay
- Support for victims who need / want to speak to someone confidentially
- Information about rights
- Dedicated support workers for children and young people

Our George Street Service currently provide housing advice and assistance to the clients and support workers within the RWA service. This can be general housing advice, completing housing application forms or completing a homeless application if needed.

Renfrewshire Women’s Aid are active members of the Renfrewshire Homelessness Partnership.

We will continue to work closely with RWA, Women and Children First and organisations such as Say Women who help young women aged 16 – 25 years who are survivors of childhood sexual abuse, rape or sexual assault, to scope out whether the need exists for further specialist support or accommodation in Renfrewshire, and work in partnership on any potential funding bids.

## **7.9 Homelessness and those leaving the armed forces/veterans**

Renfrewshire Council signed the Armed Forces Covenant, in partnership with East Renfrewshire and Inverclyde Councils.

This tri-council approach was the first of its kind in the United Kingdom, and utilises specialist services within each local authority to achieve the best possible outcome for veterans.

A Veterans Support Advisor was appointed as a focal point to work on behalf of all three Councils, strengthening the partnership and becoming responsible for coordinating the delivery of this project’s outcomes, sharing resources, expertise and minimising duplication of effort.

Renfrewshire Council will continue to work with the Veterans Support Advisor ensuring that all front line workers are aware of the role and how linking with the VSA could assist in delivering positive outcomes for veterans.

## 7.10 Homeless prevention / tenancy sustainment initiatives

There are 2 initiatives which we have tried and tested within Renfrewshire, and believe justify being expanded via this RRTP.

The initiatives are:

- **Keys to Learn, and**
- **'Make it Your Own'**

Details are provided below on each of these initiatives.

As mentioned in para 7.7, we intend to establish close links between any expansion of these initiatives, and the proposed new peer-mentoring project for people with convictions.

### Keys to Learn

Keys to Learn is a tenancy sustainment project coordinated by the Glasgow Homeless Network (GHN) and delivered in partnership with local authorities, colleges, housing associations and support providers.

So far we have funded 7 courses of the Keys to Learn programme in Renfrewshire. These courses have already brought about material changes in the lives of homeless people, and we have seen how this type of work provides every individual with greater self esteem which allows them to connect with wider community based supports and become better citizens.

Each course is 8 weeks long, delivered three days per week for a total of 15 hours.

While regularly reviewed based on participant feedback, the course generally delivers modules on:

IT/Digital Skills	Personal & Social Capacity Building	Advice & Information
Computing & digital media	Self-confidence building	Money management
Digital photography	Learning to work with others	Energy advice
Getting the most out of technology	Teambuilding	Housing advice



	Thinking and learning skills	Welfare rights and benefits advice
	Presentation skills	CV building
	Getting to know your community	Interview skills

Peer support from previous course participants is incorporated into the course delivery.

Seven courses have been successfully delivered in Renfrewshire in partnership with Invest in Renfrewshire, local RSLs, Connect4Renfrewshire, University of the West of Scotland, West College Scotland and the DWP, and to date there have been 67 participants from Renfrewshire completing this course.

Qualitative feedback from course participants in Renfrewshire show high satisfaction levels with the course:

*“The course has opened my eyes to everything I wouldn’t have even thought about. It has given me a desire to learn more and try to improve myself for the future and for the tasks ahead, and the will-power to find employment and meeting new people [who] also help you with other groups.” (Bobby T)*

*“The course gave me a lot of self-belief, I can achieve things that I can see them through if I put my mind to it. Lecturers and tutors very understanding, easy going, easy to talk to and listened - which made the course a whole lot easier.” (Ritchie G)*

*“Keys to Learn helped me in several different ways...the college visit opened my eyes and showed me that college wasn’t a place to be afraid of hence now that I’m now in full time learning doing level 4 Health Care, a thing that I don’t think I would have done on my own initiative.*

### **Impact Arts ‘Make it Your Own’**

Make it Your Own (MIYO) is delivered by Impact Arts – a community arts charity – providing a creative approach to tenancy sustainment aimed at helping the most vulnerable tenants in Renfrewshire and is currently funded via Renfrewshire Council’s Housing Support Service. 32 homeless applicants and new tenants have completed the programme between April 2017 and March 2018, working alongside a tutor to up-cycle and create furniture, canvases, curtains, blinds and so on.

96% of referrals who engaged in the programme have sustained their tenancy since accessing MIYO.

Given the popularity and success to date, it is proposed to extend the service.



Service users attending 'Make it Your Own'

### **7.11 Access to the Private Rented Sector**

As mentioned in 3.9 - 3.14 of this RRTP, the private rented sector serves an important role in the housing system Renfrewshire wide and has doubled from 5% of the entire housing stock in 2008 – 2010 to 10% in 2014 -2016.

Recent legislative changes have improved stability and security for tenants with the sector providing a tenure option that can offer flexibility and choice which can suit the needs and preferences of many, however as pointed out in section 3, there continues to be barriers experienced by homeless households accessing the sector.

The Deposit Guarantee Scheme can be a preventative measure to help alleviate homelessness within Renfrewshire. Of all the clients assisted through the scheme in 17/18, 96% were very satisfied and 4% satisfied with the quality of service that they received from the scheme. We will look at the feasibility of a lettings partnership with private landlords and voluntary sector partners.

### **7.12 Homelessness and those leaving Throughcare**

Renfrewshire Council has a duty as Corporate Parent to young people who have been looked after and accommodated by the local authority, and as such measures are in place to ensure that all young people are then provided with the support they need to access housing.

A protocol exists between the Council's Housing Services and Children's Services to ensure that young people are supported to fully consider their housing options, complete a housing application if they wish, and are given a degree of priority for social housing in the areas of their choice.

A total of 10 furnished 'satellite' flats are also provided by the Council and local RSLs for the Children's Services Throughcare team to allow young people leaving care to be accommodated and supported by the Throughcare and Housing Teams as an interim measure.

The protocol and satellite flat arrangements are currently under review, and this may inform new services that may be required.

During this review, we will look at whether a 'respite flat' may be required. The aim of this flat would be to enhance the opportunities for young people to have 'time out' and to give an opportunity for Throughcare staff to mediate between the care giver and the young person. This would also help reduce the potential for permanent breakdown of relationships for young people in Children's Homes/foster care, and the need for temporary / settled accommodation for young people leaving care.

### **7.13 Acquisition of 1 bedroom properties**

Renfrewshire's Strategic Housing Investment Plan 2019/20 – 2023/24 notes that the Council and housing association partners will consider the possible acquisition of existing private housing where this would increase the supply of suitable affordable housing and address the priorities set out in the Local Housing Strategy.

This could, in certain circumstances, include the acquisition of 1 bedroom properties to assist with homelessness prevention.

Given the pressures on the SHIP programme from new build housing developments, no specific allocation has been made for grant funding for this purpose over the next five years.

#### **Key points on RRTP proposals**

- These proposals all link to the issues and priorities which emerged from an analysis of homelessness in Renfrewshire, and consultation carried out with a range of partners, including service users.
- They are all in line with the RRTP Guidance, and if introduced will help reduce the length of time those who are homeless have to stay in

temporary accommodation, and provide the support required to ensure tenancies are sustained.

- The Action Plan which follows summarises the outcomes and costs associated with each proposal.

## 8 Rapid Rehousing Action Plan 2019 – 2024 - August 2019 update

We believe that the delivery of all of these proposals over the next 5 years will help us meet the expectations of the rapid rehousing programme and result in positive outcomes for those who are homeless, in line with the published Guidance.

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
1	<b>Number / proportion of lets to homeless applicants</b> <i>(though additional forms of support need to be provided via the other proposals contained in this action plan throughout the 5 years)</i>	4.12-4.16,  7.1, 7.2	<ul style="list-style-type: none"> <li>Agreements in place with range of housing providers to increase number / proportion of lets</li> <li>Number / proportion of lets to homeless applicants increases</li> <li>Annual review of number / proportion of lets per provider</li> <li>Reduction in length of time that people are homeless</li> <li>Provide enhanced starter packs, and decoration vouchers – linked to the other proposals within this action plan.</li> </ul>	2019/20  Annually from 2019/20  From April 2020 onwards  From April 2020 onwards  2019/20

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
2	<b>Up-scaling of Housing First</b>	7.2	<ul style="list-style-type: none"> <li>▪ Enlarged service established</li> <li>▪ Number homeless applicants supported increased from 20 to 30</li> <li>▪ Further improvement in overall tenancy sustainment rate for homeless applicants</li> <li>▪ Reduction in abandoned tenancies</li> <li>▪ Less repeat homelessness</li> <li>▪ Potential for savings for other services e.g. Criminal Justice, A&amp;E admissions etc.</li> </ul>	<p>Oct 2019</p> <p>by end of 2019/20</p> <p>from 2019/20 onwards</p> <p>“</p> <p>“</p> <p>“</p>
3	<b>Use of temporary accommodation</b>	<p>Section 5</p> <p>5.7</p>	<ul style="list-style-type: none"> <li>▪ Reduction in number of properties used as temporary accommodation</li> <li>▪ Properties being returned to the mainstream letting pool</li> <li>▪ Review rent / support charging policy for those in employment</li> </ul>	<p>2019/20 – 2024/25 (though most changes will be in year 3 -5)</p> <p>2020/21</p>

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
		5.13	<ul style="list-style-type: none"> <li>Potential to 'flip' properties from temp accommodation to the settled tenancy for the occupant – linked to Housing First</li> </ul>	2019/20
		5.11	<ul style="list-style-type: none"> <li>Reduction in length of the homeless applicants stay in temp accommodation</li> <li>Scope out proposal for a planned closure of one of our existing staffed accommodation projects, and replacement with a smaller 8-10 person project for those service users with most complex needs.</li> <li>Set up costs for new project – furniture, decoration etc</li> </ul>	2019/20 onwards  2020/21 – 2021/22  2021/22
4	<b>Tenancy resettlement service</b>	7.4	<ul style="list-style-type: none"> <li>Enlarged service established</li> <li>Number of homeless applicants assisted increased by a further 120</li> <li>Further improvement in tenancy sustainment rate</li> <li>Reduction in abandoned tenancies</li> </ul>	Oct 2019 onwards

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
			<ul style="list-style-type: none"> <li>▪ Less repeat homelessness</li> </ul>	
5	<b>Rough-sleepers</b>	7.5	<ul style="list-style-type: none"> <li>▪ Continue and expand outreach work to meet the needs of those who sleep (or have slept) rough, including the piloting of 'personal budgets'</li> </ul>	2020/21
6	<b>Shared living initiative</b>	7.6	<ul style="list-style-type: none"> <li>▪ Launch an initiative with 3<sup>rd</sup> sector partner building on success to date with in-house pilot and experience that 3<sup>rd</sup> sector partner has had in Glasgow.</li> <li>▪ Utilise 'App', developed by Renfrewshire Council</li> <li>▪ More 2 bedroom properties being let to homeless applicants via this initiative</li> <li>▪ Reduction in time spent in temporary accommodation for those who use this scheme</li> <li>▪ Annual review of initiative</li> </ul>	2019/20 Onwards  2019/20 onwards  2019/20 onwards  2019/20 onwards  Oct 2020



No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
7	Peer mentoring	7.7	<ul style="list-style-type: none"> <li>▪ Appoint 3<sup>rd</sup> sector organisation to deliver this initiative</li> <li>▪ Increased levels of engagement</li> <li>▪ Improved tenancy sustainment/decrease in repeat homeless applications</li> <li>▪ Improvements to service users' physical and mental health and well-being</li> </ul>	2020/21
		7.10	<ul style="list-style-type: none"> <li>▪ Link in with Keys to Learn and Impact Arts – Make it Your Own, projects</li> </ul>	“
8	Victims of domestic abuse	7.8	Work in partnership with specialist services to further develop accommodation and support options.	on-going
9	Homelessness and those leaving armed forces/veterans	7.9	Continue to review and improve the provision of advice and assistance to those leaving the armed forces.	on-going
			Create stand-alone Veterans Support Advisor for Renfrewshire. (existing	2020/21

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
			resource is currently shared with 2 other local authorities).	
10	<b>Homeless prevention / tenancy sustainment initiatives</b> <ul style="list-style-type: none"> <li>• <b>Keys to Learn</b></li> <li>• <b>Impact Arts 'Make it Your Own'</b></li> </ul>	7.10  7.10  7.7	<ul style="list-style-type: none"> <li>▪ Up to an additional 15 service users supported each year</li> <li>▪ Additional 20 - 40 service users benefitting from this service</li> <li>▪ Maximise potential to link in with new Peer Mentoring initiative for people with convictions</li> </ul>	2020/21 onwards  2020/21 onwards  2020/21 onwards
11	<b>Access to private rented sector</b>	3.12 and 7.11	Continue to maximise access to the private rented sector, including the use of deposit guarantees, for those who wish this housing option.  Scope out the feasibility of a letting agency model with private landlords and a voluntary sector organisation	on-going  2020/21
12	<b>Homelessness and Throughcare</b>	7.12	Scope out feasibility of the provision of a respite flat – either within existing resources, or with RRTP funding	April 2020

No.	Rapid re-housing proposal	RRTP ref.	Outcomes	Target date
13	<b>Acquisition of 1 bedroom properties</b>	7.13	Keep this proposal under consideration, in line with Renfrewshire's Strategic Housing Investment Plan 2019/20 – 2023/24.	on-going

## 9 Contact us

The contact person in relation to our RRTP is:

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

**On:** 20 August 2019

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

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**Heading:** Acquisition of Private Housing

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## **1. Summary**

- 1.1 The Housing and Community Safety Policy Board agreed in May 2014 to the disposal of Council properties which become void, at no less than market value, where the property is the last one owned by the Council in a block of five or more flats.
  - 1.2 In approving this initiative, it was agreed that income generated from these sales should be used to acquire properties which could in turn be made available for rent as part of the Council's Housing Stock.
  - 1.3 In the report to Council of 28 February 2019 on the HRA Capital Investment Plan 2019/20-2021/22, it was noted that 39 properties had been sold since the last in the block policy was approved in 2014 and that proposals would be developed to reinvest funds in additions to the overall housing stock.
  - 1.4 In this context, Section 4 of this report sets out proposals for implementing a scheme for the acquisition of private housing which would utilise the funding which has been generated to date, along with additional funding which may become available in the future.
  - 1.5 The Acquisition Scheme will be targeted to the purchase of properties which would meet identified needs and increase the supply of good quality Council housing in areas where there is need and recognised demand.
-

## **2. Recommendations**

2.1 It is recommended that the Policy Board:

- (i) approves the terms of the Acquisition Scheme set out in section 4 below and authorises the Director of Communities, Housing & Planning to oversee the management of the scheme; and
  - (ii) agrees that the acquisition of properties will be undertaken in consultation with the Head of Property Services and Head of Corporate Governance and in full accordance with the approved Council Scheme of Delegation and Financial Regulations
- 

## **3. Background**

- 3.1 Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan highlight the importance of increasing the supply of affordable housing, with a focus on: providing the right type and size of housing in the right location; addressing shortfalls where there is pressure on the supply of affordable housing; and addressing housing needs.
- 3.2 The Council participates in the Mortgage to Rent scheme as part of its homeless prevention activities, with 30 properties acquired since 2009. Properties are purchased with HRA and Scottish Government grant funding to allow residents who are in financial difficulty to remain in their home and become a tenant of the Council.
- 3.3 While this scheme has been successful in preventing homelessness, it does not provide an immediately available property that could address need from the Council's Housing List.
- 3.4 Through its newbuild programme, Renfrewshire Council will deliver over 400 new homes over the next three years. This is part of Renfrewshire's Local Housing Strategy target of delivering 1,000 new affordable homes by 2021.
- 3.5 The proposed Acquisitions Scheme would also help to increase the Council's housing stock by adding a modest number of suitable properties to the supply in locations where there is recognised demand.

## **4. Acquisition Scheme**

- 4.1 Under the proposed scheme, properties would only be considered for purchase where they are advertised for sale on the open market.

- 4.2 The following criteria will be used to identify properties which the Council may seek to acquire.
1. The property would help to meet general housing needs, as identified in Renfrewshire's Local Housing Strategy, taking account of the type, size and location of the property. (For example, this could include back and front door houses in an area where there is a limited supply of Council housing and other social rented housing of this type.)
  2. The property would add to the supply of Council housing for which there is expressed need and sustainable demand.
  3. The property would help to meet particular needs, including needs which may be difficult to address within the Council's existing housing stock base.
  4. For reasons of efficiency in terms of housing management and maintenance, the property is located close to existing Council housing.
  5. Ownership of the property would shift the tenure balance in a mixed tenure block and may enable common works to be progressed.
  6. Taking account of any investment and repair requirements as well as the purchase price, the property represents good value for money to the Council's Housing Revenue Account.
- 4.3 Properties would be acquired with vacant possession. Any works required to meet the Scottish Housing Quality Standard and the Council's letting standard would be carried out and the property would be let in accordance with the Council's Housing Allocation Policy.
- 4.4 Properties would be considered for purchase where this represents good value for money, taking account of both the purchase price and the cost of any improvement works required.
- 4.5 Funding provision for the Acquisitions Scheme in future years will be considered as part of the annual review of the HRA Capital Investment Programme which is presented to the Council for approval.

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## Implications of the Report

### 1. Financial

The cost of purchasing properties will be funded by the HRA capital investment plan. There is currently around £600k available in capital receipts from the sales of 39 'last in the block' properties and it is anticipated that additional receipts will be generated from future sales.

The potential for additional funding will be considered as part of the annual review of the HRA capital investment plan. In certain circumstances, it may be possible to obtain up to £30,000 per unit in Scottish Government grant (as allowed for in the Strategic Housing Investment Plan 2019/20 – 2023/24), subject to the availability of funding.

The cost of improvement works to bring acquired properties up to the Scottish Housing Quality Standard and meet the Council's letting standard will be met within the Council's Housing HRA Capital Investment Plan.

2. **HR & Organisational Development** - None
3. **Community/Council Planning – Creating a sustainable Renfrewshire for all to enjoy –**  
Improving and maintaining neighbourhoods and delivering affordable homes to meet individual and particular needs.
4. **Legal** – There will be a requirement for Legal Services to carry out conveyancing work.
5. **Property/Assets** – Officers from Property Services will value and negotiate with owners or their agents on the acquisition of properties.
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** – N/A
13. **Climate Risk** – n/a

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### List of Background Papers

- (a) Report to the Housing and Community Safety Policy Board on 13 May 2014, 'Sale of Single Council Dwellings in Larger Common Blocks'.
- (b) Report to Council on 28 February 2019, 'Housing Revenue Account Budget and Rent Levels 2019/20 and Housing Capital Investment Plan 2019/20 to 2021/22.'



The foregoing background papers will be retained within 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 Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, [lesley.muirhead@renfrewshire.gov.uk](mailto:lesley.muirhead@renfrewshire.gov.uk)

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

**On: 20 August 2019**

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

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**Heading: Disposal of Land adjacent to 70 Montgomery Road, Paisley**

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**1. Summary**

- 1.1 The purpose of this report is to declare the area of land adjacent to 70 Montgomery Road, Road, shown on the attached plan (E2724), as surplus to requirements.

**2. Recommendations**

**2.1 It is recommended that the Board:**

- 2.2 Declare the area of land located adjacent to 70 Montgomery Road, Paisley, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.

- 2.3 Authorise the sale thereof to the adjoining proprietor of 70 Montgomery Road, Paisley, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.

- 2.4 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.

- 2.5 Note that the Head of Planning & Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
-

### 3. **Background**

- 3.1 The area of land which is held on the Housing Revenue Account, comprises a total area of 115 sqm or thereby and is an area of open space, maintained by Environment and Infrastructure.
- 3.2 The applicant has expressed an interest in acquiring the land for the utilization of a private garden and car parking space. An agreed purchase price has been reached; but this is subject to the Board declaring the ground as surplus.
- 3.3 The applicant will also have to obtain planning permission for a change of use to garden ground and the development of a car parking space.
- 3.4 The area of land concerned is such that the purchase price/value of the land will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.6 The Head of Planning and Housing has confirmed that the area of land has no operational requirement and would not be opposed to the land being declared surplus.
- 3.7 The Head of Planning & Housing Services will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

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### **Implications of the Report**

1. **Financial** – The HRA will benefit from a modest capital receipt.
2. **HR & Organisational Development** – None.
3. **Community Planning**
- Children and Young People** – None
- Community Care, Health & Well-being** – None
- Empowering our Communities** – None
- Greener** – None
- Jobs and the Economy** – None
- Safer and Stronger** – None

4. **Legal** – Conclude the sales contract.
  5. **Property/Assets** – Negotiation of the sale price and adjust the property records.
  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. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** - None
  9. **Procurement** – None
  10. **Risk** – None
  11. **Privacy Impact** – None
  12. **Cosla Policy Position** – N.A.
  13. **Climate Risk** - None. Any Climate Risk implications will be addressed in subsequent Reports.
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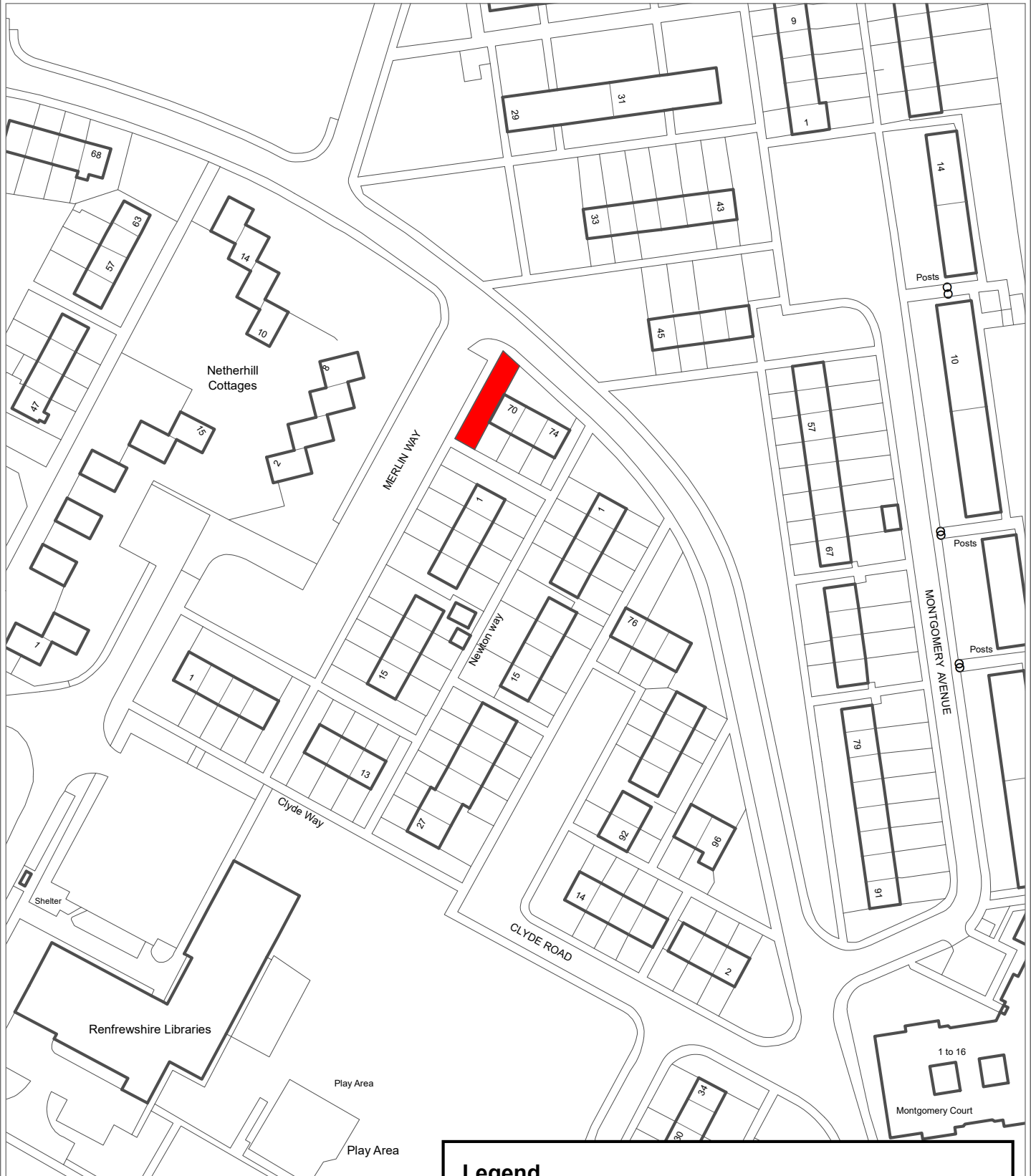
#### **List of Background Papers**

- (a) None
- 

**Author:** Aaron Duncan  
Student Valuer  
0141 618 3486  
Aaron.duncan@renfrewshire.gov.uk

User: howardhaughj2

Date: 14/06/2018



Notes:

### Legend



Area to be disposed to proprietor of No.70 extends to 115sqm or thereby




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

**On:** 20 August 2019

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

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**Heading:** Disposal of Land adjacent to 5M North Road, Johnstone

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**1. Summary**

1.1 The purpose of this report is to declare the area of land adjacent to 5M North Road, Johnstone shown on the attached plan (E2876), as surplus to requirements.

**2. Recommendations**

**2.1 It is recommended that the Board:**

2.2 Declare the area of land located adjacent to 5M North Road, Johnstone, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.

2.3 Authorise the sale thereof to the adjoining proprietor of 5M North Road, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.

2.4 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.

2.5 Note that the Planning and Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

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### 3. **Background**

- 3.1 The area of land which is held on the Housing Revenue Account, comprises a total area of 127 sqm or thereby and is an area of open space, maintained by Environment and Infrastructure.
- 3.2 The applicant has expressed an interest in acquiring the land for the utilization of a private garden ground. An agreed purchase price has been reached; but this is subject to the Board declaring the ground as surplus.
- 3.3 Environment and Infrastructure have advised that should the applicant wish to fence the outer boundaries of the space, all fence heights must be at a maximum height of one metre (1m) from the ground so as to preserve sightlines for the junction at North Road.
- 3.4 The applicant will also have to obtain planning permission for a change of use to garden ground.
- 3.5 The area of land concerned is such that the purchase price/value of the land will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.6 The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.7 The Head of Planning and Housing has confirmed that the area of land has no operational requirement and would not be opposed to the land being declared surplus.
- 3.8 The Head of Planning and Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

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### **Implications of the Report**

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



**Jobs and the Economy – None**

**Safer and Stronger – None**

4. **Legal** – Conclude the sales contract

5. **Property/Assets** – Negotiation of the sale price and adjust the property records.

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. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** - None

9. **Procurement** – None

10. **Risk** – None

11. **Privacy Impact** – None

12. **Cosla Policy Position** – N.A.

13. **Climate Risk** - None. Any Climate Risk implications will be addressed in subsequent Reports.

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### **List of Background Papers**

(a) None

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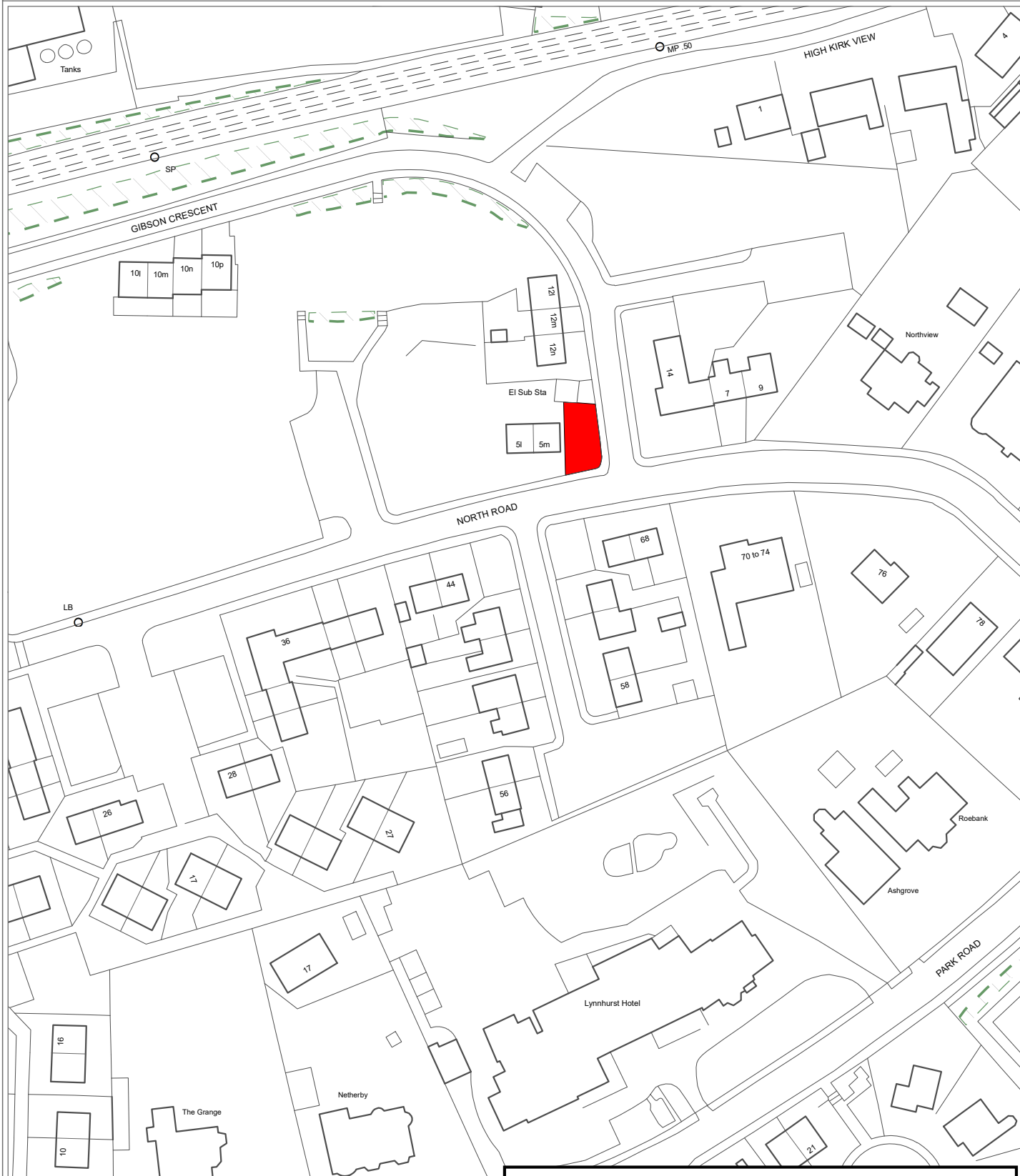
**Author:** Aaron Duncan  
Student Valuer  
0141 618 3486  
Aaron.duncan@renfrewshire.gov.uk

# Land at North Road, Johnstone

## Disposal Plan Ref. E2876


User: howardhaughj2

Date: 11/04/2019



Notes:

### Legend

 Area to be disposed to proprietor of 5M North Road extends to 127sqm or thereby




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

**On:** 20 August 2019

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

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**Heading:** Disposal of Land adjacent to 4 Elm Drive, Johnstone

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**1. Summary**

1.1 The purpose of this report is to declare the area of land adjacent to 4 Elm Drive, Johnstone, shown on the attached plan (E2901), as surplus to requirements.

**2. Recommendations**

**2.1 It is recommended that the Board:**

2.2 Declare the area of land located adjacent to 4 Elm Drive, Johnstone, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.

2.3 Authorise the sale thereof to the adjoining proprietor of 4 Elm Drive, Johnstone, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.

2.4 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.

2.5 Note that the Head of Planning & Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

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### 3. **Background**

- 3.1 The area of land which is held on the Housing Revenue Account, comprises a total area of 72 sqm or thereby and is an area of open space, maintained by Environment and Infrastructure.
- 3.2 The applicant has expressed an interest in acquiring the land for the utilization of a private garden. An agreed purchase price has been reached; but this is subject to the Board declaring the ground as surplus.
- 3.3 The applicant will also have to obtain planning permission for a change of use to garden ground.
- 3.4 The area of land concerned is such that the purchase price/value of the land will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.6 The Head of Planning and Housing has confirmed that the area of land has no operational requirement and would not be opposed to the land being declared surplus.
- 3.7 The Head of Planning & Housing Services will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
- 

### **Implications of the Report**

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

**Safer and Stronger – None**

4. **Legal** – Conclude the sales contract
5. **Property/Assets** – Negotiation of the sale price and adjust the property records.
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. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** – None
10. **Risk** – None
11. **Privacy Impact** – None
12. **Cosla Policy Position** – N.A.
13. **Climate Risk** - None. Any Climate Risk implications will be addressed in subsequent Reports.

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**List of Background Papers**

- (a) None

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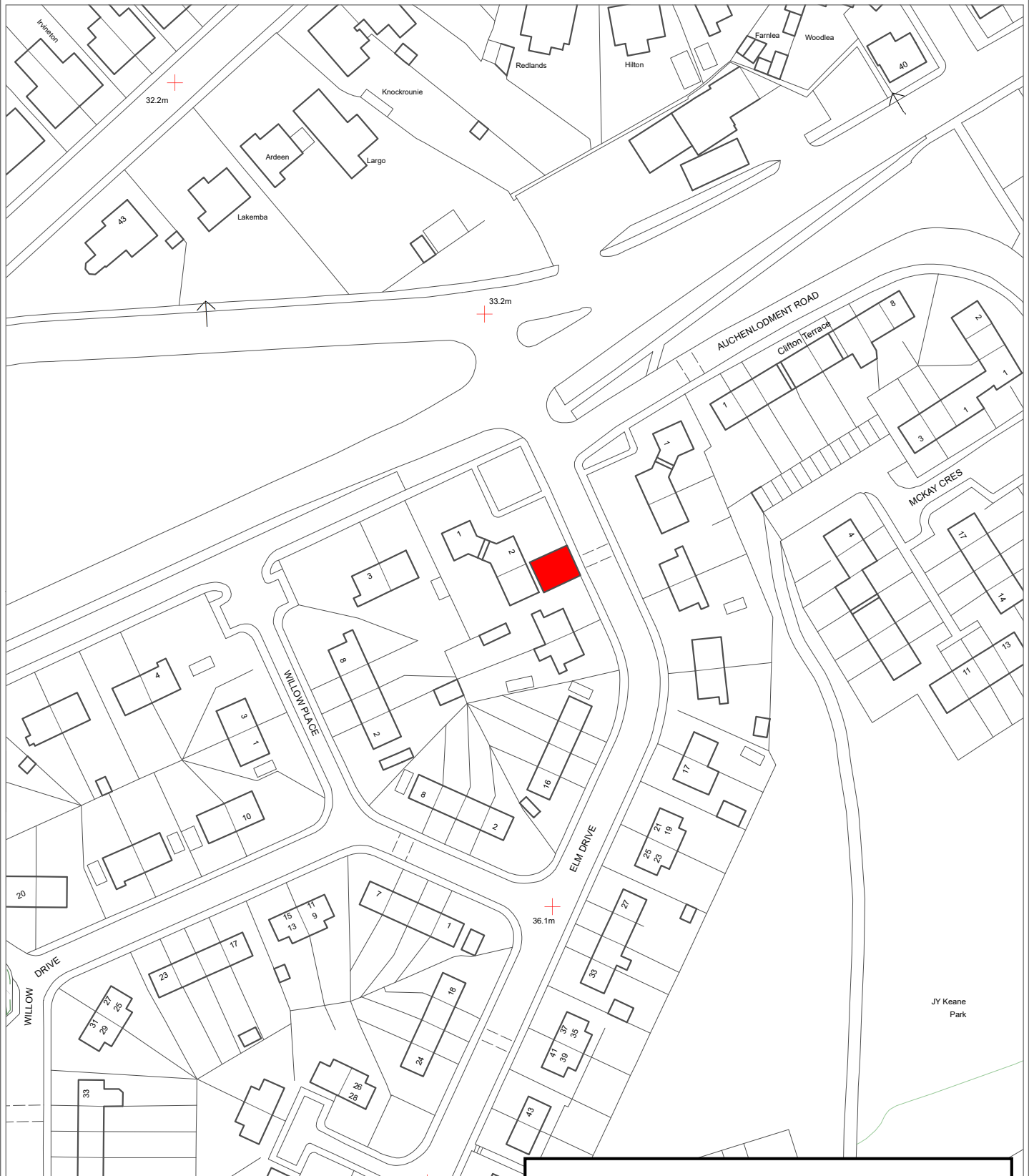
**Author:** Aaron Duncan  
Student Valuer  
0141 618 3486  
Aaron.duncan@renfrewshire.gov.uk

# Land at 4 Elm Drive, Johnstone

## Disposal Plan Ref. E2901

User: howardhaughj2

Date: 28/05/2019



Notes:

### Legend

Area to be disposed to proprietor of 4 Elm Drive extends to 72sqm or thereby




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

**On:** **20 August 2019**

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

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**Heading:** **Community Justice Renfrewshire Annual Report 2018 to 2019**

---

## **1. Summary**

- 1.1. On 1 April 2018 the Renfrewshire Community Justice Outcomes Improvement Plan 2018 to 2021 was published, outlining how the partnership would work together to reduce reoffending in Renfrewshire. It highlighted key local priorities which were identified through our need's assessment and interaction with stakeholders, and national priorities contained within the National Strategy for Community Justice and the Outcomes, Performance and Improvement Framework which are required to be reported against.
  - 1.2. The annual report covering period 01 April 2018 to 31 March 2019 (Appendix A Community Justice Renfrewshire Annual Reporting Template 2018 to 2019) must be published by 30 September 2019 and thereafter submitted to Community Justice Scotland. Publishing will be on the Community Justice website page. This year a new reporting template was produced by Community Justice Scotland to assist local partnerships in capturing a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.
- 

## **2. Recommendations**

- 2.1. The Communities, Housing and Planning Policy Board is asked to:
    - a) approve the contents of the Community Justice Renfrewshire Annual Reporting Template 2018 to 2019 (Appendix A); and
    - b) note that the Community Justice Renfrewshire Annual Report 2018 to 2019 is required to be published by 30 September 2019.
-

### **3. Background**

- 3.1. The introduction of the Community Justice (Scotland) Act 2016 triggered the formal implementation of the new model of Community Justice in Scotland. Several key documents are associated with the Act including the National Strategy, Justice in Scotland: Vision and Priorities and the Framework for Outcome, Performance and Improvement.
- 3.2. The 2016 Act places a duty on community justice statutory partners to produce a Community Justice Outcome Improvement Plan which outlines key local needs and priorities and the plans and actions to address these against a backdrop of the documents noted above. Beyond this, the partners are also tasked with reporting, on an annual basis, the community justice outcomes and improvements in their area – again with reference to the associated strategy and framework documents and, when complete, submit those annual reports to Community Justice Scotland.
- 3.3. Community justice is defined in the National Strategy for Community Justice as “the collection of individuals, agencies and services that work together to support, manage and supervise people who have committed offences, from the point of arrest, through prosecution, community disposal or custody and alternatives to these, until they are reintegrated into the community. Local communities and the third sector are a vital part of this process which aims to prevent and reduce further offending and the harm that it causes, to promote desistance, social inclusion, and citizenship”.
- 3.4. Community Justice Renfrewshire (CJR) was established in response to the Act and is firmly established within Renfrewshire’s Community Planning arrangements, reporting to the Community Protection Chief Officers Group.

Membership includes:

- Renfrewshire Council, Children’s Services
- Renfrewshire Council, Chief Executive’s Service/Renfrewshire Community Planning Partnership
- Renfrewshire Council, Housing and Homeless Services
- Police Scotland
- Scottish Fire and Rescue
- Scottish Courts and Tribunals
- Scottish Prison Service
- Skills Development Scotland
- Renfrewshire Health and Social Care Partnership
- Engage Renfrewshire (TSI)
- Criminal Justice Voluntary Sector Forum
- Victim Support
- The Wise Group
- Apex Scotland
- Turning Point Scotland
- NHS Greater Glasgow and Clyde
- Renfrewshire Alcohol and Drug Partnership
- Renfrewshire Leisure
- Action for Children
- Department for Work and Pensions



- 3.5. The Renfrewshire Community Justice Outcomes Improvement Plan 2018 2021 was published on 1 April 2018. In preparing the plan we carried out engagement activities which were attended by several of our strategic partners and wider stakeholders. Participation, engagement and consultation for the development of the community justice plan will be ongoing, ensuring that there is continued liaison and communication between statutory partners, non-statutory partners and third sector organisations.
- 3.6. CJR will continue to engage with people in communities including victims and witnesses of crime, people with convictions and their families, to gather their views on how we can reduce reoffending in Renfrewshire, so that these can be reflected in the Community Justice Outcomes Improvement Plan for forthcoming years.
- 3.7. A report on progress in achieving the outcomes in the plan must be prepared by the statutory community justice partners each year. The annual report is to cover the period 1 April 2018 to 31 March 2019. (Appendix A Community Justice Renfrewshire Annual Reporting Template 2018 to 2019). The statutory partners must publish this report by 30 September 2019. A new reporting template was produced by Community Justice Scotland to assist local partnerships in capturing a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.
- 3.8. Community Justice Renfrewshire has been successful in its second year of operation in bringing together a range of statutory and third sector partners and is committed to building on the effective partnership approaches within Renfrewshire, to prevent and reduce reoffending. CJR will continue to build upon the positivity and commitment shown by partners and will focus on engagement with the community, this will include those who have committed offences, their families and persons affected by crime, to make Renfrewshire a safer place to live and work.

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## Implications of this report

1. **Financial**  
None.
2. **HR and Organisational Development**  
None.
3. **Community/Council Planning**  
  
Community Justice is firmly embedded within community planning arrangements.
4. **Legal**  
None.
5. **Property/Assets**  
None.

**6. Information Technology**

None.

**7. Equality and 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 for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

**8. Health and Safety**

None.

**9. Procurement**

None.

**10. Risk**

None.

**11. Privacy Impact**

None.

**12. Cosla Policy Position**

None.

**13. Climate Risk**

None.

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**List of Background Papers**

- (a) None.

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**Children's Services**

JT/MG

11 July 2019

**Author:** John Trainer, Head of Childcare and Criminal Justice

Tel: 0141 618 6860; email [John.Trainer@renfrewshire.gov.uk](mailto:John.Trainer@renfrewshire.gov.uk)



**Community Justice Scotland**  
**Ceartas Coimhearsnachd Alba**

**Community Justice Outcome Activity Across Scotland**  
**Local Area Annual Return Template**  
**2018-19**

April 2019



## **1. Background**

The introduction of the Community Justice (Scotland) Act 2016 triggered the formal implementation of the new model of Community Justice in Scotland. A number of key documents are associated with the Act including the National Strategy, Justice in Scotland: Vision & Priorities and the Framework for Outcome, Performance & Improvement.

The 2016 Act places a duty on community justice statutory partners to produce a Community Justice Outcome Improvement Plan (CJOIP) which outlines key local needs & priorities and the plans & actions to address these against a backdrop of the documents noted above. Beyond this, the partners are also tasked with reporting, on an annual basis, the community justice outcomes and improvements in their area – again with reference to the associated strategy and framework documents and, when complete, submit those annual reports to Community Justice Scotland.

This guidance, which underpins the reporting template, was produced as a response to views and opinions gathered by the Community Justice Scotland Improvement Team following the publication of the 2017-18 annual report.

Community Justice Scotland is committed to working in partnership with community justice partners and have designed the template and guidance to support local areas in reporting on their annual outcomes and improvements in a meaningful way that captures necessary data in an effective and efficient manner.

## **2. Statement of Assurance**

The information submitted to Community Justice Scotland using this template is for the purpose of fulfilling the requirement under s27 of the Community Justice (Scotland) Act 2016 for Community Justice Scotland to produce a report on performance in relation to community justice outcomes across Scotland.

The data submitted using this template will be used for this reporting purpose only. In the report, local authority areas will not be specifically identified. However, Community Justice Partnerships should be aware that any information held by Community Justice Scotland is subject to statutory Freedom of Information obligations.



### 3. General principles of the template

The template is designed to capture a range of important data in a way that allows local partners to highlight key aspects of community justice activities, outcomes and improvements over the specified period without it being onerous or time/resource demanding.

Most of the template is self-explanatory and, where this is the case, there is little guidance required. In the sections that require more direction for completion, the text (in blue) will outline what is expected in terms of reporting.

It would be helpful if responses in each of the “evidence and data” boxes within section 4 of the template (“performance reporting”) is held to a maximum of 300 words to ensure the main points are captured. This allows for an efficient analysis by Community Justice Scotland on return. The use of bullet points in your answers is acceptable.

Where the template asks for evidence, a written response will suffice and there is no expectation that you send additional supporting documentation – if there are any aspects Community Justice Scotland is unclear on it will be our responsibility to request clarification where necessary.

If any response or evidence requires details about people with lived experience (e.g. evidence in respect of someone’s life story) please **DO NOT** include any personal sensitive information (as outlined in Schedules 2 & 3 of the Data Protection Act 1998) as Community Justice Scotland does not require such information. If this is unavoidable then please ensure that the data is fully anonymised.

This is the second iteration of the template and guidance. It is anticipated that this template will remain largely unchanged for the reporting periods 2018-2019 and 2019-2020.



## 4. Template Completion Guide

### 1. Community Justice Partnership / Group Details

Community Justice Partnership / Group	Community Justice Renfrewshire
Community Justice Partnership Group Chair	John Trainer, Head of Childcare and Criminal Justice, Chief Social Work Officer
Community Justice Partnership / Group Co-ordinator	Annie Torrance, Lead Officer Community Justice
Publication date of Community Justice Outcome Improvement Plan (CJOIP)	01 April 2018

### 2. Template Sign-off

The content of this annual report on community justice outcomes and improvements in our area has been agreed as accurate by the Community Justice Partnership / Group and has been shared with our Community Planning Partnership through our local accountability arrangements.

Signature of Community Justice Partnership / Group Chair:

Date:

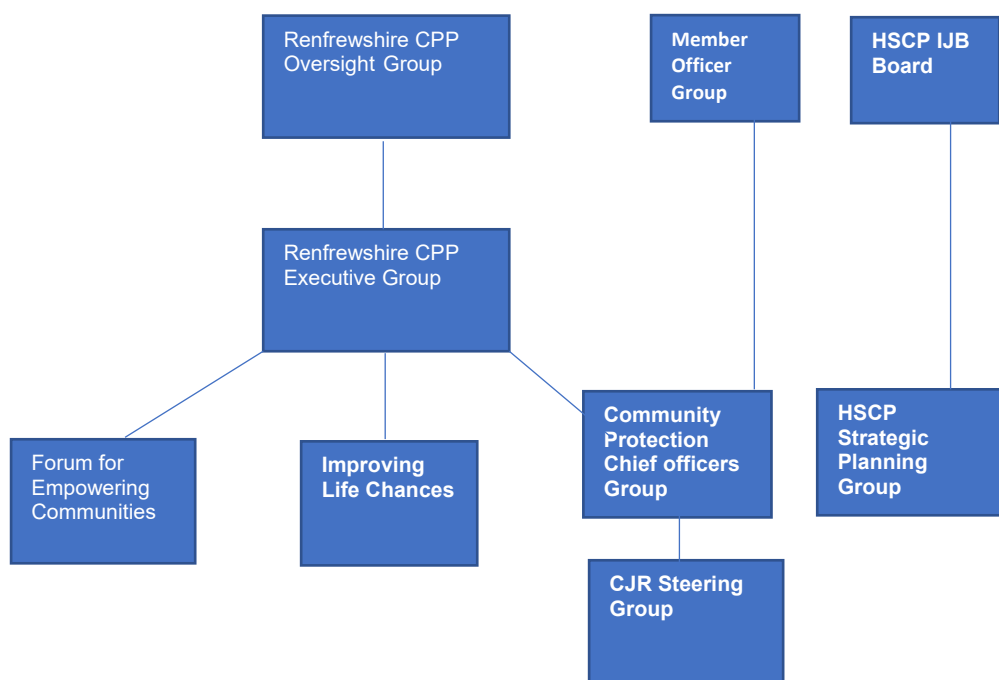
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### 3. Governance Arrangements

Please outline below your current governance structure for the community justice arrangements in your area:



Community Justice Renfrewshire (CJR) has representation on several strategic groups relating to community justice, which continues to raise awareness and reports on progress through briefings and presentations. It has also enabled the CJR Steering Group to keep up to date on agendas, local issues and initiatives relating to community justice.

Some of the groups include;

- MAPPA Strategic Oversight Group for the North Strathclyde area
- Social Work Scotland and Scottish Prison Service Strategy Group
- NHSGGC Community Justice and Health Improvement Strategic Group
- Low Moss PSP Governance Group
- Low Moss PSP Operational Group
- Community Justice National Coordinators Network
- Community Justice Coordinators Working Group
- New Routes Programme Board
- CJS Learning Development & Innovation Working Group

Renfrewshire groups include;

- Community Safety and Public Protection Steering Group
- Lead Officers Network
- Child Protection Committee
- Gender Based Violence Strategy Group
- Alcohol and Drug Partnership Delivery Group
- Public and Community Protection Thematic Board
- Adult Protection Committee
- Renfrewshire Homelessness Network
- Children and Young People Thematic Board
- Employability Innovation and Integration Fund Steering Group

The CJR Lead Officer is situated within Children's Services and is closely linked with colleagues in Youth Justice and Child Protection, this ensures that community justice is reflected in their plans.



CJR is firmly established within Renfrewshire's robust Community Planning arrangements. It reports to the Community Protection Chief Officers Group and the Communities, Housing and Planning Policy Board for oversight and governance by senior managers and elected members. These arrangements provide close alignment of priorities between the Renfrewshire Local Outcomes Improvement Plan and the Renfrewshire Community Justice Outcome Improvement Plan.





#### 4. Performance Reporting – National Outcomes

##### NATIONAL OUTCOME ONE

Communities improve their understanding and participation in community justice

Indicator	Reported?	Useful?	Evidence and Data
Activities carried out to engage with 'communities' as well as other relevant constituencies	Yes	Yes	<p>Throughout this reporting period we have continued our emphasis on awareness raising to ensure increase in understanding of community justice.</p> <p>This has included:</p> <p>Ongoing development of our Communications and Engagement Strategy.</p> <p>Distributing our branded merchandise, posters and leaflets to staff and public.</p> <p>Keeping the Community Justice Renfrewshire webpage up to date with relevant information, published documents and links to partners' websites.</p> <p>Publishing and disseminating Community Justice Renfrewshire newsletters, focussing on local priorities.</p> <p>Holding awareness raising sessions in public buildings within Renfrewshire, providing leaflets and information to staff members, visitors and the public.</p> <p>Attendance at a range of strategic groups, raising the profile of work undertaken by Community Justice Renfrewshire. Providing presentations and briefings to update partners and ensure the community justice agenda remains a priority for all within Renfrewshire.</p> <p>Attendance at Community Planning events, providing presentations to community groups and staff teams of partner agencies.</p> <p>Linking with Community Justice Scotland's national campaign by circulating the 'Second Chancers' films via partners social media channels upon launch of campaign and on release of each film.</p> <p>Initial benchmarking carried out indicated low levels of awareness of community justice. Activities which were undertaken throughout this reporting period to address this is planned to be reviewed by survey and engagement during 2019/2020.</p> <p>Feedback to date provided around the activities outlined above indicates improving recognition of community justice matters and actions.</p> <p>Community Justice will continue to develop a framework for ongoing evaluation of community awareness and engagement.</p>



Consultation with communities as part of community justice planning and service provision	Yes	Yes	<p>During planning for our Community Justice Outcome Improvement Plan (CJOIP), consultation was carried out at various stages of the process, including focus groups with people with convictions (many were also victims) in prison and serving community sentences. This provided the opportunity for people to learn about community justice and to give feedback about their experience of services.</p> <p>The draft CJOIP was published for consultation on the CJR webpage requesting comments/feedback from the public via Survey Monkey.</p> <p>CJR took part in several Community Planning consultation events. Attendees included the public, staff from different agencies, and third sector partners.</p> <p>The consultation draft CJOIP was circulated to a range of partner agencies that represent victims and witnesses encouraging feedback from a victim's perspective.</p> <p>Information provided during these activities was included in our updated need's assessment and informed the local priorities within our CJOIP. Consultation then took place on the draft document, to inform the final version.</p> <p>Community Justice Renfrewshire will continue to work to develop a framework for ongoing evaluation of community consultation in respect of community justice in Renfrewshire.</p>
Participation in community justice, such as co-production and joint delivery	Yes	Yes	<p>During planning of our CJOIP consultations were carried out at various stages of the process, including focus groups with people with convictions (many were also victims) in prison and serving community sentences. These sessions provided opportunity for people to learn about community justice and to give their views about services.</p> <p>The Consultation Draft CJOIP was circulated to a range of partner agencies that represent victims and witnesses encouraging feedback from a victim perspective.</p> <p>Information provided during these consultation sessions and activities was included in our updated need's assessment and informed local priorities for our CJOIP.</p> <p>Several CJR partners are members of the Renfrewshire Gender Based Violence Strategy Group and were key in the development of the first multi-agency Renfrewshire Gender Based Violence Strategy. Renfrewshire also met with the national violence against women co-ordinator to assist the continued development of the Equally Safe national</p>



			<p>performance framework.</p> <p>CJR continues to support Active Communities in developing and promoting their new Renfrewshire Women's Centre. 'KAIROS' is based in Johnstone and is funded through the Robertson Trust. It seeks to be a safe, welcoming and respectful service offering a variety of opportunities and activities for women generally, including those with convictions, providing good connections to other local services. Strong links have been made with criminal justice social work. Women undertaking community payback orders, including supervision and unpaid work, assisted Active Communities KAIROS staff in organising and delivering a community fashion show held at Johnstone town hall. Feedback from those who took part was positive indicating that it benefited their social skills and confidence.</p> <p>Joint working between CJR and Renfrewshire Alcohol and Drug Partnership enabled a funding proposal to be submitted to the Scottish Governments Change Fund. The project aims to improve the clinical pathways into addiction services for People with convictions in Renfrewshire. This bid was successful and the 'Just Recovery' project will be progressed throughout 2019/20.</p> <p>DWP are active partners within Community Justice Renfrewshire. Discussion has commenced with regards JCP work coaches in relation to ensuring their access to any trauma developments, and with Criminal Justice in Renfrewshire to develop a partnership approach that improves service delivery to this service user group.</p> <p>Skills Development Scotland presented to the Community Justice Renfrewshire Steering Group to increase awareness of, and access to, SDS's services. SDS contributed to the Community Justice Renfrewshire Newsletter raising awareness of SDS's services.</p> <p>SDS Careers Advisers in Renfrewshire have been provided with information and resources on Community Justice, this includes people who have convictions and their families. Part of the information includes: What is Community Justice? SDS's role; Relevant legislation and policy; Respectful terminology; Prevalence; and Career Information Advice &amp; Guidance for People with convictions and for Families of those with convictions.</p> <p>The Just Learning – Skills for Employment Project was funded through a successful joint bid to the Scottish Governments Employability Innovation and Integration Fund. It was delivered and managed by a multi-agency steering group.</p> <p>An independent evaluation of the Just Learning –</p>
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			<p>Skills for Employment project was carried out by David Smart of Smart Consultancy. Quotes shown below from the Interim Evaluation Report provide evidence against this indicator;</p> <p>‘Despite the speed with which the Just Learning proposal required to be submitted, all partners reflected a genuine sense of co-production on design, and there was no suggestion of the model being driven by a single partner.’</p> <p>‘The project is rooted in the concept of a cross cutting partnership approach that recognises multiple benefits can and must be delivered to help the people engaged move their lives onto a more productive and sustainable path.’</p> <p>More information about this project and its success can be found in section 5 of this report.</p>
Level of community awareness of / satisfaction with work undertaken as part of a CPO	No	No	This is reported elsewhere as a single agency response, within the Community Payback Order Annual Report which as of 2018 is provided to Community Justice Scotland.
Evidence from questions to be used in local surveys / citizens’ panels and so on	Yes	Yes	Community Justice questions were added to Renfrewshire Citizens Panel questionnaire to collect local views relating to community justice. Information from this survey is used as part of the improvement cycle for community justice in Renfrewshire. We will continue to input into this survey on a regular basis to gain views of the local community.
Perceptions of the local crime data	No	No	Statistics on the perceptions of local crime data in Renfrewshire are not currently available.
<b>Other information relevant to National Outcome One</b>			
<p>Throughout this reporting period we have continued our engagement activities focussing on awareness raising of community justice, this is essential for it to succeed. Most of the people we spoke to were not aware of community justice or the work previously undertaken by the Community Justice Authorities. We will be continuing our efforts to raise awareness of community justice throughout 2019 to 2020 and will carry out surveys and activities to measure our progress.</p>			



**NATIONAL OUTCOME TWO**

Partners plan and deliver services in a more strategic and collaborative way

Indicator	Reported?	Useful?	Evidence and Data
Services are planned for and delivered in a strategic and collaborative way	Yes	Yes	<p>CJR is represented on a range of strategic groups relating to community justice, these are listed previously in page 5 of this report. Attendance at these groups has allowed for CJR to firmly established the partnership within Renfrewshire's robust Community Planning arrangements. It reports to the Community Protection Chief Officers Group and the Communities, Housing and Planning Policy Board for oversight and governance by elected members. These arrangements provide close alignment of priorities between the Renfrewshire Local Outcomes Improvement Plan and the Renfrewshire Community Justice Outcome Improvement Plan.</p> <p>A range of CJR partners are involved in multi-agency processes including MAPPA (Multi-agency Public Protection Arrangements), MARAC (Multi-agency Risk Assessment Conferences) and MATAAC (Multi-agency Tasking and Co-ordination). All of which create multi-agency risk management plans.</p> <p>The MAPPA Strategic Oversight Group (SOG) and MAPPA Unit operate across the 6 authorities of the previous NSCJA, enabling joint oversight, training initiatives and developments e.g. events, annual development sessions and regular newsletters.</p> <p>In 2018 Renfrewshire Council Children's Services (children and families social work and criminal justice) made a strategic decision to continue to support Care Leavers in the justice system aged 18 to 20 using the existing Whole System Approach. Since then the Whole System Team has worked with several vulnerable care leavers through court support and supervising CPOs/Licences. The co-location of this service with Throughcare and Addiction service provision for young people has led to an increased level of coordinated support, and over time it is hoped that we will see improved outcomes for this particularly vulnerable cohort. As part of this development, we have succeeded in gaining agreement from Polmont YOI that they will automatically notify us when anyone under the age of 21 is admitted to Polmont. We also have agreement that Initial Custody Review meetings for any care leaver admitted to Polmont will take place in the hall so that all the key agencies involved in supporting the young person can attend and share all relevant information.</p> <p>Criminal justice social work staff are provided as trainers to deliver national multi-agency training in risk assessments, generic groupwork and accredited</p>



			<p>programme provision.</p> <p>CJR is progressing Self-Evaluation and has held development sessions which identified required improvement actions within the partnership.</p> <p>As previously stated, in relation to women CJR continues to support Active Communities in developing and promoting their new Renfrewshire Women's Centre 'KAIROS' based in Johnstone. Strong links have been made with criminal justice social work with clients undertaking community payback orders now carrying out some of their other activity hours working within the centre. Council officers and elected members are members of the Kairos Advisory Group.</p> <p>In relation to transitions, CJR have established strong links with the Whole Systems Team, involved with service users up to the age of 20 years who have previously been involved with childcare services, providing age appropriate risk assessments at bail and sentencing stages, and in delivering interventions for young people, ensuring effective transitions to adult services where required.</p> <p>The CJR Lead Officer is situated within Children's Services and is closely linked with colleagues in Youth Justice and Child Protection, this ensures that community justice is reflected in their plans.</p> <p>The CJR Steering Group identified employability as a key local priority as part of the CJOIP. A funding opportunity was identified, and a joint application submitted by the Just Learning – Skill for Employment Project Steering Group which is made up of partners from several agencies including;</p> <ul style="list-style-type: none"> <li>- Criminal Justice Social Work</li> <li>- Housing and Homeless Services</li> <li>- Invest in Renfrewshire</li> <li>- Skill Development Scotland</li> <li>- Department for Work and Pensions</li> <li>- NHSGGC</li> <li>- Engage Renfrewshire</li> </ul> <p>More information about this project and its success can be found in section 5 of this report.</p> <p>An independent evaluation of the Just Learning – Skills for Employment project was carried out by David Smart of Smart Consultancy. Quotes shown below from the Interim Evaluation Report provide evidence against this indicator;</p> <p>'The Just Learning programme can demonstrate very clear linkages to a wide range of policy and strategy priorities at both Renfrewshire and national levels'</p> <p>'in this respect, it is notable that the Just Learning project is not only an intervention that cuts across</p>
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			<p>various policy agendas- it is also a practical manifestation of strategies which have in themselves identified cross cutting themes.'</p> <p>'The project is rooted in the concept of a cross cutting partnership approach that recognises multiple benefits can and must be delivered to help the people engaged move their lives onto a more productive and sustainable path.'</p>
Partners have leveraged resources for community justice	Yes	Yes	<p>Community justice practitioners are co-located within Low Moss Prison on a weekly basis;</p> <ul style="list-style-type: none"> <li>- Homeless Services New Start officer</li> <li>- Housing Addictions Liaison</li> <li>- EILF Just Learning project Coordinator (employability services)</li> </ul> <p>This allows for improved sharing of information between the partners and ease of access to a range of services for prisoners prior to their release.</p> <p>Responsibility for provision of CJR Steering Group meeting venues and facilities are shared and rotated amongst partners.</p> <p><b>Renfrewshire Housing First</b>  Renfrewshire Council in partnership with Turning Point Scotland instigated a Housing First pilot project in February 2014. The initial pilot project provided Housing First services to 10 tenants.  The target group for the Renfrewshire Council pilot is people 'with a history of issues such as repeat homelessness, non-engagement with support services, substance misuse, offending and so on.'</p> <p>Referral criteria are that the person:</p> <ul style="list-style-type: none"> <li>• Is homeless</li> <li>• That current services do not meet their needs</li> <li>• Has current drug/ poly drug use/ alcohol use</li> <li>• Is looking to sustain a tenancy</li> </ul> <p>The age criteria are that the person is 18 or over, though 16- and 17-year olds may be considered.</p> <p>The key objectives are to:</p> <ul style="list-style-type: none"> <li>• Provide a person-centred service and be creative and flexible when supporting service users</li> <li>• Respect and listen to service users and involve and encourage them to make decisions about the service they want</li> <li>• Help to address housing support and addiction issues to enable a service user to make positive changes in their life</li> <li>• Encourage service users to lead full and active lives, achieve their aspirations and become involved in meaningful activities</li> </ul>





			<ul style="list-style-type: none"> <li>• Provide an equal and non-judgmental service</li> </ul> <p>Partnership working between Active Communities and Criminal Justice Social Work has resulted in Clients on community orders now working within Active Communities KAIROS centre as part of community payback orders.</p> <p>Trauma Training opportunities have been provided by NHSGGC and Addiction Services to Criminal Justice staff and other community justice practitioners.</p> <p>The complement of services in our Women's Community Justice Service supports joint working and access to services. This includes the co-location of addiction, co-morbidity (addiction and mental health) services and criminal justice staff, alongside APEX and Shine PSP staff to support those on community orders and prior to and upon release from custody.</p> <p>Scottish Prison Service currently shares weekly stats on Renfrewshire prisoners within the prison estate with CJR lead Officer. Consideration is being given to how best these could be utilised going forward.</p> <p>A joint funding bid was submitted to Scottish Government Change Fund through Renfrewshire Alcohol and Drug Partnership for 'Just Recovery' Project. This project seeks to improve pathways into addiction services for people with convictions. The bid was successful, and the project will be implemented in 2019/20, working alongside the developments in addiction services arising from the Whole Systems Review of addictions in Renfrewshire.</p> <p>The Just Learning – Skills for Employment Project provided multi-agency training opportunities in relation to disclosure of convictions. More information about this project and its success can be found in section 5 of this report.</p>
Development of community justice workforce to work effectively across organisational/professional /geographical boundaries	Yes	Yes	<p>As stated, trauma training opportunities have been provided by NHSGGC and Addiction Services to Criminal Justice staff and other community justice practitioners. Criminal justice social work staff have been freed up to support national training on risk assessment, groupwork skills and accredited programme delivery.</p> <p>Training for Criminal Justice staff and Police Scotland on shared risk assessments and joint information systems (VISOR) continues to be undertaken jointly by social work and police staff within Renfrewshire.</p> <p>In developing the CJOIP we have undertaken</p>





			<p>awareness raising and briefing sessions for senior management and elected members. The CJOIP is formally noted and approved by the Community Planning Partners Executive Group and the Communities, Planning and Housing Policy Board. Briefings submitted to the various strategic groups and boards have received positive feedback.</p> <p>Awareness sessions carried out with staff groups including;</p> <ul style="list-style-type: none"> <li>- Criminal Justice social Work</li> <li>- SPS Staff</li> <li>- Employability practitioners</li> <li>- Police Scotland staff</li> <li>- DWP staff members</li> <li>- Renfrewshire Homelessness Network</li> </ul> <p>The CJR newsletter is co-produced with community justice practitioners. This highlights local priorities and local service provision and encourages greater awareness and involvement from wider services.</p> <p>The proposal for our 'Just Recovery' project which was awarded funding through the Scottish Governments Change Fund intends to recruit a development worker who will work closely with CJSW but will be managed within the addictions service. The purpose of this is to better align the services and improve the clinical pathways into addiction services for criminal justice clients in accordance with the whole system review of addictions that has recently been undertaken within Renfrewshire.</p> <p>As part of the Just Learning – Skills for Employment Project, a Development Coordinator was employed to engage with practitioners to develop the better pathways approach and encourage referrals. Elements of this project are to be mainstreamed within employability services following its conclusion, including the single point of contact for referrals.</p> <p>More information about this project and its success can be found in section 5 of this report.</p>
Partners illustrate effective engagement and collaborative partnership working with the authorities responsible for the delivery of MAPPA	No	No	Reported as per previous arrangements through the MAPPA Annual Report and overseen by the NSCJA MAPPA Strategic Oversight Group.
<b>Other information relevant to National Outcome Two</b>			
<p>Whilst people with convictions already access a range of services, community justice allows for a specific focus on those individuals and their needs/risks and barriers. Whilst partners were unable to provide resources to create additional services, they have ensured that existing services make every attempt to consider this group within service development and their priorities, and where possible opportunities for additional funding for a shared agenda have allowed for the development of projects.</p>			



**NATIONAL OUTCOME THREE**

People have better access to the services that they require, including welfare, health and wellbeing, housing and employability

Indicator	Reported?	Useful?	Evidence and Data
Partners have identified and are overcoming structural barriers for people accessing services	Yes	Yes	<p>A protocol exists in Renfrewshire with NHS Addiction Services within the Scottish Prison Service, to ensure that anyone released from custody subject to substitute prescribing is seen by Renfrewshire drugs service on the day of release.</p> <p>A local pathway for those higher risk service users subject to MAPPA and licenses ensures that they are referred to the higher tier service for initial substance misuse assessment and appropriate intervention.</p> <p>The Renfrewshire housing New Start Officer attends prison to undertake Housing Option Interviews to plan for housing prior to release. Housing support services assists individuals to manage their tenancies, whilst the Housing First initiative run by Turning Point Scotland, ensures that support is available for those who require significant support to maintain a tenancy.</p> <p>A post exists to ensure those in homeless accommodation with addiction issues are referred by the HALO (Homeless Addictions Liaison Officer) to appropriate addictions services as early as possible.</p> <p>The proposal for our 'Just Recovery' project which was awarded funding through the Scottish Governments Change Fund will recruit a development worker who will work closely with CJSW but will be managed within the addictions team. The purpose of this is to better align the services, improve the clinical pathways into addiction services for criminal justice service users, and maximise the use of specific community payback order Substance misuse treatment requirements in accordance with the whole system review of addictions.</p> <p>Partners identified that there was a need for a clearer understanding of referral routes into Mental Health Services both from within the community and those leaving prison. Work is underway to clarify these pathways and streamline the process, this work will continue within the CJOIP Action Log for 2019 to 2020.</p> <p>Focus groups showed the importance of employment within desistance from offending, and the recognition of the lack of clear pathways for those with convictions in Renfrewshire. The Just Learning Skills for Employment Project was set up to understand and improve this. More information about this project and its success can be found in section 5 of this report.</p>
Existence of joint-working arrangements such as processes /	Yes	Yes	<p>Within Paisley Sheriff Court social work unit;</p> <ul style="list-style-type: none"> <li>- Arrest referral is carried out but Criminal Justice Social Work staff who offer referral into addiction service for those who require it.</li> </ul>



<p>protocols to ensure access to services to address underlying needs</p>			<ul style="list-style-type: none"> <li>- Throughcare addiction support is provided for individuals post release to support them into addictions services.</li> <li>- A process to support women on bail is available for women, they can be referred to the Women's Community Justice Service.</li> </ul> <p>Custody court;</p> <ul style="list-style-type: none"> <li>- Criminal Justice diversion is available (Fiscal Work Orders and general diversion).</li> </ul> <p>COPFS Sherifffdom Model;</p> <ul style="list-style-type: none"> <li>- A multi-agency group led by COPFS, across the North Strathkelvin Sherifffdom, enables a spotlight on the use of diversion from prosecution and fiscal work orders, exploring barriers and service provision, this work is ongoing.</li> </ul> <p>Remand/Custody Sentence;</p> <ul style="list-style-type: none"> <li>- Public Social Partnerships (PSPs) exist for those being released from custody, engaging with individuals in custody and onto release. These include national PSPs such as Shine for adult females, and local PSPs such as Moving Forward for young males and Low Moss PSP for adult males. These provide voluntary support for individuals in custody and on release to reduce barriers and aid improved social inclusion. Some staff are co-located within criminal justice services. Scottish Prison Service Throughcare Support Officers have aligned with the Low Moss PSP to increase access to the service.</li> </ul> <p>A pathway has been developed to enable those in homeless accommodation with alcohol problems to be referred by the HALO (Homeless Addictions Liaison Officer) to Renfrewshire Council on Alcohol.</p> <p>The New Start Officer attends prison to undertake Housing Option Interviews to plan for housing pre-release. Housing support services assists individuals to manage their homes, whilst Housing First ensures that support is available for those who require significant support to maintain a tenancy.</p> <p>A protocol exists in Renfrewshire with NHS addiction services within the Scottish Prison Service, to ensure that anyone released from custody subject to substitute prescribing seen by the drugs service in Renfrewshire on the day of release, and individuals subject to MAPPA/licence are referred to higher tier addiction services for assessment and intervention.</p> <p>Partners identified that there was a need for a clearer understanding of referral routes into Mental Health Services both from within the community and those leaving prison. Work is underway to clarify these pathways and streamline the process, this work will continue within the CJOIP Action Log for 2019 to 2020.</p>
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			<p>Under the principles of the Whole System Approach Renfrewshire Council has retained more young people on supervision orders beyond their 16<sup>th</sup> birthday where the risk of further offending has been deemed high. This has enabled us to keep young people out of the adult system for as long possible to improve their life chances. It has also enabled some young people to benefit from secure care where otherwise they would have been remanded or sentenced to Polmont.</p> <p>Through the Whole System Approach Renfrewshire Council has successfully promoted the use of remittal to the Children's Hearing for an increasing number of young people up to the age of 17 ½ appearing at Paisley Sheriff Court. This has only been achieved through the development of good relationships with local Sheriffs and Children's Reporters. This has enabled the service to divert young people away from the adult justice system, and have their needs assessed and met via the Children's Hearing. This enables the council to fulfil the ambition of GIRFEC and ensure that young people who offend are able to access child friendly services right up until they turn 18, or 21 if they are care experienced.</p> <p>In the last year drop-in sessions have been offered at the St James Centre in partnership with INVEST outreach service. This has enabled some marginalised young people to engage with employability services that otherwise would have struggled to do so.</p> <p>As part of the Just Learning – Skills for Employment Project, a Development Coordinator was employed to engage with practitioners to develop pathways and encourage referrals. Elements of this project are to be mainstreamed following its conclusion, including the single point of contact for referrals. Further information about this project to evidence against this indicator can be found in section 5 of this report.</p> <p>Partners of service users participating in the Up2U domestic violence perpetrator programme can gain support, assessment and intervention through the Women's Community Justice Centre, by IDAA trained criminal justice staff. The service co-ordinator's involvement in the MARAC process also ensures that where required a multi-agency response is required this can be provided consistently, safely and effectively to respond to high risk victims of domestic abuse.</p> <p>A range of community justice partners are part of both the MARAC and MATAAC processes, to manage the perpetrators and victims of domestic violence.</p>
Initiatives to facilitate access to services	Yes	Yes	<p>Arrest referral is carried out but Criminal Justice Social Work court staff who offer referral into addiction service for those appearing in the custody court. Fieldwork staff refer individuals locally through the Criminal Justice protocol.</p> <p>A range of national and local Public Social Partnerships</p>



			<p>operate across Renfrewshire, supporting men and women prior to and post release from custody.</p> <p>A Joint funding bid submitted to Scottish Government Change Fund through Renfrewshire Alcohol and Drug Partnership for 'Just Recovery' Project. The bid was successful, and the project will be implemented in 2019/20.</p> <p>A development worker will be recruited who will work closely with CJSW but will be managed within the addictions team. The purpose of this is to better align the services and improve the clinical pathways into addiction services for criminal justice clients in line with the whole system review of addictions. It is anticipated that the planned development post within Just Recovery will allow for greater consideration of appropriate disposals and use of CPO requirements at the court assessment stage. It will also explore how those at an earlier stage in their offending, with possession of drugs offences, will be appropriately diverted from prosecution through assistance from relevant addiction services.</p> <p>The CJR Steering Group identified employability as a key local priority as part of the CJOIP. A funding opportunity was identified, and a joint application submitted by The Just Learning – Skill for Employment project Steering Group which is made up of partners from several agencies including;</p> <ul style="list-style-type: none"> <li>- Criminal Justice Social Work</li> <li>- Housing and Homeless Services</li> <li>- Invest in Renfrewshire</li> <li>- Skill Development Scotland</li> <li>- Department for Work and Pensions</li> <li>- NHSGGC</li> <li>- Engage Renfrewshire</li> </ul> <p>A Development Coordinator was employed to engage with practitioners to develop the better pathways approach and encourage referrals. Elements of this project are to be mainstreamed within employability services following its conclusion, including the single point of contact for referrals.</p> <p>More information about this project and its success can be found in section 5 of this report.</p> <p>During 2018/19, Renfrewshire Community Planning Partnership agreed to establish an independent multi-agency Alcohol and Drugs Commission. This seeks to establish a true picture of drug and alcohol use in Renfrewshire, and its impact, and to make recommendations on how partners can work together to support local people and communities adversely affected by drug and alcohol use to improve life outcomes. The first meeting of Renfrewshire's Alcohol and Drugs Commission took place on the 19th March 2019 and it is envisaged that the commission will conclude and report on its recommendations in early 2020.</p>
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Speed of access to mental health services	No	No	Whilst mental health services possess this information for the general population, this data is not currently available specifically for the community justice client group.
% of people released from a custodial sentence: a) registered with a GP b) have suitable accommodation c) have had a benefits eligibility check	No	No	This data is not currently gathered.  Even where information is available regarding GP registration at the point of imprisonment, where release is to alternative accommodation within Renfrewshire the existing GP is unlikely to remain involved.
Targeted interventions have been tailored for and with an individual and had a successful impact on their risk of further offending	Yes	Yes	<p>The Just Learning – Skills for Employment Project found in section 5 of this report can provide evidence against this indicator.</p> <p>Moving Forward: Making Changes – A group and individually provided treatment programme for those convicted of sexual offending is provided within Renfrewshire and provided to Renfrewshire prisoners within the prison estate. Until October 2018 this was an accredited intervention. MFMC is currently being re-developed, and the Criminal Justice Services Manager in Renfrewshire will be on the Advisory group which will oversee re-development and reaccreditation; whilst the Project Manager of the Service that delivers the programme will participate in the working groups.</p> <p>An evaluation of the programme in Scotland in 2018 reported that whilst most individuals had reduced risk levels by the end of the programme, the data could not be relied upon, and the lack of a control group meant that no clear conclusions could be drawn however “other perceived benefits identified by staff and men interviewed for this evaluation included improved ability to sustain healthy social relationships, regulate their emotions, cooperate with supervision, and understand and change problematic attitudes. 85% of men who completed an exit survey on leaving MF:MC said they thought it would stop them reoffending in a similar manner.”</p> <p>Feedback from service users who undertook the programme within Renfrewshire includes responses to the following questions:</p> <p>Lifestyle Impact - Do you think MF:MC will stop you reoffending in a similar manner?</p> <p>Of those who answered yes:</p> <p>Lifestyle Impact - Why do you say that?</p> <p>1. understanding of risk factors and how I can keep</p>



			<p>myself safe from accusations.</p> <ol style="list-style-type: none"> <li>2. I now understand how I reacted to issues in my life which led to offending. I am now better equipped to seek help if needed.</li> <li>3. It gave good understanding on pro offending behaviour and what led to it. Also helps develop a viable, keep safe plan and good life goals.</li> <li>4. Due to all the learning about myself/the past. How to meet common life goals appropriately.</li> <li>5. I have a much better understanding of why I was offending and the needs it was meeting.</li> <li>6. I have new coping strategies that will help me.</li> <li>7. It has made me realise about my negative emotions.</li> <li>8. I learned the skills required to stop re-offending.</li> </ol> <p>Reflection on the Service - What would you say are the best things about MF:MC?</p> <ol style="list-style-type: none"> <li>1. A change in lifestyle regarding habitual drinking.</li> <li>2. Breaking down and reviewing past behaviours and thinking styles and investigating what led to those actions and thoughts.</li> <li>3. An understanding about yourself, putting your life back on track, listening to others.</li> <li>4. Helping me to understand my behaviour with regards to offending and helping me to change as necessary.</li> <li>5. The understanding of the facilitators and recognising that we're people too who have made mistakes.</li> <li>6. Trusting in the group. It gave me more confidence to speak out.</li> <li>7. Being open and honest about my offending, opening up about my emotions.</li> </ol> <p>Up2U: Creating Healthy Relationships is a modular programme for people who use domestically abusive behaviours in their intimate partner relationships. This is provided by criminal justice social work to those subject to statutory licence or community supervision, who are assessed as suitable. It is an assessment lead intervention programme which responds to individual need, risk and responsivity, providing tailored packages to suit the needs of the individual. The programme recognises that people use domestically abusive behaviours for different reasons, including - power and</p>
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			<p>control; learned behaviour; attitudes which promote male dominance; lack of emotional management skills and poor conflict resolution skills. Therefore, motivational interviewing techniques are used in a personalised programme to address the needs of the individual.</p> <ul style="list-style-type: none"> <li>- From April 2018 until March 2019 we assessed 115 service users for their suitability to undertake Up2U modules.</li> <li>- At this time, we have 42 service users who are subject to Community Payback Orders/licence, whom Up2U work has been identified and we actively working with.</li> <li>- 41 service users have completed identified Up2U work.</li> </ul> <p>We are in the early stages of gathering information, however some of the comments we have had regarding Up2U work includes:</p> <p>"I feel I have a better understanding of the factors which contributed to my behaviour and what I need to do to prevent further domestic incidents."</p> <p>"In the future relationships I am going to slow down and build trust... I also saw in the media about men controlling their partners' phones, social media etc. That was who I was! I don't want to be that man and I am going to continue to challenge negative self-talk as I know this leads to harmful outcomes."</p> <p>The programme is in the process of being evaluated in England.</p> <p>We continue to work with the Women's Community Justice Service to provide support to the partners of service users who are placed on orders and undertaking Up2U. Our aim is to offer partner support to any service users who remain in a relationship with the victim of their offending. IDAA trained workers are involved in this work. From April 2018 until March 2019, 6 women were referred for Up2U partner support work.</p> <p>Wider services within Renfrewshire, including Women and Children First, a social work service, provides support to women at risk of partner violence.</p>
<b>Other information relevant to National Outcome Three</b>			
<p>Community Justice Renfrewshire has identified examined areas where barriers exist and sought ways to address these across services and agencies, this includes employability, mental health and housing. Evidence based interventions such as Up2U and MFMC also ensures that staff have access to approaches that are considered to impact positively.</p>			





**NATIONAL OUTCOME FOUR**

Effective interventions are delivered to prevent and reduce the risk of further offending

Indicator	Reported?	Useful?	Evidence and Data
Use of 'other activities requirements' in CPOs	Yes	Yes	<p>Other activity is reported to Community Justice Scotland within the CPO Annual Report. 18/19 stats are still to be finalised, however in 2017/18 71% of other activity involves service user access to addiction counselling, training and employability, and mental health support.</p> <p>The Unpaid Work service has developed links with external agencies such as the Princes Trust, Active Communities, Turning Point Scotland and APEX who have provided information sessions to signpost service users to relevant services to assist in their rehabilitation.</p> <p>This includes links with:</p> <p>Employability:</p> <ul style="list-style-type: none"> <li>The Just Learning: Skills for Employment project includes project staff present every Thursday morning at the Unpaid Work Unit enabling support and advice leading to employment and training opportunities.</li> </ul> <p>Mental health:</p> <ul style="list-style-type: none"> <li>The Renfrewshire Community Mental Health Team provided information sessions as did the Assist Suicide prevention team. The Unpaid Work Officers continued to develop strong links with the local Community Mental Health Team, Renfrewshire Association for Mental Health and Combat Stress.</li> </ul> <p>Transitions:</p> <ul style="list-style-type: none"> <li>Working with the local throughcare team for young people leaving care, one young person used other activity as a means to develop his cooking skills, he was so successful at this that he worked with a television company to produce a cooking programme aimed at encouraging other young people to learn to cook. He also participated in a project visiting local schools, again with the aim of encouraging young people, especially those leaving care, to develop life skills.</li> </ul> <p>Gender specific support:</p> <ul style="list-style-type: none"> <li>The Women's Community Justice Service established in early 2014 has also added further individual, groupwork and drop-in availability to</li> </ul>



			women. Women with Unpaid Work requirements have been able to attend the Drop-in group on Friday mornings. A range of activities have been on offer during the year, but the main focus has been healthy eating on a budget. The women are able to participate in making a cheap and nourishing lunch, thus learning about healthy eating. The time has also been used as an informal opportunity to link women with complex needs to other agencies where their wider needs can be met. The relaxed informal and all female setting also allows the women to feel safe and supported, whilst developing their social skills.
Effective risk management for public protection	No	No	<p>For adults convicted of sexual or serious violent offences this is reported elsewhere by a range of partners, within the MAPPA annual report.</p> <p>For younger service users effective risk management for young people in the justice system is delivered through the CARM approach (Care and Risk Management) by the Whole Systems Service. This is applied to the critical few young people who pose the greatest risk of harm either through violence or sexually harmful behaviour. Through the development of a multi-agency risk assessment and management plan this has been successful in managing and reducing risk, giving confidence to key partners and lessening the impact on communities.</p>
Quality of CPOs and DTTOs	No	No	This is reported elsewhere as a single agency response, within the Community Payback annual report submitted to Community Justice Scotland.
<p>Reduced use of custodial sentences and remand:</p> <p>a) Balance between community sentences relative to short custodial sentences under one year</p> <p>b) Proportion of people appearing from custody who are remanded</p>	No	No	Specific Renfrewshire statistics are not available.
The delivery of interventions targeted at problem drug and alcohol use [NHS Local Delivery Plan (LDP) Standard]	No	Yes	<p>Delivery of addiction interventions is overseen by the Alcohol and Drugs Partnership in Renfrewshire.</p> <p>Information as to referral to such services from criminal justice services is not currently reportable, however will be taken forward within 'Just Recovery'.</p>



Number of Police Recorded Warnings, police diversion, fiscal measures, fiscal diversion, supervised bail, community sentences (including CPOs, DTTOs and RLOs)	No	No	<p>These statistics are not currently reported.</p> <p>Community Payback Orders are reported to Community Justice Scotland within the CPO annual report.</p> <p>Supervised bail is not currently provided by Renfrewshire Council.</p> <p>CPOs and DTTOs are reported to the Scottish Government within the aggregate return and unit level CPO data.</p> <p>Social Work Diversionary activity such as general diversion and Fiscal Work Orders are considered at a COPFS led community justice meeting.</p>
Number of short-term sentences under one year	No	Yes	<p>These statistics are not reported to the Steering Group, however would be helpful. Statistics published nationally are not broken down to local authority areas. However as the presumption against short sentences extends to 12 months it would be helpful to have these statistics, and those who were made subject to community orders as an alternative.</p>
<b>Other information relevant to National Outcome Four</b>			
All attempts are made to utilise or develop interventions to impact positively on service user rehabilitation and desistance.			



**NATIONAL OUTCOME FIVE**

Life chances are improved through needs, including health, financial inclusion, housing and safety, being addressed

Indicator	Reported?	Useful?	Evidence and Data (max 300 words per indicator)
Individuals have made progress against the outcome	Yes	Yes	<p>Case studies demonstrate that individuals subject to unpaid work have taken forward their learning beyond their order e.g. developed their own businesses using the skills learned, undertaken specific training to assist job readiness, or gained confidence in volunteering that led to future employment.</p> <p>Individuals achieving support from Housing First often have current or prior involvement in the criminal justice system. Individuals who regularly presented as homeless have been able to maintain their own tenancies.</p> <p>The Just Learning – Skills for Employment Project showed clients taking part in a range of activities alongside core job sharing. These included;</p> <ul style="list-style-type: none"> <li>- Assistance with disclosure letters</li> <li>- Keys to Learn</li> <li>- CSCS training</li> <li>- Digital college</li> </ul> <p>Clients have moved into the following outcomes at this stage;</p> <ul style="list-style-type: none"> <li>- 26 gained a qualification</li> <li>- 19 moved to Invest in Renfrewshire's Strategic Skills Pipeline</li> <li>- 2 into full time training</li> <li>- 5 into full time education</li> <li>- 5 into Employability Fund</li> <li>- 1 into full time employment</li> <li>- 5 into traineeships</li> </ul> <p>Case studies outlined in section 6 of this report provide further evidence against this indicator.</p> <p>A range of processes such as MARAC, MATAC and MAPPA address the risks and needs of service users on a multi-agency basis.</p> <p>The provision of accredited or research-based programmes provide the tools for service users to desist from further offending.</p> <p>Staff trained in IDAA within the Womens Community Justice Service provide risk assessments, safety planning and enables MARAC support for women subject to CPOs at risk of domestic violence, and female partners of men undertaking Up2U.</p> <p>Service users are referred to the Advice Works Service within Renfrewshire to support them to maximise the benefits that they are due.</p> <p>Renfrewshire Council has accessed funding that has</p>



			enabled the purchase of a Wellbeing facilitator for young people. This provides both group and individual therapy using yoga/mindfulness etc as a means to support vulnerable young people to develop better mental health.
<b>Other information relevant to National Outcome Five</b>			
A range of services or programmes provided seek to improve the outcomes of individuals with convictions, and pathways exist to overcome barriers of access to universal services.			



**NATIONAL OUTCOME SIX**

People develop positive relationships and more opportunities to participate and contribute through education, employment and leisure activities

Indicator	Reported?	Useful?	Evidence and Data (max 300 words per indicator)
Individuals have made progress against the outcome	Yes	Yes	<p>CJR continues to support Active Communities in developing and promoting their new Renfrewshire Women's Centre KAIROS based in Johnstone. KAIROS, funded through the Robertson Trust, seeks to be a safe, welcoming and respectful service offering a variety of opportunities and activities for women generally including those with convictions, and good connections to other local services. Strong links have been made with criminal justice social work. Women undertaking Community Payback Orders recently assisted Active Communities KAIROS staff in organising a community fashion show held at Johnstone town hall. Feedback from those who took part was positive indicating that it benefited their social skills and confidence.</p> <p>Children's Services runs a weekly football club for young people that enables them to develop a healthier lifestyle and social skills. This is supported by childcare residential services, addiction services and Throughcare, and has contributed to a reduction in risk taking behaviour. A Friday lunch club is also provided at St James Centre which over the last 3 years has fed a huge number of vulnerable young people, given them a safe space to spend time, and enabled important conversations to take place with them prior to the weekend. This club has boosted health and wellbeing and promoted responsibility and good decision making. Other agencies such as employability and mental health have also begun to use this as a means of engaging with hard to reach young people.</p> <p>An independent evaluation of the Just Learning – Skills for Employment Project was carried out by David Smart of Smart Consultancy. Quotes shown below from the draft Interim Evaluation Report provide evidence against this indicator;</p> <p>'all the participants were very positive about their involvement in Just Learning'</p> <p>'the delivery of Keys to Learn within the College setting was favoured – it felt like a 'real' learning environment, and that they were treated like everyone else. For some participants, this had changed their views on progressing to more formal learning, and made them realise Colleges '...were not just full of kids'</p> <p>'the participants on Keys to Learn noted the importance of the group setting. This brought benefits in terms of 'getting out and meeting people', but also - as the course continued – created a strong sense that they were encouraging each other'</p>



			<p>Service User comment;</p> <ul style="list-style-type: none"> <li>- 'Everyone you meet here seems to really want to help you. Someone in your corner really matters – I didn't expect that'</li> </ul> <p>Work is required to gain more detailed case studies to inform progress. We will continue to work to develop a framework for ongoing evaluation of participants experience of interventions.</p> <p>Case studies outlined in section 6 of this report provide further evidence against this indicator.</p>
<b>Other information relevant to National Outcome Six</b>			
<p>Community Justice Renfrewshire continues to explore ways to develop opportunities for individuals, reducing the barriers to accessing education, employment and leisure opportunities.</p>			



**NATIONAL OUTCOME SEVEN**

Individuals' resilience and capacity for change and self-management are enhanced

Indicator	Reported?	Useful?	Evidence and Data (max 300 words per indicator)
Individuals have made progress against the outcome	Yes	Yes	<p>Participating in the Womens' Unpaid Work Group has not only reduced the breach rates of women with significant issues but increased their self-worth and craft skills.</p> <p>Women attending the Womens' Community Justice Service have access to a range of individual and group activities and interventions that reduce social isolation and improve social skills and resilience.</p> <p>The range of interventions offered by criminal justice social work, by PSP staff, by throughcare support officers, by Housing First all aim to support resilience and the capacity to change.</p> <p>An independent evaluation of the Just Learning – Skills for Employment project was carried out by Smart Consultancy. Quotes shown below from the Interim Evaluation Report provide evidence against this indicator;</p> <p>'the delivery of KTL (Keys to Learn) within the College setting was favoured – it felt like a 'real' learning environment, and that they were treated like everyone else. For some participants, this had changed their views on progressing to more formal learning, and made them realise Colleges '...were not just full of kids'</p> <p>'most appeared to have started with a clear understanding that they wanted to progress in the labour market and ultimately get a job. This was seen as a key way of sustainably improving their lives'</p> <p>'a minority admitted at the start they were not too sure about participating but were prepared to 'give it a go'. This linked to a starting point perception that their criminal record meant they had very little chance of accessing a job. The project had made them much more positive on this issue'</p> <p>'in terms of overall benefits, a number were cited, but the most recurrent were the linked issues of improved skills and opportunities in terms of progressing in learning and work, and increased confidence'</p> <p>'The KTL (Keys to Learn) 'journey' was possible to directly observe within the evaluation period – with discussions held at the start and near the end of the course. The group's growing confidence and increased clarity about where they wanted to progress to after the course was apparent. All but one had quite specific plans. When asked how confident they were on achieving these, the average score was around 7/10'</p>





			<p>Service User feedback;</p> <ul style="list-style-type: none"> <li>- 'For the first time in ages I see a better path for my life, and I'm confident I'll get there'</li> <li>- 'The biggest thing I've learned from the Keys to Learn project is the more you put in the more you get out'</li> </ul> <p>We will continue to work to develop a framework for ongoing evaluation of participants experience of interventions.</p> <p>Case studies outlined in section 6 of this report provide further evidence against this indicator.</p> <p>The service user feedback in relation to MFMC and Up2U in national outcome 3 under targeted interventions, demonstrates service user perception of enhanced resilience and capacity for change.</p>
<b>Other information relevant to National Outcome Seven</b>			
Case studies and service user feedback demonstrate improved outcomes across a range of services and interventions.			



## 5. Priority Areas of Focus

Focus groups demonstrated the importance of employment to desistance from offending, and the recognition of the lack of clear pathways for those with convictions in Renfrewshire which took account of specific barriers for this group. The Just Learning Skills for Employment Project was set up to understand and improve this. It also provides an excellent example of community justice in action, involving a range of partners recognition of an issues, and working together to resource a solution.

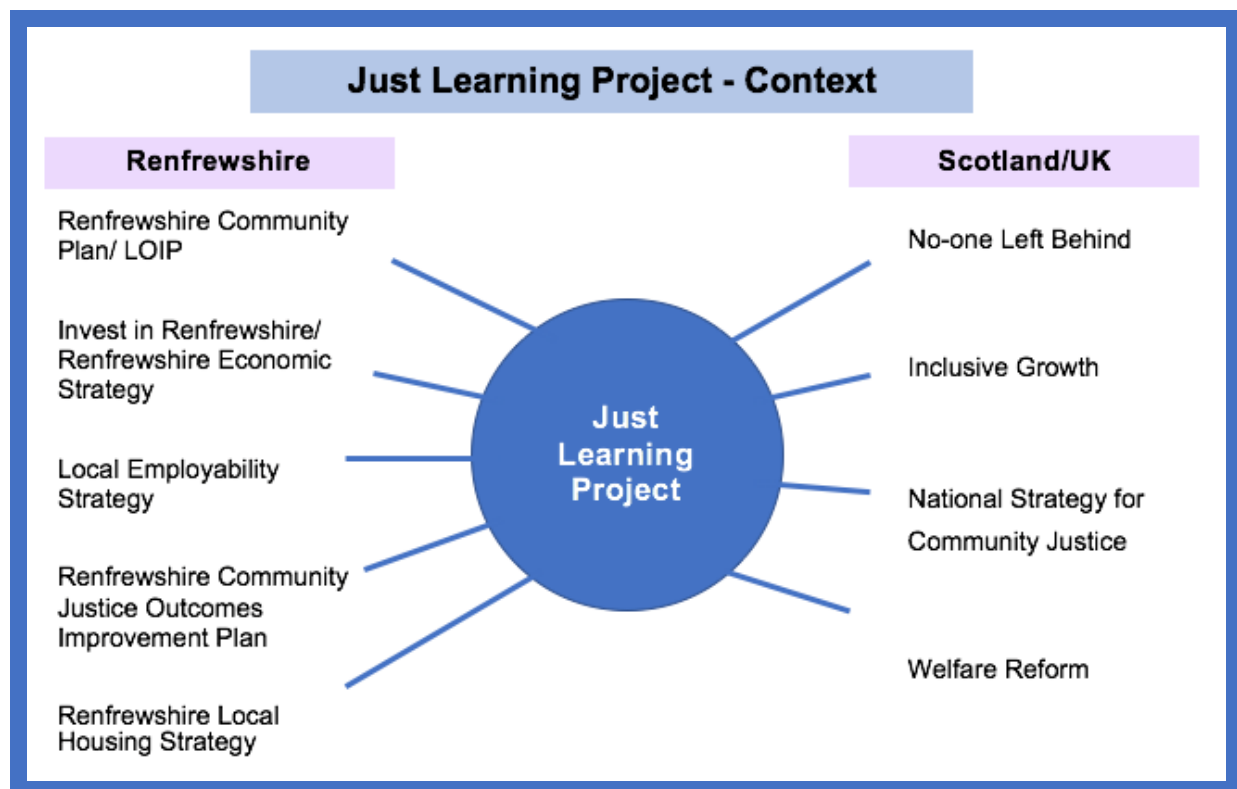
The information below contains excerpts from the independent draft interim evaluation report produced by Smart Consultancy. This provides evidence against several structural and person-centred outcomes.

### The Just Learning – Skill for Employment project

The Just Learning project was funded as one of 13 pilot projects in Scotland funded by the Scottish Government's Employability Innovation and Integration Fund (EIIF). This fund invited proposals from bodies responsible for delivering Community Planning Partnership priorities to develop and test collaborative innovative approaches that demonstrated how the integration and/or alignment of employability and skills training services with health and social care, justice and/or housing services would contribute to an area's regeneration or development and help more people into work.

Developing the Just Learning proposal required a quick response time to access this funding. This was greatly assisted by the fact that key local players already came together as a Community Justice sub-group within wider Community Planning structures. Despite the speed with which the proposal required to be submitted, all partners reflected a genuine sense of co-production on design, and there was no suggestion of the model being driven by a single partner. Ideas were inputted to the design of the programme from a range of partners. This was important and established a strong sense of collective 'ownership' of Just Learning from the outset.

Understanding a range of developments across several policy areas has been critical to the development, current delivery, and future operating context of the project. These include key drivers originating from both the Renfrewshire and Scottish levels.



## **Aim, strategic outcomes and objectives**

**Aim:** To integrate provision to improve the life opportunities of people with historic or current criminal convictions who are disadvantaged in the labour market as a result of offending behaviour. The project aimed to break the cycle of repeat convictions and homelessness by offering a holistic approach to link:

- personal and social development
- skills and employability interventions
- tenancy sustainment work
- specialist support to address prejudice from employers
- the building of networks
- employment opportunities

### **Strategic outcomes:**

- create a robust employability pathway for people with convictions, contributing to the principles of Creating a Fairer Scotland: A New Future for Employability Support in Scotland;
- contribute to the regeneration of Renfrewshire, and target resources in the most deprived SIMD areas;
- contribute to delivering the aims and objectives of the: Community Plan, Council Plan, Community Justice Outcome Improvement Plan, Local Housing Strategy, Community Planning Local Outcome Improvement Plan and the Housing and Development Service Improvement Plan

### **Objectives:**

- integrate key multi agency service provision to improve life opportunities of those with historical or current convictions: including people subject to diversionary initiatives, serving short sentences, Community Payback Orders or licenses, and those disadvantaged due to previous offending behavior;
- break the cycle of repeat convictions and homelessness through a holistic approach and ensure skills and training are part of the rehabilitation journey;
- develop effective systems to support disclosure of convictions;
- encourage employers to 'recruit with conviction', and create Fair Work employment opportunities

### **Targeting and access**

The groups targeted for support included:

- women who have experienced significant trauma;
- those who have committed high risk and/or sexual offences;
- those presenting at Homeless Services upon liberation;
- those serving short custodial sentences;
- those subject to diversionary measures i.e. diversion from prosecution, or Fiscal Work Orders.
- those carrying out Community Payback Orders;
- those subject to licence conditions, and;
- those living in the community who are disadvantaged from the employment market due to previous convictions.

Referrals to this provision were anticipated through a referral pathway, established as a direct result from this project, from a range of sources including Social Work, Community Payback, Criminal Justice, Housing, Homeless Services, the Scottish Prison Service, Skills Development Scotland, and DWP.

Furthermore, Renfrewshire Homeless Services sought to link with the Skills Development and Training Co-ordinator and refer homeless people with convictions for support to access training opportunities leading on to employment.

Prior to this project there was no direct links with these support services and Economic Development's Employability Service and this project has established a strong, robust and effective referral pathway.



### **Delivery model and supports provided**

Just Learning's delivery model was based around the development of a robust and bespoke Strategic Skills Pathway (SSP) for people with historical or current convictions. The project delivers multiple interventions at various points, providing a broad range of supports to meet needs of individuals at different stages of the pipeline.

Stage 1:	Referral, Engagement, Assessment
Stage 2:	Needs Assessment and Barrier Removal
Stage 3:	Vocational Activity
Stage 4:	Employer Engagement & Job Matching
Stage 5:	In Work Support & Aftercare

### *Delivery locations*

This operation was primarily delivered at the Invest in Renfrewshire Employability Hub in central Paisley, and various outreach locations throughout Renfrewshire such as Social Work, Community Payback and homeless premises to ensure the services are accessible to the most excluded groups. The Keys to Learn element of the project (summarised below) was based latterly within West College Scotland's Paisley Campus. The project also delivered services and supported participants within Low Moss Prison to engage and support prisoners preparing for liberation.

### *Supports provided*

As a bespoke programme, Just Learning operated based on an ongoing 1:1 assessment and review service, allied to participants accessing a menu of other supports as fitted their requirements and expectations. This delivery model also enabled Invest in Renfrewshire to engage a range of specialist delivery partners to augment provision.

Key supports provided were:

1. *Bespoke, ongoing assessment and advisory support from the IIR Skills and Training Co-ordinator* – involving primarily 1:1 meeting, and signposting to other relevant supports
2. *Access to the Glasgow Homeless Network's 'Keys to Learn' (KTL) Programme* – delivered initially in partnership with Glasgow Kelvin College, and latterly with West College Scotland. This is a well-developed and structured 8-week programme based on personal and social development. As considered further in section 5, this approach has continued to evolve within the period of Just Learning operation. 3 KTL programmes involving a total of 24 people have been delivered in the pilot period.
3. *Apex Scotland* – provided expert group work and 1:1 support to advise, inform and support participants address Disclosure of Criminal Offences in seeking work.
4. *Recruit with Conviction* – provided a range of practitioner and employer training workshops aimed at systemically and sustainably building local capacity to increase employability opportunities for ex-offenders. Following consultation at the Just Learning launch event, it was agreed this support would include: 3 half day seminars on the criminal justice system and the disclosure process; 2 'Apply with Conviction' workshops on disclosure; a session with local employers' and an information for key sector staff on employer engagement in a disclosure context.
5. *Traineeships/paid work experience placements access* within Renfrewshire Council and local third sector organisations.

Just Learning linked to Multiple Agency risk assessment and mitigation processes already established in Renfrewshire for people who have committed serious offences, these processes helped inform any requirements in relation to risk management.

To manage security, Renfrewshire Council's robust Data Protection protocol on personal data was observed by all partners, and all referrals were only shared with the consent of the service user.



### Project governance

The project was overseen by a new Just Learning Skills for Employment Steering Group who reported to the existing Community Justice Steering Group, ensuring Just Learning fully aligned with the strategies and activities of all Community Planning partners. Members included representatives from Employability, housing, criminal justice social work, community justice, NHS, DWP, SDS, Engage and SPS.

### Staffing

The project was delivered by a Skills and Training Co-ordinator, who is responsible for delivery and is managed by the Invest in Renfrewshire's Assistant Economic Development Manager, Employability. In line with the services detailed above, additional inputs to the programme were contracted and provided by:

- Apex Scotland – Disclosure Support Service
- Glasgow Homeless Network and West College Scotland – delivery of the Keys to Learn Programme
- Recruit with Conviction – practitioner and employer training sessions

### Initial targets

The initial performance targets set for Just Learning within the successful application for Scottish Government funding were a mix of general outcomes and specific targets, as follows:

General:

- improve outcomes for people with convictions
- reduce crime
- align services

Specific targets:

- 60 people supported
- 30 people engaging with personal development training
- 20 people to achieve vocational qualification
- 10 prisoner's engaging pre-liberation to prepare for employment
- 15 people progressing to employment

The former targets rely to a greater degree on qualitative and contextual reflections: the latter can much more precisely be measured.

### Recorded performance

During the period 1<sup>st</sup> March 2018 and 6<sup>th</sup> March 2019 Just Learning registered 137 clients on the Just Learning project.

### Outputs

Participants have taken part in a range of activities alongside core job searching.

Activities	Number of participants	% all of participants
Disclosure letters	44	32%
Keys to Learn	24	18%
CSCS training	15	11%
Digital College	7	5%
Steps	1	1%
Total	91	66%

In addition, a number of capacity building focused metrics are recorded:

- a total of 80 people participated in the Recruitment Conviction seminars and workshops: 45 across the 3 seminars; 17 in the 2 workshops; 8 employers; and 10 key sector staff in the session directly dealing with employers in a disclosure context
- 76 people attended the Just Learning launch event



## Outcomes

Clients have moved into the following outcomes at this stage:

Outcome	Number of participants	% of participants recorded with an outcome
Gained a qualification	26	41%
Moved to Invest in Renfrewshire's Strategic Skills Pipeline	19	14%
Full time training	2	4%
Full time education	5	11%
Employability Fund	5	11%
Full time employment	1	2%
Traineeships	5	11%
Total	63	n/a

## Delivery model

The Just Learning delivery model incorporated a series of linked dimensions and based on this a number of delivery partners were engaged to provide specialist inputs. In this context, reflections on both 'the sum and the parts' is required.

Overall, the Just Learning model and approach is a well thought out intervention, suited to the needs of the targeted groups. It has a number of key strengths:

- quick access for people expressing an interest in participating
- a relaxed initial engagement process based on an informal initial chat and introduction – commonly referenced by participants as helpful in putting them 'at ease', and critically signalling that they will not be 'judged'
- good initial and ongoing assessment
- early intervention and linkages to potential participants in their pre-release phase within HMP Low Moss
- use of an accessible core project base, allied to the delivery of supports in a wider range of community venues
- access as required to a customised menu of support interventions – including the 8 week Keys to Learn programme delivered
- specialist help with criminal conviction disclosures
- links to clear employability progressions via the wider suite of Invest in Renfrewshire interventions, and employment opportunities in Renfrewshire Council
- ongoing co-ordination of support via the employability and skills co-ordinator
- supporting capacity building work in the wider local service infrastructure
- setting no time limits on overall participant engagement with the project, but within a context of encouraging onward progression as quickly as practical
- an open-door approach to project aftercare support

Reflections on the parts that produce this outcome are contained in the table below.

<b>Invest in Renfrewshire – Employability and Skills Co-ordinator</b>	This is central co-ordinating point of Just Learning, and the consistent contact for participants. The Co-ordinator provides ongoing 1:1 support and assessment, and signposts participants to other supports as required. This support is provided within the core project base and in outreach venues including Low Moss prison. The Co-ordinator also provides the after-care service. The importance of this role – which is rooted in the relationships developed - in contributing to all the project's strengths is recognised across all stakeholders. Every other project element relies to a very significant degree upon this.
<b>Keys to Learn (KTL)</b>	KTL is a well-developed and respected intervention. It provides a participant centred 8-week programme which focuses on personal



	<p>and social development. Participants on the programme consulted with in this review were consistently very positive on the support received and could very clearly see how this was helping them understand their situations and plan a more positive future. 21 of 24 (88%) participants completed the 8 weeks – this is a further very positive reflection on KTL given the backgrounds of the people taking part.</p> <p>West College Scotland have continued to positively evolve the programme based on continual reflection. In the third course, this focused on the concept of 'leadership' which worked well and led participants to have the confidence to personally present their reflections on this and their personal statements.</p>
<b>Apex Disclosure service</b>	<p>APEX's interventions in both individual and group setting are considered very valuable. They have provided high quality and critical advice to project participants on an issue many are both unsure and intimidated by. The co-location of one of the APEX worker within the Russell Institute has also been considered important. The other worker was co-located within criminal justice services.</p>
<b>Recruit with Conviction (RWC)</b>	<p>This focused on capacity building and sustainable attitudinal change. Work with a wide range of practitioners was well attended. RWC was recognised as bringing a very strong knowledge base to this agenda, and training was very well received. These interventions laid a strong foundation for positive change which local partners are now charged with taking forward. RWC also provided a support session for local employers which was of value, but on reflection may have been too early in Renfrewshire's journey.</p>
<b>HMP Low Moss</b>	<p>An outreach service has been provided within Low Moss Prison where SPS have referred prison due for liberation to the Renfrewshire area to this project. The Invest in Renfrewshire – Employability and Skills Co-ordinator was based within the Prison weekly and met with and engaged well with prisoners. This was effective, and a number of individuals continued their engagement following release which has also resulted in a number of positive outcomes for these individuals by utilising employability interventions to make life changes.</p>

### Partnership development and partner reflections

Overall reflections on the partnership development aspects of Just Learning are positive. This benefitted from connecting to an established structure where partners were already discussing related issues. This resulted in designing the project on a genuine shared, co-production basis, which was an important starting point.

From this foundation, several aspects of accepted good partnership working are now apparent:

- a clear, shared, and defined partnership purpose
- shared understanding of what constitutes 'success'
- clear and defined leadership on the Just Learning project – provided by IIR
- involvement of the right people
- good and ongoing communications mechanisms
- the rationale for the involvement of each partner is clear, and on an individual level involvement has maintained a good level of continuity
- partners *trust* each other





### Participant perspectives

The review process had the opportunity to engage with 14 Just Learning participants – 9 people on the Keys to Learn programme (including a previous participant now volunteering), and 5 people supported on a 1:1 basis. The latter were individual discussions. KTL participants discussed the project and their experiences in a group setting on 2 occasions throughout the evaluation process, and the evaluator was invited to their personal statements and leadership presentations towards the end of the 8-week course.

Key feedback from the discussions was:

- all the participants were very positive about their involvement in Just Learning
- most appeared to have started with a clear understanding that they wanted to progress in the labour market and ultimately get a job. This was seen as a key way of sustainably improving their lives
- a minority admitted at the start they were not too sure about participating but were prepared to 'give it a go'. This linked to a starting point perception that their criminal record meant they had very little chance of accessing a job. The project had made them much more positive on this issue
- the initial informal way of welcoming people was considered positive, and very different from

**'Everyone you meet here seems to really want to help you. Someone in your corner really matters – I didn't expect that'**

- some previous experiences. Many participants noted they immediately felt at ease. Linked to this, the short time from referral to initial discussion was considered important
- the participants on Keys to Learn noted the importance of the group setting. This brought benefits in terms of 'getting out and meeting people', but also - as the course continued – created a strong sense that

they were encouraging each other

- the delivery of KTL within the College setting was favoured – it felt like a 'real' learning environment, and that they were treated like everyone else. For some participants, this had changed their views on progressing to more formal learning, and made them realise Colleges '...were not just full of kids'
- in terms of overall benefits a number were cited, but the most recurrent were the linked issues of improved skills and opportunities in terms of progressing in learning and work, and increased confidence. Addressing disclosure issues supported both of these. On the KTL programme, a number noted that it was great opportunity for self-reflection on their lives and how they saw the future
- the KTL 'journey' was possible to directly observe within the evaluation period – with discussions held at the start and near the end of the course. The group's growing confidence and increased clarity about where they wanted to progress to after the course was apparent. All but one had quite specific plans. When asked how confident they were on achieving these, the average score was around 7/10
- the participants were all very complimentary about the staff working on the project, and this extended to all elements. This was about what was delivered and how. Overall, the sense of supportive, empathetic, knowledgeable, non-judgemental and skilled staff were consistent themes. This is best captured by the comment that everyone 'was on your side'. For people with often significant criminal records, this was not commonly what they had experienced. But alongside this, it was also recognised that staff 'pushed' you when necessary, and consistently reinforced that they could help but couldn't do anything without the participant really being on board

**'The biggest thing I've learned from the Keys to Learn project is the more you put in the more you get out'**

**'For the first time in ages I see a better path for my life, and I'm confident I'll get there'**





In terms of recorded performance against the project's initial numerical targets, progress is as follows:

Measure	Target	Actual	Variance
People supported	60	137	+77
People engaging with personal development training	30	24	-6
People achieving vocational qualification	20	26	+6
Prisoner's engaging pre-liberation to prepare for employment	10	8	-2
People progressing to employment	15	6	-9

### Conclusion

The overall conclusion of this evaluation is that Just Learning has been a very positive, innovative and well received intervention.

It was developed quickly from an existing partnership structure and on a true co-production basis. This ensured a strong sense of cross partner 'ownership' of the project. A high-profile launch then embedded this approach.

The strategic fit and relevance is very strong – cutting across a wide range of local and national strategy priorities. It has strongly confirmed in practice the ways in which employability, criminal justice and housing interventions can and must be linked if we are to engage and progress the people targeted for support. The review has also highlighted that the project clearly adds value and is different from other existing interventions – most strongly confirmed in participant feedback.

Demand for the project has been more than twice the initial projected engagement levels. This is supported by a wide range of partners referring to Just Learning. Evidence from recorded data, stakeholder consultations and participant discussions all confirm that this has been very successful in engaging people traditionally excluded from employability services.

## 6. Case Studies

The following are case studies from Just Learning/ Keys to Learn.

### Simon

Simon was referred to the Just Learning: Skills for Employment project by his criminal justice social worker, as he was looking for some support with personal development and advice on how to disclose his convictions.

Working together, Simon and the Just Learning Coordinator built an action plan on how to proceed and he decided to enter the Keys to Learn programme, a self-development course that would address issues with tenancy sustainment as well as boost confidence and self-esteem.

The course is coordinated by Glasgow Homeless Network and facilitated by West College Scotland and Renfrewshire council.

On starting the course Simon was immediately registered as a student at West College Scotland, given a student ID card which allowed him to use the college facilities with no exceptions to any other student. During the course Simon was able to work towards an accredited Leadership Award and this experience



opened his eyes to the potential of further education.

Following his attendance at Keys to Learn, Simon applied and was successful in gaining a place on an HNC Business course at West College Scotland.

Through support from staff at Invest in Renfrewshire, Simon's CV was revamped, he was given advice on interview preparation and was assisted in his application for work. Simon was looking for part time employment as he did not wish his benefits to be impacted. He was assisted by Advice Works and was guided appropriately so it was possible for him to attend both college and undertake part time employment and still receive benefit support.

He had his Disclosure Letter completed by Apex Scotland and this gave him the confidence to disclose his conviction when required.

Simon has recently gained employment and is once again enjoying life.

### **John**

John was introduced to the Just Learning Coordinator within the Link Centre at HMP Low Moss a month before his release date, where he was offered support to find employment on release. When John returned to the community he attended The Russell Institute in Paisley to meet with the Just Learning Coordinator and begin his journey towards employment.

Working together they built an Action Plan after discussion around the support he could expect and what he felt was best for him.

John had expressed an interest in working on Roads Maintenance and it was arranged for him to meet with the supervisor at the roads department of Renfrewshire Council. Following this discussion John was offered the opportunity to undertake an Employability Fund (he would remain on benefits until such time that he was able to move onto a Traineeship (paid), this took John 6 weeks. During his Employability Fund placement, John was able to undertake external training to allow him to gain his NRSWA ticket (New Roads & Street works Act) which enhanced his skillset.

John is now working with Renfrewshire Council as a Trainee with the roads department working 27 hours a week at £9.07 per hour. Due to his hard work and commitment he has recently been granted a further 13 weeks extension.

The department is pleased with his progress and are keen to keep him as a full-time member of staff.

### **Paul**

Paul has been supported over the past 6 months as he was looking for support in moving into a more positive destination and bringing more structure to his life. He had found himself battling alcohol and due to his drinking, he found himself in trouble with the police for various breaches of the peace as well as domestic charges against him. The domestic charges were due to him arguing and become aggressive with his parents.

Paul had begun to engage with Homeless Services as he was aware he couldn't continue living at his parents' house and as he would be gaining his new tenancy in the near future, it was an ideal time to place him on the Keys to Learn course.

Paul was sceptical about the course at first but attended the information session and decided to attend the course.



The course was 3 consecutive days per week with an additional day to attend and meet with the Just Learning Coordinator. This began to give the client more structure to his week and meaningful activities which in turn reduced his drinking, as he had a focus for the next day.

Over the period of the course it was recognised that the Paul was ready to take the next step in his journey. Through discussion between Paul and the Just Learning Coordinator it was decided that he entered an Employability Fund as a Community Janitor with a view to undertaking a traineeship.

Paul has now started this Employability Fund and is enjoying the hands-on manual work. He has settled into his house and is leading a calmer lifestyle.

## 7. Challenges

Challenges in taking forward community justice include:

- Personnel changes across agencies represented on the Steering Group, resulting in challenges maintaining focus.
- The capacity/commitment of some statutory agencies to resource attendance at partnership meetings.
- Resource constraints amongst the range of agencies, some of which are already contracting to provide services within available budgets, and lack of any additional resources. Plus ability of agencies to specifically focus on this service user group within their wider priorities.
- The temporary nature of funding for the Lead Officer post creating potential retention issues.
- Short term funding for statutory and third sector services inhibiting longer term planning.
- Lack of local authority statistics to enable analysis of specific issues within Renfrewshire.

## 8. Additional Information








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**TO: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD**

**ON: 20 AUGUST 2019**

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**REPORT BY: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING SERVICES**

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**HEADING: YOUR HOME, YOUR STREET, OUR COMMUNITY**

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## **1. Summary**

- 1.1 The Building Safer & Greener Communities multi-agency tasking group led by Police Scotland, has been delivering initiatives in the Renfrewshire area since April 2016. This has been undertaken with the support of Renfrewshire Council and other key partners including Engage Renfrewshire, Scottish Fire and Rescue Service and the Health & Social Care Partnership. The group coordinate interventions in identified communities. These interventions have focused on delivering outcomes identified by the National Building Safer Communities programme.
- 1.2 The National Building Safer Communities outcomes are split into two phases
  - The aim of Phase 1 is to reduce the number of victims of crime in Scotland. The work is organised into four strands: Prevention, People, Partnership and Performance working initially with community planning partners and communities.
  - The aim of Phase 2 is to reduce unintentional physical and psychological harm that could have been predicted or prevented. The precise amount of reduction is currently being scoped. The work of this phase is organised into four strands: home safety, data and intelligence, road safety and outdoor and water safety.
- 1.3 Renfrewshire's Building Safer & Greener Communities Group has focussed on phase one with the inclusion of environmental issues affecting our communities. National and local groups have been formed to address issues affecting our communities as part of phase 2.
- 1.4 Previous interventions have taken place in Ferguslie, Gallowhill and Erskine with the outcomes being reported to this Policy Board.

- 1.5 This report sets out some of the high-level outcomes delivered in the Shortroods area over last year and demonstrates how the programme continues to evolve as it moves in to each new area.
  - 1.6 Whilst the work undertaken feeds into the National Building Safer & Greener Communities agenda, locally the initiative was renamed - 'Your Home, Your Street, Our Community' to create a more community focussed brand to encourage engagement, support empowerment and a better level of understanding.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
    - (a) notes the content of this update report and the work undertaken as part of the Building Safer & Greener Communities working group since May 2018.
- 

## **3. Background**

### **3.1 Your Home, Your Street, Our Community**

- 3.1.1 The Your Home, Your Street, Our Community initiative is focused on making Renfrewshire a safer, more attractive place to live and work for communities, residents and visitors.
- 3.1.2 The Building Safer & Greener Communities Tasking Group has been working with local communities to tackle crime and increase the satisfaction of residents within their local area. We ask those who live and work in an area to identify their main areas of concern and these are made the focus for the Tasking Group who then co-ordinate and carry out enforcement, support and engagement work across all the partnership agencies involved.
- 3.1.3 Support is also provided for communities to continue the good work once the focused intervention period is complete. Success is measured by the Tasking Group through evidence that residents take pride in their area, contribute to the plan and assist in carrying out the agreed actions to make the local area a place everyone feels safe and happy to live in.
- 3.1.4 Four areas, Ferguslie, Gallowhill, Erskine and Shortroods have been the focus so far with encouraging results showing a positive benefit for the community in each area. The results and impact of the approach in Ferguslie, Gallowhill and Erskine have previously been reported to this Board. This report provides specific information in relation to Shortroods.



### 3.2 Prioritisation of Concerns

3.2.1 The initiative was launched for the Shortroods area in Fountain Gardens in September 2018, with key partners represented and the focused interventions ran up to May 2019. An initial online survey was set up which received 152 responses from the local community. Shortroods residents highlighted the following subjects as issues which concerned them the most:

- anti-social behaviour;
- drug addicts/misuse/dealing;
- violent crime including robberies,
- assaults and knife crime;
- thefts and house breakings;
- litter or rubbish;
- lack of youth interaction.

### 3.3 Actions

3.3.1 Following analysis by partner agencies at the Building Safer & Greener Communities Tasking Group, a number of actions were agreed and tasked to partners to address the issues highlighted by the Shortroods Community:

- School talks, raising awareness of issues affecting their areas and what to do about them.
- Increased patrols by both Police and Wardens to provide public reassurance.
- Social media campaigns to raise awareness of the initiative and the work going on to address the issues raised.
- Organised litter-picks to create civic pride in the area.
- Launch of 'No Knives, Better Lives' campaign to raise awareness of the dangers of carrying a knife and the impact on the wider community.

- "Street Stuff" youth activity bus and football in the MUGA to give young people something to do.
- High value drugs recoveries based on local intelligence.
- Joint Police/Community Wardens/Youth Team patrols after school and evenings
- Road safety events due to issues around the schools, shops and Love Street area.
- Increased interaction with older people to address isolation and community participation.
- Dog fouling patrols to both raise awareness of the issue and enforce.
- Increased interaction with the STAR project
- Reduction of deliberate fire-raising by carrying out Home Safety Visits and raising awareness of fire hazards in the area.
- Free swim passes for youths handed out to enhance activities available.
- Introduction of lunchtime sports clubs at schools
- 'Bikeability' sessions at primary schools

### 3.4 **Awareness of Actions Carried Out**

- 3.4.1 Part of the learning from previous initiatives included the need for a robust communications strategy to help keep residents informed of what was taking place in their area throughout the initiative. Following the intervention period a follow up survey was carried out. The results were used to compare the attitudes of residents after the actions were carried out to see if perceptions of Shortroods had changed. Residents were asked which actions they were aware of and what difference this had made. Results show a strong ongoing engagement, with 98 residents responding to the follow up survey and indicate the success and visibility of the targeted approaches.



## Percentage of respondents aware of action



### 3.5 Perceptions

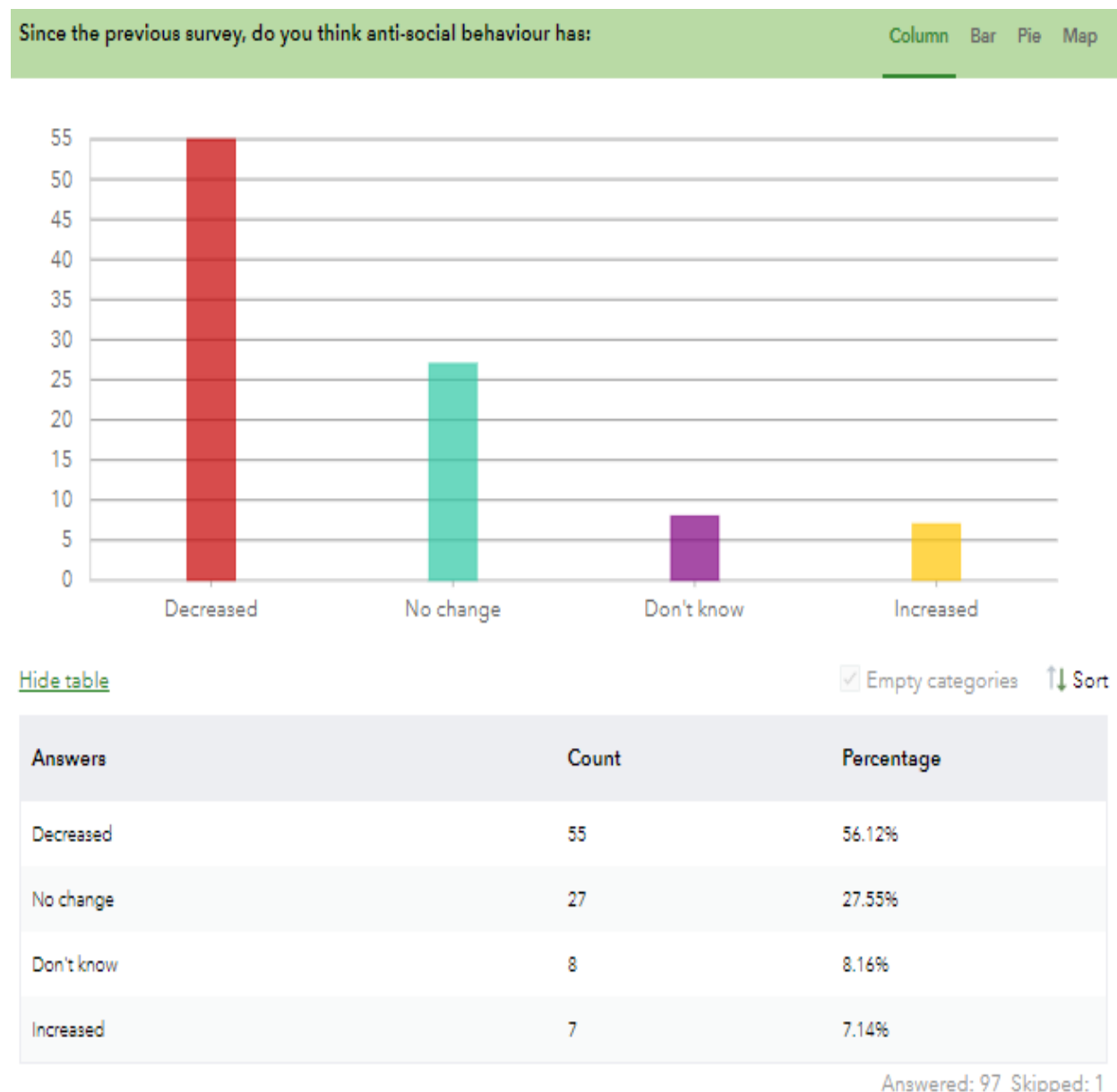
#### 3.5.1 The following questions were asked to gauge overall perceptions of Shortroods following actions being carried out by partners:

- How would you rate Shortroods as a place to live?**  
 74.5% of residents stated that Shortroods was now either very good, good or fairly good as a place to live, compared to 57% before the actions were carried out. This is an **increase of 17.5%**.

- **How safe do you feel walk in the neighbourhood after dark?**  
65% of Shortroods residents felt very safe, safe or fairly safe to walk in their neighbourhood after dark, compared to 33.5% before the actions were carried out. This is an **increase of 31.5%**.
- **How safe do you feel in your home?**  
86% of Shortroods residents felt very safe, safe or fairly safe in their homes, compared to 67% before the actions were carried out. This is an **increase of 19%**.

3.5.2. Residents were then asked about their perception of specific issues to see if they had noticed improvements.

## ANTISOCIAL BEHAVIOUR

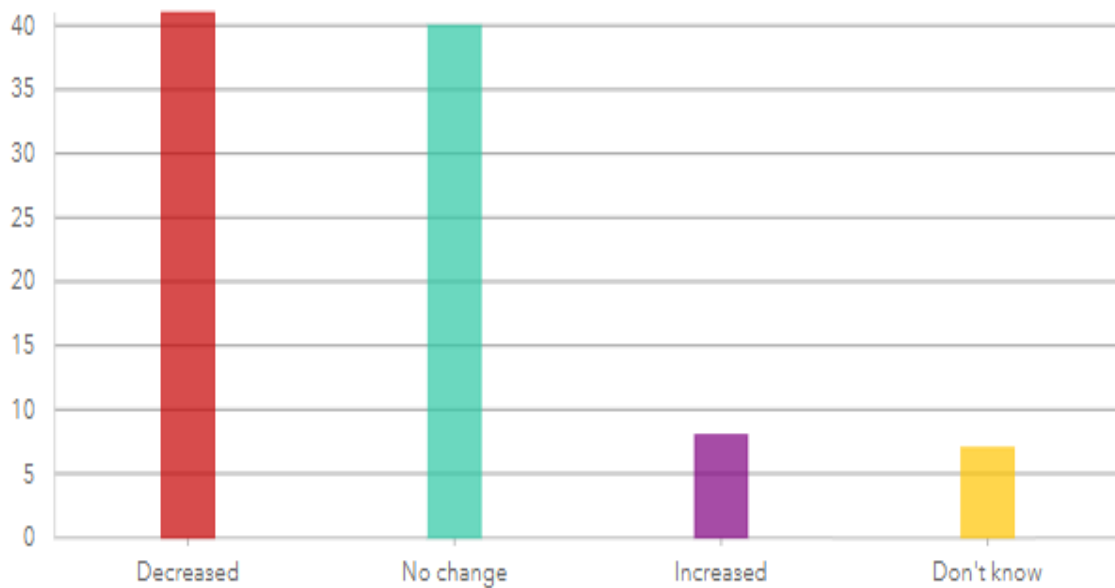


- The majority of residents (56%) stated they felt that anti-social behaviour had **decreased** since actions were taken.
- 27.5% felt there was no change; 8% did not know; and 7% felt there had been an increase.

## DRUG ADDICTS/MISUSE/DEALING

Since the previous survey, do you think drug addicts/misuse/dealing has:

[Column](#) [Bar](#) [Pie](#) [Map](#)



[Hide table](#)

☒ Empty categories [↑↓ Sort](#)

Answers	Count	Percentage
Decreased	41	41.84%
No change	40	40.82%
Increased	8	8.16%
Don't know	7	7.14%

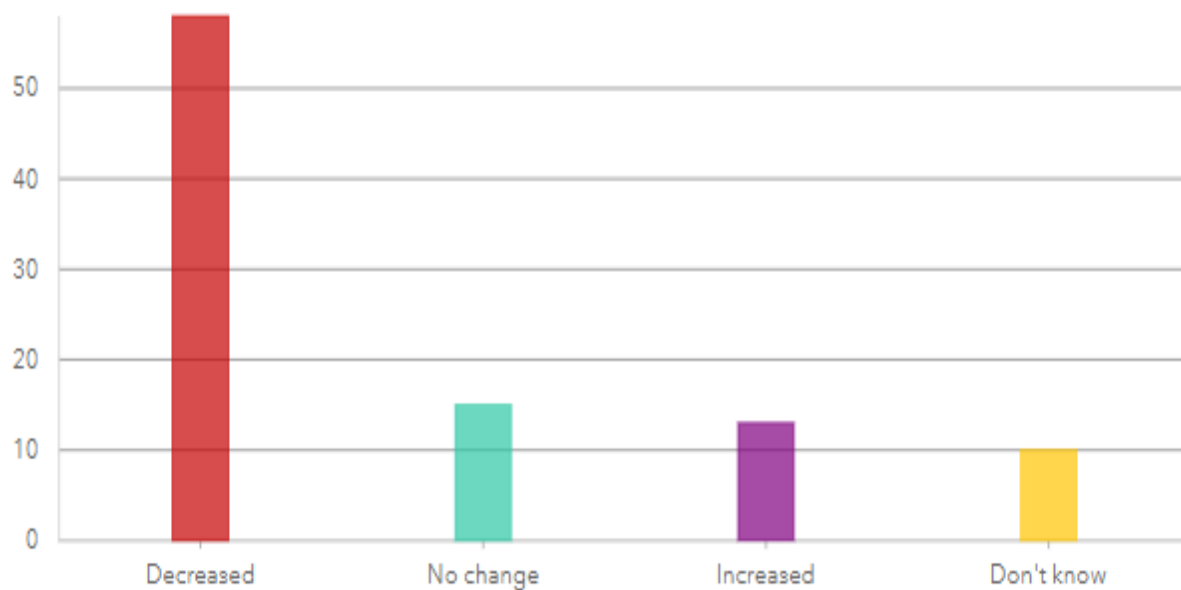
Answered: 96 Skipped: 2

- The majority of residents (42%) stated they felt that drug addicts/misuse/dealing had **decreased** since actions were taken.
- 41% felt there was no change; 8% felt there had been an increase and 7% did not know.

## VIOLENT CRIME INCLUDING ROBBERIES, ASSAULTS AND KNIFE CRIMES

Since the previous survey, do you think violent crime, including robberies, assaults and k...

Column Bar Pie Map



[Hide table](#)

☒ Empty categories [Sort](#)

Answers	Count	Percentage
Decreased	58	59.18%
No change	15	15.31%
Increased	13	13.27%
Don't know	10	10.20%

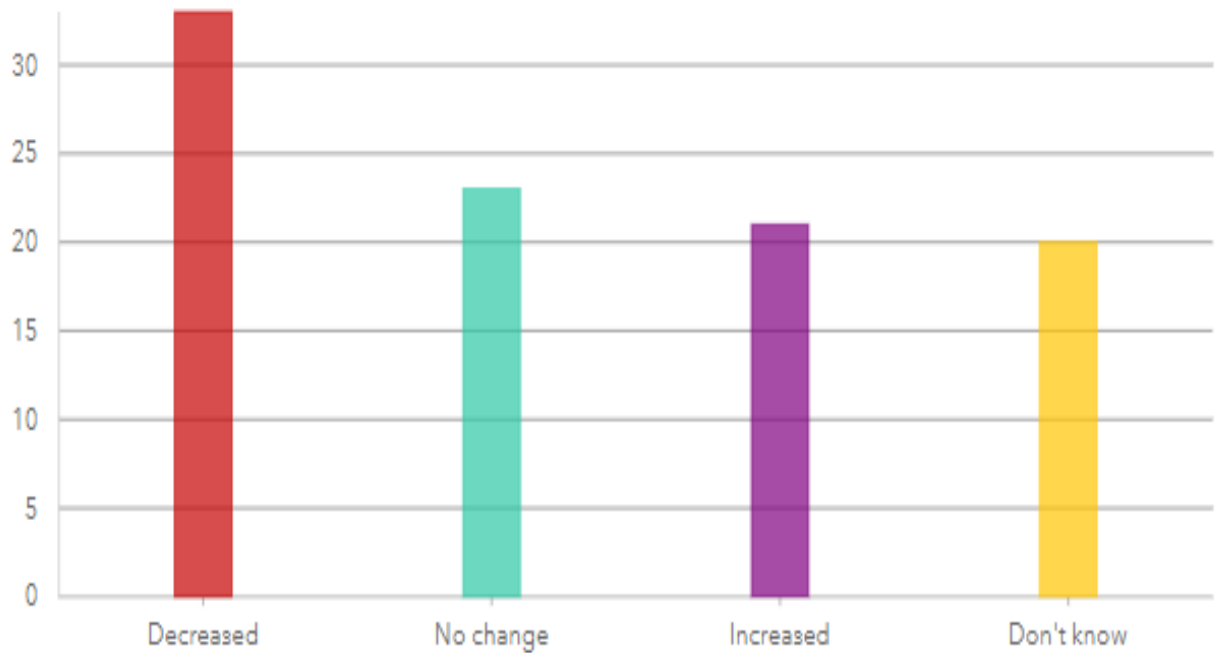
Answered: 96 Skipped: 2

- The majority of residents (59%) stated they felt that violent crimes had **decreased** since actions were taken.
- 15% felt there was no change; 13% felt there had been an increase and 10% did not know.

## THEFTS AND/OR HOUSE BREAK-INS

Since the previous survey, do you think thefts and/or house break-ins has:

Column Bar Pie Map



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☒ Empty categories [Sort](#)

Answers	Count	Percentage
Decreased	33	33.67%
No change	23	23.47%
Increased	21	21.43%
Don't know	20	20.41%

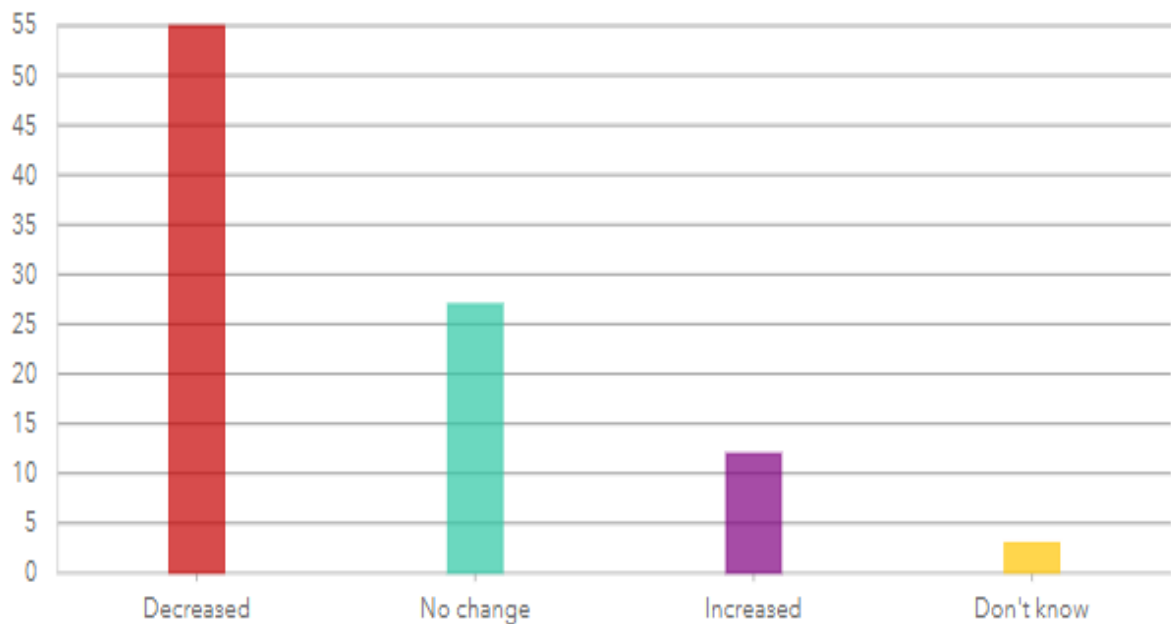
Answered: 97 Skipped: 1

- The majority of residents (34%) stated they felt that thefts and/or house break-ins had **decreased** since actions were taken.
- 23% felt there was no change; 21% felt there had been an increase and 20% did not know.

## LITTER OR RUBBISH LYING AROUND

Since the previous survey, do you think litter or rubbish lying around has:

Column Bar Pie Map



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☒ Empty categories [Sort](#)

Answers	Count	Percentage
Decreased	55	56.12%
No change	27	27.55%
Increased	12	12.24%
Don't know	3	3.06%

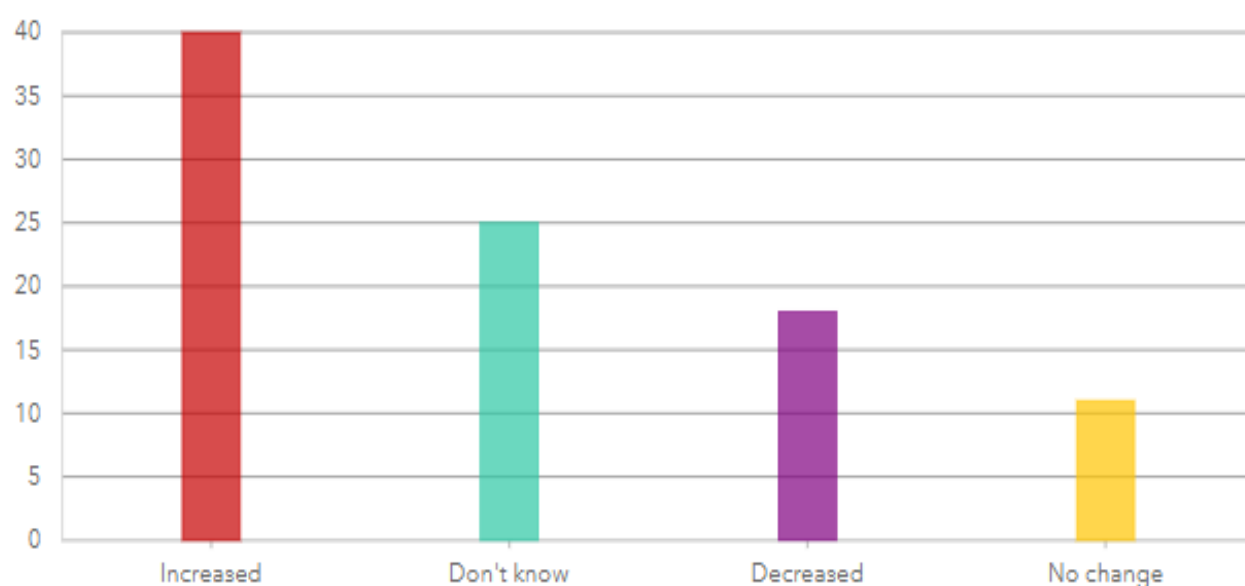
Answered: 97 Skipped: 1

- The majority of residents (56%) stated they felt that litter or rubbish lying around had **decreased** since actions were taken.
- 27.5% felt there was no change; 12% felt there had been an increase and 3% did not know.

## INTERACTIONS WITH YOUTHS

Since the previous survey, do you think interaction with youths has:

Column Bar Pie Map



[Hide table](#)

☒ Empty categories [Sort](#)

Answers	Count	Percentage
Increased	40	40.82%
Don't know	25	25.51%
Decreased	18	18.37%
No change	11	11.22%

Answered: 94 Skipped: 4

- The majority of residents (41%) stated they felt that interactions with youths had **increased** since actions were taken.
- 25.5% did not know; 18% felt there had been a decrease; 11% felt there was no change.

### 3.6 Overall Evaluation Summary

- 3.6.1 The work undertaken by both the community and partners through the Your Home, Your Street, Our Community project in the Shortroods area has been a huge success.
- 3.6.2 The majority of residents who completed the follow-up survey stated that their perception of how they feel about living in Shortroods had improved since actions were carried out to improve the area. They also felt that their main areas of concern about living in Shortroods had improved.

- 3.6.3 Strong networks and communication channels have been established with the community on the back of the initiative in the area and partners will continue to support and maintain this engagement.

### **3.7 Next Steps**

- 3.7.1 Analytical information provided by the Renfrewshire Community Safety Partnership Tasking and Deployment Coordinator Analyst has identified Paisley Town Centre as the next area that could most benefit from this type of partnership intervention and discussions are ongoing with relevant key partners and businesses including the BID team to map out the area to be targeted. The initiative will be launched in Autumn 2019 once details have been finalised.

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### **Implications of the Report**

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

**Renfrewshire is Safe** – Partners working together with the community to tackle issues relating to safety.

**Renfrewshire is Well** – Promoting ownership, wellbeing and a better environment by maximising inclusion.

4. **Legal** – None
  5. **Property/Assets** – None
  6. **Information Technology** – None
  7. **Equality & Human Rights** – None
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risk** – None
  11. **Privacy Impact** – None
  12. **CoSLA Policy Position** – None
  13. **Climate Risk** – None
-



## List of Background Papers

- (a) Building Safer and Greener Communities Update – Communities, Housing and Planning Policy Board – 22 May 2018
- 

OR  
26 July 2019

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

**On: 20 AUGUST 2019**

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**Report by: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING**

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**Heading: THE ENERGY EFFICIENCY (PRIVATE RENTED PROPERTY) (SCOTLAND) REGULATIONS 2019 HOUSING - DRAFT REGULATIONS AND DRAFT GUIDANCE. SCOTTISH GOVERNMENT CONSULTATION**

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**1. Summary**

- 1.1 A response to a previous Scottish Government consultation on proposals to improve energy efficiency within privately rented accommodation was approved at the Communities, Housing and Planning Policy Board meeting on 29 August 2017.
  - 1.2 The Scottish Government is now consulting on draft regulations and associated draft guidance to implement these proposals; to raise awareness within the sector in advance of formal parliamentary consideration of the Regulations and is seeking views on the guidance to ensure users are confident that sufficient information is provided to begin implementation of the standards.
  - 1.3 The Scottish Government is seeking responses to its consultation by 13 September 2019 and a proposed Council response is attached as Appendix 1 to this report for the consideration of members.
- 

**2. Recommendations**

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

- (i) Notes the consultation on Energy Efficiency and Condition Standards in Private Rented Housing along with the requirement to respond by 13 September 2019.
  - (ii) Approves the response for submission to the Scottish Government, as detailed within Appendix 1 of this report
- 

### 3. **Background**

- 3.1 At its meeting on 29 August 2017, the Communities, Housing and Planning Policy Board approved a Council response to Scottish Government consultation on proposals to improve energy efficiency within privately rented housing accommodation and the Government has now further developed draft regulations and guidance which it is currently seeking to consult on.
- 3.2 It is nationally recognised that homes in the private rented housing sector are generally the least energy efficient of all housing tenures. The introduction of a new energy efficiency standard for the private rented sector seeks to benefit tenants living in some of the coldest homes. The proposed amendments to the minimum requirements for privately rented housing will also assist in ensuring that energy efficiency improvements are not compromised by elements of disrepair.
- 3.3 Currently there is no minimum standard for energy efficiency within the private rented housing sector. The intention in setting a standard is that homes which are the worst insulated will be required to be brought firstly up to an energy standard of E by 2022 and then to an energy standard of D by 2025. Estimates contained within the consultation indicate that there are currently around 30,000 private rental properties in Scotland within the two worst energy efficiency bands of F and G. In Renfrewshire it was estimated in 2017 that there were 900 private rental properties in these lower energy efficiency categories.
- 3.4 The Draft Regulations and guidance provide a mechanism to enforce that an improvement in standards of energy efficiency is delivered, or that properties have valid exemptions at the start of tenancies in place by these dates. The draft regulations propose that existing Energy Performance Certificates are used as the measure for this standard and sets out the process to identify the relevant improvements to reach the required standard. Local Authorities will be responsible for enforcing the regulations.

- 3.5 Proposed exemptions allow for issues with obtaining consent for any works, excessive costs and other temporary exemptions which may occur in certain circumstances.
- 3.6 Should landlords fail to meet their obligations in terms of the Regulations within the proposed timescales, sanctions are proposed whereby Local Authorities can issue financial penalties, up to a maximum of £5000 per offence.
- 3.7 The guidance provides advice and supplementary information to both landlords, as those seeking to implement the regulations as they affect their properties, and local authorities, as the key bodies implementing and enforcing the regulations.
- 3.8 The guidance further highlights a number of support mechanisms to assist landlords in improving the energy efficiency of their property, including interest free loans being made available from organisations such as Home Energy Scotland, Resource Efficient Scotland and though the Home Energy Efficiency Programme for Scotland.
- 3.9 The proposed response within Appendix 1 of this report expresses support for the Regulations and the aim of improving energy efficiency within the private rented housing sector. It is clear that the standards will improve the living conditions for some of our most vulnerable tenants within this sector, and also assist in tackling associated fuel poverty. It is however acknowledged within the response that there are potential significant resource implications for Local Authorities in enforcing the Regulations and the proposed exemptions, particularly relating to the financial cap, appear overly lenient for landlords who are profiting from the rental of private property.

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## **Implications of the Report**

1. **Financial** - none
2. **HR & Organisational Development** - none
3. **Community/Council Planning –**
  - Our Renfrewshire is safe – improvements to energy efficiency within the worst performing privately rented property, often rented by the most vulnerable members of our society, will improve living standards and assist to tackle fuel poverty making Renfrewshire a safer place for everyone to live.

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** – By improving the energy efficiency in Private Rented Accommodation it will ensure that tenants use less energy, thus emissions will be reduced.

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### List of Background Papers

- (a) Background Paper 1. Draft response to the Scottish Government consultation on The Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019 Housing - Draft Regulations and Draft Guidance.

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 the Communities and Regulatory Manager

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



## RESPONDENT INFORMATION FORM

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

To find out how we handle your personal data, please see our privacy policy:

<https://beta.gov.scot/privacy/>

Are you responding as an individual or an organisation?

☐

Individual

☒

Organisation

**Group/Org Type (please tick one)**

Local Authority	<input checked="" type="checkbox"/>	Commercial Organisation	<input type="checkbox"/>
Professional Body	<input type="checkbox"/>	Voluntary Organisation	<input type="checkbox"/>
Contractor/Developer	<input type="checkbox"/>	Housing Provider / RSL	<input type="checkbox"/>
Designer/Consultant	<input type="checkbox"/>	NDPB/Agency	<input type="checkbox"/>
Academic Body	<input type="checkbox"/>	Advisory Body/Committee	<input type="checkbox"/>
Industry Association/ Manufacturer	<input type="checkbox"/>	Other (Please Specify)	<input type="checkbox"/>

Full name or organisation's name

Renfrewshire Council

Phone number

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Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley

Postcode

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Email

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

- ☒ Publish response with name  
☐ Publish response only (without name)  
☐ Do not publish response

**Information for organisations:**

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

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

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

- ☒ Yes  
☐ No



## Consultation questions

Consultation questions are noted here for reference. Please provide your input to the consultation via [Citizenspace](#). If unable to access the online consultation, you can use the separate Respondent Information Form (RIF), published alongside this consultation paper and the questions below.

Please note that it is important that, in answering each question, you also provide the reasons for your response. This is essential in understanding your view and greatly assists in developing an overall picture of the issues that relate to the proposals.

### Question 1

*Do you think that the proposed approach to exemptions both within the Regulations (Regulations 11-13) and amplified in the Guidance (Chapter 4) provides you with sufficient clarity on meeting the standard or seeking an exemption to that standard?*

The draft Regulations and draft guidance do generally provide clarity for Landlords within the private rented sector to ensure they either meet the required standard or seek an appropriate exemption to the standard. However, there are some issues which require to be addressed, as detailed below.

Firstly, the definition of a “domestic PR property” is not specific to what property will fall within the regulations, It is suggested that the definition provided within the Energy Act 2011 should be specifically referred to within these proposed Regulations.

In terms of the consent objections (Regulation 11(1)(a)), where a tenant refuses a landlord entry to the property, the landlord currently has recourse through the Housing and Property Chamber First Tier Tribunal to obtain permission to enter the property and this should be explained clearly within the guidance and that a landlord should seek to utilise this and provide evidence of this, prior to applying for an exemption under this paragraph. Further, the term within Regulation 11(1)(a) “reasonable efforts” requires to be further defined to provide explicit clarity on what would be considered to be reasonable i.e. making an application for access to the Housing and Property Chamber would be a reasonable effort in the circumstances.

Under the Energy Act 2011, domestic PR Properties applies to properties that are subject to the Repairing Standard. The guidance suggests that this is seen as part of the Repairing Standard. Accordingly, Regulation 14(2) appears to be at odds with the rest of the Repairing Standard. The Repairing Standard is enforced by the Housing and Property Chamber First Tier Tribunal however, the Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019 seek to place enforcement of energy efficiency onto Local Authorities.

Enforcement of the Repairing Standard should be consistent and enforcement of energy efficiency standards should therefore rest with the Housing and Property Chamber First Tier Tribunal. Local Authorities would continue to have the power to make a third-party application to the Chamber in circumstances where a landlord is deemed not to have complied with the Regulations.

Regulation 19 sets out details of the “Publication Penalty”. It is likely that this will have limited impact on landlords who fail to comply with the standard as all statutory notices are already publicly available; this would also apply to any Penalty Notices or Compliance Notices which are issued to landlords under these proposed Regulations.

Further guidance is required in relation to the cost cap exemption. Regulation 12 (the cost cap exemption) should require works to be carried out to the cost cap value. For example, a property might require several types of works to be carried out to meet the standard which, when taken together, would exceed £5,000. It would be in line with the aims of the regulation for some of the works to be carried out rather than making a provision for a complete exemption. There is also no indication on what the position would be if works are carried out to meet the standard one year and then further works are required in a subsequent year. Would the cost of work completed in one year be taken into account for costs of future works when assessing if the exemption should apply?

## Question 2

*What are your views on the existing mixed nature of support (financial and advice) available to landlords and tenants? Include any additions or changes you think would assist.*

There is a significant amount of information and financial support available for landlords to assist in meeting the standard. Given this, and particularly with regard to the financial assistance available, it is our view that the financial cost cap applied to achieving the standards is set too low and will provide landlords who are looking to avoid carrying out works a ready opportunity to apply for a cost exemption.

If the Scottish Government is being ambitious and seeking to achieve real improvements to energy efficiency in this sector, the cost cap should be raised significantly - or if being maintained as is, should only be applied for a finite period of time e.g. 5 years and after that time, they will be unable to rely on this exemption and be required to comply with the relevant standard.

Similarly, if the Government is seeking robust enforcement and regulation to support achievement of improved energy efficiency standards, recognition of the potentially significant resource implications for local authorities in enforcing the regulations will be required.

## Question 3

*How would the changes you suggest influence the speed with which you would expect improvements to occur?*

The support available to landlords should permit the achievement of the standards within the proposed timeframes (subject to availability of competent installers of energy efficiency improvements). It is reasonable to assume that responsible landlords will be able to achieve the works by these dates. There will always be some landlords who do not, for various reasons, seek to comply with the regulations and the proposed enforcement provisions are therefore necessary.

#### Question 4

*We propose that 6 months in advance of the Regulations coming in to force local authorities should take account of expenditure outlay on measures which are intended to meet the standards set. Do you agree that this is a reasonable lead in time period? If not, what alternative lead in time would you propose? What information would you expect to provide to local authorities to seek an exemption based on the cost cap proposed.*

A six month period for Local Authorities to take account of expenditure outlays on measures to meet the standard is appropriate and any works undertaken outwith this period should not be considered within the cost cap exemption.

Information provided to Local Authorities requires to be sufficiently robust to demonstrate (and be verifiable) that the cost of any works exceed the cost cap.

It should be stated with greater clarity within the regulations or guidance that the cost cap applies to each recommended energy efficiency measure and would not apply to multiple measures which may be recommended to improve efficiency.

Consideration should be given to making the cost cap exclusive of Value Added Tax as in most cases landlords will be in a position to reclaim VAT paid on goods and services purchased for use in their business.

#### Question 5

*What are your views on the proposed penalties, in terms of the impact they will have on achieving compliance with the Regulations and ensuring the completion of carry out improvement works across the Private Rented Sector.*

It is considered that the proposed penalties are likely to drive landlords towards ensuring compliance with the standard. However, the penalties should be fixed within the regulations to ensure that there is consistency across the country. A large number of landlords own property across a number of local authority areas and there may be greater likelihood of challenge to penalty notices where the penalties are not standardised.

If the penalties are not fixed, there should be clear guidance on how levels of penalties should be determined, particularly as Regulation 18(2)(d)(i) requires a local authority to state how any penalty has been calculated. If it is the Scottish Government's intention that these are varied by each Local Authority depending on the 'severity' of a breach of the regulations guidance should include how this is to be assessed.

Regulation 19 sets out details of the "Publication Penalty". It is likely that this will have limited impact on landlords who fail to comply with the standard as all statutory notices are publicly available and this would also apply to any Penalty Notices or Compliance Notices which are issued to landlords.

It is appropriate that any appeal against a penalty notice or compliance notice should be made to the Housing and Property Chamber who already deal with appeals against Rent Penalty Notices, rather than to a Sheriff.




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**TO: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD**

**ON: 20 AUGUST 2019**

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**REPORT BY: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING SERVICES**

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**HEADING: UK GOVERNMENT ONLINE HARMS WHITE PAPER – CONSULTATION RESPONSE**

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## **1. Summary**

- 1.1 The UK Government launched the consultation on its Online Harms White Paper in April 2019. This set out the government's plans for a package of online safety measures that will also support innovation and a thriving digital economy.
  - 1.2 The White Paper proposes establishing in law a new duty of care towards users, which will be overseen by an independent regulator and the consultation aimed to gather views on various aspects of the government's plans for regulation and tackling online harms.
  - 1.3 The final date for submissions to the consultation was 1 July 2019. A response from the Council was submitted within the timescales set by the UK Government and is attached as Appendix 1.
  - 1.4 The consultation response submitted on behalf of Renfrewshire Council welcomes the opportunity to respond to the white paper and is supportive of the approach and proposals that are outlined to strengthen the process for reducing on-line harm to vulnerable people. In particular, the response acknowledges the challenges involved in taking forward this agenda and is in favour of increased regulation in relation to the expectations and responsibilities placed on companies operating online services; and to the creation of a proportionate and supportive enforcement approach that will allow the digital economy to develop while protecting vulnerable service users.
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## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) notes the consultation on the UK Government Online Harms White Paper; and
  - (ii) homologates the Council's submitted consultation response as detailed in Appendix 1 to this report.
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## **3. Background**

- 3.1 The Online Harms White Paper set out the government's plans for a package of online safety measures that will also support innovation and a thriving digital economy. This package comprises legislative and non-legislative measures and will make companies more responsible for their users' safety online, especially children and other vulnerable groups.
- 3.2 The White Paper proposes establishing in law a new duty of care towards users, which will be overseen by an independent regulator. Companies will be held to account for tackling a comprehensive set of online harms, ranging from illegal activity and content to behaviours which are harmful but not necessarily illegal.
- 3.3 This consultation aimed to gather views on various aspects of the government's plans for regulation and tackling online harms, including:
- the online services in scope of the regulatory framework;
  - options for appointing an independent regulatory body to implement, oversee and enforce the new regulatory framework;
  - the enforcement powers of an independent regulatory body;
  - potential redress mechanisms for online users; and
  - measures to ensure regulation is targeted and proportionate for industry.
- 3.4 The consultation response submitted on behalf of Renfrewshire Council welcomes the opportunity to respond to the white paper and is supportive of the approach and proposals that are outlined to strengthen the process for reducing on-line harm to vulnerable people. In particular, the response acknowledges the challenges involved in taking forward this agenda and is in favour of increased regulation in relation to the expectations and responsibilities placed on companies operating online services; and to the creation of a proportionate and supportive enforcement approach that will allow the digital economy to develop while protecting vulnerable service users.
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## **Implications of the Report**

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

### 3. Community Planning

**Renfrewshire is Safe** – The consultation and regulatory body being put in place should allow all Renfrewshire residents including vulnerable groups to be better educated, supported and protected by the Renfrewshire Community Safety Partnership.

### 4. Legal – None

### 5. Property/Assets – None

### 6. Information Technology – There may be a requirement for Renfrewshire Council as a provider of online services to provide evidence of compliance with the new duty of care to the newly appointed regulator.

### 7. Equality & Human Rights - The government's plans for a package of online safety measures provides an opportunity to strengthen and reinforce the need to consider equality in the design and delivery of online services for users' safety online especially vulnerable groups and children who share a relevant protected characteristic and those who do not.

### 8. Health & Safety – None

### 9. Procurement – None

### 10. Risk – None

### 11. Privacy Impact – None

### 12. CoSLA Policy Position – None

### 13. Climate Risk - None

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## List of Background Papers

Background Paper 1. Online Harms White Paper – UK Government  
<https://www.gov.uk/government/consultations/online-harms-white-paper>

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 the Communities and Regulatory Manager.

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OR  
13 August 2019

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**Question 1:** - This government has committed to annual transparency reporting. Beyond the measures set out in this White Paper, should the government do more to build a culture of transparency, trust and accountability across industry and, if so, what?

We agree that more needs to be done to build a culture of transparency, trust and accountability across the industry and suggest annual transparency reporting is available 'at a glance' as a summary in appropriate language and strong graphics, presented in a clear way and easily available online to reach a wider audience. We believe that large companies should be required to dedicate a percentage of their advertisement time to online safety and transparency awareness.

We recommend that it would be good to identify timescales for companies to respond to the regulator, strengthening the powers given to the regulator and force the companies to take cognisance of reporting and transparency.

**Question 2:** - Should designated bodies be able to bring 'super complaints' to the regulator in specific and clearly evidenced circumstances?

We agree with the proposal and the need for oversight of complaints, such as an independent On-line Ombudsman who can pursue companies not addressing the complaints.

We seek clarification on the definition of who is/are 'designated bodies', and if there will be another way of raising complaints with an independent third party?

We recommend further consideration is given regarding customer complaints procedures currently in place or provided by companies which may not be easy to access and use, the customer may have concerns about going directly to the company with a complaint or may not trust the company to listen. Could a mechanism be put in place to raise all company complaints and resolutions with the regulator in real time instead of waiting for an annual report. The regulator could undertake spot checks and focus on unresolved complaints in a specific timeframe or those identified as high risk, encouraging and improving transparency, accountability and tracking

**Question 2a:** - If your answer to question 2 is 'yes', in what circumstances should this happen?

We suggest a threshold or points system is established where violations or concerns have a value and when the value reaches a certain threshold a 'Super Complaint' can be opened against the company, that is, where a company or organisation have a history of violations that would amount to justifying a 'Super Complaint' being made

Examples may include;

- where a complaint has not been resolved in a timely manner,
- where a complaint is common and being repeated,
- where a complaint is from a group or large number of individuals,
- complaint is identified as high risk in terms of online safety



**Question 3:** What, if any, other measures should the government consider for users who wish to raise concerns about specific pieces of harmful content or activity, and/or breaches of the duty of care?

We believe that companies need to provide clear and concise guidance to allow users to complain, should they remain dissatisfied an appeal/escalation process should be built in.

Consideration should be given to establishing new innovative online tools and services available to users which make it easy and quick for users to report violations or harmful content, for example a browser extension could be developed that takes a 'snap shot' recoding an image of webpage being reported along with the website code, uploading it to reporting systems (image does not download onto users pc)

We recommend and suggest developing an online portal for logging these complaints with the regulator or an independent party. The portal may encourage the use of contacting the company first providing a reference number which can be used to log a concern with the regulator. It is essential that a help and advice line is available for those not comfortable with online systems or looking for immediate support and guidance

**Question 4:** - What role should Parliament play in scrutinising the work of the regulator, including the development of codes of practice?

We believe that Parliament should be key in reviewing and scrutinising the work of the regulator but the development of the codes of practice should be left to the independent body.

Based on our understanding of the White Paper we believe there may be a need for a Scrutiny Sub Committee to be established to oversee the regulator. Our response is also based on a view that Parliament and MPs will have access to information and documents that are not available to others, therefore this should influence the regulator and codes of practice

We recommend that Parliament should release statements or reports pertaining to the codes of practice that are developed providing a stronger message that these codes of practice are supported and endorsed by Parliament. It is essential that clarity is provided on the codes of practice to ensure that codes are not open to misinterpretation. Codes of practice may require upskilling that could be provided via online training or required certification to prove that you understand them.

**Question 5:** - Are proposals for the online platforms and services in scope of the regulatory framework a suitable basis for an effective and proportionate approach? 98 Online Harms White Paper

We seek clarification regarding the approach of specific monitoring of communication outlined in paragraph 3.12, how will the regulator ensure;

- that companies will use an effective and proportionate approach, with appropriate safeguards
- development of appropriate safeguards to ensure that the monitoring is legal and justified, particularly as the monitoring will likely be conducted by a private company rather than a public body performing statutory responsibility
- that the private company can balance the interest of the individual, the public and the companies' own interests fairly and proportionately and
- how will care be taken to ensure individuals' rights to privacy and freedom of speech are not encroached upon

**Question 6:** - In developing a definition for private communications, what criteria should be considered?

We believe that private communication should be defined as any communication that appears to the user to be private, i.e. sending a direct message to a named person, whether it is a private message, email or instant message. Communications behind a password protected website or file that cannot be accessed without passwords/credentials or specific knowledge such as connecting to an IP address and port number is private communication.

It is our view that expectation of privacy should be a fundamental criterion in developing a definition for private communications. The mindset and belief of the individuals entering into and continuing to take part in the communications should be taken into account. As should the extent to which the companies have explained and taken steps to ensure that the individuals understand that such a private and public communications distinction can arise on their platforms.

**Question 7:** - Which channels or forums that can be considered private should be in scope of the regulatory framework?

We suggest that as part of this paper a discussion is required for channels and forums to assess what should be in scope. Private messaging is clearly a channel that is being used for activities that should be targeted. This could include anything behind a password or that has a security protocols that create a private-like environment, such as private video game servers and Teamspeak servers without passwords but require knowledge specific IP address and port number.

However, there already exists a legal framework for the interception of communications in very narrow circumstances. The Article 8 infringement involved in monitoring such a private space requires the scrutiny to be proportionate and that is only likely to be the case for CSEA or national security issues

**Question 7a:** - What specific requirements might be appropriate to apply to private channels and forums in order to tackle online harms?

There are significant challenges and it will be impossible to monitor and regulate any small private web server or service server (voice over IP, gaming etc) without impacting encryption and making the UK unable to compete in the global online market. Servers outside of the UK cannot be held to UK law, so any new online safety body would only be able to regulate UK based servers.

We also believe that modern technological advances would need to be used to identify key descriptors, behaviours, words that could identify issues and an easy way of reporting online harms and sharing evidence while using a private channel.

**Question 8:** - What further steps could be taken to ensure the regulator will act in a targeted and proportionate manner?

We suggest consideration is given to creating a partnership with another organisation such as OFSTED to spot check/audit randomly selected open and previous cases which will help to ensure the response is proportionate and the targeting of new cases has been appropriate and justified.

Developing a clear strategic and operational plan could assist the Regulator to highlight what will be done. The Parliamentary oversight/scrutiny would assist in ensuring proportionality. The principles of Better Regulation have been mentioned and require to be followed: Transparency, Proportionality, Accountability, Targeting and Consistency.

Further consideration can be given to using algorithms/automation to identify patterns of behaviour or to flag risk areas to help understand where the highest or most harmful online safety issues occur or who is at most risk.

**Question 9:** - What, if any, advice or support could the regulator provide to businesses, particularly start-ups and SMEs, comply with the regulatory framework?

We believe that there are many challenges when it comes to implementing this framework for smaller businesses who may not have the staff or technology to effectively monitor this kind of online service/online presence. Effective and easy to use reporting tools available to users would be the most effective way to regulate SMEs and start-ups.

Our view is that anyone who is designing anything to do with any form of digital services should be obligated to design security in at the start and to make the strictest privacy controls the default setting instead of the least. Therefore, consideration could be given to including the level and type of support for start-ups and SMEs in any Strategic and Operational Plans that will be developed to comply with the regulatory framework

**Question 10:** - Should an online harms regulator be:

- (i) a new public body, or
- (ii) an existing public body?

We recommend that a new public body with sole oversight of this issue should be established that understands the complexities of online harm and online communications. A modern body with extensive knowledge of all aspects of internet culture, and an understanding of the complexity of regulating a global space like the internet. Online safety is too large a remit to apply existing standards and regulations and requires specific development to be effective as a body. Existing public bodies may bring established, or traditional, methods to the table that do not work in online space.

**Question 10a:** - If your answer to question 10 is (ii), which body or bodies should it be?

We believe it should be a new body

**Question 11:** - A new or existing regulator is intended to be cost neutral: on what basis should any funding contributions from industry be determined?

Our view is that Industry should be required to pay a membership fee in order to operate in the UK, likely based on the size of the organisation. Fines would also be a potential funding source and again should be based on the size of the company.

Funding contribution will also depend on the resource requirement of the Regulator. This area is simply going to grow, and people change behaviours, therefore the Regulator needs to grow with it. Contributions should potentially be proportionate to the time the Regulator spends on that company i.e. if they spend a lot of time of a single company, they need to pay more (similar to Fees for Intervention by the Health and Safety Executive).

**Question 12:** - Should the regulator be empowered to

- (i) disrupt business activities, or
- (ii) undertake ISP blocking, or
- (iii) implement a regime for senior management liability?

What, if any, further powers should be available to the regulator?

We believe that the Regulator needs full power to be able to get companies to comply. This will be challenging legally, especially for companies out with the UK

Disrupt business activities and Implement a regime for senior management liability. Blocking at ISP level may violate the goal of having a “free and open internet”. If an ISP is seen to facilitate activities in violation of the new regulations, then they would also be subject to business disruption and senior management liability.

Public reporting on those who break the codes of practice and where proven that a company is not taking their obligations seriously.

**Question 13:** - Should the regulator have the power to require a company based outside the UK and EEA to appoint a nominated representative in the UK or EEA in certain circumstances?

We suggest that if a pre-agreed threshold had been met or a major violation had taken place then the body should request a representative, and if one is not supplied then the new body should work with international bodies to further the issue.

A nominated representative in the UK or EEA may be beneficial in allowing companies to better understand and maintain contact with a website supplier.

**Question 14:** - In addition to judicial review should there be a statutory mechanism for companies to appeal against a decision of the regulator, as exists in relation to Ofcom under sections 192-196 of the Communications Act 2003?

We agree that independent bodies (to be identified) could review appeals and manage the process, or a specific appeals department of the new body should be formed to ensure fairness for the Companies

**Question 14a:** - If your answer to question 14 is 'yes', in what circumstances should companies be able to use this statutory mechanism?

We agree that companies should be able to use statutory mechanism when companies feel aggrieved with the sanctions put in place, this could be considered as a cost neutral i.e. if they lose the appeal they pay the appropriate costs.

**Question 14b:** - If your answer to question 14 is 'yes', should the appeal be decided on the basis of the principles that would be applied on an application for judicial review or on the merits of the case?

Our response to 14 is based on our belief that if there is supporting evidence to counteract the claims against companies and there should be consideration on the merits of the case.

**Question 15:** - What are the greatest opportunities and barriers for

- (i) innovation and
- (ii) adoption of safety technologies by UK organisations, and what role should government play in addressing these?

Our response is as follows;

**i) innovation**

Any unnecessary intervention into the internet and how it is monitored may affect the goal of providing a "free and open" internet to the UK public. Discourse online could be affected, and new and innovative apps and websites could find themselves in violation of new regulations, potentially stifling the UK as a tech industry growth centre. Other considerations to industries such as the financial tech industry, healthcare, medical science, defence etc. should be taken, as maintaining secure and private communications are vital for these industries to operate in an effective manner. Upskilling to enable informed decisions throughout the innovation design process. A safety checklist to act as a guide or reference point?

Opportunities for innovation could lie in establishing a mature online safety industry in the UK which could act as advisory bodies on a global stage.

**ii) adoption of safety technologies by UK organisations**

the UK can become a global leader in Online Safety by developing a framework and new independent body that other nations will look to for guidance and potentially set up bodies of their own using the frameworks developed by the new body. Developers, manufacturers and resellers still do not see cyber security as their responsibility and instead transfer this to the customer who is rarely skilled enough to be able to really help keep themselves or their family safe from cyber based threats.

**Question 16:** - What, if any, are the most significant areas in which organisations need practical guidance to build products that are safe by design?

We believe implementing internet safety standards without compromising network and information security.

Developing a star rating for quality of cyber security might help to give companies a push towards building products that are safe by design, so people know they are buying something that already has good security-built in.

**Question 17:** - Should the government be doing more to help people manage their own and their children's online safety and, if so, what?

We believe that the government could do more to address online harm targeted at people at risk of self-harm, suicide, or eating disorders. Available materials that promote these types of behaviours and sites that give "tips" in order for people to harm themselves should be scrutinised and regulated with far more intensity than appears to be the case at present.

These risks are present for both children and adults alike. Adults at risk of harm need the reassurance that government is not focused solely on safeguarding children but also takes their safety seriously

To ensure consistency of prevention and intervention messages government should provide Easy Read and accessible formats for education and awareness raising. It should not be left to or expected that businesses will produce all of their own materials. Businesses could be given templates or base materials, which they could then individualise for their use.

Embedded within the policies should be recognition of existent safeguarding pathways, like Child (CP) and Adult Protection (ASP). The regulator may have own referral process when cyber harm is identified in future, but we do not want this to overshadow the need for referrals to be made under CP or ASP, if relevant criteria are thought to be met.

We believe the government should be considering actively implementing this as part of the school curriculum. When children are receiving lessons on the use of ICT, this should go hand in hand from an early age. This will allow future generations to be clear both as children and into adulthood.

Careful consideration should be given if parents should be legally responsible for their children online under a certain age, with guidelines available for parents. Schools should reinforce lessons taught at home regarding internet safety, to reinforce a societal attitude to how to act online and how to mitigate risk, similar to how primary school aged children are taught about crossing the street or riding a bike on the road in a safe way while in a school environment. Schools and local councils should support parents by providing information and requiring parents to sign a form which demonstrates their understanding about their child's safety on the internet while visiting a school or public building to use online services.

For the average person, they have to search to find out information about being safe online and even then, often don't know what they are looking for. Also, many adults still think of 'digital' as being a PC. Today's younger generation may be doing things online from many other devices. Public information advertising should be used to make people aware of things they need to consider and how to find out more,

**Question 18:-** What, if any, role should the regulator have in relation to education and awareness activity?

We believe the regulator should provide case studies, guidelines to schools and appropriate organisations that work with children and/or teenagers. Local authorities should offer advice as part of their offering to support individuals with additional needs or who may be vulnerable

The regulator should have a significant role in the education of adults on how technology, digital services and online activity can do real harm to people and families

The regulator should have a role to inform the content of training programmes and to evaluate the effectiveness of programmes, promote which interventions are most successful. To develop a self-assessment tool or survey to help understand the national online safety skills / awareness baseline and to benchmark

We strongly recommend the regulator needs to acknowledge that some adults are just as vulnerable to cyber harm as children. We must ensure that individuals who are vulnerable (through ill health; mental or physical infirmity; or disability) are equally recognised and safeguarded through any new regulation. We think that it is imperative that the regulator take the lead in not just promoting but requiring that Easy Read and accessible-format materials be produced and disseminated widely in relation to cyber harm education and awareness.

The regulator needs to understand that consistent messages of prevention and intervention are important; We want to ensure that recognition of cyber harm and reporting through new channels does not detract from people's understanding and use of current referral pathways for protecting adults and children.








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

**On: 20 AUGUST 2019**

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**Report by: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING**

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**Heading: CONSULTATION ON SECTION 38 OF THE HUMAN TRAFFICKING AND EXPLOITATION (SCOTLAND) ACT 2015 - DUTY TO NOTIFY AND PROVIDE INFORMATION ABOUT VICTIMS**

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## **1. Summary**

- 1.1 The Scottish Government has launched a consultation on section 38 of the Human Trafficking and Exploitation (Scotland) Act 2015 – Duty to notify and provide information about victims.
  - 1.2 The consultation refers to section 38 of the Act, which relates to specified Scottish public authorities providing information to Police Scotland about a person(s) who is, or appears to be, a victim of human trafficking or of slavery, servitude and forced or compulsory labour (an offence under Sections 1 and 4 of the Act).
  - 1.3 The Council's response is attached as Appendix 1. Consultation responses should be submitted to the Scottish Government before the closing date of 6 September 2019.
  - 1.4 The proposed response is broadly supportive of the proposals being made by the Scottish Government on how the duty to notify and provide information about victims would operate and the potential to help tackle the illegal trade of human beings, both adult and children, for exploitation.
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## **2. Recommendations**

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

- (i) notes the consultation on section 38 of the Human Trafficking and Exploitation (Scotland) Act 2015; and
  - (ii) approves the response for submission to the Scottish Government, as detailed within Appendix 1 of this report.
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### 3. **Background**

- 3.1 In October 2015 the Scottish Parliament unanimously passed the Human Trafficking and Exploitation (Scotland) Act 2015 (“the Act”). This was the culmination of significant partnership working between agencies and across the political spectrum, including the Cross-Party Group on Human Trafficking.
  - 3.2 It is widely acknowledged that human trafficking is a hidden and often complex crime and therefore the true scale of the problem is unknown. Only limited data on the numbers of trafficking victims in Scotland is currently available and this is taken from the UK National Referral Mechanism (NRM) introduced in 2009 to meet the UK’s obligations under the Council of Europe Convention on Action against Trafficking in Human Beings.
  - 3.3 To support the collection of information under this process, if a victim consents to entering into the National Referral Mechanism they will receive a minimum of 90 days support, provided currently by the Trafficking Awareness Raising Alliance (TARA) or Migrant Help.
  - 3.4 There is a recognition that information collected currently is incomplete. The original policy intention underpinning section 38 of the Act was to allow for the collation and processing of wider information about trafficking activity. In Scotland this is not currently collected through NRM or the criminal justice system and would be a significant improvement in our understanding of the extent of human trafficking within Scotland.
  - 3.5 The consultation is seeking views on the nature of information and information sharing that would assist in improving the understanding of the issue and specifically is seeking responses on the following:
    - -Who should be named in Regulations as a Scottish public authority that will be subject to the duty,
    - What information should be included in notifications,
    - Who Police Scotland should pass information on to, and
    - What other bodies the Scottish Government should work with that cannot be named in Regulations.
  - 3.6 The Council’s proposed response is attached as Appendix 1 to this report for the consideration of members.
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## Implications of the Report

1. **Financial** - none
2. **HR & Organisational Development** - none
3. **Community/Council Planning** – Renfrewshire Community Safety Partnership will make a significant contribution towards developing a more accurate picture of the scale and extent of trafficking in Renfrewshire and Scotland as a whole; enabling effective targeting of enforcement activity and provision of support services. As well as raise awareness to identify perpetrators to disrupt their activity of trafficking adults and children often from the most vulnerable groups.
4. **Legal**– none
5. **Property/Assets** – none
6. **Information Technology**– none
7. **Equality & Human Rights** - Duty to notify by providing information about potential victims of trafficking will ensure that victims receive appropriate support and assistance contributing to the core component of a human rights approach to ensure equal protection and equal access to support services
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

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## List of Background Papers

- (a) Background Paper 1. Scottish Government - Consultation on section 38 of the Human Trafficking and Exploitation (Scotland) Act 2015 – Duty to notify and provide information about victims - <https://consult.gov.scot/justice/duty-to-notify-and-provide-information/>

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 the Communities and Regulatory Manager

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

Question 1 - Do you agree that these bodies should be named in Regulations under section 38(1) of the Act?			
Who	Yes	No	If no, please give your reasons for this here.
All 32 Scottish Local Authorities	✓		
All 14 Scottish Geographical NHS Boards	✓		
NHS 24	✓		
Scottish Ambulance Service	✓		
Scottish Fire and Rescue Service	✓		
Scottish Ministers for the purposes of including Marine Scotland	✓		
Scottish Ministers for the purposes of including Scottish Prison Service	✓		
Scottish Environment Protection Agency (SEPA)	✓		

In addition to the NHS Boards mentioned above the Scottish Government recognises there are other access points to NHS services that potential victims of trafficking may use, such as Dental Practice, Community Pharmacists and General Practice. However, they cannot be named in Regulations because they do not fall within the legal definition of 'Scottish public authority'.

The Scottish Government is of the view, subject to this consultation exercise, that for the reasons described below voluntary notifications should be encouraged by these groups of professionals and their staff.

Dental Practice Staff	Dental Practice staff may provide a service that victims may seek to access in order to receive treatment for injuries they may have sustained, or to seek treatment for poor dental hygiene.
Community Pharmacists	Community pharmacists may be an access point to NHS services if a victim is not registered with a GP or if they do not wish to attend at A&E or other mainstream NHS services.
General Practice Staff	General Practice staff may come into contact with victims during the course of their duties and this is another access point for victims to receive treatment. The Scottish Government is aware that females are more likely to attend GP services in the very late stages of pregnancy without having received any previous antenatal care or males may attend GP services as a result of injuries sustained following labour exploitation. It is important to remember that not all victims will be from outside the UK. It is possible that Scottish citizens may potentially be vulnerable to exploitation and require medical treatment. In such incidences potential victims could be registered with a GP and seek treatment there.

Question 2 - Do you agree that those listed below should be encouraged to submit voluntary notifications?			
Who	Yes	No	If no, please give your reasons for this here.
Dental Practice Staff	✓		
Community Pharmacists	✓		
General Practice Staff	✓		

**Question 3 - Are there any other Scottish public authorities that you think should be subject to the Duty to Notify? No**

**If you answered yes to Question 3 please name the body and reason for each body here.**

Body	Reason

In terms of content of the Regulations it will be the Scottish public authority that is named and subject to the legal duty and not an individual person or role within that public authority. The Scottish Government recognises that a one size fits all approach will not be feasible in terms of implementation of the duty and is of the view, subject to this consultation exercise, that it will be for each public authority to determine how this duty will work in practice.

**Question 4 - Do you agree that bodies named in Regulations should establish their own processes for complying with the duty? YES**

**If you answered No to Question 4 please give your reason why**

Bodies named in Regulations should establish their own processes for complying with the duty however, national guidance and processes should be developed so that the approaches are applied consistently and are able to be reviewed nationally to ensure effectiveness and compliance.

Processes to comply with the duty can therefore form part of the Local Authority's existing practices and align with processes in place to deal with other forms of vulnerability and exploitation. In Renfrewshire this would include MARAC & CONTEST and link to a Daily Tasking meeting each day with 14 partners to discuss incidents that have occurred over a 24-hour period. The incidents are tasked and disposed to the most appropriate partner who can apply their service's early intervention and include incidents ranging from anti-social behaviour incidents including disorder to mental health patients who are displaying vulnerability within the community. Intelligence sharing forms part of the meeting and partners are bound by a confidentiality statement which is signed at each meeting and a public protection ISP giving partners reassurance of free dialogue when exchanging sensitive information. Compliance with this duty and regulations should be an integral part of these processes.

**Section 38(2) of the Act**

A notification under subsection (1) relating to an adult must not include information that
(a) identifies the adult, or (b) enables the adult to be identified (either by itself or in combination with other information) unless the adult <b>consents</b> to the inclusion of that information.

The Scottish Government is of the view, subject to this consultation exercise, that the **anonymised** information listed below should be included in a notification if an adult **does not consent** to providing information that may identify them.

The purpose of duty to notify can be broken down into 3 main categories. Ultimately the collation and processing of data contained in notifications will help to achieve the original policy intention behind section 38 of the Act:

- To provide a **more accurate picture of the scale and extent of trafficking** in Scotland, to enable **more effective targeting of enforcement activity** and **provision of support services**.

However, as time has moved on since the Human Trafficking and Exploitation (Scotland) Bill 2014 passed through Parliament, section 38 of the Act will now also feed into and meet the key outcomes of the Trafficking and Exploitation Strategy:

- Identify and support victims to safety and recovery,
- Identify perpetrators and disrupt their activity, and
- Address the conditions that foster trafficking

Further, Part 4 of the Act introduced Trafficking and Exploitation Prevention Orders (TEPO) and Trafficking and Exploitation Risk Orders (TEROs). These are orders that can be imposed on people who have committed, or might commit, a trafficking or exploitation offence prohibiting or requiring them to do certain things.

Although a person must have committed a trafficking or exploitation offence before a TEPO can be made, Police Scotland are able to apply to the Courts for a TERO if there is a risk that an adult may commit a trafficking or exploitation offence and there is a need to protect a particular person, or persons generally, from the physical or psychological harm which would be likely to occur if the adult was to commit a trafficking or exploitation offence.

The collation of the information below may assist Police Scotland in applying for TEROs that will safeguard victims whilst further investigations are ongoing into any alleged criminal activity and subsequent prosecutions.

Information	Purpose
Gender	The gender of the victim may be required to identify specific sexual crimes in Scotland. There are specific crimes in Scotland that require the gender of the victim to be known in order to proceed.
Nationality	Action Area 3 (AA3) of the Trafficking and Exploitation Strategy focusses on addressing the conditions that foster trafficking both locally and globally. Information about the nationality of victims will feed into international work being taken forward in respect of AA3.
Country of Origin	Allows Police Scotland to carry out further checks/safeguarding in country of origin. Allows Police Scotland to work with law enforcement in country of origin to put measures in place to prevent victims being trafficked and re-trafficked to Scotland. Action Area 3 (AA3) of the Trafficking and Exploitation Strategy focusses on addressing the conditions that foster trafficking both locally and globally. Information about the country of origin of victims will feed into international work being taken forward in respect of AA3.
Location victim was recovered	This can be the starting point for a criminal investigation to take place and would allow for enquires to be conducted at this location to try and obtain information/intelligence that could assist a specific enquiry. Action Area 2 (AA2) of the Trafficking and Exploitation Strategy focusses on identifying perpetrators and disrupting their activity. If wider information is known about the location where victims are recovered this can feed into work to break down criminal activity and perpetrator behaviour. Wider information about the location where victims are recovered may assist local authorities, NHS and other support agencies to tailor their services accordingly.
Location reported activity took place	Must be known in order for a crime to be investigated in Scotland and is an essential element to start an investigation. Action Area 2 (AA2) of the Trafficking and Exploitation Strategy focusses on identifying perpetrators and disrupting their activity. If wider information is known about the location where victims are recovered this can feed into work to break down criminal activity and perpetrator behaviour.

Reported to be a victim of a section 1 offence	Must be known in order for a crime to be investigated in Scotland and is an essential element to start an investigation. Information about whether a victim is the victim of an alleged section 1 offence will help inform law enforcement activity.
Reported to be a victim of a section 4 offence	Must be known in order for a crime to be investigated in Scotland and is an essential element to start an investigation. Information about whether a victim is the victim of an alleged section 4 offence will help inform law enforcement activity.

**Question 5 – Do you agree that the anonymised information below should be included in a notification (if it is available) from a specified Scottish public authority to the Police if the adult does not consent to provide information that may identify them?**

Information	Yes	No	If no, please give your reasons for this here
Gender	✓		
Nationality	✓		
Country of Origin	✓		
Location victim was recovered	✓		
Location reported exploitation took place	✓		
Has a referral been made to the Police	✓		
Reported to be a victim of a section 1 offence	✓		
If a victim of human trafficking, did the trafficking involve <ul style="list-style-type: none"> <li>Labour exploitation</li> <li>Sexual exploitation</li> <li>Domestic servitude</li> <li>Commission of an offence</li> <li>Removal of organs or tissue</li> <li>Unknown</li> <li>Other</li> </ul>	✓		
Reported to be a victim of a section 4 offence	✓		

The Scottish Government is of the view, subject to this consultation exercise, that the **additional** information below should also be included in a notification (if available) if an adult **consents** to the inclusion of identifiable information. The purpose for collecting each piece of specific information is stated below.

Information	Purpose
Consent for additional information	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
Is the victim willing to be contacted by the Police	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
First name	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
Family name	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
Alias name(s)	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.

Date of Birth	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
Alias Date(s) of Birth	Required so that Police can engage with victim(s) to assess threat risk and harm to them and others.
Is the victim a parent or carer	May be relevant to safeguard children or vulnerable people either in Scotland, the UK or abroad.
Other victims whereabouts	Required to safeguard other victims either in Scotland, the UK or abroad.
Safe Phone Number	In order for Police to contact victim in respect of investigations and safeguarding other victim(s)
Safe Address	In order for Police to contact victim in respect of investigations and safeguarding other victim(s)
Safe Post Code	In order for Police to contact victim in respect of investigations and safeguarding other victim(s)
Does the victim have any additional needs	So that any additional needs the victim has can be met by Police and other support agencies where applicable.
Details of persons responsible/perpetrators	This will allow Police to assess the situation and potentially identify further victims of trafficking and take any necessary measures to protect those individuals.

**Question 6: Do you agree that the additional information listed below should be included in a notification from a specified Scottish public authority to the Police if the adult consents to the inclusion of that additional identifiable information?**

Information	Yes	No	If no, please give your reasons for this here.
Consent for additional information	✓		
Is the victim willing to be contacted by the Police	✓		
First name	✓		
Family name	✓		
Alias name(s)	✓		
Date of Birth	✓		
Alias Date(s) of Birth	✓		
Is the victim a parent or carer	✓		
Other victims whereabouts	✓		
Safe Phone Number	✓		
Safe Address	✓		
Safe Post Code	✓		
Does the victim have any additional needs	✓		
Details of persons responsible/perpetrators	✓		
<b>Further consideration</b> – We recommend that children’s names are included if they are being looked after by the victim. It will help with safety planning and long-term arrangements regarding accommodation and safe guarding.			



**Question 7: Is there any other information that you think should be included in a notification under section 38(1) of the Act? Yes**

**If you answered yes to Question 7 please list the information and reason for each piece of information here**

Information	Reason
If the victim is a parent, carer or has other dependents, then the details of the children/dependents should be included.	To ensure that the needs of the children or dependents are met, however it is important to be aware that the trafficker/exploiter may also use the children or dependents as a form of control – i.e. threatening them to ensure compliance from the victim.
Premises / Vehicles of persons responsible/perpetrators	Would enable assessment of whether there are additional victims and possibly establish locations of crime

**Section 38(4) of the Act**

After receiving a notification under subsection (1), the chief constable of the Police Service of Scotland must notify a person who may be specified by regulations made by the Scottish Ministers about the person who is, or appears to be, a victim of an offence of human trafficking or an offence under section 4.

Once Police Scotland has received notifications from specified Scottish public authorities analysts will collate, gather and present this information in a high level overview document that will be shared with different bodies.

This report will detail emerging trends and patterns in respect of information such as, whether individuals were the victims of a section 1 or section 4 offence, location(s) where victims were recovered, location(s) where alleged exploitation took place and the profile of victims.

The Scottish Government is of the view that the bodies who receive this report will be able to share the data internally and cascade as they see fit to specific areas of their organisations. This will allow for more effective targeting of law enforcement activity and provision of support services across Scotland as a whole.

Police Scotland will also use the information contained in notifications to help build the intelligence picture around human trafficking and exploitation in Scotland which will contribute to law enforcement activity more generally. The welfare of individuals will be at the forefront of any action Police Scotland take and as a result this will also feed into the provision of support services.

The Scottish Government is of the view, subject to this consultation exercise, that Police Scotland should pass the information it receives to the bodies listed below.

The list below covers Scottish, UK, and European bodies. This is to ensure that an accurate picture of the scale of trafficking in Scotland is taken into account across the UK and beyond, for enforcement activity purposes, and for the provision of support services.

**Question 8: Do you agree that the bodies listed below should receive a report from Police Scotland about individuals who are or appear to be victims of a section 1 or section 4 offence?**

Who	Yes	No	If no, please give your reasons for this here
Scottish Government	✓		
All 32 Scottish Local Authorities	✓		
All 14 Scottish Geographical NHS Boards	✓		
Marine Scotland	✓		
NHS 24	✓		
Scottish Fire and Rescue Service	✓		
Scottish Ambulance Service	✓		
Scottish Prison Service	✓		
Scottish Environment Protection Agency (SEPA)	✓		
Trafficking Awareness Raising Alliance (TARA)	✓		
Migrant Help	✓		
Gangmasters and Labour Abuse Authority (GLAA)	✓		
British Transport Police (BTP)	✓		
National Crime Agency (NCA)	✓		
Home Office	✓		
Independent Anti-Slavery Commissioner	✓		
Interpol	✓		
Europol	✓		

**Question 9: Are there any other bodies that you think Police Scotland should notify under section 38(4) of the Act? Yes**

**If you answered yes to Question 9 please list the bodies and the reason for each separate body here.**

Body	Reason
Victim Support Scotland	Provision of advice and support to victims

**Section 38(5) of the Act**

A notification under subsection (4) relating to an adult must not include information that (a) identifies the adult, or (b) enables the adult to be identified (either by itself or in combination with other information), unless the adult **consents** to the inclusion of that information.

The Scottish Government is of the view, subject to this consultation exercise, that the **anonymised** information listed below should be contained in a notification from Police Scotland to others if an adult does not consent to providing information that may identify them.

The Scottish Government is of the view that additional information that may identify the victim should not be contained in a notification from Police Scotland to another body.

**Question 10: Do you agree that the anonymised information below should be included in a notification from Police Scotland to a third party if the adult does not consent to provide information that may identify them?**

Information	Yes	No	If no, please give your reasons for this here.
Gender	✓		
Nationality	✓		
Country of Origin	✓		
Location victim was recovered	✓		
Location reported activity took place	✓		
Reported to be a victim of a section 1 offence	✓		
If a victim of human trafficking, did the trafficking involve <ul style="list-style-type: none"> <li>Labour exploitation</li> <li>Sexual exploitation</li> <li>Domestic servitude</li> <li>Commission of an offence</li> <li>Removal of organs or tissue</li> <li>Unknown</li> <li>Other</li> </ul>	✓		
Reported to be a victim of a section 4 offence	✓		

**Question 11: Is there any other information that you think should be included in a notification under section 38(5) of the Act? No**

**If you answered yes to Question 11 please list the information and reason for each piece of information here.**

Information	Reason
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**Question 12: How frequently do you think the Police should pass information to a third party? Please select only one option or state one other time period.**

Frequency	(x)
Monthly	
Quarterly (calendar year)	
Quarterly (financial year)	✓
Bi-annually	
Annually	
Another time period (please state only one)	

**Do you have any other comments about the frequency?**

We agree that quarterly information should suffice, however there should be scope to present on a case by case basis should an urgent situation present itself.

We also suggest considering the need that information should be immediate to ensure the most appropriate support is put in place as early as possible. Similar to the approach adopted for a Prevent case which can be exchanged via a secure email address.

### Other Relevant Bodies

The Scottish Government is of the view, subject to this consultation exercise, that it would like to work with the following bodies, who cannot be named in Regulations, because they do not fall within the definition of 'Scottish public authority', and encourage them to voluntarily notify the Police about a person who is, or appears to be, a victim of human trafficking or of slavery, servitude and forced or compulsory labour.

The Gangmasters and Labour Abuse Authority, British Transport Police and Border Force all have very distinct roles and may come into contact with victims of human trafficking and exploitation at various stages of a victims journey. For example on entry into Scotland via air, rail, road or sea and once in Scotland using transport hubs to travel to different locations and then possible work in the agriculture, shellfish, processing and packaging industries.

In Scotland the Trafficking Awareness Raising Alliance (TARA) and Migrant Help support adult victims of human trafficking and of slavery, servitude and forced or compulsory labour. As these bodies cannot be named in Regulations terms and conditions will be inserted into any future Grants offered so that they will comply with the duty in the same way as any other statutory body.

**Question 13: Do you agree that the Scottish Government should work with these bodies to establish a system whereby information can be shared with the police in a similar way to the statutory duty under section 38 of the Act?**

Who	Yes	No	If no, please give your reasons for this here
Border Force	✓		
Gangmasters and Labour Abuse Authority	✓		
British Transport Police	✓		
TARA	✓		
Migrant Help	✓		

**Question 14: Do you think that there are any other bodies that operate in Scotland that the Scottish Government should encourage to notify the police about a person who is or appears to be a victim of a section 1 or section 4 offence? YES**

**If you answered yes to Question 14 please list the body and reason for each body here.**

Body	Reason
Third Sector Interface	Voluntary groups may work within communities that are affected by or have knowledge of trafficking operations
Community Councils	There may be local intelligence of suspected trafficking operations
We believe everyone has the responsibility to report a victim. National campaigns should encourage reporting as a form of supporting and protecting vulnerable people and protecting community safety where it is desirable to do so, unless there is an overriding legal reason not to do so.	




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

**On: 20 AUGUST 2019**

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**Report by: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING**

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**Heading: CONSULTATION: INFLUENZA PANDEMIC PREPAREDNESS: GUIDANCE FOR HEALTH AND SOCIAL CARE SERVICES IN SCOTLAND**

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**1. Summary**

- 1.1 The Scottish Government has recently launched a consultation on Influenza Pandemic Preparedness: Guidance for Health and Social Care Services in Scotland.
- 1.2 The consultation launched on 19 July 2019 focuses on the guidance and preparedness of Councils and Health and Social Care Partnerships and discusses both the legislative background and details requirements for stakeholders.
- 1.3 Renfrewshire Council has been asked to respond to the Scottish Government with a single response incorporating the views of all relevant services with a deadline of 13 September 2019. As this is in advance of the next meeting of this Board this report seeks approval for the Director of Communities, Housing and Planning to submit a response on behalf of the Council in consultation with the Convener of this Board.
- 1.4 An outbreak of Pandemic Influenza would affect all Services within Renfrewshire Council and many Services have a role in preparing for this including:
  - Civil Contingencies Service
  - Health and Social Care Partnership
  - Children's Services
  - Communities and Public Protection
- 1.5 Following submission of the response in line with Scottish Government timescales a further report will be brought back to this Board with a copy of the response submitted for the information of Board Members.

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## 2. **Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) notes the consultation on Influenza Pandemic Preparedness: Guidance for Health and Social Care Services in Scotland; and
  - (ii) instructs the Director of Communities, Housing and Planning Services to submit a response to the Scottish Government (Health Resilience Unit) by 13 September 2019 following discussion and input from relevant services and the Convener of this Policy Board. The Council response will be brought back to the next Policy Board for noting.
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## 3. **Background**

- 3.1 The UK National Risk Register 2017 identifies pandemic flu as the highest risk facing the nation.
- 3.2 Influenza (commonly known as ‘flu’) is a widespread and familiar infection, especially during the winter months. Illness caused by the influenza virus is usually relatively mild and self-limiting. However, some groups of people such as older people, young children and people with certain medical conditions, may be more at risk of severe infection or even death.
- 3.3 Pandemic flu is different from seasonal influenza. It occurs when a new flu strain emerges in the human population and spreads from person to person worldwide. As it is a new virus, the entire population is susceptible as very few people have immunity to it. Therefore, healthy adults, as well as older people, young children and those with existing medical conditions, may be affected. The lack of immunity in the population means that the virus has the potential to spread very quickly from person to person, leading to more people becoming severely ill and potentially many more deaths.
- 3.4 Influenza Pandemic Preparedness documents have been developed to provide guidance for local authorities and health and social care organisations in Scotland to understand the challenges of a pandemic and their roles and responsibilities during various phases.
- 3.5 The document highlights that pandemic planning is taking place at a UK level, with the four UK nations working together to update the UK Influenza Pandemic Preparedness Strategy 2011, on which this guidance is based. It also emphasises key messages from recent national pandemic flu exercises – of agencies planning together to enable an integrated response; and further developing plans to respond to significant increases in demand for services.

- 3.6 Reflecting the particular integrated health and social care landscape in Scotland, this document sets out an expectation that NHS Boards and Health and Social Care Partnerships (HSCP) will work closely together to develop scalable plans and enhance each other's as well as the overall resilience of their respective sectors.
- 3.7 The guidance document sets out a strategic approach and principles for combatting a new influenza virus, namely:
- **Precautionary** – Plan for an initial response that reflects the level of risk based on information available at the time, accepting that uncertainty will initially exist;
  - **Proportionality** – Plan to be able to scale up and down in response to the emerging epidemiological, clinical and virological characteristics of the virus and its impact at the time.
  - **Flexibility** – Plan for the capacity to adapt to local circumstances that may be different from the overall UK picture, for instance in 'hotspot' areas.
- 3.8 The guidance further highlights the planning assumptions for excess deaths, scenario planning and the legislative framework – work where the Council will have a significant role alongside the Health and Social Care Partnership.
- 3.9 Planning and preparedness for an influenza outbreak in Scotland is currently robust and strong. The West of Scotland Regional Resilience Partnership has produced a Mass Fatalities Plan to be used in the case of an outbreak and Renfrewshire Council has a local framework document working alongside this wider regional plan.
- 3.10 The Civil Contingencies Service co-ordinates and leads on work with services in Renfrewshire Council and local partner agencies to prepare and update Business Continuity Plans regularly, with a specific focus on preparations for a potential flu pandemic.

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## Implications of the Report

1. **Financial** - none
2. **HR & Organisational Development** - none
3. **Community/Council Planning** –  
  
Renfrewshire is well – By reviewing and contributing to the guidance, Renfrewshire Council is in a stronger position to prepare and react to an influenza pandemic. This includes ensuring staff and communities are well and able to continue to function during a pandemic flu.
4. **Legal**– none
5. **Property/Assets** – none

6. **Information Technology**– none
  7. **Equality & Human Rights** - Duty to notify by providing information about potential victims of trafficking will ensure that victims receive appropriate support and assistance contributing to the core component of a human rights approach to ensure equal protection and equal access to support services
  8. **Health & Safety** – none
  9. **Procurement** – none.
  10. **Risk** – This risk of pandemic flu is covered by the national planning assumptions rather than Council Risk Registers.
  11. **Privacy Impact** – none
  12. **Cosla Policy Position** - not applicable
  13. **Climate Risk** – none
- 

#### **List of Background Papers**

- (a) Background Paper 1. Influenza Pandemic Preparedness – Guidance for Health and Social Care Services.

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 the Communities and Regulatory Manager

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

**On: 20 August 2019**

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

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**Heading: Update of Planning (Scotland) Bill**

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## **1. Summary**

- 1.1 This report seeks to update to the Board on the Planning (Scotland) Bill which was passed by the Scottish Parliament on the 20<sup>th</sup> June 2019 and received Royal Assent on the 25<sup>th</sup> July 2019.
  - 1.2 The Planning Bill presents a package of measures intended to strengthen the planning system's contribution to promoting inclusive growth and empowering communities.
  - 1.3 The Bill sets out high level changes to the Planning System. The detail of how the new provisions will work in practice will be contained within secondary legislation and guidance provided by the Scottish Government.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Notes the Planning (Scotland) Bill was passed by the Scottish Parliament on the 20 June 2019 and that the Planning (Scotland) Act 2019 received Royal Assent on the 25 July 2019.
-

### **3. Background**

- 3.1 In September 2015, the Scottish Ministers appointed a panel to undertake an independent review of the Scottish Planning System. The panel reported in May 2016. The Report contained 48 recommendations. The Scottish Government's response to the Review of Planning was issued in July 2016.
  - 3.2 On the 10 January 2017, a consultation document on the future of the Planning System in Scotland, 'Places, People and Planning' was issued by the Scottish Government. Renfrewshire Council along with a range of other stakeholders provide a response to the consultation on the 4 April 2017.
  - 3.3 Taking into account the wide range of views expressed in the consultation, the Scottish Government published a Position Statement on the 29 June 2017. The Statement proposed both legislative and non-legislative changes to the Planning System.
  - 3.4 The Planning Bill was introduced to the Scottish Parliament on the 4 December 2017. Changes to primary legislation were taken forward through the Bill. The Bill went through three stages of parliamentary scrutiny with nearly 400 amendments. The Bill was passed by the Scottish Parliament on the 20 June 2019 and received Royal Assent on the 25 July 2019.
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### **4 Key Provisions of the Planning (Scotland) Bill**

- 4.1 In summary the Bill will:

#### **(1) Development Planning**

Set a new "Purpose for Planning" which makes provision for the Development Plan to manage the development and use of land in the long term public interest, contributing to sustainable development and achieving the national outcomes.

Enhance the status of the National Planning Framework to set policies and proposals for the development and use of land nationally as well as set the framework for Local Development Plans.

Allow a planning authority, or two or more planning authorities to co-operate with one another to prepare and adopt a Regional Spatial Strategy. Regional Spatial Strategies will not have the same statutory status as a Strategic Development Plan. Regional Spatial Strategy will inform the National Planning Framework and Local Development Plans.

The National Planning Framework and Local Development Plans are to be prepared at least every 10 years rather than every 5 years.

Remove the requirement of Local Planning Authorities to prepare a Main Issues Report when preparing a Local Development Plan and replace this with an Evidence Report.

The Evidence Report will require to be Examined by an independent Reporter at the start of the process who will then decide if the information in the report is sufficient the Planning Authority to start the preparation of the Local Development Plan.

Promote and facilitate participation of children and young people in the Local Development Plan.

Encourage communities to prepare Local Place Plans for their area and for Planning Authorities to have regard to Local Place Plans when preparing a Local Development Plan.

Ensure that the Local Development Plan have a greater emphasis on delivering developments with a duty to prepare a Delivery Programme.

#### **4.2 Development Management**

Refresh Simplified Planning Zones, replacing them with Masterplan Consent Area Schemes which should be less resource intensive to prepare, with more powers to alter once the zones are in place.

Agent of Change, encouraging music and cultural venue in the right locations, wherein “noise sensitive developments” require to include consideration of measures to mitigate potential impact of noise from existing music and cultural venues.

Planning applications for certain major developments require to make provision for at least one accessible public toilet facility.

Applications for National and Major developments require to consider the likely health effects of the proposed development.

#### **4.3 Other Provisions**

There is to be specified compulsory training requirements for elected members on Planning Boards.

As part of the annual reporting of performance by Planning Authorities, the Scottish Ministers have the power to appoint a national planning improvement coordinator.

A Chief Planning Officer requires to be appointed by each Planning Authority.

Changes to the penalties for enforcement notices and introduction of charging orders.

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### **5 Implications for Planning Authorities**

5.1 As the details relating to the new duties and processes are rolled out there will be a period of change, learning and uncertainty in putting the provisions of the Act into practice.

5.2 There is uncertainty regarding how these new and amended duties will be implemented, funded and resourced.

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## 6 Next Steps

- 6.1 Officers are awaiting an indication from the Scottish Government on the delivery of the and the timetable for the transitional arrangements in relation to Regulations and further guidance.
- 6.2 Updates will be presented to the Board when significant sections of the Act come into force.

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## Implications of the Report

- 1. **Financial** – Possible financial implications which will be confirmed once the Regulations are outlined by the Scottish Government.
  - 2. **HR & Organisational Development** - Possible resource implications which will be confirmed once the Regulations are outlined by the Scottish Government.
  - 3. **Community/Council Planning** – None
  - 4. **Legal** – Potential legal implications which will be confirmed once the Regulations are outlined by the Scottish Government.
  - 5. **Property/Assets** - None
  - 6. **Information Technology** - None
  - 7. **Equality & Human Rights** - None
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  - 8. **Health & Safety** - None
  - 9. **Procurement** - None
  - 10. **Risk** - None
  - 11. **Privacy Impact** - None
  - 12. **Cosla Policy Position** – The implications will require further analysis and engagement through COSLA as the details in relation to the Regulations are outlined by the Scottish Government.
  - 13. **Climate Risk** - none
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## List of Background Papers

The Planning (Scotland) Bill can be found on the Scottish Parliament's web pages at:  
[https://www.parliament.scot/S5\\_Bills/Planning%20\(Scotland\)%20Bill/SPBill23BS052019.pdf](https://www.parliament.scot/S5_Bills/Planning%20(Scotland)%20Bill/SPBill23BS052019.pdf)

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

**On: 20 August 2019**

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

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**Heading: Renfrewshire Planning Performance Framework 2018 - 2019**

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## **1. Summary**

- 1.1 The report presents the eighth Renfrewshire Planning Performance Framework that was submitted to the Scottish Government on the 31 July 2019. (Attached at Appendix 1)
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) notes the Renfrewshire Planning Performance Framework 2018 – 2019 as set out in Appendix 1 that was submitted to the Scottish Government on the 31 July 2019.
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## **3. Background**

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

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

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#### **4 Renfrewshire Planning Performance Framework 2018 – 2019**

- 4.1 This is the eighth year of reporting planning performance. Part 1, 2 and Part 3 of the Planning Performance Framework is where the Council demonstrates the evidence of continuous improvement, providing an explanation in support of Planning's performance which is highlighted through various case studies.
- 4.2 Renfrewshire Planning Performance Framework also includes statistical indicators at Part 4, 5, 6, and Part 7. Renfrewshire Council continues to perform well in terms of the Scottish average.
- 4.3 The Planning Performance Framework demonstrates that Renfrewshire Council is committed to continuous improvement in the service it provides in its role as a Local Planning Authority.
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#### **Implications of the Report**

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – None
4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None
7. **Equality & Human Rights** -
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** - None



10. **Risk** - None
11. **Privacy Impact** - None
12. **Cosla Policy Position** - None
13. **Climate Risk** - none

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### **List of Background Papers**

#### Appendix 1

- (a) Renfrewshire Planning Performance Framework 2018 - 2019

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Renfrewshire  
Council

# Planning Performance Framework

## 2018 - 2019



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# Introduction

This is the eighth Planning Performance Framework for Renfrewshire and it covers the period from 1 April 2018 to 31 March 2019.

Renfrewshire's Planning Performance Framework sets out how Planning has taken into account the performance feedback from 2017/2018 and aims to demonstrate the improvement activity and actions which have been delivered throughout the year, outlining case studies, highlighting progress, celebrating the success in both the Scottish and UK Planning Awards as well as reporting on the progress made on commitments to service improvement.

Renfrewshire Planning Performance is being measured at a time where Planning is under review with the aim of creating a 'World-class planning system'. Renfrewshire Council aim to embrace the changes put forward through the new Planning Bill, making Planning more collaborative, empowering planning and planners to assist in delivering great places.

## Renfrewshire Council Planning

The progress in Planning over 2018/2019 has seen the delivery and publication of the next Renfrewshire Local Development Plan, the Proposed Plan, an ambitious vision and framework for land use planning in Renfrewshire for the next 10 years.

Delivering on the idea of Place, Work, Folk, has seen the collaborative production of Renfrewshire's first Local Place Plan in Foxbar, Paisley, which is aimed at people truly being empowered to deliver great places in their local community.

The Local Place Plan experience demonstrated that good planning is important to enhancing the quality of life of people as well as allowing local flexibility to assist in reflecting local circumstances and the different needs of Renfrewshire's communities.

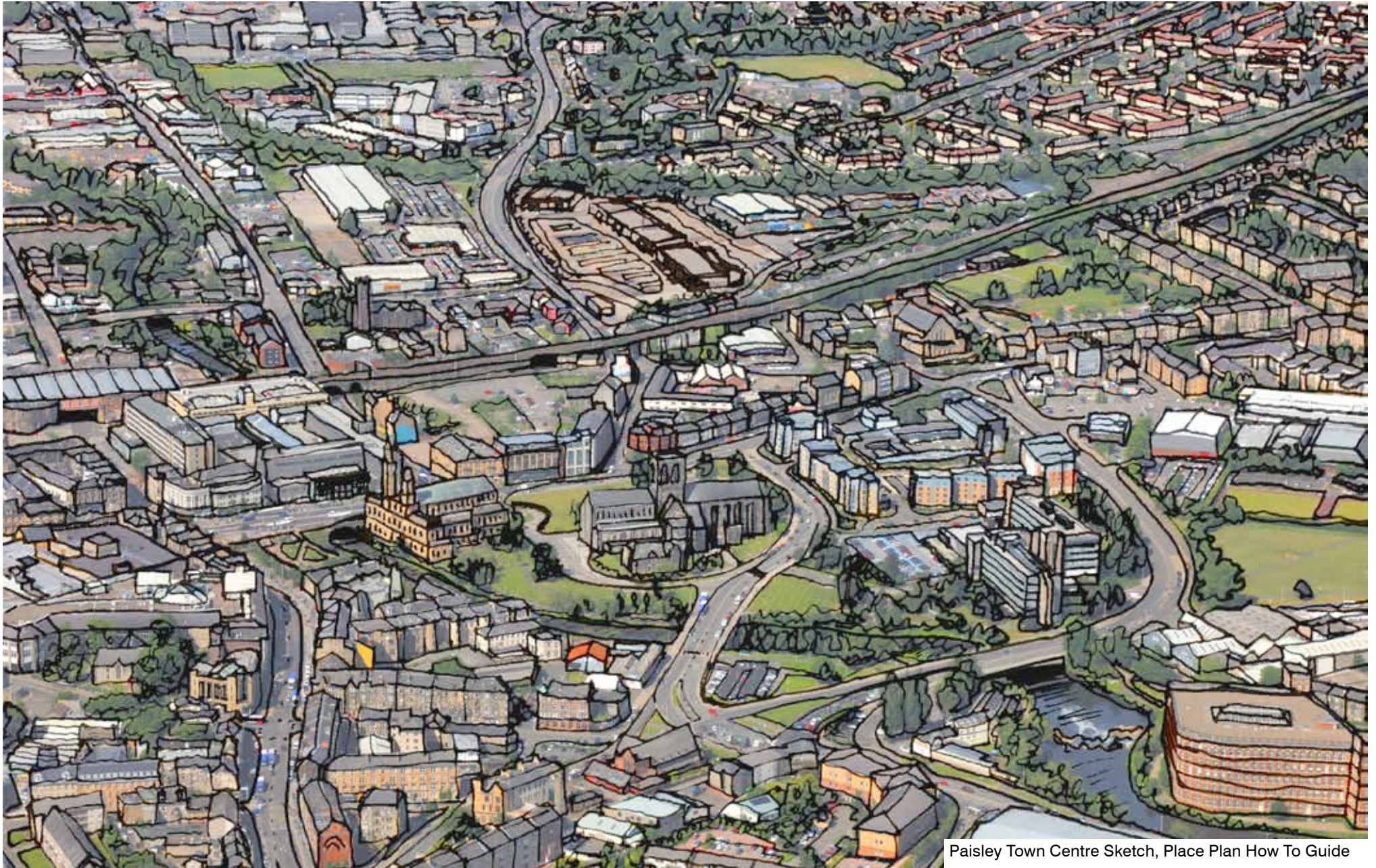
Developments coming through the Planning System over the last year have had a focus not only on the right development happening in the right places but also getting the right design and layout.

The idea of 'Thinking Globally and Acting Locally' has meant that this year Renfrewshire has focused on the 'Getting it right for every child' approach as well as ensuring that development is inclusive, ensuring the needs of people of different ages and physical abilities are taken into account, contributing to the health and wellbeing of all.



Weir upstream of Johnstone, Black Cart Water





Paisley Town Centre Sketch, Place Plan How To Guide



# Part 1: Qualitative Narrative and Case Studies

Part 1 of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year. The performance of Renfrewshire Council's Planning Service over the year is measured using the following elements:

## Quality of Outcomes

Demonstrates the added value delivered by Planning, outlining the high quality development on the ground and how Planning shapes places.

Illustrate how Planning continues to improve planning processes, influence outcomes and achieve excellent quality development over the year.

## Quality of Service and Engagement

Demonstrates how Planning's positive actions supported sustainable growth by being Open for Business, more importantly directing the right development to the right places.

Highlights how Planning created certainty through consistent advice, efficient and transparent processes, positive early consultation and engagement along with speedy decision-making, promoting good customer service. Sets out how effective communications and partnership working with a range of stakeholders have resulted in successful outcomes.

## Governance

Illustrates how Renfrewshire's Planning Service structure and processes are proportionate, effective and fit for purpose.

Demonstrates how resources and innovative working practices aimed to address priorities, through collaboration between Council Services, corporate working practices and joint working arrangements.

## Culture of Continuous Improvement

Demonstrates a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim of improving performance, reflecting the importance of ensuring an excellent quality of service for all users of the Planning Service.

## Case Studies

Case studies are used throughout this section to demonstrate how Planning has assisted in delivering many of the priorities and outcomes of the Planning and Housing Service Improvement Plan.

## Performance Markers

The Scottish Government's Performance Markers have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting performance, areas of improvements along with future actions and priorities.

# Renfrewshire Local Development Plan

## Performance marker 7, 9, 10, 11, 12, 13



The preparation of the next Renfrewshire Local Development Plan reached a key milestone with the publication of the Proposed Plan on 18 March 2019 which is subject to twelve weeks of consultation.

The Renfrewshire's Local Development Plan Proposed Plan sets an ambitious framework to support the delivery of sustainable, inclusive economic growth and high-quality development across Renfrewshire whilst ensuring that Renfrewshire's built and natural environment is protected and enhanced. <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan>

### Consultation and Engagement

The focus in preparing the Plan is to ensure high quality meaningful community engagement where local people, stakeholders and custodians shape their local areas.

### Working Group

In finalising the Proposed Plan an internal working group was established to oversee the project management of the Plan and to ensure effective and continuous engagement out with the formal consultation stages of the Plan preparation process.

### Delivering Local Priorities

Officers attended various meetings with local residents, Community Councils and local businesses and attended Local Area Partnership meetings which facilitated engagement with a wide range of community groups, organisations and individuals representing communities across Renfrewshire. This enabled local priorities to be reflected within the Plan.

### Corporate Buy-in

The Local Development Plan working group also collaborated with other Council Services, the Corporate Management Team, Chief Executive and local Councillors ensuring corporate buy-in for the emerging Local Development Plan and alignment with the Community Plan and other Council Strategies.

### Key Agencies

Continuous collaboration and engagement with Key Agencies has taken place throughout the plan preparation process. A draft Proposed Plan was sent to Key Agencies to gain feedback and ensure the main points had been reflected prior to the formal Proposed Plan consultation. Feedback on this proactive approach has been positive which is demonstrated in a response from Transport Scotland.

*"I wanted to email to say thank you for the continued and consistent collaboration and engagement throughout the plan process with Transport Scotland."* Transport Scotland

### Communication Strategy

Prior to the publication of the Proposed Plan Planning worked closely with the Council's Communications Team to prepare a Local Development Plan Communications Strategy. This included various social media posts and articles in the local papers. A short consultation video on the Local Development Plan was also posted on social media (see web link for more information).

The Strategy is proving to be successful with the social media posts reaching over 20,000 people in the first two weeks of the consultation and the video has had more than 2000 views.

The Proposed Plan is structured around five key themes Economy, Centres, Infrastructure, Places and Environment each representing five high level aims of the Plan's Spatial Strategy.

### **Economy**

The Local Development Plan provides a framework to promote Renfrewshire as an excellent base for businesses to locate and invest. It seeks to maximise the economic potential of Renfrewshire, support new investment which strengthens Renfrewshire's diverse economy and delivers sustainable and inclusive economic and employment growth.

### **Centres**

Renfrewshire's Centres form an important part of the areas distinct character and identity, acting as hubs for communities. Centres offer a range of uses and activities and support new economic investment opportunities across Renfrewshire.

The Local Development Plan provides a framework for the preparation of Centre Strategies which support investment in Renfrewshire's Centres to deliver vibrant, well designed and accessible places which offer a range and choice of uses, activities and functions.

### **Infrastructure**

The Local Development Plan seeks to ensure that people and places are well connected and investment in infrastructure is made in the right place to enable and support development opportunities and investment. The Plan supports an integrated approach to the planning and development of the infrastructure required to facilitate development.

### **Places**

Understanding the role of Renfrewshire's places, their strengths and opportunities for enhancement is central to the delivery of the Renfrewshire Local Development Plan Spatial Strategy.

The focus is on regeneration and enhancing existing places and the delivery of housing in the right locations to meet the needs of existing and future residents.

### **Environment**

The Local Development Plan promotes sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and supports adaptation to the likely effects of climate change.

The Plan also supports development which will protect and enhance natural, built and cultural heritage, biodiversity and recreational and access resources.



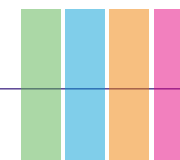
Renfrewshire Local Development Plan  
Proposed Plan 2019





# Case Study - Glasgow Airport Investment Area

## Performance marker 2, 3, 12, 13



### Key Areas of Work

Design  
Masterplanning  
Development Management Processes  
Interdisciplinary working  
Placemaking  
Transport

Environment  
Economic Development  
Planning applications  
Collaborative working  
Project management  
Active travel

### Stakeholders

Developers  
Key agencies  
Renfrewshire Council Staff  
Councillors  
Investors  
Glasgow Airport

### Overview

Renfrewshire Council's City Deal Projects have been outlined in previous Planning Performance Frameworks. In summary, Renfrewshire will benefit from three of the largest infrastructure investments of the Glasgow City Region City Deal (<http://www.renfrewshire.gov.uk/citydeal>).

It is a strategic infrastructure investment programme of £270 million which will deliver:

- The Glasgow Airport Investment Area (GAIA) (Advance Manufacturing Innovation District Scotland);
- The Clyde Waterfront and Renfrew Riverside Project (CWRR); (New Clyde Crossing)
- The Airport Access Project.

Planning continues to work as an integral part of the City Deal Team at Renfrewshire Council. Planning has provided a framework through the new Renfrewshire Local Development Proposed Plan with new policies and a Place Plan to set policy context for new projects coming forward, as well as assisted in shaping masterplans, development guides and design briefs to deliver high quality developments. Planning aims to deliver a positive customer experience by ensuring clear and proportionate advice pre/during/post planning application submission.

### Goals

That Planning support sustainable and inclusive economic growth, striking a good balance between investment, a healthy environment and delivering great places.

## Outcomes

Planning have developed structures, processes and procedures to ensure that developers, investors, consultants, Key Agencies, and internal staff are confident in the proportionate processes and that timescales are adhered through processing agreements and good communication channels. Planning is involved in monthly progress meeting that discuss all 3 of Renfrewshire's City Deal projects. Risk register meetings are also held to discuss timescales, resources, procurement processes, joint working set up and a review of process and procedures for dealing with planning processes.

*‘Being guided through the Planning process by Renfrewshire Council’s Planning Section, through good collaborative working and informative pre-application discussions provided a clear understanding of what is required for a comprehensive submission of a detailed planning application for an exciting new development at the Advance Manufacturing Innovation District Scotland.’*

Steve Harris, Project Manager, University of Strathclyde on behalf of the National Manufacturing Institute for Scotland



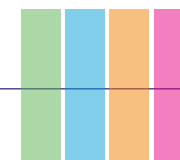
Glasgow Airport Innovation Area Visual 1



Glasgow Airport Innovation Area Visual 2

# Case Study - Paisley Town Centre

## Performance marker 2, 3, 12



### Key Areas of Work

Design	Conservation
Regeneration	Development Management Processes
Planning applications	Interdisciplinary working
Collaborative working	Placemaking
Project management	

### Stakeholders

Developers  
Key agencies  
Renfrewshire Council Staff  
Councillors

### Overview

Key heritage and cultural regeneration projects are being delivered as part of Renfrewshire Council's £100 million of investment in destination venues and infrastructure over the next five years. These projects will form part of a wider plan to showcase Paisley's unique heritage and cultural assets to transform its future. (<http://www.renfrewshire.gov.uk/article/7742/100m-town-centre-investment>)

The projects include the redevelopment of a category A listed Paisley Town Hall building aimed at transforming the performance space and visitor experience. Paisley Museum building is another important category A Listed building on Paisley's High Street which is being transformed into an international-class attraction. A new Learning and Cultural Hub in the centre of Paisley's High Street is bringing a vacant building in the Conservation Area back into use that will accommodate a library, study space and flexible learning areas for young and old.

Planning requires to be an integral part of this transformation by adding value to the overall design and development outcomes, working collaboratively with stakeholders of each individual project, and providing consistent approach across the transformational vision.

### Goals

Planning is seen corporately as playing an important role in assisting in delivering social, cultural, regenerative and economic benefits to communities across Renfrewshire.

## Outcomes

Planning has assisted by providing a strong policy framework in the Proposed Renfrewshire Local Development Plan aiming to achieve a good mix of cultural, heritage and visitor attractions in Renfrewshire's Centres along with strengthening the built heritage policy dimension.

Lesson learned approach was adopted by Planning as a result of dealing with the pre-application and planning application process for the Town Hall redevelopment. The project management approach was changed to reflect what worked well and not so well with a more tailored processing agreement put in place as agreed with the lead consultant, which was considered to provide more confidence in the planning application process. Planning altered the processes to ensure that they were more effective and fit for the purpose when dealing with the Learning and Cultural Hub planning application and the Paisley Museum pre-application process.

*'delivering the complex £42 million project for Paisley Museum which is central to the larger transformation of Paisley and Renfrewshire requires all stakeholders to play their part. Planning at Renfrewshire Council has, so far, made positive contribution by providing guidance and helping to identify most important considerations early on well as helping to shape the unique, high quality development required for a showcase regeneration project so closely linked to the town and it's identity.'*

Matthew Wilkinson, Associate, AL\_A



Proposed Section Visual, Paisley Learning & Cultural Hub



# Case Study - Clyde Waterfront & Renfrew Riverside

## Performance marker 2, 3, 12, 13



### Key Areas of Work

Design  
Regeneration  
Housing Supply  
Development Management Processes  
Interdisciplinary working  
Project management  
Active travel

Environment  
Masterplanning  
Economic Development  
Planning applications  
Collaborative working  
Transport

### Stakeholders

Developers  
Key agencies  
Renfrewshire Council Staff  
Councillors  
Investors  
Joining Local Authorities

### Overview

The Clyde Waterfront and Renfrew Riverside (CWRR) City Deal Project is a key infrastructure investment project which will aim to transform a large brownfield site in Renfrew on the banks of the Clyde, connecting communities in Renfrewshire, West Dunbartonshire, Glasgow and beyond.

<http://www.renfrewshire.gov.uk/cwrr>

Planning has worked alongside the City Deal team and all other stakeholders to firstly get the Clyde Crossing through the planning process. The Scottish Ministers approved the planning application for Clyde Waterfront and Renfrew Riverside project on the 16 November 2018.

Since approval of the application, Planning has been involved in the corporate working processes that has been set up by Renfrewshire Council. Given that the Bridge will span three planning authorities, there has been a joint working group set up to deal and sign off the planning conditions, with protocols agreed between all 3 authorities as to how the details are reported back to each of the Councils and who signs off the final conditions.

A group has also been set up across the 3 Council areas to hear the views of local elected members, Community Council and the Community, to keep the communication lines open. This group has been used by Planning as a sounding board for design ideas and potential future developments. Through this approach Planning is aiming to be more open and accountable to communities where transformational change is about to take place.

### Goals

Through joining communities by infrastructure, development and investment, Planning is aiming to create processes that allows local flexibility to reflect local circumstances taking into account the different needs of local people and place across the local authority boundaries.

## Outcomes

Planning considers that we are delivering efficiencies with this joint approach. Resources are also being shared as well as there being a consistent and proportionate approach for the consultant providing the information on the project.

This unique project management approach, across local authority boundaries demonstrates that Planning can work collaboratively, and it sets a structure of successful relationship management which will be required for the new Regional Partnerships that are emerging through the Planning Bill.

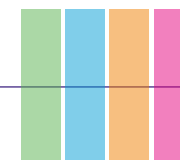
*'Working in tandem with Renfrewshire Council Planning from pre to post planning submission has been an enormous benefit to SWECO particularly in relation to clear and proportionate requests for information at various stages of the process.'* SWECO



Clyde Crossing Bridge Visual

# Case Study - Dargavel Village

## Performance marker 2, 3, 6, 10, 12, 15



Dargavel Village is the site of a former BAE Systems Royal Ordnance Factory to the south west of Bishopton. At 964 hectares it is one of the largest brownfield sites in Scotland.

### Leadership and Vision

The project has been led by planning from an early stage, in partnership with a range of stakeholders and demonstrates successful delivery of the spatial strategy from the Local Development Plan.

Delivery of Dargavel Village is through a masterplanned approach to remediate and redevelop the brownfield site. Various planning consents are in place for a range of uses including 4,000 new homes, associated retail, education, health and recreational facilities, along with a Green Network consisting of parks, path networks, woodland and habitat pockets and infrastructure including a motorway junction.

A legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 is in place between the Council and BAE Systems which identifies a range of planning obligations, delivery mechanisms and timescales.

Planning have worked closely with site owner BAE Systems for over a decade on the site regeneration strategy, masterplan, design briefs/codes as well as a range of other placemaking frameworks to incorporate good urban design, facilitating high quality development and making best use of the significant land asset.

In addition to BAE Systems, Planning has worked in tandem with a range of partners to deliver initial phases of the development. This has required strong relationships with site owner as well as a range of Council Services, statutory agencies and other stakeholders.

### Partnership and Delivery

In view of the range of activities and requirements at the site a Project Management Framework (PMF) was established in the early stages of development, providing for a series of thematic groups to develop and progress elements such as infrastructure, affordable housing and education.

Groups meet on a regular basis, enabling planning officers to co-ordinate views and resources from internal Council Services, statutory agencies and others to facilitate delivery of the masterplan and associated planning applications. In addition, planning officers and BAE Systems meet on a regular six weekly cycle to review progress and as a forum for discussion.

*“The Planning team’s enthusiasm in considering innovative approaches to support delivery has been significant in underpinning the quality and continued success of the development at Dargavel Village”.*

Jon Gettinby, Bishopton Head of Programme, BAE Systems

Continual consultation, conversations and community engagement has also been a key element of successful delivery of the site. Planning attend an independently chaired Community Liaison Group (CLG) attended by local residents, businesses and key stakeholders. Held on a quarterly basis, the CLG provides an opportunity to discuss site progress and support community input to delivery of proposals.

## Impact

The impact of the development has been transformational. Initial phases have returned over 200 hectares of vacant brownfield land to active use, significantly reducing Renfrewshire's vacant and derelict land by 20% since 2012

Initial delivery of over 1000 homes has provided a range and choice of new housing for the local community, existing residents within Renfrewshire as well as those new to the area. This includes 80 new units for social rent currently under construction.

A green infrastructure network has been central to early delivery. Strategic drainage, access networks and habitat features have been integrated and closely aligned in a series of blue and green corridors to create multi-functional spaces which act as the spine for the development.

A programme of structural landscaping associated with the green infrastructure network has been supported by enhancement of significant existing features such as woodland across the site and the introduction of new green spaces, including a village square at the heart of the development.

Community facilities supporting the development are also key to the masterplan. Retail units are currently under construction and planning consent has recently been granted for a new primary school at the site, to begin construction in early 2020. Future phases will bring additional facilities including a new Health Centre.

## An Exemplar

The project continues to be an exemplar of regeneration at a significant scale which has been effectively delivered through strong and sustained partnership working between the public and private sectors, alongside the local community.

The success of the development has been recognised by the Royal Town Planning Institute and the Scottish Government. Dargavel Village received the 'Excellence in Planning for Homes – Large Schemes' Award at the UK wide RTPI Awards for Planning Excellence 2019 and received an Award in the 'Place' category at the Scottish Awards for Quality in Planning 2018.

Innovation at the site is ongoing, with Taylor Wimpey selecting Dargavel Village for their Project 2020 scheme. This is delivering a pilot of new architect-designed homes incorporating modern methods of construction, flexible interior layouts and low-carbon energy systems.



Project 2020 Houses, Dargavel Village



# Implementing Green Infrastructure across Renfrewshire

## Performance marker 11, 12, 13



Renfrewshire benefits from a rich built heritage and a varied natural environment which are key resources for local communities. The Proposed Renfrewshire Local Development Plan recognises the importance of this and supports the enhancement of the natural environment which contributes to the health and attractiveness of places and neighbourhoods. In partnership with a range of stakeholders, Planning has led on environmental enhancements across Renfrewshire, delivering the spatial strategy within the Development Plan.

### GCVGNP 'Blueprint'

At a regional level, Planning officers contributed to the production of the Glasgow and Clyde Valley Green Network Partnership 'Blueprint' for the Renfrewshire area. The Blueprint provides a connected access and habitat network across the Glasgow and Clyde Valley region, identifying opportunities for future enhancements. The outcomes of the Blueprint are reflected in the Proposed Renfrewshire LDP and will inform work on a local Green Network Strategy identified in the Proposed LDP Action Plan. <https://www.gcvgreennetwork.gov.uk/what-we-do/our-blueprint>

### Biodiversity Action Plan

The Renfrewshire Biodiversity Action Plan was approved in 2018. Planning has continued to co-ordinate the LBAP Steering Group, bringing together a range of stakeholders to progress delivery. Through the Steering Group a number of projects have been progressed over the last year, delivering actions identified within the LBAP.

These include projects by Froglife and Butterfly Conservation at Glenniffer Braes and Barshaw Park, Paisley, enhancing existing and creating new habitats. <http://www.renfrewshire.gov.uk/biodiversity>  
A key element of these projects has been community engagement, with consultation events held to raise awareness and to provide training in surveying techniques which support further LBAP delivery.

### Community Empowerment Act and Growing Grounds

Planning play a key role in delivering the Council's statutory duties under the Community Empowerment Act 2015 (CEA) in relation to Allotments, co-ordinating the Renfrewshire Growing Grounds Forum jointly with Renfrewshire Council Health and Social Care Partnership. The Forum meets quarterly and works to support local residents and groups to increase the quantity and quality of growing ground opportunities for people across Renfrewshire, working collaboratively to promote community growing. <https://www.facebook.com/pages/category/Community/Renfrewshire-Growing-Grounds-Forum-841185909374232/>

The group supports the enhancement of existing grounds and creation of new spaces in line with community aspirations, assisting to reclaim vacant and derelict land, delivering a key element of the spatial strategy within the Proposed Renfrewshire Local Development Plan. In turn, the work of the group supports the creation of attractive, sustainable places. Over the last year Planning have supported a number of community groups to consider and prepare funding applications for growing projects, particularly in Foxbar, Paisley, supporting an identified action from the Local Place Plan for the area.

Planning is leading on the preparation of Renfrewshire's first Food Growing Strategy, a requirement of the CEA 2015, in consultation with and support of the Growing Grounds Forum. The key role played by the Forum has been recognised by the Scottish Government, with the group receiving a Scottish Award for Quality in Planning 2018 in the 'Process' category.

### Dargavel Community Woodland Park

A new 450 Ha Community Woodland Park is proposed as a key element of the Community Growth Area at Dargavel Village, Bishopton. Planning are working closely in partnership with the site owner, BAE Systems on the preparation of a strategy for the woodland park.

This has included the co-ordination of key stakeholders and internal Council services, with regular meetings held to progress the strategy as part of the Project Management Framework in place for the wider Dargavel development. Community engagement has also taken place in the context of the Community Liaison Group (CLG) in place for the development. <https://www.bishoptoncouncil.com/>



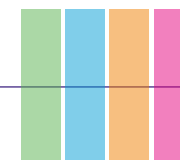
Cascade, Dargavel Village



Cascade, Dargavel Village

# Case Study - Implementing the LDP action programme

## Performance marker 3, 6, 12



### Key Areas of Work

Local Development Plan & Supplementary Guidance  
Housing Supply and Delivery  
Affordable Housing  
Regeneration and Placemaking  
Interdisciplinary Working  
Collaborative Working  
Procurement  
Project Management

### Stakeholders

Authority Planning and Housing Staff  
Other Council Services  
Scottish Government  
Developers  
Key Agencies  
General Public  
Planning Committee

### Overview

Planning is taking a proactive approach to the delivery of new homes across Renfrewshire.

A Housing Regeneration and New Build Steering Group has been established to oversee the project management of the Strategic Housing Investment Plan and housing delivery including the regeneration of brownfield sites across Renfrewshire.

The Steering group promotes strong collaboration and includes planning and housing officers and officers from other Services covering procurement, finance, land ownership and other aspects of site delivery. They identify potential issues and risks which could impede site delivery early in the planning process and where possible identify options to address these. This ranges from future infrastructure considerations to good procurement processes. Planning officers assist the Steering Group through identifying potential opportunities and constraints on sites and preparing development briefs which set design principles to support development.

Housing delivery issues are also discussed with Key Agencies and Developers and at the Council's quarterly Housing Providers Forum which is attended by stakeholders including the Scottish Government and Registered Social Landlords.

Planning has also sought to refine the Housing Land Audit process ensuring that it is effective and fit for purpose to monitor housing delivery and act as positive tool for engagement with Stakeholders. An interactive Housing Land Audit has been published on the Council's web-site to help deliver a positive customer experience and aid discussions with developers on the future delivery of sites. Work is also progressing to finalise a storyboard version of the Audit. <http://www.renfrewshire.gov.uk/article/7526/Housing-Land-Audit>



## Goals

Planning is assisting in addressing the Council's priority to increase the delivery of new homes across Renfrewshire and assisting in achieving the Scottish Government's ambition of 50,000 new affordable homes by 2021.

## Outcomes

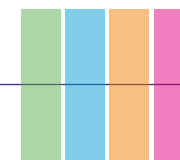
The proactive and collaborative approach to housing delivery is proving to be successful in delivering new homes across Renfrewshire. The Council remains on target to deliver 1000 new affordable homes by 2021 which will re-develop brownfield sites helping to regenerate communities across Renfrewshire. Also, over 950 all tenure homes have been completed this year which is the highest level in Renfrewshire in 25 years.

Renfrewshire's collaborative approach to the Housing Land Audit process is also well received by the housing industry with the 2018 audit agreed with Homes for Scotland in less than one month with no disputes on any site. The Housing and Regeneration Steering Group has promoted a sharing of knowledge and practices across a range of Council Services. It has promoted good alignment of staff resources as well as staff gaining new skills in different fields of work.

*“Homes for Scotland has a good working relationship with officers at Renfrewshire Council. The Housing Land Audit consultation is an example of best practice with prompt consultation, a well laid out audit containing all of the relevant information and senior officers present at the audit meeting with Homes for Scotland members. Whilst we do not always reach agreement, the process followed by officers allows a rigorous and informed review of the housing land supply to take place.”*

Homes for Scotland

# Case Study - Renfrewshire Affordable Housing Design Guide



## Performance marker 2, 6, 10, 11, 12, 13

### Key Areas of Work:

Local Development Plan & Supplementary Guidance  
Housing Delivery  
Affordable Housing  
Regeneration and Placemaking  
Collaborative Working

### Stakeholders

Authority Planning and Housing Staff  
Other Council Services  
Scottish Government  
Developers and Registered Social Landlords  
Key Agencies

### Overview

The Renfrewshire Affordable Housing Design Guide provides best practice guidance focusing on the promotion of well-designed affordable homes that take account of local surroundings and delivers a product capable of meeting the current and future housing needs of tenants and residents. The guidance focuses on flexibility and the best use of space in new homes to deliver Housing for Varying Needs.

A collaborative approach was adopted in preparing the guidance and a project group was set up to review the draft guidance with feedback presented to the Renfrewshire Housing Providers Forum.

The project group included both planning and housing officers and representatives from Registered Social Landlords, local developers and the Scottish Government.

### Goals

Aiming to get the balance of planning new homes to reflect the different needs of local people and places.

## Outcomes

The Planning Service has been integral to the preparation of the guidance ensuring that the Placemaking Principles of the Renfrewshire Places Design Guide are embedded within the document to deliver high quality places while supporting the delivery of new affordable homes. Planning has added value and supports the use of the guidance by preparing development briefs with design principles, providing early pre-application advice, setting good design parameters and dealing with planning applications.

Joint working on the Renfrewshire Affordable Housing Design Guide has promoted good sharing of knowledge and practice. The guide brings a range of planning and housing issues together into one easy read document which can be used to engage with developers and inform and review the design of development proposals. Delivery on the ground illustrates a commitment to fully embed best practice design principles whilst meeting Renfrewshire's affordable housing supply targets and helping achieve the Scottish Government's ambition of 50,000 new affordable homes by 2021.



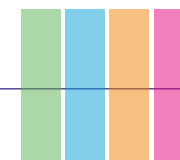
Social Housing, Wellmeadow Street, Paisley



Social Housing, Love Street, Paisley

# Case Study - Local Place Plans & How To Guide

## Performance marker 6, 9, 10, 11, 12, 13



Renfrewshire Council are keen to support the principle of Place Plans and to empower local communities to shape their neighbourhoods. To develop this approach, a pilot Place Plan was prepared for Foxbar, an established urban neighbourhood within the town of Paisley, over spring 2018.

Led by Foxbar and Brediland Community Council with the support of Renfrewshire Council (Place Making and Community Planning officers) and Paisley Housing Association, the plan identifies the local community vision for the area and priority actions to achieve this.

### Engagement

The project represented a step change in the Council's approach to plan preparation and engagement. Community representatives led on the planning and delivery of the process through a regular steering group also attended by Council and Paisley Housing Association officers. The representatives then played a lead role in engagement activities, with a small officer resource as support.

The plan is rooted in the aspirations of the local community, informed by extensive and innovative engagement which included:-

- one to one contact with local organisations, community groups and businesses
- attendance at community events
- 'on street' presence at key locations within the area
- Sessions with local schools and the local care home
- Well attended informal 'drop in' sessions

A decision was taken early in the process that engagement events would be evenly spaced, more informal and welcoming. The result was strong support from the local community, with over 120 people attending three drop in events.

Innovation was also key in identifying actions. Using the 'participatory' approach, local residents and stakeholders voted for priority projects at drop in events and through online portals. Votes were also cast for the projects which people wanted to become involved in delivering, ensuring that the projects selected were both priorities and had the greatest support for delivery.

### Outcomes

The plan identifies nine actions which build on the existing assets of the area, supporting a sustainable, well connected and successful place which reflects the priorities of the community. These include physical projects such as cycle routes to social and environmental actions such as new community events and growing spaces. The plan provides a flexible framework to guide action by the local community, supported by the Council and its partners, to deliver the vision.

Outcomes of the plan have informed the Proposed Renfrewshire Local Development Plan and emerging LOIP Locality Plan for the area, helping the Council and its partners to identify where resources and investment are best targeted to align with community aspirations and deliver positive outcomes. <http://www.renfrewshire.gov.uk/article/8667/Local-Place-Plans>



This is evidenced by the first 'early win' project emerging from the plan. Community representatives have worked with officers to prepare a Community Asset Transfer request to enable the creation of growing grounds within a site owned by the Council, alongside the preparation of funding applications.

## Impact

The project has successfully demonstrated a new approach to effective partnership between the Council, Community Planning Partners and the local community to co-produce plans and outcomes which address local aspirations.

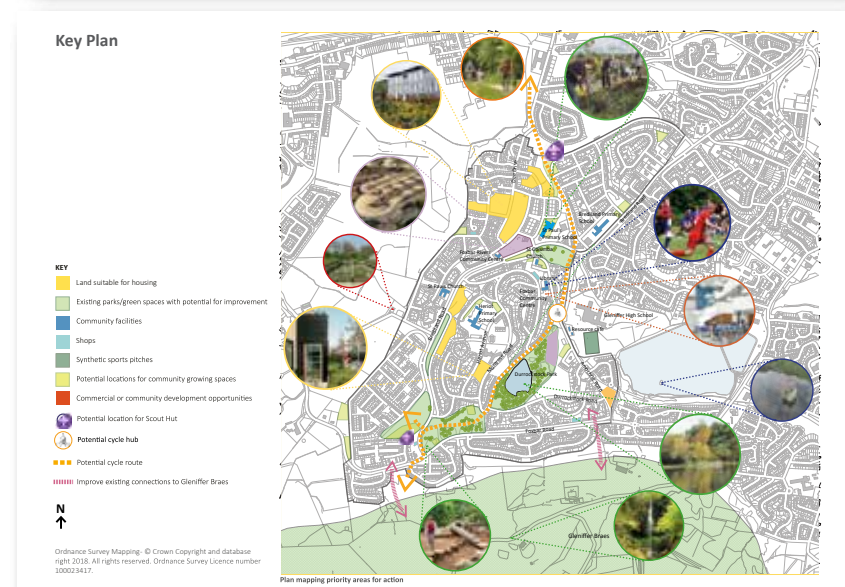
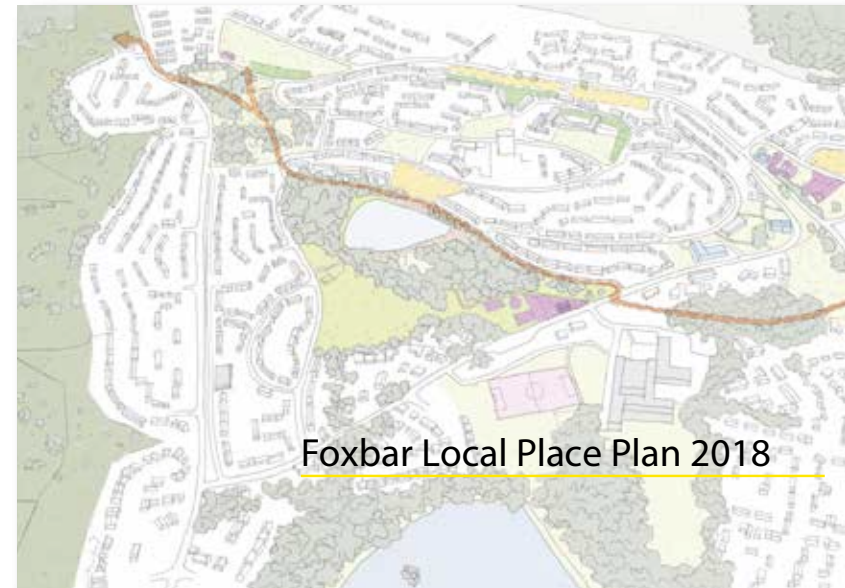
The progress made in relation to delivery of a community growing project as an 'early win' action from the plan strongly demonstrates the benefits of the co-production approach and how outcomes are being used to target resources and support which enable delivery.

The plan has positively brought the local community and partners together to support the delivery of actions and has fostered strong and ongoing relationships. The success of the plan and the approach has also encouraged a number of other communities across Renfrewshire to explore work in producing plans for their areas.

## 'How To' Guidance

Planning recognise community aspirations and are keen to support the delivery of Place Plans across Renfrewshire. To assist, the lessons learned from the process have been used to inform the publication of a Local Place Plan 'How To' Guide. This explains the key requirements of the plans and steps in their preparation.

The Guide is based on the experiences of the Foxbar pilot, providing local communities with clear and concise guidance on key requirements of Place Plans and steps in their preparation.





# Development Management Processes

Performance marker 1, 2, 3, 4, 5, 11, 12, 13, 14, 15



## Decision Making Timescales

Over the year Planning has looked at ways to reduce timescales for decision making on applications. This has included each officer being issued application lists at the start of each week, senior management going through the lists with the officers, priorities outlined, application issues discussed and where necessary team discussion on design elements, best practice shared, and solutions sought.

Monthly meetings with each officer, senior management and the Head of Planning also take place to go through applications, review issues and prepare for Council Boards.

## Pre-App/Application Review

Staff in Development Management have a session each week with Place-making Team where specialist knowledge of architecture, design, access, biodiversity, landscaping, etc is provided depending on the nature of applications or pre-application enquiries that are reviewed.

Planners from the Placemaking Team or the Development Planning Team also attend pre-application or application meetings with Development Management staff to support them and applicants through the planning process.

## Pre-Application Meetings

Renfrewshire Council do not charge for pre-application meetings. All meetings whether for Development Planning, Place Making or Development Management go through a single point of contact in planning (SPOC).

The SPOC then decides who from Planning should attend the pre-application discussion/planning application discussion, what other Services in the Council should attend and then meetings are organised.

For Major applications, the SPOC organises 4 weekly meetings, if required. Sends out the invitee list to all required to attend the meeting. Sets the agenda each time on what needs to be discussed, in agreement with the applicant, then contacts the relevant staff for the attendance at the relevant meetings, to discuss particular issues. This has worked really well for many major applications and has meant that following extensive pre-application discussions, the submission of planning applications is relatively straight forward for the Development Management Case Officer to deal with within a much reduced timeframe.

## Processing Agreements

Processing Agreements are offered to a range of applicants. They are normally taken up by applicants who have major applications or complex applications. Processing Agreements are offered in pre-application meetings and steps outlined to applicants, with examples of Processing Agreements provided.

Renfrewshire Council has a webpage and an advisory note for applicants that want to enter into a Processing Agreement with the Council.

<http://www.renfrewshire.gov.uk/article/2785/Processing-Agreements>

## Elected Member Engagement

Planning is clearly an interest to many people, and it is of particular interest to Renfrewshire's Elected Members and Community Councils as well as many other stakeholders in Renfrewshire.

This year the Head of Planning organised a 'Meet and Greet' session with Planning staff and Elected Members that sit on the Planning Board. This allowed Planning to show what we do and who does what in Planning and allowed Elected Members to tell Planning staff the main issues that are raised by their constituents, issues with Reports of Handling, gaps in Planning Advice Notes and general constructive feedback on processes and procedures.

All the points raised by Elected Members were considered by Planning and a Planning Service Improvement Action Plan was produced through discussion between the Head of Planning, senior management and all Planning staff.

The Head of Planning continues to meet every two weeks with the Convenor and Vice Convenor of the Planning Board as well as regularly with the Leader and Chief Executive of Renfrewshire Council to discuss Planning matters.

## Councillor Training/Community Council Training

This year the Head of Planning and senior management staff have provided the following training to Elected Members and Community Council Representatives:

- Update on the Planning Bill
- Developer Contributions
- Local Review Body
- Local Development Plan
- Development Management processes

## Enforcement Charter

Renfrewshire Council Planning Enforcement Charter is under review and is going to be presented to the Communities, Housing and Planning Policy Board in August 2019.

The current Planning Enforcement Charter can be found at the following web page <http://www.renfrewshire.gov.uk/article/2798/Enforcement-of-Planning-Control>

The update Planning Enforcement Charter is going to be completely refreshed with a clear, concise and illustrated document which outlines dos and don'ts very clearly by photos and illustrations rather than words, to provide a clear communications strategy. The Service Standards will also be clearly outlined to ensure processes are proportionate, effective and fit for purpose.

## Changes Implemented 2018/2019

Following a discussion session with Elected Members and Development Management, suggestions made by Elected Members were taken on board and have been trialled over the last year, these include:

Changes to Board paper formats to summarise the representations and consultee responses at the early in the Report of Handling. This was to recognise the effort of those making comment on applications, showing how important it was to consider those comments early in the consideration of applications.

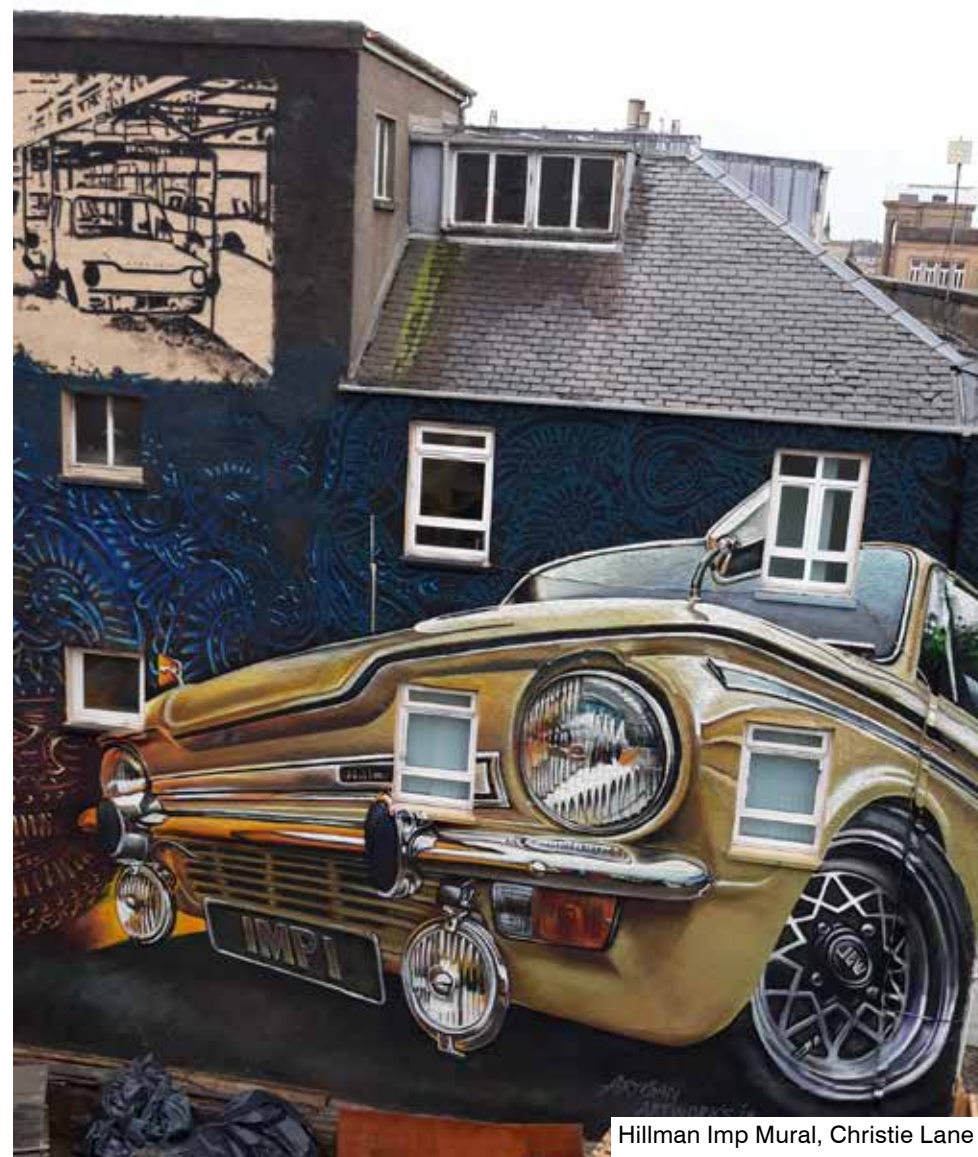
Staff also attend Council Board meetings to ensure officers hear the discussion and feedback from the consideration of applications and can learn from this discussion, issues raised, points of note, taking this into account for future pre-application discussion, new applications and preparing Reports of Handling.

Development Management Staff now have regular 6 weekly team meetings, where someone from another section, service or external sources is asked along to the meeting to present. Staff therefore are kept up to date with what is going on within the Council and learn from external agencies. An example of this is the Scottish Land Commission coming in to present their views on vacant and derelict land, community engagement, public interest led development.

Team site visits have also been organised to learn from developments on the ground, looking at placemaking in action such as design, access, layouts, parking, landscaping, boundary treatment, looking at what has worked well and what could be changed. Later in the year there is going to be a team visit to West Dunbartonshire Council's Design Review Panel Meeting to see how that operates and whether Renfrewshire Council can replicate something similar.

Alongside the weekly list of new applications, Renfrewshire Council publish the weekly list of decided applications. Planning has received positive feedback from the change, particularly from Community Councils. An email in-box has been set up for Community Councils to email any Planning concerns/issues to the Single Point of Contact. The Service Pledge is that these emails are acknowledge the same day with the potential action outlined by Planning.

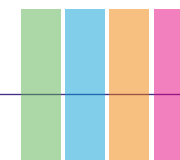
[communitycouncilenquiries@renfrewshire.gov.uk](mailto:communitycouncilenquiries@renfrewshire.gov.uk)



Hillman Imp Mural, Christie Lane

# Case Study - Protocols

## Performance marker 11, 12



### Key Areas of Work

Environment  
Planning Applications

Enforcement  
Interdisciplinary Working

Development Management Processes  
Collaborative Working

Placemaking  
Process Improvement

### Councillor Site Visit Protocol

The Councillor Site Visit Protocol was altered this year following feedback from Elected Members on previous site visits in relation to planning applications where decisions were deferred by the Board subject to a site visit. Previously the Site Visit Protocol had indicated that members not attending the site visit could not take part in the discussion and consideration of the planning application when it came back to the Planning Board. This was considered not appropriate and was changed to reflect a fairer process.

### Enforcement Charter – Flyposting

The Enforcement Charter sets out the protocol for dealing with various Planning enforcement enquiries as well as Service Standards for investigating enquiries. Flyposting happens across Renfrewshire. In particular Renfrewshire Council had an issue at a corner site in Johnstone Town Centre. Unfortunately, due to resourcing and priorities, this issue was not dealt with expediently in line with the Planning Service Standards. This failure has acknowledged and a new protocol and response team across the Council is being considered to tackle this issue corporately rather than individual Services in the Council trying to deal with the issues.

### Goals

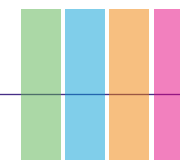
To look at where shared resources and joint working can benefit Renfrewshire's residents, businesses, investors and communities.

### Outcomes

Planning realised that the Councillor Site Visit Protocol was not fit for purpose and change it in line with feedback from Elected Members. The Service Pledge Standards in the Enforcement Protocol were not being adhered to due to resource constraints. Joint working and shared services within the Council should assist in tackling issues in Renfrewshire's Places. In refreshing the Enforcement Charter, other areas where shared resources and joint working could facilitate a better service for Renfrewshire Communities will be considered. One already being considered is a joint approach to protecting trees, landscaping and green spaces in Renfrewshire.

# Case Study - Developer Contributions

## Performance marker 2, 3, 4, 15



### Key Areas of Work

Regeneration  
Greenspace  
Affordable Housing  
Collaborative working  
Project management

Environment  
Masterplanning  
Interdisciplinary working  
Placemaking

### Stakeholders

Developers  
Key agencies  
Renfrewshire Council Staff (planning and other internal services)

### Overview

The Renfrewshire Local Development Plan Proposed Plan (2019) and associated New Development Supplementary Guidance sets out when Developer Contributions are likely to be considered appropriate. The mapping out of potential constraints has been undertaken in consultation with Key Agencies as well as staff from other Council Services. The mapping of these constraints allows some certainty to developers/investors by flagging this up early.

This approach has been followed in the preparation and delivery of a Section 75 Legal Agreement for the development of Dargavel Village, Bishopton, a major new development of 4000 homes and associated retail, health, education and community uses.

The Section 75 agreement identifies a range of planning obligations which are necessary to provide for implementation of the development. This includes:-

- Infrastructure, including a new motorway junction, link roads, park and ride facilities, contribution to new bus services
- 1,000 units of Affordable Housing
- Education provision, including a new primary school and contribution to secondary education provision
- Community provision, including new health facilities
- Recreation and open space facilities, including parks and sports pitches
- A 450 hectare Community Woodland Park



The S75 was developed through a Project Management Framework (PMF) established in the early stages of development. This provides for a series of thematic groups to develop and progress elements such as infrastructure, affordable housing and education. Group meetings led by planning allowed internal Council services and partners such as NHS GGC to identify the likely constraints on existing facilities and requirements which would be necessary to support new development.

In drafting the S75, Planning worked closely with internal legal officers to indicate the timescales, procedures and processes for delivering obligations. These were finalised through thematic group meetings and in discussion with landowner BAE Systems.

The effective delivery of the S75 is monitored by planning on a regular basis, both through monthly thematic group meetings and a regular 6 weekly meeting cycle with BAE Systems.

The S75 was subject to public scrutiny and reported for approval at a meeting of the Council's Communities, Housing and Planning Policy Board. The full S75 and a summary of obligations have also been published on the Council's website.

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## Goals

Planning is recognised as leading, securing and supporting delivery of appropriate developer contributions which facilitate sustainable economic growth across Renfrewshire.

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## Outcomes

Planning has led on the identification of developer contributions, secured these through the S75 Agreement and are supporting delivery of contributions through regular meetings with internal services and landowner BAE Systems.

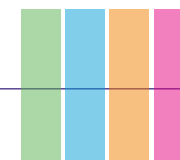
Over the past year, this work has supported the delivery of 80 units of new social rented homes currently under construction, planning consent for a new primary school due to begin construction in 2020, and early delivery of the initial phases of a new path network as part of the Community Woodland Park.

The successful approach to securing contributions at Dargavel will continue over the long term timescale of the development and provides a strong template for securing developer contributions across Renfrewshire, where these may be required.

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# Case Study - Planning Benchmarking

## Performance marker 11, 12, 13



### Benchmarking Partners

The West of Scotland Planning Benchmarking Group is a good example of Councils working collaboratively in a cost effective way. The group (West Dunbartonshire, East Renfrewshire, Renfrewshire, East Dunbartonshire, North Ayrshire and Inverclyde Councils) continues to meet every 3-4 months with high attendance levels. It met three times between 1st April 2018 and 31st March 2019 to share good practice and benchmark on specific planning issues.

The meetings are minuted and chaired by the host council. Topics discussed this year included the Planning Bill, Planning Performance Framework Feedback/PPF 7, and specific Development Management issues on storage of shipping container, Reg 28 Development Management Regulations, Defective Decision Notice, Protocols for Member Site Visits, Section 42 Variation extension to landfill site.

In addition there was discussion on publishing sensitive material on e-Development, forestry developments, overturn recommendations, Business Support, Elected Member briefings, Data Protection Act, West Dunbartonshire Council Place & Design Panel, Legal involvement in Board Reports, EIA screening, Hazardous substances consent, FOI for copies of planning consents, consultation with Historic Environment Scotland processes on delisting Listed Buildings, Purchase Notice served by a landowner on a local planning authority, LRB procedure, developer contributions, paperless committees, scanning and indexing, and pre-application charging.

The email group continues to be used by all levels to exchange information and to get views on specific planning issues.

In addition, this year a well-attended training day was held by the Benchmarking Partners for Planners from each Authority at Greenock in September on the regeneration of the waterfront. The Partners received a presentation on the Design and Place Panel at West Dunbartonshire Council.

### Benchmarking with other Groups

As well as the specific Development Management benchmarking, Renfrewshire Council Planning also share experience and good practice and knowledge by attending various groups such as the HOPS Development Planning and Development Management Sub Groups, along with national Solace benchmarking families.

In particular as the Planning Bill has been going through the stages of Parliament, Renfrewshire has been involved in RTPI, National Development Planning Forums as well as many meetings with Clydeplan where all eight local authorities in the Clydeplan area benchmark to discuss a range of issues.

Planning also attend the Glasgow and Clyde Valley Green Network Partnership as well as the West of Scotland Archeology Service, Glasgow City Region Operational Topic Groups covering areas such as Land Use and Sustainability, Infrastructure and Housing. Renfrewshire Council Planning also attend the Scottish Advisory and Implementation Forum on Flooding Project Management Group.



Local Development Plan Team



## Part 2: Supporting Evidence

In preparing the Renfrewshire Planning Performance Framework for 2018/2019, all Planning Staff were brought together in October 2018, in January 2019 and then at the end of March 2019 to provide input in terms of what areas of qualitative narrative should be focused on, the potential case studies, feedback from internal and external sources of areas in need of improvement and how changes implemented in 2018/ 2019 have fared.

This feedback from Planning staff was then presented to the Senior Management Team for the Communities, Housing and Planning Service and feedback from this group was considered. The ideas were then presented to the Communities, Housing and Planning Service Staff Panel to get feedback from staff outside Planning as a sounding board.

A draft of the Renfrewshire Planning Performance Framework for 2018/2019 was sent to both internal and external stakeholders including Renfrewshire's City Deal Team, Renfrewshire's 2021 Legacy Team, the Regeneration Team, the Community Planning Team as well as developers such as BAE Systems, consultants involved in both City Deal projects and Paisley Town Centre projects, Housing Associations, Foxbar and Brediland Community Council representatives as well as local groups on Renfrewshire's Growing Ground Forum.

Following this feedback, the Renfrewshire Planning Performance Framework for 2018/2019 then goes through a series of checks and reviews from officers and senior management to ensure that all key issues, changes, improvements made throughout 2018/2019 are included in the report. A partnership approach is key to producing the Reports, with on-going benchmarking and feedback central to producing the Renfrewshire Planning Performance Framework for 2018/2019.

As with all of the Renfrewshire Planning Performance Frameworks, the report will be presented to the Communities, Housing and Planning Policy Board.

The checklist opposite outlines the areas covered either as part of the 'Defining and Measuring the Quality of Renfrewshire's Planning Service', the case studies and Service Improvements for Renfrewshire.

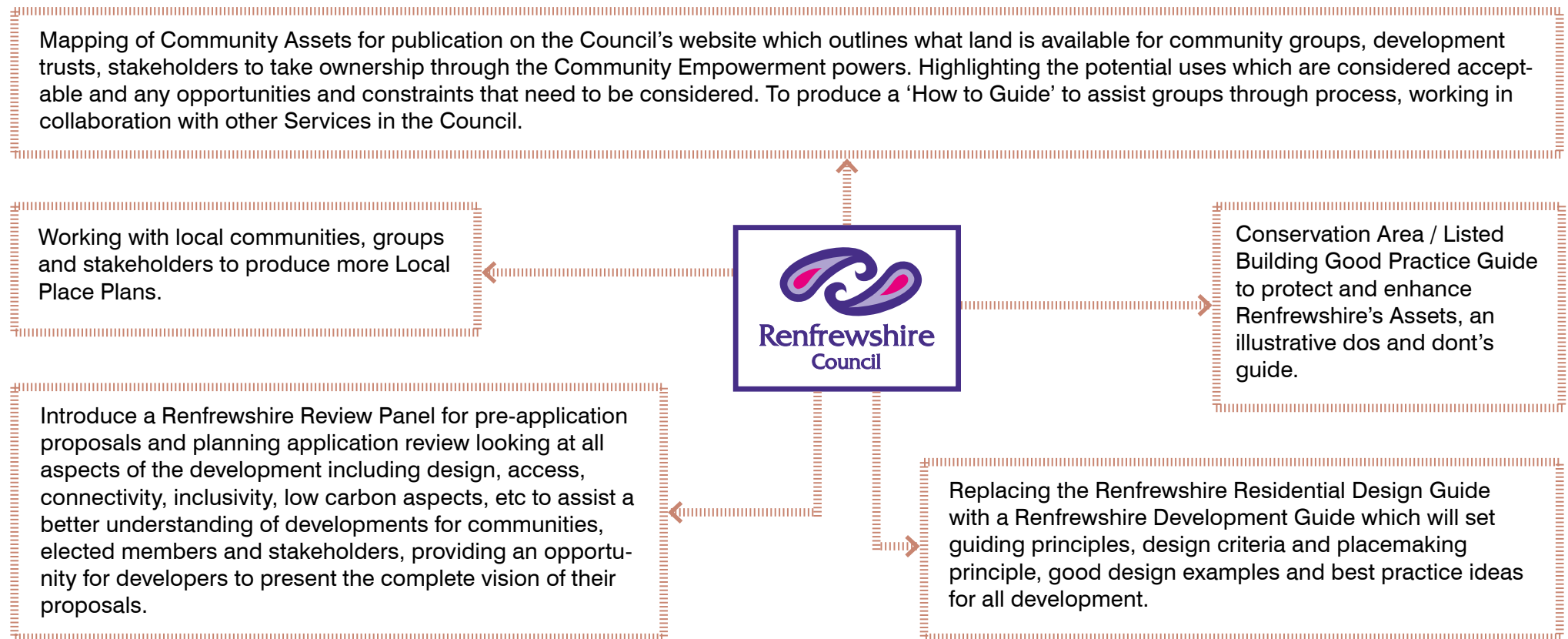


Planning Team on site, Old Sneddon Street

Case Study Topics	Issue Covered (pg no.)	Case Study Topics	Issue Covered (pg no.)
Design	8, 10, 12, 14, 16, 20, 22	Interdisciplinary Working	6, 8, 10, 12, 14, 26, 18, 20, 22, 24, 27, 28
Conservation	10, 16	Collaborative Working	6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 27, 28, 30
Regeneration	10, 12, 14, 16	Community Engagement	6, 8, 12, 14, 22
Environment	6, 10, 12, 14, 16, 22	Placemaking	6, 8, 10, 12, 14, 16, 20, 22
Greenspace	14, 16, 22	Charrettes	22
Town Centres	6, 10, 12	Place Standard	16, 22
Masterplanning	8, 12, 14, 16	Performance Monitoring	14, 18, 24, 27, 28
LDP & Supplementary Guidance	6, 8, 10, 12, 14, 16, 18, 20, 22	Process Improvement	8, 10, 12, 14, 22, 24, 27, 28
Housing Supply	14, 18, 20	Project Management	6, 8, 10, 12, 14, 18, 22, 28
Affordable Housing	14, 18, 20	Skills Sharing	8, 10, 12, 14, 16, 18, 20, 22, 24, 27, 28
Economic Development	6, 8, 10, 12	Staff Training	24, 27
Enforcement	22, 27	Online Systems	6, 24
Development Management Processes	8, 10, 12, 14, 24, 27, 28	Transport	8, 12
Planning Applications	8, 10, 12, 14, 24, 28	Active Travel	8, 12, 14
Other: please note			

## Part 3: Service Improvements for Renfrewshire

The following outlines what Renfrewshire Council is setting out to achieve in 2019, and following tables outline the progress made during 2018 - 2019.



Committed Improvements	Action Required
<b>1. Making Plans for the future - Community Planning &amp; Planning</b>	Continue to develop Place Plans which represent the spatial expression of Renfrewshire Council's Community Plan.
Progress 2018 - 19	<p>Working alongside colleagues in the Community Planning Team as well as other Services in the Council, the Corporate Management Team and Elected Members, Planning successfully translated the priorities outlined in Renfrewshire's Local Outcome Improvement Plan (The Community Plan) into a spatial representation for the eight Renfrewshire Local Partnership Area and this was set out in the Renfrewshire Local Development Plan Proposed Plan (2019). This not only meant that the priorities were shown geographically across Renfrewshire, but it meant that they had a statutory footing.</p> <p>This spatial expression was well received when Planning assisted Community Planning Team at each of the new Local Partnership Area meetings presenting the assets in each of the eight areas. The feedback given to Planning was that it assisted the Local Partnership Area groups with identifying what were going to be the partnership's main priorities for the coming years as well as potential actions.</p> <p>It was also clear that this spatial expression was a good framework for developing Local Plans within each of these areas.</p> <p><b>ACTION COMPLETE</b></p>
<b>2. Making Plans for the future - Place Plans</b>	Produce a 'How to Guide' for other communities to produce a Place Plan for their area.
Progress 2018 - 19	<p>The How to Guide was completed. Please see Page 23.</p> <p><b>ACTION COMPLETE</b></p>
<b>3. Making Plans for the future – City Deal</b>	Continue to work with other teams in the Council such as City Deal, Regeneration Team and the Paisley 2021 Legacy Team to produce guiding principles, design criteria and placemaking principles for development.
Progress 2018 - 19	<p>This action is now being considered as being part of the proposed Renfrewshire Development which will set guiding principles, design criteria and placemaking principle, good design examples and best practice ideas for all development in Renfrewshire.</p> <p><b>ACTION ON-GOING</b></p>

Committed Improvements	Action Required
<b>4. Culture of Continuous Improvement</b>	Prepare a Service Improvement Plan for Development Management in Partnership with local members and stakeholders in the Development Management process.
Progress 2018 - 19	This action has been completed, please see page 26. Planning will continue to work with Elected Member and stakeholder to update and refresh the Service Improvement Plan.  <b>ACTION COMPLETE</b>
<b>5. Culture of Continuous Improvement</b>	Produce Process Mapping / Advice for increasing the validation rate of applications.
Progress 2018 - 19	This action is on-going. At present Planning is working closely with applicants and agents aiding through telephone enquiries, the duty planning officer system, emailing a specific mailbox for assistance and through one to one close monitoring. This evidence gather process/phase will then allow Development Management to highlight where advice should be focused and how to best tailor self help guidance. Planning is also considering a post of technician which would assist with the validation process to be a single point of contact for applicants/agents.  <b>ACTION ON-GOING</b>
<b>6. Building More Homes and Delivering Infrastructure</b>	Finalise the Design Manual for Affordable Housing.
Progress 2018 - 19	Action completed. see case study Page 22.  <b>ACTION COMPLETE</b>





Dargavel Village Sketch - Place Plan How To Guide



# Part 4: National Headline Indicators

## A: NHI Key Outcomes – Development Planning

Development Planning	2018 - 2019	2017 - 2018
Local and Strategic Development Planning		
<p>Age of local/strategic development plan(s) at end of reporting period</p> <p>Requirement: less than 5 years</p>	<p>Local Development Plan</p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 4 years and 7 months (31 March 2019)</p> <p>Strategic Development Plan</p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017)</p> <p>= 1 year and 8 months</p>	<p>Local Development Plan</p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 3 years and 7 months (31 March 2018)</p> <p>Strategic Development Plan</p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017)</p> <p>= 8 months</p>
Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme?	No	Yes
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	Yes	Yes – Slightly later due to legal challenge of Clydeplan Strategic Development Plan
Were development plan scheme engagement/consultation commitments met during the year?	Yes	Yes

Development Planning	2018 - 2019	2017 - 2018
Effective Land Supply and Delivery of Outputs		
Established housing land supply	9626 units	10,297 units
5-year effective housing land supply programming	4506 units	4524 units
5-year effective land supply total capacity	6392 units <small>*land supply doesn't include new housing sites allocated in the LDP Proposed Plan</small>	7838 units
5-year housing supply target	3196 units <small>*remaining housing supply target to 2024</small>	3520 units
5-year effective housing land supply (to one decimal place)	7 years	6.4 years
Housing approvals	746 units	609 units
Housing completions over the last 5 years	3698 units	3271 units
Marketable employment land supply	132.9 ha	134.6 hectares
Employment land take-up during reporting year	3.42 ha	5.06 hectares



## B: NHI Key Outcomes – Development Management

Development Management	2018 - 2019	2017 - 2018
<b>Project Planning</b>		
Percentage of applications subject to pre-application advice	37.2%	31%
Number of applications subjects to pre-application advice	272	214
Percentage of major applications subject to processing agreement	0.2%	0.2%
Number of major applications subjects to processing agreement	2	2
<b>Decision Making</b>		
Application approval rate	97.7%	97.2%
Delegation rate	97.5%	98.1%
Validation	66.7%	57%
<b>Decision-making timescales</b>		
Major developments	35.4 Weeks	18.6 Weeks
Local developments (non-householder)	8.9 Weeks	10 Weeks
Householder developments	6.9 Weeks	7.6 Weeks

Development Management	2018 - 2019	2017 - 2018
<b>Legacy Cases</b>		
Number cleared during reporting period	2	0
Number remaining	1	3

**C: Enforcement Activity**

Enforcement Activity	2018 - 2019	2017 - 2018
Time since enforcement charter published / reviewed Requirement: review every 2 years	Update to Communities, Housing and Planning Policy Board - August 2019	Published August 2017
Complaints lodged and investigated	1	5
Breaches identified – no further action taken	0	0
Cases closed	0	4
Notices served	3	1
Direct Action	0	0
Reports to Procurator Fiscal	1	0
Prosecutions	1	0

### D: NHI Key outcomes – Commentary

#### Commentary

##### Short contextual statement

#### **The Renfrewshire Local Development Plan**

Good progress continues to be made on replacing the adopted Renfrewshire Local Development Plan (2014) with the consultation and engagement process on the Renfrewshire Local Development Plan Proposed Plan commencing on the 18 March 2019 for 12 weeks following Board approval. There has been a slight delay in publishing the Proposed Plan, however Renfrewshire Council consider this was for good reason to allow maximum input to the Proposed Plan from Senior Management, Elected Members and Key Agencies before the finalised version of the 'Settled View' of the Council was presented. <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan>

#### **Effective Land Supply and Delivery Outputs in Renfrewshire**

Renfrewshire Council continues to see a range of land use opportunities being delivered across Renfrewshire. As a result of this Planning consider that an effective land supply is central to ensuring that this delivery continues. The Renfrewshire Housing Land Audit 2017/2018 was agreed with Homes for Scotland with no disputes in housing land, providing an effective 5 year housing land supply. <http://www.renfrewshire.gov.uk/article/7526/Housing-Land-Audit>

In relation to delivery, completions of both affordable and private sector homes remain strong and continue to increase to levels not seen in Renfrewshire since early 2000. In terms of business and industrial land, the amount of marketable employment land has decrease slightly along with the employment land take up. <http://www.renfrewshire.gov.uk/article/7525/Industrial-Land-Supply>

Both marketable employment land along with employment land take-up is though anticipated to increase significantly over the next few years as a result of all of the infrastructure enabling works associated with the City Deal projects being implemented, allowing access to large areas of employment land within Strategic Economic Investment Locations.

#### **Pre-application advice**

Pre-application advice being recorded on the planning application system has gone up slightly, however this does not feel a true reflection of the current situation. As Planning is involved in a substantial amount of pre-application discussions with stakeholders. To capture the recording of the pre-application advice better, Planning is proposing to have a spreadsheet which is completed by officers daily with a monthly tally of the pre-application advice. This is then going to be reported to the Head of Planning as well as elected members. <http://www.renfrewshire.gov.uk/article/2323/Applications-for-Planning-Permission>

## Commentary

### Short contextual statement

#### Processing Agreements

Although the number of processing agreements remains static and relatively low, they are offered to applications which are considered major or complex. <http://www.renfrewshire.gov.uk/article/2785/Processing-Agreements>

#### Decision making

The application approval rate at Renfrewshire remains high, with the delegation rate lowering slightly. The reason for the delegation rate decreasing is due to an increase in the number of major applications as well as applications for housing in the green belt. Renfrewshire Council has a fair Scheme of Delegation which was recently reviewed on the 1 March 2018. [Scheme of Delegation](#)

#### Validation Rate

The validation rate is going in the right direction which is due to the hard work by Planning staff in working with applicants and agents.

#### Decision-making timescales

The timescales for major developments have increased due to increase in major applications during 2018/2019. The Development Management team has worked exceptionally hard in achieving good decision timescales on the householder and local applications. Renfrewshire Council in 2018 increase the number of planners and planning assistants in Development Management which meant that we could deal with these applications timeously.

#### Legacy Cases

Two legacy cases were removed from the system by dealing with the Section 75 associated with these applications. This was as a result of a joint effort between Planning and Legal Services working with the applicant to get a resolution on the Section 75 Agreement.

#### Enforcement Activity

The activity and planning officer time in relation to dealing with general enquiries for potential breaches of planning control is not captured in Section C: Enforcement Activity (p.41) as Planning do not consider these as complaints, these are day to day enquiries which are investigated by officer and either no action is taken or planning applications are lodged and decided.

This therefore does not provide a fair reflection of the amount of investigative work carried out by Renfrewshire Council Planners. For the forthcoming year, Planning is proposing to have a spreadsheet which is completed by officers daily with a monthly tally of the investigations and actions undertaken. This is then going to be reported to the Head of Planning as well as elected members as well as to next year's Planning Performance Framework.

<http://www.renfrewshire.gov.uk/article/2798/Enforcement-of-Planning-Control>

## Part 5: Official Statistics

### A: Decision-making timescales (based on 'all applications' timescales)

	Total number of decisions	Average timescale (weeks)	
Category	2018-19	2017-18	
Major developments	7	35.4 Weeks	18.6 Weeks
Local developments (non-householder)	240	8.9 Weeks	10 Weeks
• Local: less than 2 months	71.7%	6.5 Weeks	6.6 Weeks
• Local: more than 2 months	28.3%	15 Weeks	13.3 Weeks
Householder developments	323	6.9 Weeks	7.6 Weeks
• Local: less than 2 months	88.5%	6.5 Weeks	6.7 Weeks
• Local: more than 2 months	11.5%	9.7 Weeks	9.9 Weeks
Housing developments			
Major	3	60.7 Weeks	19.3 Weeks
Local housing developments	57	9.2 Weeks	12 Weeks
• Local: less than 2 months	54.5%	6.2 Weeks	6.6 Weeks
• Local: more than 2 months	45.6%	12.1 Weeks	15.5 Weeks
Business and industry			
Major	1	21.9 Weeks	-
Local business and industry	19	7.7 Weeks	9 Weeks
• Local: less than 2 months	73.7%	6.2 Weeks	7.1 Weeks
• Local: more than 2 months	26.3%	12.1 Weeks	12.1 Weeks
EIA developments	0	-	-
Other consents <sup>1</sup>	162	7 Weeks	8.6 Weeks
Planning/legal agreements <sup>2</sup>			
• Major: average time	3	68.3 Weeks	-
• Local: average time	2	70.5 Weeks	-
	1	63.8 Weeks	-

## B: Decision-making: local reviews and appeals

		Original decision upheld			
Type	Total number of decisions	2018-19		2017-18	
	2018-19	No	%	No	%
Local reviews	6	6	66.7%	1	0%
Appeals to Scottish Ministers	3	3	0%	9	100%

## C: Context

Renfrewshire Council Planning is delighted that most of the decision making timescales are showing a reduction in the amount of time to determine all applications apart from Major Applications.

The Major Applications consisted of two City Deal Projects, two applications involving the redevelopment of the masterplan for Bishopton/Dargavel Village for an addition 1500 new homes and two applications required to be submitted to the Scottish Ministers in line with the Development Management Regulations.

All seven of the Major Applications were complex and required additional time to get all of the appropriate and relevant information and detail correct, supporting sustainable and inclusive economic growth in Renfrewshire. All seven of the Major Applications were granted approval.

<sup>1</sup> Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

<sup>2</sup> Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

## Part 6: Workforce Information

	Tier 1	Tier 2	Tier 3	Tier 4
	Chief Executive	Director	Head of Service	Manager
Head of Planning Service			1	

Staff Age Profile	Headcount
Under 30	6
30-39	5
40-49	8
50 and over	4

RTPI Chartered Staff	Headcount
Chartered	11

### Context

The Structure shows how Planning is made up of three areas Development Planning, Placemaking and Development Management.

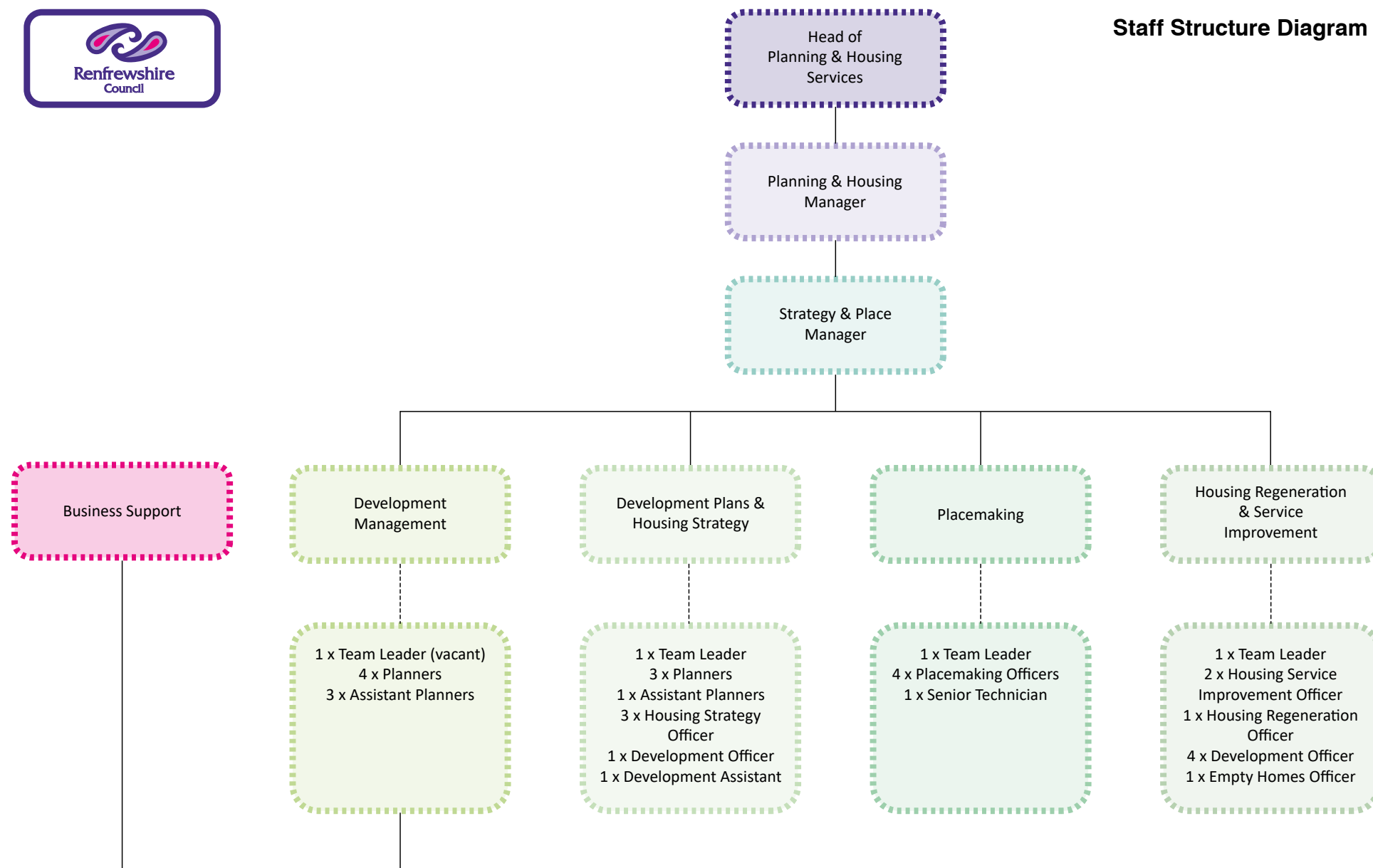
Staff work together across the teams within Planning as well as working with the team in housing. This approach has been excellent in promoting a culture of continuous improvement across both Planning and Housing staff with each team learning from each other's experience.

From the structure it should be noted that there are currently some vacancies in the team. These being filled and there should be a full complement of staff for next year's Planning Performance Framework.





## Staff Structure Diagram

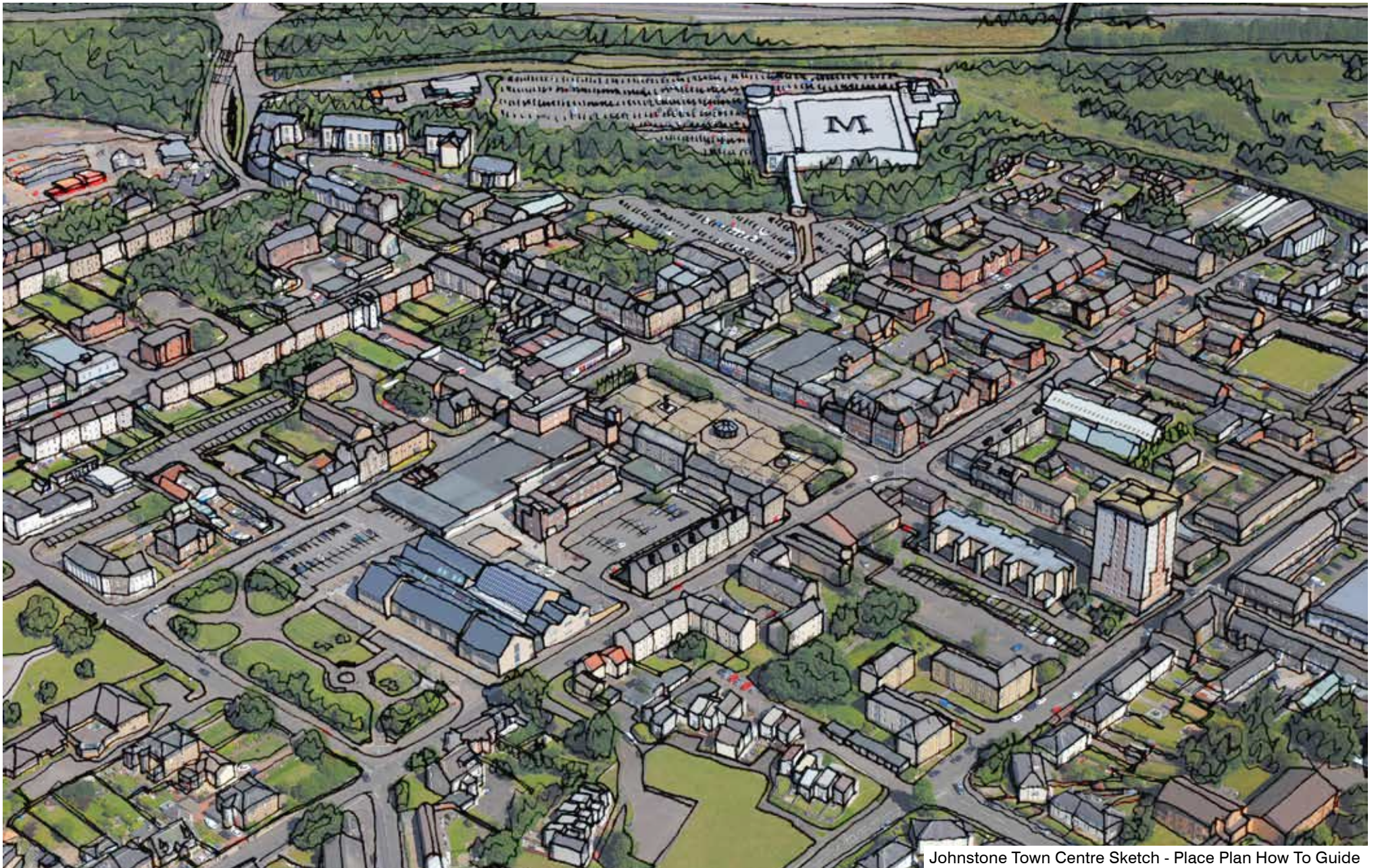


## Part 7: Planning Committee Information

Committee & Site Visits	Number per year
Full council meetings	5
Planning committees	6
Area committees (where relevant)	-
Committee site visits	4
Local Review Board	5
Local Review Board site visits	0







Johnstone Town Centre Sketch - Place Plan How To Guide










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

**On: 20 August 2019**

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

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**Heading: Renfrewshire Local Development Plan – Development Plan Scheme 2019**

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## **1. Summary**

- 1.1 The Planning etc. (Scotland) Act 2006 requires Local Planning Authorities to prepare an annual Development Plan Scheme setting out the programme for preparing and reviewing their Local Development Plan along with a participation statement indicating when, how and with whom consultation on the Local Development Plan will take place.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) approves the Renfrewshire Development Plan Scheme 2019 and Participation Statement.
- 

## **3. Background**

- 3.1 The current Development Plan for Renfrewshire consists of the Clydeplan Strategic Development Plan which was approved by Scottish Ministers on 24 July 2017 and the adopted Renfrewshire Local Development Plan (2014).
- 3.2 In preparing to replace the current adopted Renfrewshire Local Development Plan (2014), the Proposed Renfrewshire Local Development Plan (2019) was approved by the Communities, Housing and Planning Policy Board on 12 March 2019.
- 3.3 The Development Plan Scheme sets out the remaining stages and timetable for the adoption of the next Renfrewshire Local Development Plan.

- 3.4 The Development Plan Scheme 2019 will be sent to the Scottish Ministers and will be available to view in local libraries and online at:  
<http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-Local-Development-Plan>.
- 

### **Implications of the Report**

1. **Financial** - None
  2. **HR & Organisational Development** - None
  3. **Community/Council Planning** The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire.
  4. **Legal** - None
  5. **Property/Assets** - None
  6. **Information Technology** - None
  7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** - None
  9. **Procurement** - None
  10. **Risk** - None
  11. **Privacy Impact** - None
  12. **Cosla Policy Position** - None
  13. **Climate Risk:** none
- 

### **List of Background Papers:**

Appendix 1 - Renfrewshire Local Development – Development Plan Scheme 2019

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



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## Renfrewshire Local Development Plan

# Development Plan Scheme 2019









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# Development Plan Scheme

The provisions of the Planning etc. (Scotland) Act 2006 require Renfrewshire Council as a Local Planning Authority to prepare a Development Plan Scheme (DPS), at least annually.

A Development Plan Scheme sets out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan. It outlines what is likely to be involved at each stage of the Local Development Plan process and identifies any changes or updates to the programme.

The Development Plan Scheme also includes a participation statement outlining when, how, and with whom, consultation will take place over the coming year.

## The Development Plan System

The Development Plan system in Renfrewshire consists of five core statutory documents:

- The National Planning Framework for Scotland—Scottish Government's strategy for spatial development within Scotland, currently NPF3;
- The Strategic Development Plan—Clydeplan 2017;
- The Local Development Plan—The Renfrewshire Local Development Plan 2014;
- Supplementary Guidance—New Development Supplementary Guidance 2014; and,
- Supplementary Guidance—Housing Land Supply Supplementary Guidance 2015

The Development Plan aims to guide the use and development of land indicating where development or changes in land use should or should not take place. It sets out policies that provide the basis for planning decisions.



Map of Renfrewshire

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## Strategic Development Plan

Clydeplan was approved with modifications by Scottish Ministers on 24th July 2017 and replaces the Glasgow and Clyde Valley Strategic Development Plan (2012).

Clydeplan sets out the long term development strategy for the City Region.

It provides a strategic context for the Renfrewshire Local Development Plan identifying appropriate locations for investment and development.

Clydeplan focuses on growing the economy of the City Region in a low carbon and sustainable manner, setting out a framework to encourage investment in the right locations.

The next Renfrewshire Local Development Plan will require to reflect and be consistent with Clydeplan.

*Map of the 8 Local Authorities within the Clydeplan area*



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## Local Development Plan

The Renfrewshire Local Development Plan was adopted on 28th August 2014.

The Renfrewshire Local Development Plan sets out the spatial strategy that facilitates investment and guides the future use of land in Renfrewshire.

The Local Development Plan contains policies that provide a framework for decision making on planning applications to ensure that development and changes in land use are appropriate and in the right locations.

**Spatial Strategy**—Guides development throughout Renfrewshire in line with the vision of Renfrewshire's Community Plan.

**Proposals Map**—The Local Development Plan strategy and policies illustrated on maps.

**New Development Supplementary Guidance**—Sits alongside the Local Development Plan and provides more detailed guidance on certain policies and/or specific proposals. The New Development Supplementary Guidance supports, complements and forms part of the Renfrewshire Local Development Plan.

**Housing Land Supply Supplementary Guidance**—Sets a framework for the assessment of housing development on sites not allocated in the Renfrewshire Local Development Plan, in circumstances where the five year effective land supply is not being maintained.

**Action Programme**—The Action Programme sets out a list of actions required to implement the policies and proposals in the Renfrewshire Local Development Plan, indicating who will be involved in implementing these actions and the timescales.



## Main stages of the Renfrewshire Local Development Plan preparation

**Main Issues Report (MIR) (completed)** – Sets out the Council's general proposals for development along with reasonable alternatives to these proposals.

Consultation on the Main Issues Report and accompanying Environmental Report, as the first stage in preparing the next Renfrewshire Local Development Plan, was undertaken between 6 February 2017 and 30 May 2017.

240 responses were received. These representations will be taken into account in preparation of the next stage of the Renfrewshire Local Development Plan, the Proposed Plan.

**Proposed Plan (current stage)** – The Renfrewshire Local Development Plan Proposed Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019.

The Proposed Plan represents the Council's settled view of what will be included within the final adopted Local Development Plan.

It contains all relevant strategies, policies and development proposals as well as proposals maps, place plans and other illustrative diagrams to explain the land use framework for Renfrewshire.

**Examination of the Proposed Plan** – The Local Development Plan examination deals with issues that have arisen through the Proposed Plan stage that remain unresolved.

Any outstanding objections will be subject to Examination by Reporter(s) appointed to act on behalf of the Scottish Government. The Reporter(s) will weigh up the issues whilst considering input from a variety of sources and stakeholders before reaching a conclusion and a recommendation.

**Adoption of the Local Development Plan** – Once through Examination and any modifications are made to the Plan where required, the Council can adopt the Renfrewshire Local Development Plan where it will replace the existing adopted Renfrewshire Local Development Plan (2014).

Upon adoption the Renfrewshire Local Development Plan becomes a legal document used for the assessment of planning proposals.



## Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires all plans, programmes and strategies prepared by Councils and other public bodies to be subject to a Strategic Environmental Assessment, and this includes the Renfrewshire Local Development Plan.

The purpose of Strategic Environmental Assessment is to assess how the Local Development Plan might positively or negatively affect the environment and to consider how environmental impact can be avoided, reduced, mitigated or enhanced.

The Strategic Environmental Assessment is an important process which places environmental considerations at the centre of the decision-making process.

An Environmental Report was published for consultation in March 2019 alongside the Renfrewshire Local Development Plan Proposed Plan.

This Environmental Report illustrates how Renfrewshire Council has assessed the potential effects of the Renfrewshire Local Development Plan Proposed Plan on the environment; and how the environmental assessment has influenced the development of the plan.







## Other Assessments

Other assessments required as part of the Local Development Plan preparation process include:

### Stages of Strategic Environmental Assessment

**Environmental Baseline Report** – A State of the Environment report that establishes current baseline data necessary to characterise the environment.

**Strategic Environmental Assessment Scoping** – A scoping report outlines the proposed extent, level of detail and issues that require to be covered within the Strategic Environmental Assessment Environmental Report.

**Environmental Report** – Identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of implementing the plan's policies, proposals or alternatives. The Environmental Report is published alongside the Renfrewshire Local Development Plan.

**Habitats Regulations Appraisal** – An assessment of the implications of the plan's policies or proposals on Special Protection Areas or Special Areas of Conservation.

**Equality Impact Assessment** – An Equality Impact Assessment aims to ensure that policies within plans do not significantly impact on age, disability, economic circumstance, ethnicity, gender or religion.

### Timetable for Review of Local Development Plan

An up to date Local Development Plan provides certainty, decisions can be made with confidence as development plans lead and guide development and investment.

The programme for the review of the Renfrewshire Local Development Plan is set out overleaf. It details the key tasks and milestones.

## Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	TIMESCALE
1	Publish the Renfrewshire Local Development Plan Scheme.		Annually
2	Monitor existing plan policies and changes in characteristics of the Renfrewshire area; research topics; consult appropriate parties in preparation of Monitoring Statement to inform the Main Issues Report.  Engage with stakeholders to identify what are the main issues emerging in Renfrewshire.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	Complete
3	Prepare a Monitoring Statement.  Prepare and Publish the Main Issues Report and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	Complete
4	Prepare and publish the Renfrewshire Local Development Plan Proposed Plan taking into account the comments received on the Main Issues Report.  Consultation and engagement on the Proposed Local Development Plan.	Publish an updated Environmental Report alongside the Local Development Plan Proposed Plan taking account of the comments received.  Consult and engage extensively over a 12 week period.	Complete
5	Consider representations to Renfrewshire Local Development Plan Proposed Plan and requirement for modifications.	Consider representations to Renfrewshire Local Development Plan Proposed Plan and requirement for modifications.	June – October 2019
6	Submit the Renfrewshire Local Development Plan Proposed Plan with a report of conformity with the Participation Statement (start of Examination process)	Submit the Environmental Report alongside the Renfrewshire Local Development Plan Proposed Plan.	November 2019
7	Examination		6 – 9 Months
8	Report on the Examination to Council to consider Reporter's findings and recommendations.		May 2020 – July 2020
9	Publish the Renfrewshire Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt.	Publish finalised Environmental Report.	May 2020 – July 2020
10	Adoption	Publish post - adoption Strategic Environmental Assessment statement, illustrating how the environmental report has influenced the Renfrewshire Local Development Plan.	Between June 2020 and August 2020

# Participation Statement

A key objective of the Renfrewshire Development Plan Scheme is to illustrate when, how, and with whom, consultation will take place.

Renfrewshire Council is committed to extensive consultation and engagement, encouraging involvement throughout the preparation of the Renfrewshire Local Development Plan, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 3/2010 on 'Community Engagement'.

The planning system has the potential to shape communities and the environment of Renfrewshire's towns and villages. It is important that people get involved in the Local Development Plan process.

It is often the case that the only time people get involved in planning is in relation to a planning application that they feel has a direct impact on them.

Often making comments at this stage can be after the principle of the development of a site has already been identified and adopted through the development plan process.

Although participation and active engagement in the Local Development Plan process can help shape an area, it cannot however guarantee that everyone gets the outcome they want.

It is important that everyone is aware of the proposals and areas of change as early as possible and they have the opportunity to make comments.

Renfrewshire Council also consider that it is important that stakeholders get explanations as to how and why decisions are made.

Effective consultation and engagement aims to provide an opportunity for members of the public, businesses, developers, public bodies and key agencies, interest groups and community groups to discuss proposals.

Everyone is entitled to comment and this applies as much to people who support the Renfrewshire Local Development Plan as well as those who choose to object.



## Participation of the Local Development Plan

The information below indicates a variety of methods that the Council will use to gather views, comments and opinions.

STAGE 1: DEVELOPMENT PLAN SCHEME (ANNUALLY)	
WHO	Scottish Ministers
METHOD OF PARTICIPATION	The Renfrewshire Development Plan Scheme is available in public libraries, at Renfrewshire House and on the Council's website.
STAGE 2: PRE MAIN ISSUES REPORT	
WHO	Members of the public, community groups, statutory organisations, key agencies, private and public sector, infrastructure providers, Scottish Government, landowners, developers, home builders and local businesses.
METHOD OF PARTICIPATION	<b>Council update and reporting:</b> Development Plans update report was submitted to the Planning and Property Policy Board January 2016.
	<b>Social Media Engagement:</b> Updates on the Renfrewshire Local Development Plan webpage, Local Development Plan mailing list set up, Twitter and Facebook feeds.
	<b>Suggestions for Land Use Change:</b> A Suggestions for Land Use Change exercise was carried out in 2015. This allowed any interested party to identify particular sites for consideration of potential inclusion in the next Renfrewshire Local Development Plan.
	<b>One to One Meetings:</b> A number of one to one meetings were held over an 8 week period with a wide range of stakeholders including key agencies, local businesses, land owners and developers. Discussions centred around emerging main issues, specific interests, resources, placemaking, future development sites, infrastructure requirements and timescales.
	<b>Focus engagement:</b> Planning officers met a range of community groups, Community Council's and Development Trusts to gather the views and ideas to shape the Renfrewshire Local Development Plan.
	<b>Consultation Events:</b> A Developers Day was held in October 2015 to provide updates on the Development Plan and the Council's framework for investment to a range of stakeholders.
	Planning officers attended the Council's annual Community Planning Conferences, Local Housing Strategy consultation events and the Housing Providers Forum. These provided an opportunity to engage with a wider audience and raise awareness of the review of the Renfrewshire Local Development Plan.  Town Centre Strategies and Action Plan Consultation and Erskine Town Centre Charrette. Consultation on the community's ideas and priorities for improvements to their town centres and wider local areas. This engagement will help inform final Town Centre Strategies and the next Renfrewshire Local Development Plan.



STAGE 3: PUBLICATION OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT, MONITORING STATEMENT AND ENVIRONMENTAL REPORT (COMPLETE)	
WHO	Members of the public, community groups, Scottish Government, statutory organisations, key agencies, private and public sector, infrastructure providers, landowners, housing associations, neighbouring local authorities, local businesses, home builders and developers.
METHOD OF PARTICIPATION	<p><b>Council update &amp; reporting:</b> A board report was submitted to the Planning and Property Policy Board on 24 January 2017.</p> <p><b>17 week consultation and engagement period was carried out from 6 February 2017 to 30 May 2017.</b></p> <p><b>Statutory procedures:</b> Publish advertisement in local press.</p> <p>Renfrewshire Local Development Plan Main Issues Report, Environmental Report and supporting background papers deposited at Renfrewshire House and all local libraries.</p> <p>Notification of Renfrewshire Local Development Plan Main Issues Report publication sent to neighbouring authorities, key agencies and Community Councils.</p> <p>Everyone on Local Development Plan consultation database notified.</p> <p><b>Online Publication and Social Media Engagement:</b> Web based consultation system set up with an electronic copy of response Main Issues Report, Environmental Report and supporting background papers along with an electronic consultation response form.</p> <p>Storybook version of the Renfrewshire Local Development Plan Main Issues Report published online to focus on the main issues and make the document more accessible.</p> <p>Twitter and Facebook feeds.</p> <p><b>One to One Meetings:</b> Rather than hold a Developer Day the consultation period was extended from 12 weeks to 17 weeks to allow for more one to one meetings which had proved to be very successful at the Pre-MIR stage in engaging a range of stakeholders in a more personal way.</p> <p>Meetings with various groups, members of the public, Community Councils, Community Planning Partners, Key Agencies, landowners, developers, local businesses, local interest groups and Council staff took place throughout the consultation period.</p> <p><b>Focused Engagement:</b> Presentations to interested groups.</p> <p>Officers attended the Council's annual Community Planning Conference consultation events to facilitate the use of the Place Standard tool with members of the public and community groups. This provided an opportunity to engage with a wider audience and raise awareness of the preparation of the Renfrewshire Local Development Plan – Proposed Plan.</p>



## STAGE 4: RENFREWSHIRE LOCAL DEVELOPMENT PLAN PROPOSED PLAN AND ENVIRONMENTAL REPORT

WHO	<p>Owners / occupiers / lessees of land or neighbouring land identified in the Local Development Plan Proposed Plan for development.</p> <p>Everyone who commented on Renfrewshire Local Development Plan Main Issues Report.</p> <p>All other interested parties as outlined in Stage 3.</p>
METHOD OF PARTICIPATION	<p><b>Council update &amp; reporting:</b> A board report was submitted to the Communities, Housing and Planning Policy Board on 12 March 2019.</p> <p>12 week consultation and engagement period was carried out from 18 March 2019 to 10 June 2019</p> <p><b>Statutory procedures:</b> Renfrewshire Local Development Plan Proposed Plan, Environment Report and supporting background papers deposited at Renfrewshire House and all local libraries.</p> <p>Adverts published in local press.</p> <p>Notification sent to owners, lessees or occupiers of potential development sites, and owners, lessees or occupiers of land neighbouring any potential development sites, which the Plan proposes specifically to be developed.</p> <p>Notification of Renfrewshire Local Development Plan Proposed Plan publication sent to neighbouring authorities, key agencies and Community Councils.</p> <p>Everyone on Local Development Plan consultation database notified.'</p> <p><b>Social Media Engagement:</b> Webpages were updated with an electronic version of the Local Development Plan Proposed Plan, Environment Report and supplementary Background Reports. An electronic copy of the consultation response form was published as well.</p> <p>Twitter and Facebook feeds.</p> <p>Notify everyone on consultation database.</p> <p><b>Meetings:</b> Meetings were held along with presentations and workshops with Community Councils, community groups and a range of stakeholders across Renfrewshire.</p> <p>A number of meetings were held with key agencies to discuss the Renfrewshire Local Development Plan Proposed Plan.</p>
	<p><b>Focused Engagement:</b> Officers attended the Business Matters in Renfrewshire event where a stand was set up in relation to the Renfrewshire Local Development Plan Proposed Plan. This provided an opportunity to engage with local businesses and other residents of Renfrewshire to raise awareness of the Renfrewshire Local Development Plan Proposed Plan.</p> <p>Officers attended a number of Local Area Partnership meetings covering all of Renfrewshire. This allowed engagement with a wide range of residents, community groups and various organisations representing communities across Renfrewshire.</p> <p>Officers attended the Local Housing Stakeholder Group to engage with local Housing Associations.</p>



## STAGE 5 – 10: MODIFICATIONS, SUBMISSION TO SCOTTISH MINISTERS, EXAMINATION AND ADOPTION

When Renfrewshire Council is satisfied that the Proposed Renfrewshire Local Development Plan is in its final form, whether modified or not, the Plan will be submitted to the Scottish Ministers.

At the same time the Council will publish and make available alongside the Plan its Action Programme for implementing the Plan.

The Council also has to submit to the Scottish Ministers a report of conformity with the Participation Statement.

This is to allow an assessment to be made as to whether Renfrewshire Council consulted appropriately and extensively on the Renfrewshire Local Development Plan Proposed Plan.

It sets out how stakeholders were involved in the plan preparation and outlines whether the process was consistent with the Participation Statement.

An Examination will be held into the Plan when there are unresolved objections to the Plan.

On completion of the Examination, the Reporter will prepare and publish the findings and submit to Renfrewshire Council. The Examination report and the Council's responses to the Reporter's recommendations will be made available for public inspection.

Renfrewshire Council will then modify Renfrewshire Local Development Plan Proposed Plan in light of the Reporter's recommendations unless there is sufficient justification not to accept them.

Any significant amendments made to the Renfrewshire Local Development Plan Proposed Plan will be subject to Strategic Environmental Assessment.

The modified Renfrewshire Local Development Plan will be published and forwarded to the Scottish Ministers.

Within 28 days from the advertisement of the intention to adopt the Renfrewshire Local Development Plan, the Council will proceed to adopt the Plan.

The Renfrewshire Local Development Plan Proposed Plan, once adopted, is constituted as the Local Development Plan for Renfrewshire and will replace the current Adopted Renfrewshire Local Development Plan (2014).



# Contacts

## Renfrewshire Council

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

**On: 20 August 2019**

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

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**Heading: Renfrewshire Local Development Plan Proposed Plan – Consultation Summary**

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## **1. Summary**

- 1.1 The Renfrewshire Local Development Plan Proposed Plan represents the Council's 'settled view', setting out policies and proposals for the next 10 years.
  - 1.2 The Renfrewshire Local Development Plan Proposed Plan was approved by the Communities, Planning and Housing Policy Board on 12 March 2019.
  - 1.3 Consultation on the Proposed Plan, accompanying Environmental Report and Background Reports was undertaken between 18<sup>th</sup> March and 10<sup>th</sup> June 2019.
  - 1.4 1487 representations have been submitted and a summary of the representations received can be found at Appendix 1.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Notes the representations, feedback and comments made through the Renfrewshire Local Development Plan Proposed Plan and Environmental Report Consultation and engagement process and the progress made towards the Adoption of the Plan.
-

### **3. Background**

- 3.1 The Renfrewshire Local Development Plan Proposed Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019.
  - 3.2 Following this approval, the Plan and the supporting documents were published for public consultation for 12 weeks.
  - 3.3 The Plan was widely publicised in the local press and social media, through the Council's web site and by directly notifying Community Councils, statutory consultees, parties that had engaged with the Council in the earlier preparation of the Plan as well as individually notifying owner / occupiers / leaseholders with a notifiable interest in proposals set out in the Plan.
  - 3.4 The consultation on the Renfrewshire Local Development Plan Proposed Plan is a statutory requirement to allow individuals, community organisations, businesses land owners, developers and public agencies to submit representations to the Council on the content of the Plan.
  - 3.5 These representations can be in support of the Plan or in objection to parts of the Plan or specific proposals of the Plan.
- 

### **4 Summary of Representations**

- 4.1 Following 12 weeks of extensive consultation and engagement 1487 representations were received.
- 4.2 The majority of the representations were received from Community Councils / Groups and local residents (1420 representations). Representations were also received from local businesses, developers, landowners and statutory consultees.
- 4.3 The Spatial Strategy in the Proposed Plan has been largely supported recognising that the focus on the development of brownfield land within existing settlements has been successful in delivering new development and investment across Renfrewshire in recent years.
- 4.4 Over 90% of all representations relate to the future supply of housing and the promotion of potential housing sites.
- 4.5 The sites that have generated the most representations were:
  - 883 objections related to a newly proposed residential site at Burnfoot Road, Lochwinnoch for Stewart Milne Homes;
  - 205 objections related to a site within the village envelope of Bridge of Weir at Station Road;
  - 153 objections related to the proposed self-build affordable homes site at Manse Crescent, Houston;

- 119 representations requesting that a site on the edge Elderslie Golf Club is allocated as a residential site in the new Plan;
  - Petition (107 letters) supporting the proposed allocation of a small residential site at the edge of Renfrew Golf Club.
- 4.6 The objections to the residential sites proposed in the Plan largely relate to the impact of the future development of these sites on the amenity of existing residents, the environment and local infrastructure.
- 4.7 A summary of the representations and the key feedback provided during the Proposed Plan consultation and engagement process can be found at Appendix 1.
- 

## **5 Next Steps**

- 5.1 The Renfrewshire Local Development Plan Proposed Plan presents the Council's 'settled view', setting out policies and proposals for the next 10 years.
- 5.2 All of the representations received during the consultation have been reviewed and the Proposed Plan and unresolved representations will be submitted to the Scottish Ministers who will appoint an independent Reporter(s) who will hold an Examination to consider the Plan and the representations.
- 5.3 The Reporter(s) will provide recommendations to the Council which the Council will be required to take on board before proceeding to adopt the Plan which is expected late 2020.
- 

## **Implications of the Report**

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning**  
Reshaping our place, our economy and our future - The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.
4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None



7. **Equality & Human Rights -**

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

8. **Health & Safety - None**

9. **Procurement - None**

10. **Risk - None**

11. **Privacy Impact - None**

12. **Cosla Policy Position - None**

13. **Climate Risk - None**

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**List of Background Papers**

Appendix 1

- (a) Renfrewshire Local Development Proposed Plan – Consultation Summary

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



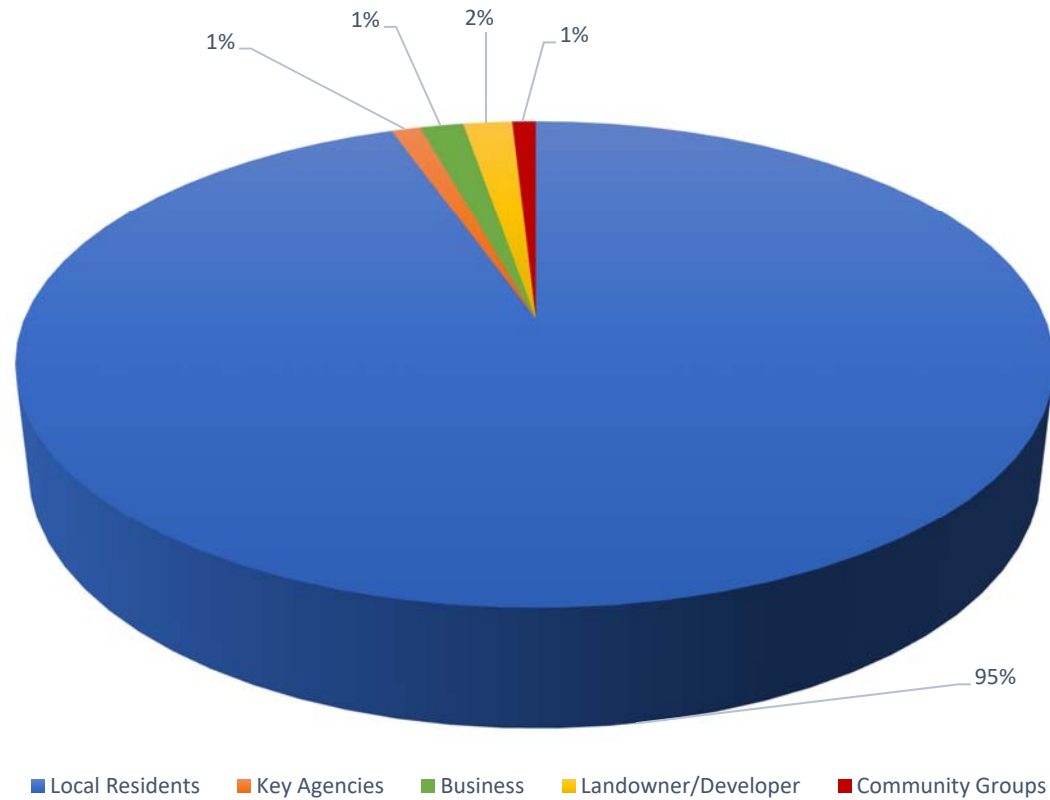


# Renfrewshire Local Development Plan

## Proposed Plan 2019 – Consultation Summary



## Who submitted representations



- 1487 representations were received during the Renfrewshire Local Development Plan Proposed Plan consultation.
- Over 95% of representations were received from local residents and community groups across Renfrewshire.

## Summary of Responses

### *Housing Sites*

Over 90% of responses related to housing sites.

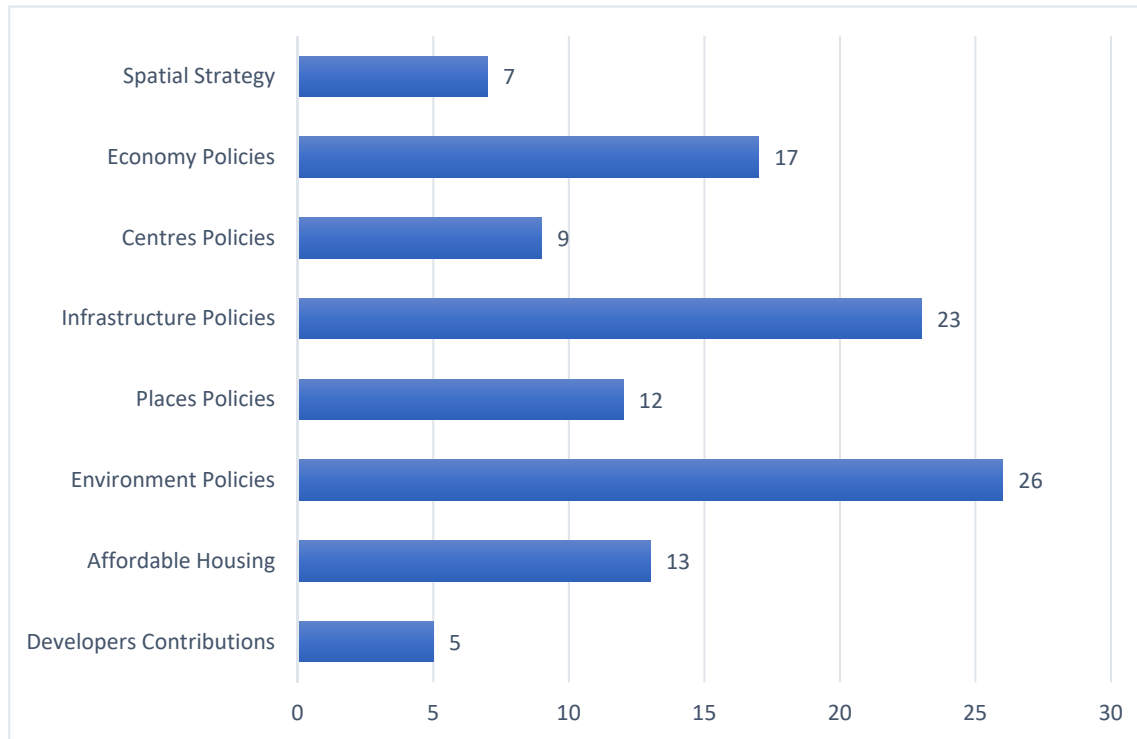
Representations also included several letters supporting the Proposed Plan particularly relating to sites not allocated in the plan.

LDP Housing Sites	No. of Objections
West of Burnfoot Road, Lochwinnoch	885
Station Road, Bridge of Weir	205
Manse Crescent, Houston	153
Woodend House, Houston	29
Golf Driving Range, Johnstone	4
UWS, Thornly Park	2
Church Street, Lochwinnoch	3
Beardmore Cottages, Inchinnan	2
Dykebar, Paisley	1
Erskine Riverfront	1

\* Petition (107 letters) in support of housing site at Renfrew Golf Club

\*\* 119 representations promoting a housing site at Elderslie Golf Club not allocated in the LDP

## Other Responses



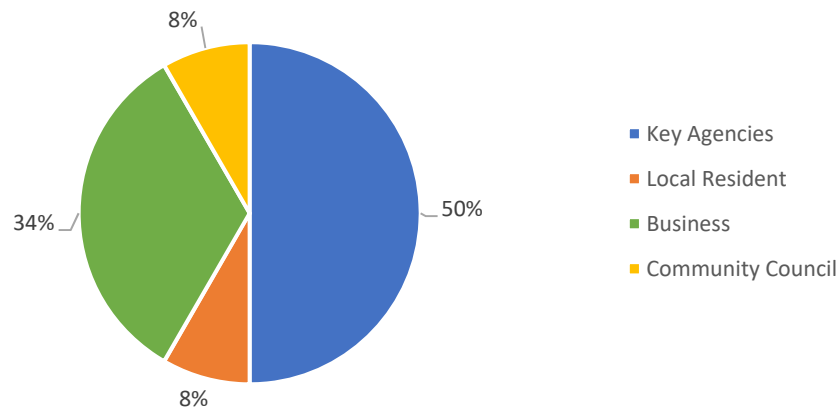
## *Spatial Strategy*

- Support for the Spatial Strategy and its topic areas; Economy, Centres, Places, Infrastructure and Environment.
- Support for prioritising building on brownfield sites instead of developing Green Belt land where possible.
- Number of housebuilders identify an over reliance on large brownfield sites and highlight a need to allocate additional housing sites across Renfrewshire

## Economy

- Support was received from Key Agencies in relation to the Economy section within the Local Development Plan. There is support for the continued economic growth and investment within Renfrewshire through City Deal.
- SEPA suggest changes to policy E1 – Renfrewshire’s Economic Investment Locations and Policy E3 – Transitions Areas to consider flood risk in line with recently published SEPA guidance.
- Support for Tourism Policy with minor text changes suggested to strengthen the policy.

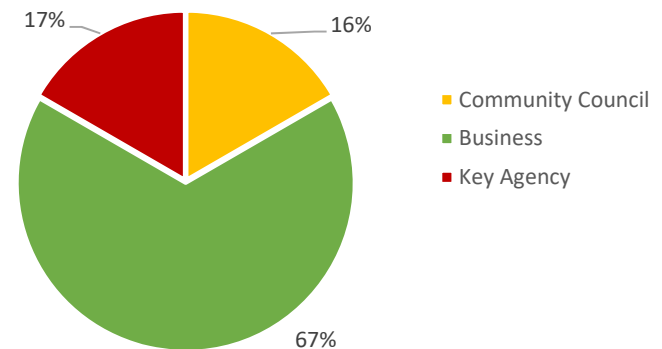
Who commented on Economy Strategy



## Centres

- The responses in relation to the Centres Policies are from businesses including the owners of the Paisley Centre, Piazza and Braehead.
- Overall there was general support for the Centre policies, with a particular focus on strengthening the protection of Paisley Strategic Town Centre.
- Representations from commercial operators questioned the current designation of Braehead as a Strategic Centre

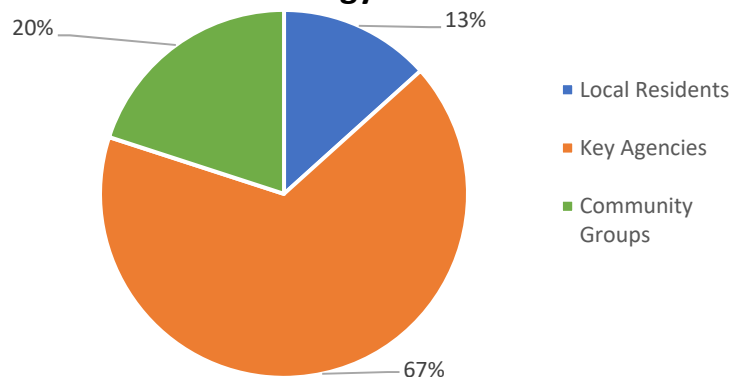
Who commented on Centres Strategy



## Infrastructure

- Five responses were received regarding Developers Contributions commenting on matters such as:
  - health care facilities;
  - public transport;
  - development that could have a direct impact on existing infrastructure.
- Scottish Government suggest inserting the guidance on Developers Contributions, Communications and Digital Infrastructure into the Local Development Plan.
- A new policy on low and zero carbon technologies in new buildings is also suggested.
- SEPA suggest strengthening policy I3 (flooding and drainage) in line with their recently published guidance.

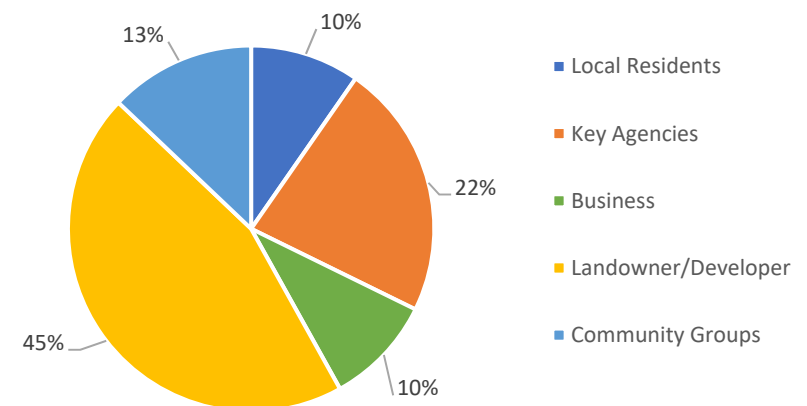
**Who commented on Infrastructure Strategy**



## Places

- Homes for Scotland and several house builders requested that more sites should be allocated to meet private and affordable housing need in Renfrewshire.
- Questions raised regarding how the housing land supply has been calculated.
- A number of responses raised concerns regarding an affordable housing policy covering all of Renfrewshire. The recommendation is that an affordable housing policy should be focussed on North and West Renfrewshire.
- Sport Scotland supported the approach of Policy P6 (Open Space) and suggest the inclusion of 4 additional sites as open space.

**Who commented on Places Strategy**

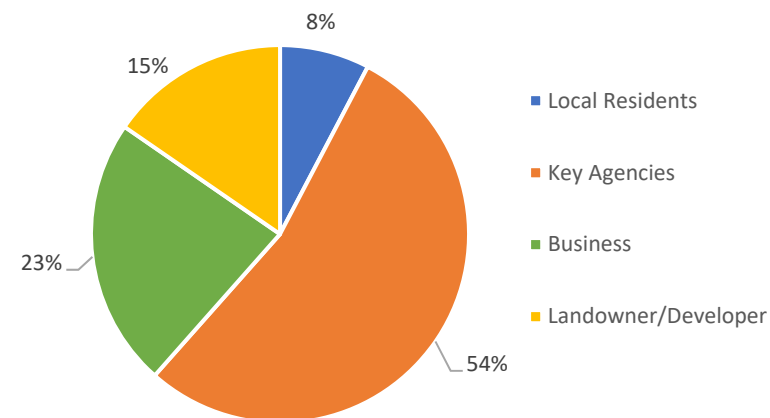




### ***Environment***

- Overall there is general support for all the environmental policies. Scottish Natural Heritage suggest minor wording changes regarding the protection of natural heritage within Renfrewshire. SEPA supports the Council's approach to air quality.
- The Scottish Government suggest inserting the guidance on the Historic Environment into the Local Development Plan and wording changes to strengthen the policy on Minerals and Soil.
- Several house builders suggest that Policy ENV1 – Green belt does not accord with Clydeplan Strategic Development Plan and question the need to have a green belt policy in the Local

### **Who commented on Environment Strategy**








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**TO: COMMUNITIES, HOUSING AND PLANNING POLICY BOARD**

**ON: 20 AUGUST 2019**

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**REPORT BY: DIRECTOR OF COMMUNITIES, HOUSING AND PLANNING SERVICES**

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**HEADING: GREENSPACES, PARKS & PLAY AREAS AND VILLAGES INVESTMENT FUND**

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## **1. Summary**

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects using the Greenspaces, Parks & Play Areas and Villages Investment fund and seeks Board approval for the provision of grant funding for several projects as described in Section 3 of this report and set out in Appendix 1.
  - 1.2 The key objective in allocating funding is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life.
  - 1.3 The Council and partners have been working closely with many groups across Renfrewshire since the launch of the fund in October 2018, with several smaller applications now having been approved by the Director of Communities, Housing and Planning under delegated authority in order to enable smaller projects to develop and move forward quickly. Where these awards have not been previously reported to Board, they are included in Appendix 1 for information.
  - 1.4 In addition to the projects and groups contained within this Board report, several other projects are currently being developed by community groups and funding recommendations in relation to these projects will be brought to the Communities Housing and Planning Policy Board for information or approval as relevant at future meetings of the Board.
-

## 2. **Recommendations**

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

- (a) notes the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund;
  - (b) notes the award of a grant for £4875 under delegated authority to Langcraigs Primary School Community Council as detailed in Appendix 1 of this report; and
  - (c) agrees to fund the projects as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £209,088 to support community groups.
- 

## 3. **Summary of Applications**

3.1 Renfrewshire Council has been working with a number of community groups since the launch of the funding in October 2018, and currently around 10 projects are actively being developed within communities across Renfrewshire, including the re-provision of a community facility in Bargarran, Erskine which was agreed by Council on 2 March 2018. Other projects under active development include:

- A running track in Foxbar;
- Seating and upgrading fencing at Ferguslie Cricket Club;
- Restoration of bandstand, improved lighting and community-maintained flower beds in Fountain Gardens;
- Consideration given to potentially changing the use tennis courts in Langbank;
- Extended Community garden in Barwood Park, Erskine;
- Play Parks in Spateston, Cochrane Castle and Thomas Shanks Parks;
- Setting up a Group in Johnstone Castle to look at improvements;
- Path improvements via Inchinnan Community Council;
- Restoration of the Old Library in Kilbarchan;
- Improvement to greenspace – Darkwood, Ferguslie;
- Dispensers of dog bags – Elderslie Community Council.

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

- 3.3 A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria outlined in Section 4 of this report. For any grant award under £5000, the Director of Communities, Housing and Planning Services has delegated authority to approve grant applications in order to allow smaller scale projects to progress quickly within communities.
- 3.4 In this round, six applications have been assessed and currently meet the criteria for approval of grant funding and a summary of these applications can be found at Appendix 1. One of the applications is included for information as it was for less than £5000, and has been approved by the Director of Communities, Housing and Planning following discussion with the Convener of the Communities Housing and Planning Policy Board since the last meeting of this Board.
- 

**Applicant 1:** Howwood Community Council  
**Funding Requested:** £50,000  
**Recommendation:** Approve

- 3.5 Howwood Community Council is a long-standing organisation in operation since 1975. The community's interests are at the heart of Howwood Community Council objectives as they work hard to promote wellbeing in Howwood and foster community spirit.
- 3.6 Howwood Public Park is a significantly large park covering 3.41 hectares. The current play equipment provision was installed in 2004 at a cost of approximately £80k. At that time the majority of funds were raised by the community (fundraising and external funding streams) with Renfrewshire Council providing a small sum to boost purchasing potential.
- 3.7 Presently the condition of the park's play equipment surface, drainage, perimeter fence and the path network are requiring improvement works and are of concern to the Community Council. This has previously been recognised by the Council with Howwood Public Park benefiting from an allocation of £50k to improve the infrastructure of the park from the parks development funding co-ordinated by the Council. The works being taken forward using this funding will ensure that the fundamental infrastructure components are sound in anticipation of erecting new play equipment and structures.
- 3.8 Howwood Community Council have consulted extensively with the local community on social media and using paper surveys issued to the local primary school and key groups. They have drafted plans demonstrating proposals for the equipment the community are hoping to install. The group are looking at skateboard ramps, junior and 8+ play areas, a zip slide, football goals and an outdoor gymnasium to build social networks and deliver an area where the local youths and the community can thrive.

- 3.9 Consultations took place during early 2019 and responses were gathered from 127 participants. It is evident there is a strong desire for the project. Improved play equipment was requested by 93% of the respondents, better seating areas and an outdoor gym also scored high in the community's priorities.
- 3.10 As part of the Business Case, and to ensure the sustainability of the project the group agreed to regularly litterpick the park. Howwood Community Council have already become more active in the maintenance and development of the park. They are currently working with the Unpaid Work Team to paint handrails and the Park Pavilion, they will further conduct regular inspections of the equipment (in addition to Renfrewshire Council's statutory checks), the group have offered to liaise with the supplier in relation to any warranty issues. Further to this, in an effort to prevent dog fouling in the park, they have purchased a stock of dog fouling signs.
- 3.11 In addition to this application, Howwood Community Council has applied for £50k from the European LEADER Fund. Howwood CC have been advised by Officers from the LEADER fund team that the funds have been ringfenced and will align with this funding, if approved.

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<b>Applicant 2:</b>	<b>Elderslie Community Council</b>
<b>Funding Requested:</b>	<b>£50,000</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.12 Elderslie Community Council became a constituted group on 2 October 2018 and deliver a range of activities all geared towards building a stronger community. Community fundraising activities have already raised £10k. This fulfils the requirement for external funds, but most importantly ensures everyone in Elderslie knows, and feels invested, in the new park. The group have further delivered railing planters and Christmas lights for the Elderslie community. They are active members of the Team Up to Clean Up campaign, clearing away unwanted vegetation as well as litterpicking on a regular basis.
- 3.13 The Queens Road Play Park was identified as the best location to upgrade an existing Elderslie park. Swings here are over 30 years old, approaching the end of life phase. Additional structures have been removed over time, thus the play value is noted as "extremely poor". The group worked closely with the Council in reviewing the limited location options available in their community. It was agreed, although access is poor (a few steps are in place at both access points), it has more potential than the alternatives. The development of a path has been discussed with Barratt Homes to improve access and provides further in-kind support for the proposal.
- 3.14 Elderslie Community Council is looking to refresh the current play offering with new, dynamic and exciting equipment chosen by the children of Elderslie. The group are keen for the equipment to be all-inclusive appealing to both younger and older children as well as children with varying capabilities.

- 3.15 The group are keen to entice parents and children from Elderslie, and wider community to use the park and are planning Easter Eggs hunts, and Halloween activities in the Queens Road Play Park area, mirroring the success of such events in neighbouring communities.
- 3.16 Elderslie Community Council consulted with young people and adults in their community, as well as individuals who live in homes over-looking the park, for their views on a renewed play park in this space. The results were overwhelmingly in support of the project.
- 3.17 A buzz was created with local school children who made clear choices on the apparatus they would like to see in the Park. Information was gathered and presented to Renfrewshire Council framework suppliers and plans have been drafted.
- 3.18 Discussions have been on-going with Officers from the Council and Officers will maintain oversight of purchasing and activity. Renfrewshire Council (Environment and Infrastructure Services) will continue to deliver regular statutory inspections ensuring the safety of equipment.
- 3.19 Elderslie Community Council have already secured £10k from local fundraising events, a further £5k from Barratt Homes and the group are awaiting the outcome of applications to the Flight Path Fund and Aviva Group.

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<b>Applicant 3:</b>	<b>Pals of the Privies - Ferguslie CC</b>
<b>Funding Requested:</b>	<b>£50,000</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.20 Pals of the Privies are a sub-group of Ferguslie Community Council. The group were constituted in Spring 2018 and were created due to their collective interest in improving Glencoats Park.
- 3.21 Glencoats Park hosts a small play area with very old, tired play structures. These are confirmed obsolete by Environment & Infrastructure; broken parts are unable to be replaced. The equipment is around 40 years old and is believed to have been relocated following the closure of a nearby play park.
- 3.22 The consultation undertaken by Pals of the Privies shows a desire from the community for a 3-phase play experience to be developed within Glencoats Park. Visits to local nurseries and schools and discussions with parents and youths via drop-in centres, demonstrate significant community support for a much-needed upgrade to the current park offerings.
- 3.23 The community's first focus will be on replacing the current play area, upgrading the surface and equipment. This application is for Phase 1.
- 3.24 Phases 2 & 3 will include further enhancements to park equipment. The group are investigating the feasibility of developing a historic trail to celebrate the impact, lives and legacy of the Coat's family in the park.



- 3.25 Pals of the Privies have engaged with the Ferguslie community through Facebook and have conducted paper surveys from residents surrounding the park. Focus groups have been held with school and nursery children, as well as teenagers from community youth clubs. It was during these focus groups, also attended by Scotplay (the playground equipment company used by the Council), children identified the type of equipment they wanted in their playpark. Responses from 320 participants were gathered and clearly support the installation of a new play park as phase one of their development plans.
- 3.26 The community of Ferguslie are behind the playpark plans and continuously demonstrate their drive and ambitions for the park through regular engagement with the Team Up to Clean Up Campaign, their growing partnerships with local youth groups and ability to reduce antisocial behaviour through connecting and engaging positively with potential sources. The majority of respondents are pleased with the look of the park and now feel safe using the space since Pals of the Privies delivered significant improvement works. However, 75% of participants also noted they leave Ferguslie to access better play areas/toddler areas in other parts of Renfrewshire.
- 3.27 The group, and wider community, have volunteered to continue cleaning up the park, including keeping vegetation growth under control and sweeping broken glass from the play park area. They will further keep a close eye on equipment and report any damage or breakages.
- 3.28 Pals of the Privies have run several highly successful community events which bring local residents together and are free to access. For their 2019 Fun Day event, they had a bucket on display to raise funds for the park from voluntary donations, raising awareness as well as £200.
- 3.29 The group secured £10k from the Wooden Spoon Project. They have further applications in with the Flight Path Fund (£10k), Paths for All (£2k), and have opened dialogue with ASDA and the Co-op. A local resident, Jim Green, donated £1k and Paisley born artist John Byrne gave the group £50. Unfortunately, the group were unsuccessful in their application to the Weir Foundation.

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<b>Applicant 4:</b>	<b>Stronger Communities Glenburn</b>
<b>Funding Requested:</b>	<b>£50,000</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.30 Stronger Communities Glenburn became a constituted group on 15 November 2017. They were created to engage with the wider community and local services to create plans to help make Glenburn “an even better place for children and families to grow up”.
- 3.31 The group deliver a range of activities for local residents in the Glenburn Community Centre, a weekly mother and toddler’s group, a drop-in café, a weekly bingo evening and a fitness class.

- 3.32 The groups masterplan is to develop and upgrade several play areas within Glenburn. They are beginning this project with the largest Park at Skye Crescent.
- 3.33 Skye Crescent Play Park sits in the heart of the community next to the local shops, Glenburn Community Centre and Library. The Park is used by Stronger Communities Glenburn to host their annual Summer Gala Day, Easter Egg Hunt and Community Sports Day. Glenburn Pre-5 Centre were regular users of the Park however in recent years they have used the facility less frequently due to the ageing condition of equipment. They have confirmed they would be keen to increase their use again if the facility were upgraded. Renfrewshire Youth Services use the park for their activities.
- 3.34 Skye Crescent Park's equipment is largely over 30 years old, approaching the end of life phase and noted by Environment & Infrastructure as having "low play value".
- 3.35 The Stronger Communities Glenburn group is looking to refresh the current play offering and replace it with new, dynamic and exciting equipment chosen by the children of Glenburn. The group are keen for the equipment to be all-inclusive appealing to both younger and older children and installing equipment suitable to youths of varying capabilities.
- 3.36 The group hope to entice parents and children from Glenburn, and the wider community to increase their use of the Park. It has been noted residents from Foxbar, Lochfield and other areas attend their fun days therefore they are keen to appeal to this wider audience, as well as the local community, to visit and play in the park on a more regular basis.
- 3.37 Stronger Communities Glenburn posted a Facebook survey to seek the wider community's views on installing a new play park in Glenburn. 266 individuals took part and overwhelmingly indicated they visit parks, or their children visit parks, for the play value. Most leave Glenburn however instead preferring to travel to Barshaw Park, Rouken Glen or Robertson Park. Respondents indicated this was due to the aged condition of the park equipment.
- 3.38 Local school children were consulted on the equipment they would like to see in the Park. Information was gathered and presented to Renfrewshire Council framework suppliers and plans have been drafted. The community are supportive of these.
- 3.39 In the survey respondents had the option to consider their preferred location for a playpark development and to vote to upgrade the current Skye Crescent Play Park or create a new play park on Braehead Road. The results came back concluding an exact 50% split in terms of preferred location. Stronger Communities Glenburn have opted to develop the existing Skye Crescent park as meetings with Planning revealed an entirely new park would be time consuming and expensive to build which would reduce the funding offered to invest in play equipment, the main component the community wish to see improved. The community will actively continue

to consider projects to develop play opportunities in the Braehead Road area and others, on conclusion of the Skye Crescent park upgrade.

- 3.40 Stronger Communities Glenburn were constituted after receiving an award of £15,000 from Save the Children. They have recently made applications to the Flight Path Fund, the Lottery Heritage Fund and contacted local businesses. Stronger Communities Glenburn have further started a crowd funding page online to raise funds from their community.

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<b>Applicant 5:</b>	<b>Friends of Knockhill Park</b>
<b>Funding Requested:</b>	<b>£9,088</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.41 Friends of Knockhill Park are a well-established community group in Renfrew, being constituted in April 2012. Their objective is to educate and promote community welfare through the use of Knockhill Park. They seek to provide facilities for recreation and develop the park for environmental education. The group secured new equipment for the park in 2014.
- 3.42 The group's active Facebook page showcases community activities such as storytelling, bricks4kids craft days and film shows. The YMCA and StreetStuff regularly appear on the summer events calendar to entertain young park users.
- 3.43 The Park itself is large at 37,000 square metres. The play area offers children over 2 years old a range of equipment to play on including swings, slides and climbing frames. There is a football park with goals, a dog agility zone, and an outdoor gym. The group have requested funding for 2 dog fouling dispenser bags to reduce instances of fouling in the Park.
- 3.44 An expression swing has further been requested, this is an apparatus for parents and carers who visit the park with an infant or baby. The swing offers a bonding experience that is both relaxing and fun. When asked for suggestions to increase the park's appeal during a Spring survey, the swing was requested by adults with young infants.
- 3.45 During Spring events taking place in the park participants were asked a range of questions. 32 surveys were completed with 22 supporting the Expression Swing and all 32 seeking seating and picnic benches.
- 3.46 The Friends of Knockhill Park group advise during this survey, and while speaking with users in general, a common theme is always the need for more seating. Users feel picnic benches and single benches would encourage users to stay longer to enjoy the vast green space or some family time together.
- 3.47 The group are hopeful they can further boost the parks' appeal by offering an onsite defibrillator for their community of elderly, dog walkers and keep fit enthusiasts.

## **4 Background**

- 4.1 At its meeting on 2 March 2018, Council agreed to commit £1.870 million (£1 million capital and £0.87 million revenue) to support a programme of investment in greenspaces, parks and play areas and villages.
- 4.2 On 19 September 2018, the Leadership Board agreed the key objectives of the fund to:
- Regenerate and make physical and environmental improvements to greenspaces, parks & play areas and villages across Renfrewshire;
  - Promote sustainable community use of greenspaces, parks and play areas and villages;
  - Increase levels of external funding being attracted into Renfrewshire to develop and use greenspaces, parks & play areas and villages;
  - Support communities to manage or deliver sustainable services in greenspaces, parks & play areas and villages in Renfrewshire;
  - Strengthen community capacity in Renfrewshire increasing regular participation in community events/activities; and
  - Encourage the development of new partnerships, community ownership of assets and asset transfer.
- 4.3 It was further agreed that applications for the ringfenced Villages Investment Fund should also strengthen the unique identity, heritage and integrity of village life.
- 4.4 Applicants to the fund need to be able to demonstrate:
- positive impact for local communities
  - community involvement in the design and delivery of the project
  - good working relationships and partnership with others
  - financial sustainability
  - strategic fit with the fund objectives and criteria
  - value for money and leverage of additional funding and/or resources
- 4.5 The Greenspaces, Parks & Play Areas and Villages Investment fund is closely aligned to other grant funding within the Council e.g. Community Empowerment Fund and close links are maintained to Officers administering these grants.
- 4.6 As with all Council grants, the Groups will require to comply with the terms and conditions applied. In particular, Renfrewshire Council will monitor the spend to ensure it is used correctly and appropriately.
-

## **Implications of the Report**

1. **Financial** – Council approved the allocation of £1.870 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. Due to the capital works being undertaken, Officers are ensuring that there are minimal recurring revenue costs to Services in the coming years.
2. **HR & Organisational Development** – None
3. **Community Planning**  
  
The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** – All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
5. **Property/Assets** – There is the potential for property/assets to be included as part of this fund.
6. **Information Technology** – None
7. **Equality & Human Rights**  
  
(a) It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account where required.
8. **Health & Safety** – Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
9. **Procurement** – There is potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
10. **Risk** – Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
11. **Privacy Impact** – None
12. **CoSLA Policy Position** – Not applicable
13. **Climate Risk** - None

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**List of Background Papers** - None

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**Author:** Oliver Reid, Head of Communities and Public Protection.  
**Email:** [oliver.reid@renfrewshire.gov.uk](mailto:oliver.reid@renfrewshire.gov.uk)

## Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Howwood Community Council	<p>Howwood Community Council are seeking to improve their current public park offering.</p> <p>Howwood have a vast greenspace area which has a public play park already which is popular for children under 8. The group are keen to encourage the over 8's, teenagers and adult demographic into the Park by providing more exciting, dynamic structures and an outdoor gym.</p> <p>The large open green space has recently benefited from improved drainage and the group look to install goal posts here. Howwood CC are currently investigating the feasibility of asset transferring the Pavilion to the community.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board.	<p>The grant funding should be approved as it matches the award criteria.</p> <p>Funding would encourage greater use of the Park by a wider demographic. Bringing these demographics together will lead to a stronger, healthier, more connected community.</p>	Howwood
2. Elderslie Community Council	<p>Elderslie Community Council are seeking to improve their current public park.</p> <p>Elderslie have another 2 parks in the village however they are all considered as low play value such is the age of the equipment.</p> <p>This park has 2 swings and a slide to offer local children. The group plan to revamp this with 32 different play offerings from structures to more calming sensory items.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board.	<p>The grant funding should be approved as it matches the award criteria.</p> <p>The community in Elderslie are in much need of a Park. The investment would be welcomed in this area to allow the appeal of parks and greenspaces to be brought back to the area.</p>	Elderslie

	<p>The play area will be deigned to be all-inclusive with carefully chosen items to suit all capabilities.</p> <p>The group may go on to realise ongoing phases of the project to include a community garden and outdoor gym.</p> <p>External funding has been secured with more expected and the community have evidence they support the project.</p>				
3. Pals of the Privies - Ferguslie Community Council	<p>The play equipment offered in Glencoats Park is obsolete. Environment &amp; Infrastructure have confirmed it is almost 40 years old.</p> <p>The active community group there have transformed the Park over the last year with hard work and tools provided by Team Up to Clean Up, and their community.</p> <p>Upgrading the current play park is Phase 1 of the community groups ambitions. All Phases concentrate on offering various levels of play for the local children who have indicated their ideas through a thorough consultation.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board.	<p>The grant funding should be approved as it matches the award criteria.</p> <p>The improvements to the current play park offering will service the large number of young visitors to the Park.</p>	Ferguslie, Paisley
4. Stronger Communities Glenburn	<p>The play equipment available in Skye Crescent Play Park is largely 30 years old and confirmed to be at its end of life with low play value.</p> <p>Consultation revealed the current offering does not meet children's demands. SCG intend to upgrade the play park at Skye Crescent in 2 stages to be all inclusive to age and ability.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board.	<p>The grant funding should be approved as it matches the award criteria.</p> <p>The improvements to the current play park offering will service the large number of young visitors to the Park.</p>	Glenburn, Paisley



	<p>Their masterplan details a 2 phased approach to Skye Crescent and phase 3 will see the community go on to make improvements to surrounding play parks in Glenburn.</p> <p>SCG will work with E&amp;I to procure suitable equipment. The have furthered offered to maintain, fundraise and continue to hold events within the Park.</p>				
5. Friends of Knockhill Park	<p>Friends of Knockhill Park are looking to install an Expression Swing, benches &amp; picnic tables as part of improvements to the park.</p>	£9088	Approval by Communities, Housing and Planning Policy Board.	<p>The grant funding should be approved as it matches the award criteria.</p> <p>Funding would encourage greater use of the Park by a wider demographic. The consultation showed there was a desire for picnic benches and seating within the park.</p>	Renfrew
6. Langcraigs Parent Council	<p>Langcraigs Primary School offer upper Glenburn an accessible all hours play facility.</p> <p>The Parent Council secured the installation of children's play apparatus which is used by pupils, wrap around care, as well the wider young person's community.</p>	£4875	Approved by Director under delegated authority	<p>The grant funding should be approved as it matches the award criteria.</p> <p>It creates a play experience in an area which previous mass Glenburn-wide consultation identified such a facility is needed for the benefit of surrounding young people.</p>	Glenburn, Paisley

	<p>There are 2 alternative play offerings in the surrounding area, one rendered unusable due to the poor drainage, the other only houses one slide and one swing, which are old and in a poor state of repair.</p> <p>Instances of antisocial behaviour have decreased year on year since installation of equipment in Langcraigs. To boost this impact the group would like to offer a mini football pitch, along with other painted playground games and 2 basketball nets.</p> <p>Consultation with local children and wrap around care demonstrate support for the project.</p>				
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# Prospective Planning Application

Reference No. 19/0152/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward: (10)

Houston, Crosslee and  
Linwood

### Prospective Applicant

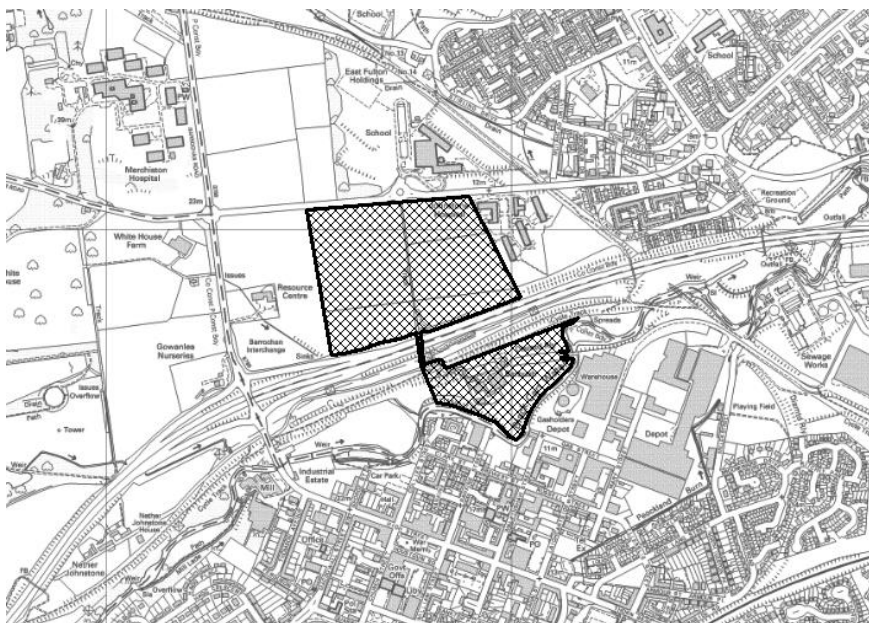
Dawn Homes Limited  
220 W George Street  
Glasgow  
G2 2PG

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Erection of residential development

**LOCATION:** Barbush, Barochan Road, Johnstone, PA5 8YR

**APPLICATION FOR:** Dawn Homes Limited



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## RECOMMENDATION

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

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as partially within an additional housing site (southern section) and partially within the Green Belt (northern section). Within the Proposed Renfrewshire Local Development Plan (2019), the same areas of land are identified as a housing land supply site (southern section) and green belt (northern section).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide justification for the proposed use of the site as well as additional technical information demonstrating that all necessary infrastructure can be accommodated or provided in terms of school capacity, safe walking routes to school, sewerage capacity, drainage, suitable and well connected access including walking, cycling as well as capacity in the Trunk Road and local road network, etc.

# Prospective Planning Application

Reference No. 19/0152/NO



Renfrewshire  
Council

## Site Description and Proposal

The site extends to approximately 17.5ha. It is split in two sections, with the A737 cutting through the site.

The southern portion is located on the northernmost edge of Johnstone adjacent to Morrisons retail store, residential development and an industrial area. It consists of rough grassland and is a vacant previously used site.

The northern section of the site is located adjacent to the former Johnstone Hospital site (residential development site for Taylor Wimpey) and an operational ambulance depot, St Benedict's High School and fields.

This site consists of flat, agricultural land.

It is proposed to develop the site for residential purposes.

## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an Additional Housing Site (south) covered by Policy P3 and Green Belt to the north covered by Policy ENV1. Within the Proposed Renfrewshire Local Development Plan, the site is covered by Policy P2 'Housing Land Supply Sites' to the south and ENV1 'Greenbelt' to the north.

## Relevant Site History

16/0112/PP – Erection of 200 dwellinghouses with associated access, landscaping and SUDs. Withdrawn July 2016.

## Community Consultation

The public community meeting was held at Johnstone Town Hall on 11 April 2019 between 1pm and 7pm with copies of the Proposal of Application Notice sent to Johnstone and Linwood Community Councils and local elected members.

The applicant also held a further event in Linwood on 25 April.

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) The contrary nature of the proposal in part to the Adopted and Proposed Renfrewshire Local Development Plan designation of the site;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, walking and cycling networks, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether infrastructure, particularly sewerage, drainage, education facilities, the trunk and local road networks are capable of accepting the requirements of the proposed development; and
- 5) 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 is considered should be brought to the attention of the prospective applicant.

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

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



**Renfrewshire**  
**Council**

**Reference No. 19/0292/NO**

## KEY INFORMATION

**Ward: (8)**

Johnstone South and Elderslie

**Prospective Applicant**  
Cruden Homes

Report by Director of Communities, Housing and Planning  
Services

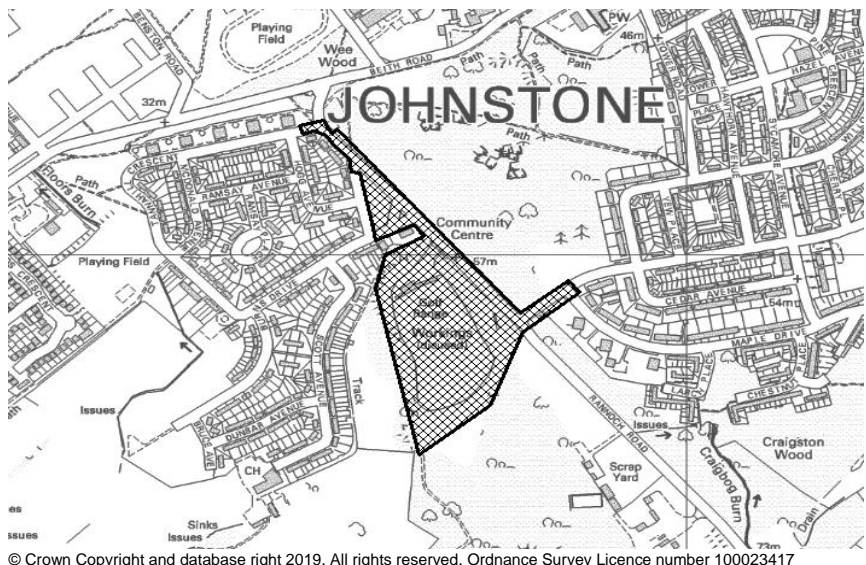
**PROSPECTIVE PROPOSAL:** Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works

**LOCATION:** 40 Rannoch Road, Johnstone, PA5 0SP

**APPLICATION FOR:** Cruden Homes

## RECOMMENDATION

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



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## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) within the Green Belt. Within the Proposed Renfrewshire Local Development Plan (2019), as an Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide justification for the proposed use of the site. Additional technical information demonstrating that all necessary infrastructure can be accommodated and that the layout supports appropriate ground conditions including remediation, sewerage capacity, drainage and flooding aspects, school capacity, safe walking routes to school and suitable and well connected access including walking, cycling as well as capacity in local road network, appropriate vehicular access, incorporation of existing trees and landscaping around the site.

Fraser Carlin  
Head of Planning and  
Housing



# Prospective Planning Application

Reference No. 19/0292/NO



Renfrewshire  
Council

## Site Description and Proposal

The site comprises the former Cochrane Castle Golf Driving Range and is positioned on an incline, travelling south east on Rannoch Road.

In terms of area, the site covers approximately 5.9 hectares and is surrounded by existing residential development to the north west, north east and west, with green belt, an existing quarry and the existing Cochrane Castle Golf Club to the south.

It is proposed to erect a residential development with associated engineering works, formation of an access, footpaths, parking, open space and landscaping.

## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Green Belt (ENV1) and within the Proposed Renfrewshire Local Development Plan (2019) as an Additional Housing Site (P2) and Green Belt (ENV1).

## Relevant Site History

None relevant.

## Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event was held at Cochrane Castle Community Centre on Monday 17<sup>th</sup> June 2019.

Copies of the Proposal of Application Notice have been sent to Johnstone Community Council and Local Members.

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

## Key Issues

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

- (1) Whether the development would be acceptable in principle, having regard to the Adopted and Proposed Renfrewshire Local Development Plan;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other access arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) 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 is considered should be brought to the attention of the prospective applicant.

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

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

# Prospective Planning Application

Reference No. 19/0361/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward: (8)

Johnstone South and  
Elderslie

### Prospective Applicant

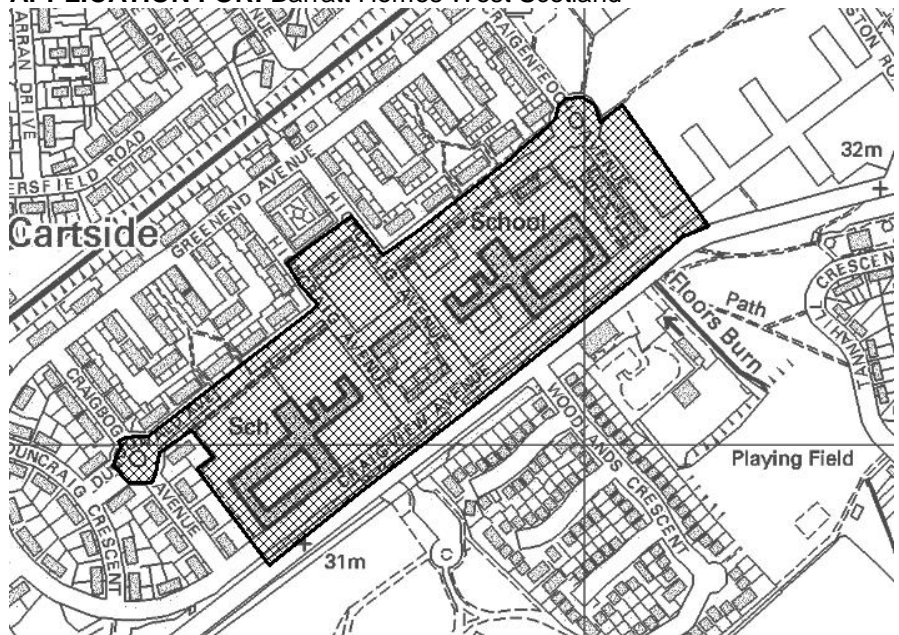
Barratt Homes West  
Scotland

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Residential development with retail  
and associated infrastructure and landscaping

**LOCATION:** Site between West Johnstone Shared Campus and,  
Craigeneoch Avenue, Johnstone

**APPLICATION FOR:** Barratt Homes West Scotland



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## RECOMMENDATION

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

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as partially within an area zoned as Policy P4 - Housing Action Programme Sites and partially within Policy P1 – Renfrewshire Places. Within the Proposed Renfrewshire Local Development Plan (2019) the site is identified as being covered by Policy P2 Housing Land Supply.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the proposed layout fits well with the surrounding area. That the applicant provides all of the necessary technical information such as a transportation statement, drainage and flooding assessments outlining the necessary infrastructure required to be implemented, along with site investigations analysing ground conditions and necessary remediation as well as sewerage capacity. The layout will also require to ensure that the site is well connected to the walking, cycling and public transport network as well as ensure safe walking routes to school along with assessing the capacity in the local road network.



# Prospective Planning Application

Reference No. 19/0361/NO



Renfrewshire  
Council

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## Site Description and Proposal

The site formally accommodated two primary schools which have since been relocated, leading to the long term vacancy of the brownfield land.

The site is relatively flat and covers an area of approximately 7.1 hectares which is surrounded by residential development to the north, south and west. To the east lies Cochrane Castle Primary School, with Johnstone Community Sports Hub also to the south and commercial space to the south east.

Within the site there is presently a parade of shops which requires to be relocated to accommodate the current proposals.

It is proposed to erect a residential development with retail element and associated infrastructure and landscaping.

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## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as Renfrewshire's Places (P1) and Housing Action Programme Sites (P4) and within the Proposed Renfrewshire Local Development Plan as a Housing Land Supply Site (P2).

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## Relevant Site History

None relevant.

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## Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition was held at Cochrane Castle Community Centre on Wednesday 14 August 2019.

Copies of the Proposal of Application Notice have been sent to Johnstone Community Council and Local Members.

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

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## 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;
- (2) Whether the design, layout, density, form and external finishes respect the character of the area;
- (3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) 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 is considered should be brought to the attention of the prospective applicant.

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

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

# Prospective Planning Application

Reference No. 19/0384/NO



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (6)**  
Paisley Southeast

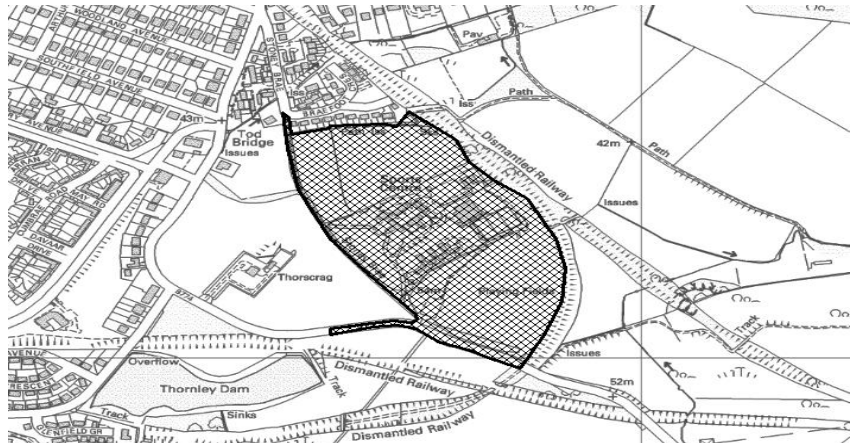
**Prospective Applicant**  
UWS & Miller Homes

Report by Director of Communities, Housing and Planning Services

**PROSPECTIVE PROPOSAL:** Erection of residential development

**LOCATION:** Thornly Park Campus, 125 Caplethill Road, Paisley

**APPLICATION FOR:** UWS & Miller Homes



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## RECOMMENDATION

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

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as an area covered by P6 - Paisley South Expansion Area. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Housing Land Supply Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the layout will respect the density and character of the surrounding area taking into account the landscape setting, providing a range and choice of new homes with appropriate access and connections to walking and cycling networks.
- Supporting technical information will be required to demonstrate that the development will be supported by all necessary infrastructure such as drainage, sewerage, school capacity as well as implications for the local road network.

Fraser Carlin  
Head of Planning and  
Housing

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## Site Description and Proposal

The site comprises of the University of the West of Scotland (UWS) Thornly Park Campus which comprises of vacant student accommodation blocks and a small number of UWS sport and fitness facilities including playing fields which are located in the south east half of the site.

The site is located to the north of Caplethill Road (B774) and is bounded to the north by an open field beyond which are residential properties at Braefoot Crescent and Todburn Drive. The site is bounded to the east by a wooded strip and to the west and south by open fields.

The site area is approx. 12.2 Hectares.

It is proposed to erect a residential development with associated engineering works, roads, parking, open space and landscaping.

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## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as an area covered by P6- Paisley South Expansion Area. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2- Housing Land Supply Site.

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## Relevant Site History

19/0385/EO – Request for a Screening Opinion - Environmental Assessment not required (7 July 2019).

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## Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event shall be held on Weds 21 Aug from 1pm to 7pm at the Robertson Trust Sports Centre, Caplethill Road, Paisley.

Copies of the Proposal of Application Notice have been sent to Glenburn Community Council, Hawkhead and Lochfield Community Council and Local Members.

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

---

## Key Issues

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

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

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## Recommendation

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

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

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

# Prospective Planning Application

Reference No. 19/0398/NO

KEY INFORMATION

**Ward: (2)**  
Renfrew South and Gallowhill

**Prospective Applicant**  
AS Homes Scotland Limited

RECOMMENDATION

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

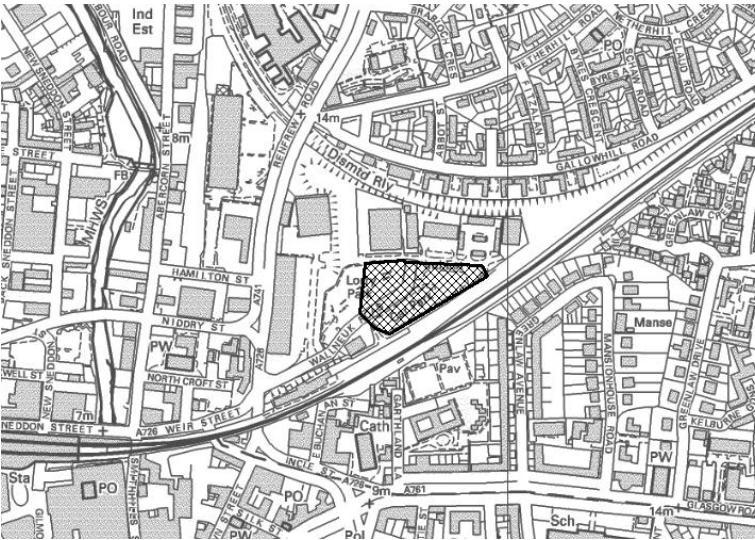
Fraser Carlin  
Head of Planning and Housing

Report by Director of Communities, Housing and Planning Services

**PROSPECTIVE PROPOSAL:** Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works

**LOCATION:** Wallneuk Road, Paisley

**APPLICATION FOR:** AS Homes Scotland Limited



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as being within P1 – Renfrewshire Places. Within the Proposed Renfrewshire Local Development Plan (2019) the site is identified as a P2 – Housing Land Supply Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant must provide a layout which fits well with the surrounding mix use nature of the area, taking into account the rail line and commercial operations.
- Additional technical information will be required to demonstrate that the site is capable of residential development and includes site investigations, noise and air quality assessments, sewerage, drainage and flooding assessments, as well as a transport statement. Suitable and well connected access including walking, cycling as well as public transport networks requires to be demonstrated.



# Prospective Planning Application

Reference No. 19/0398/NO



Renfrewshire  
Council

## Site Description and Proposal

The site is a vacant brownfield site, which formally accommodated a car park.

The site is relatively flat covers an area of approximately 1.1 hectares. To the west lies the recently developed retail park and to the north Paisley Indoor Bowling Club as well as commercial development. To the south lies the Paisley – Glasgow trainline.

It is proposed to erect a residential development with associated open space, roads, access, landscaping, engineering and infrastructure works.

## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Renfrewshire's Places (P1) and within the Proposed Renfrewshire Local Development Plan (2019) as a Housing Land Supply Site (P2).

## Relevant Site History

08/1056/PP - Erection of Class 1 retail store and associated servicing, car parking, access, environmental improvements/landscaping, including town centre shoppers' car park. Granted subject to conditions and a Section 75 Legal Agreement, April 2011.

16/0541/PP - Erection of retail development including retail (Class 1) units and restaurant (Class 3) with drive through facilities, associated access, servicing, landscaping and car parking. Granted subject to conditions November 2017.

## Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held prior to the submission of a full planning application. Copies of the Proposal of Application Notice have been sent to Renfrew South and Gallowhill Community Council and Local Members.

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

## Key Issues

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

- (1) Whether the design, layout, density, form and external finishes are acceptable and add to the site and surrounding area;
- (2) Whether access, parking, circulation and other access arrangements are acceptable in terms of road safety and public transport accessibility;
- (3) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (4) 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 is considered should be brought to the attention of the prospective applicant.

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

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

# Prospective Planning Application

Reference No. 19/0399/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward: (10)

Houston Crosslee and  
Linwood

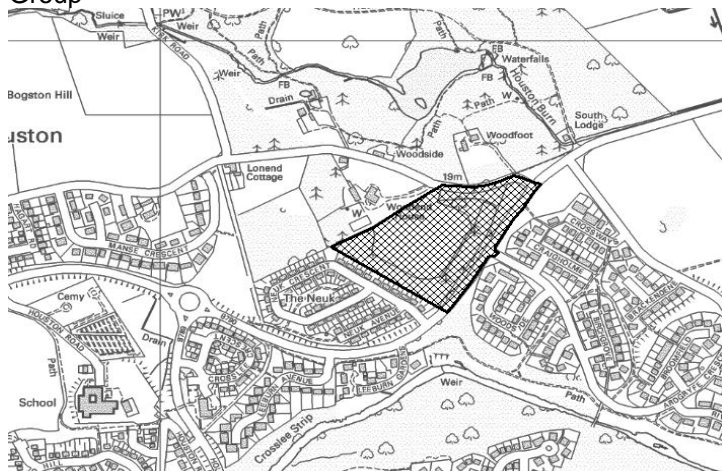
**Prospective Applicant**  
CALA Management Ltd  
& Acorn Property Group

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Erection of residential development

**LOCATION:** Site on southern boundary of Woodend, Houston  
Road, Houston

**APPLICATION FOR:** CALA Management Ltd & Acorn Property  
Group



## RECOMMENDATION

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

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as ENV1 - Greenbelt. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Additional Housing Site.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the layout fits well within the village built up area respecting the listed building and surrounding landscaped areas. Well connected access is required which demonstrates good connectivity to walking, cycling and public transport networks as well as safe routes to school.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, local road network, school capacity, protection of biodiversity, flora and fauna on and around the site.

# Prospective Planning Application

Reference No. 19/0399/NO



Renfrewshire  
Council

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## Site Description and Proposal

The site comprises of a paddock to the south east of Wooden House (category B listed building) and is bounded to the north, east and south by mature woodland, much of which is covered by Craigends Tree Preservation Order.

The site is located to the south of Houston Road and there are residential properties of Neuk Crescent/Avenue and Ardgyfe Crescent located to the south and east of the site.

The site area is approx. 4.3Ha.

It is proposed to erect a residential development with associated engineering works, roads, parking, open space and landscaping.

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## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as ENV1 - Greenbelt. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as P2 - Additional Housing Site.

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## Relevant Site History

None relevant.

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## Community Consultation

The applicant's Proposal of Application Notice advises that a public consultation event shall be held on 27 Aug from 1pm to 8pm and also on Sunday 1 September 2019 between the hours of 12 noon and 8pm at the Carrick Centre, Main Street, Houston.

Copies of the Proposal of Application Notice have been sent to Houston Community Council and Local Members.

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

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## 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;

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether the local infrastructure, particularly sewerage and drainage, the capacity of the local road network and school capacity are capable of accepting the requirements of the proposed development; and

(5) Whether there are any other environmental considerations that require to be addressed.

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## Recommendation

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

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

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



# Prospective Planning Application

Reference No. 19/0482/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward: (8)

Johnstone South &  
Elderslie

### Prospective Applicant

Arnold Clark Automobiles  
Limited

Report by Director of Communities, Housing and Planning  
Services

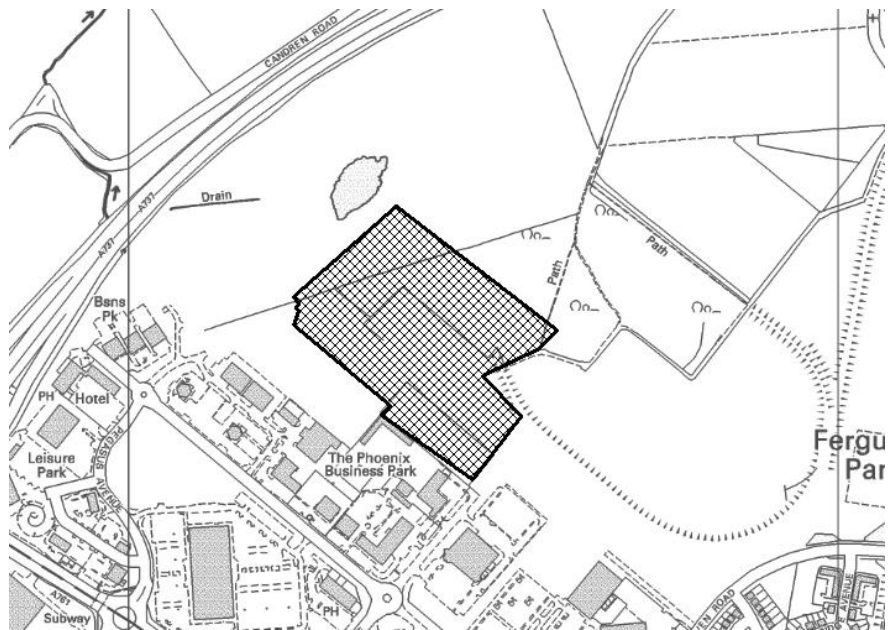
**PROSPECTIVE PROPOSAL:** Formation of vehicle delivery and  
storage compound with associated works

**LOCATION:** Land at Phoenix Park, Linwood Road, Paisley

**APPLICATION FOR:** Arnold Clark Automobiles Limited

## RECOMMENDATION

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



Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as E1 – Renfrewshire Economic Investment Locations. Within the Proposed Renfrewshire Local Development Plan (2019), the site is identified as E3 – Transition Areas.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that any proposals complement the existing uses surrounding the site taking into account positioning of any buildings/structures, access and connections into walking, cycling and public transport networks and landscape requirements.
- Supporting technical information will require to demonstrate that all necessary infrastructure can be accommodated, in terms of sewerage, drainage, local and trunk road network, air quality and noise.

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## Site Description and Proposal

The site has been long term vacant brownfield site, which formally accommodated manufacturing uses. It is relatively flat and covers an area of approximately 7.2 hectares.

To the north and north west lies container storage space, with the A737 beyond. To the east, planning permission has recently been granted for residential development. To the south and south west lies commercial development, comprising retail warehousing and car showrooms.

It is proposed to form a vehicle delivery and storage compound with associated works in association with existing showroom development in the wider vicinity.

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## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan as an Economic Investment Location (E1) and within the Proposed Renfrewshire Local Development Plan as a Transition Area (E3).

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## Relevant Site History

05/1101/PP – Mixed use development including classes 4, 5 and 6 business/industrial development, residential development, landscaping and amenity space. Granted subject to conditions March 2009.

18/0792/PP – Approval of Matters Specified in Conditions 2 - 10, 20(b) and 30 - 34 of Planning Approval 17/0637/PP (Section 42 application to amend conditions 1 and 3 of planning permission 11/0580/PP to extend time period for submission and approval of matters specified in conditions and commencement of development from date of approval of planning permission) for the erection 172 dwellinghouses. Granted subject to conditions April 2019.

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## Community Consultation

The applicant's Proposal of Application Notice advises that a public exhibition shall be held prior to the submission of a full planning application. Copies of the Proposal of Application Notice have been sent to Elderslie and Linwood Community Council's and Local Members.

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

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## Key Issues

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

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

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## Recommendation

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

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

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

# Prospective Planning Application

Reference No. 19/0497/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward: (1)

Renfrew North and  
Braehead

### Prospective Applicant

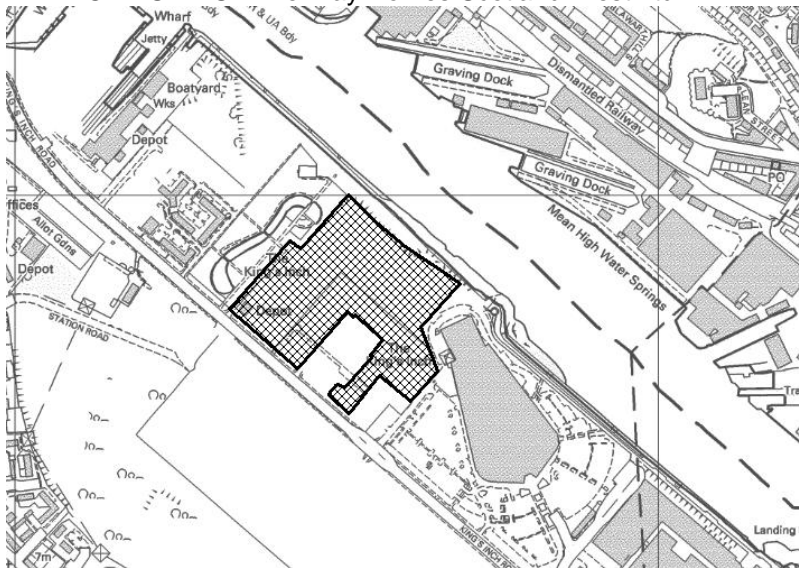
Bellway Homes Scotland  
West Ltd

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Erection of residential development  
with associated ancillary works, open space and access

**LOCATION:** Land to East of Clyde View Park, King's Inch Road,  
Renfrew

**APPLICATION FOR:** Bellway Homes Scotland West Ltd



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## RECOMMENDATION

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

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as a P1 'Renfrewshire's Places' site and within the Proposed Renfrewshire Local Development Plan 2019 as partially a P1 'Renfrewshire's Places' site and partially a P2 'Housing Land Supply Site'.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- In support of any forthcoming planning application, the applicant requires to demonstrate that the proposed layout fits well with the surrounding residential form and layout of the area.
- Additional technical information demonstrating that all necessary infrastructure can be accommodated and that the layout supports appropriate ground conditions including remediation, sewerage capacity, drainage and flooding aspects, school capacity, safe walking routes to school and suitable and well connected access to walking, cycling and public transport networks as well as ensuring that there is capacity in local road network with adequate parking provided across the site.

# Prospective Planning Application

Reference No. 19/0497/NO



Renfrewshire  
Council

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## Site Description and Proposal

The site comprises former Scottish Power operational land adjacent (north west of) to Soar at Intu Braehead.

In terms of area, the site covers approximately 5.6 hectares and is bounded to the north and north east by the River Clyde, the south east by Soar at Intu, Braehead, the south and south west by residential development and the north west by a park.

It is proposed to erect a residential development with associated ancillary works, open space and access.

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## Local Development Plan

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as P1 'Renfrewshire's Places' and within the Proposed Renfrewshire Local Development Plan 2019 as an Additional Housing Site (P2) and Renfrewshire's Places (P1).

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## Relevant Site History

04/0201/PP – Mixed use development at North Renfrew Granted subject to conditions March 2004.

06/0030/PP – Erection of three storey office building comprising of 24 units, formation of access and parking. Granted subject to conditions April 2006.

06/0873/PP – Erection of residential development 385 no. flatted dwellings and 27 no. townhouses Granted subject to conditions November 2006.

06/1205/PP – Erection of residential development. Granted subject to conditions March 2007.

06/1333/PP - Erection of hotel with associated access and car parking. Granted subject to conditions March 2007.

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## Community Consultation

The applicant's Proposal of Application Notice advises that a public event / exhibition shall be held in advance of the submission of a full planning application, at Soar, Intu Braehead, in accordance with statute, with a time and date to be confirmed.

Copies of the Proposal of Application Notice have been sent to Renfrew Community Council and Local Members.

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

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## Key Issues

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

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

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## Recommendation

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

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

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

# RENFREWSHIRE COUNCIL

## SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 20/08/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0570/LB  <b>6 - Paisley Southeast</b>	NHS Greater Glasgow and Clyde	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of former hospital building (Category B Listed).	A
<b>RECOMMENDATION:</b>				
19/0277/PP  <b>4 - Paisley Northwest</b>	Collective Architecture	Land to North East of junction with Ferguslie, Millarston Drive, Paisley	Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping.	B
<b>RECOMMENDATION:</b> GRANT subject to conditions				
19/0327/PP  <b>6 - Paisley Southeast</b>	Sanctuary Homes	Site between Bute Crescent and, Skye Crescent, Paisley	Erection of residential development comprising 131 dwellinghouses with associated parking and landscaping.	C
<b>RECOMMENDATION:</b>				
18/0899/PP  <b>5 - Paisley East and Central</b>	Ferenz Developments Ltd	Unit A, 21 Gordon Street, Paisley, PA1 1XD	Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.	D
<b>RECOMMENDATION:</b> GRANT subject to conditions				
18/0900/LB  <b>5 - Paisley East and Central</b>	Ferenz Developments Ltd	Unit A, 21 Gordon Street, Paisley, PA1 1XD	Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.	E
<b>RECOMMENDATION:</b> GRANT subject to conditions				

Total Number of Applications to be considered = 5



# Planning Application: Supplementary Report

Reference No. 18/0570/LB



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (6)**  
Paisley Southeast

**Applicant:**  
NHS Greater Glasgow and  
Clyde

**Registered:** 17/08/2019

Report by Director of Communities, Housing and Planning Services

**PROSPECTIVE PROPOSAL:** Demolition of former hospital building (Category B Listed)

**LOCATION:** Hazelwood, Dykebar, Grahamston Road, Paisley

**APPLICATION FOR:** Listed Building Consent

## SUPPLEMENTARY REPORT - 2

The Communities, Housing and Planning Policy Board at its meeting on 21 May 2019 considered the attached Report of Handling and Supplementary Report 1 and decided to continue consideration to enable further information to be submitted by the applicant.

## RECOMMENDATION

Grant subject to  
conditions

The applicant has provided additional information which outlines that the demolition of the derelict and redundant Category B Listed Building is central to the delivery of the overall masterplan on surplus land at Dykebar Hospital.

The masterplanned redevelopment at the site is to provide a range and choice of new homes which will significantly contribute to delivering on the housing need and demand in Renfrewshire, on previously used land, which is in line with both the adopted Renfrewshire Local Development Plan as well as the Proposed Plan.

As part of the masterplanned approach, existing greenspace, active travel routes, flora and fauna as well as biodiversity is to be maintained and enhanced.

Fraser Carlin  
Head of Planning and  
Housing

Retaining and enhancing the existing Dykebar Hospital facilities for patients, staff and visitors is also part the plan to deliver a well-designed proposal for the area.

A comprehensive and detailed Heritage Statement outlines that the demolition of the listed building meets the necessary tests that are set out by the Council and Historic Environment Scotland.

Historic Environment Scotland do not object to the proposed demolition. All of the other listed buildings on the site are to be maintained and enhanced.

The removal of the costs and resources to the NHS which is associated with the ongoing retention of the vacant building will allow the consequent reallocation of funds to repair and maintain the viable buildings in use as part of the main hospital complex.

Hazelwood House is one of four similar Category B Listed Buildings. The retention and redevelopment of the Listed Building has been looked at in great detail by developers. Unfortunately, the costs associated with converting Hazelwood Villa to flatted units associated with the redevelopment is not economically viable.

Extensive detailed work has also been undertaken by the NHS to realise the repair costs. It was concluded that Hazelwood House is repairable, however this is at a significant cost which is prohibitive for the NHS given resource constraints and the need to concentrate available funds for frontline NHS Services.

Successful disposal of the surplus land at Dykebar is central to reinvesting the funds to support service provision in the Greater Glasgow and Clyde area.

The wider masterplan planning submission directly relies on the NHS securing consent for the demolition of the vacant and derelict building, to ensure a comprehensive approach to redevelopment can take place at the site.

As outlined fully in the attached Report of Handling, the information submitted by the NHS in relation to this application demonstrates clearly that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.

It is considered that the removal of the building will allow for a comprehensive masterplanned approach to redeveloping the site which will be in line with both the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan.



# Planning Application: Supplementary Report

Reference No. 18/0570/LB



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** 6 Paisley Southeast

**Applicant:**  
NHS Greater Glasgow and  
Clyde

**Registered:** 17/08/2019

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Demolition of former hospital  
building (Category B Listed)

**LOCATION:** Hazelwood, Dykebar, Grahamston Road, Paisley

**APPLICATION FOR:** Listed Building Consent

## SUPPLEMENTARY REPORT - 1

The Communities, Housing and Planning Policy Board at its meeting on 12 March 2019 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board.

The site visit took place on 7 May 2019 and those Members attending viewed the application site and were afforded the opportunity of inspecting the site, its surroundings and viewed the Listed Building. Members were able to acquaint themselves with the building's context and its condition.

The site visit was conducted in accordance with the Protocol for Site Visits (22 May 2018) and Members attending did not discuss the merits of the proposal.

## RECOMMENDATION

Grant subject to  
conditions

Fraser Carlin  
Head of Planning and  
Housing

# Planning Application: Report of Handling

Reference No. 18/0570/LB



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** 6 Paisley Southeast

**Applicant:**  
NHS Greater Glasgow and  
Clyde

**Registered:** 17/08/2018

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Demolition of former hospital  
building (Category B Listed).

**LOCATION:** Hazelwood, Dykebar, Grahamston Road, Paisley

**APPLICATION FOR:** LISTED BUILDING CONSENT



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## RECOMMENDATION

Grant Subject to  
Conditions

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that taking into account the condition of Hazelwood Villa and all of the circumstances of the case, they do not object.
- There have been no representations in relation to the proposal.
- The supporting information demonstrates that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.
- The demolition of the building would have a low scale impact on the other 15 listed buildings that are to be retained and enhanced at Dykebar Hospital.
- The removal of the building will allow a comprehensive masterplan for new housing to be delivered at the site in line with Policy P6 of the Renfrewshire Local Development Plan.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION **18/0570/LB**

APPLICANT:	NHS Greater Glasgow and Clyde
SITE ADDRESS:	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE
PROPOSAL:	Demolition of former hospital building
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	No objections or representations have been received.
CONSULTATIONS:	<p><b>Historic Environment Scotland:</b> - No objections. Taking into account the condition of Hazelwood Villa and the circumstances of the proposal, it is not considered that it raises such issues of national significance.</p> <p>In their consultation response Historic Environment Scotland requested further information in support of demolition. This additional information was requested by Planning and a further Economic viability supporting statement was submitted along with a Heritage Statement.</p> <p>The points that require clarification included: -</p> <p><b>Repair of building is not economically viable</b> Historic Environment Scotland note that the Supporting Statement has provided an outline figure that the refurbishment and conversion into 10 flats would result in a deficit of between £620,000 and £910,000.</p> <p>Testing and a detailed assessment of these figures requires to be clearly set out. This is a key factor in the justification for demolition.</p> <p>Viability is normally tested through marketing to ensure that there is not a potential restoring purchaser.</p> <p><b>Response:</b> The combined Supporting Statement submitted by the applicant states that the listed Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other buildings within the central area of the hospital, it is now in a severely dilapidated condition. There is no prospect to bring it back into hospital use.</p> <p>The applicant's statement has provided additional information including an outline specification of works and cost plan for conversion of Hazelwood Villa.</p>

	<p>Consulting engineers have undertaken structural assessment and found that extensive restoration to bring the property back into active use would cost around £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p> <p>The information demonstrates the lack of economic viability for the Hazelwood Villa's redevelopment as an alternative sustainable use and given the estimated redevelopment shortfalls, it is considered highly unlikely that a restoring purchaser will come forward given the deficit in value.</p> <p>In terms of marketing, that applicant confirmed that the building has been available to approaches from potential restoring purchasers since the late 1990s.</p> <p>The building has been on the Buildings at Risk Register since January 1995. Given the low scale of importance of Hazelwood Villa within the context of the wider listed complex, access to a sufficient level of grant funding would also be highly unlikely.</p> <p><b>Cross funding</b> Historic Environment Scotland requested that the deficit relating to the listed Hazelwood Villa should also be considered in the context of the overall site and the potential for cross-funding.</p> <p><b>Response:</b> In response to this the applicant confirmed that the inclusion of a requirement to cross fund the repair of the Hazelwood Villa from the sale of the overall site would directly impact on the sale price. This would have a reciprocal impact upon the capital receipt and consequent benefits to be derived by the NHS from the sale which indirectly benefits the ongoing sustainability of the wider hospital complex.</p> <p>Planning consider that given the dilapidated condition of the Hazelwood Villa and the relatively low scale of impact that its loss would have on the surrounding listed buildings at Dykebar Hospital, any sale requirement to cross fund the retention of the Hazelwood Villa from new development on the land to the west and south of the hospital would be disproportionate.</p> <p>The risk of such a requirement is what makes the retention of the derelict Villa an impediment to the comprehensive masterplanned approach to redeveloping this site.</p> <p><b>Demolition of the building is essential to deliver significant economic benefits</b> The applicant's supporting document states that the demolition of Hazelwood Villa is necessary to maximise the potential of the Dykebar site to provide a comprehensive masterplanned approach to redeveloping this site.</p> <p>Historic Environment Scotland requested that a clear distinction</p>
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	<p>should be made between maximising potential and jeopardising development should Hazelwood Villa be retained.</p> <p><b>Response:</b> The applicant confirmed that this relates to the cross funding as discussed above.</p> <p>It is considered that the retention of the derelict Hazelwood Villa would have a disproportionate impact on the sale of land and a reciprocal impact upon the capital receipt and the consequent benefits that would be derived for the NHS.</p> <p><b>The long-term future of Dykebar Hospital</b> Historic Environment Scotland also raised concerns that the gradual loss and deterioration of the listed buildings within the hospital grounds could have a cumulative detrimental impact on the special interest of the hospital.</p> <p>A potential scheme of repairs and maintenance and the establishment of a maintenance plan for the remaining listed buildings should be explored.</p> <p><b>Response:</b> At the request of Planning, a Heritage Statement was submitted by the applicant. This statement sets out that the removal of the costs associated with the ongoing retention of Hazelwood Villa will reduce pressure on the repair and maintenance budget for the functioning buildings at Dykebar Hospital, improving the future sustainability of these existing listed buildings.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application discussions were undertaken by the applicant's agent, Planning and Historic Environment Scotland. The applicant's agent was advised of the requirement for demolition proposals to the requirements of the relevant Local Development Plan policies, Historic Environment Scotland Policy and the need to ensure that there was a robust evidence case put forward to remove any listed building.</p>
DESIGN/PLANNING STATEMENT:	<p><b>Supporting Statement</b> The initial statement and addendum includes an outline specification of works and cost plan for the conversion of Hazelwood Villa.</p> <p>This report states that Hazelwood Villa is in a poor state of repair and seeks to demonstrate that its renovation is not viable. In this regard, the report addresses the condition of the building, the viability /non viability of conversion, repair costs and sales values.</p> <p>The structural assessment undertaken found that extensive restoration to bring the property back into active use would amount to £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p>

	<p>The statement also focuses on the economic benefits of demolition and concludes that the presence of Hazelwood Villa diminishes the residential capacity by at least 42 units and potentially 74 units thus reducing the potential to provide a comprehensive masterplanned approach to the redevelopment of the site.</p> <p>The report concludes that the demolition would have positive economic effects locally by increase in total gross value added, total gross domestic product, increase in tax revenue and potential consumer spending.</p> <p><b>Response:</b> Both the initial and addendum to the supporting statement submitted by the applicant sets out a comprehensive analysis of the economic benefits and wider public benefits should the demolition of the listed building on the site be considered acceptable.</p> <p><b>Heritage Statement</b></p> <p>The Heritage Statement states that Hazelwood Villa is not an individually listed building and is a component element of Category B Listed Dykebar complex.</p> <p>The statement of special interest published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the “village” philosophy of care for the mentally ill and the most complete example designed by a single architect.</p> <p>Whilst the report acknowledges that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex, it is stated that the Hazelwood Villa does not have the same level of importance as some of the more uniquely designed buildings of the original hospital.</p> <p>In this regard, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>The report confirms that Hazelwood Villa is beyond economic repair and the removal of the costs associated with ongoing retention would reduce the pressure on the repair and maintenance of functioning original buildings at Dykebar, improving sustainability.</p> <p>The report concludes that the scale of impact of the loss of the Villa on the special interest of Dykebar would be relatively low level, considerably lower than the loss of one of the more unique original functioning buildings located within the heart of the complex and would be outweighed by the direct and indirect beneficial impacts that this would have on the prospects for the</p>
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	<p>ongoing preservation of the remaining buildings.</p> <p><b>Response:</b> It is considered that the applicant has provided a comprehensive Heritage Statement for the case for listed building consent in line with Scottish Planning Policy and the planning policy framework set out in the Adopted Renfrewshire Local Development Plan.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment: - Demolition.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a former hospital building known as Hazelwood Villa within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>Hazelwood Villa is not an individual listed building. The Villa is a component element of Category B Listing at Dykebar Hospital. It is one of sixteen buildings designed by Thomas Graham Abercrombie.</p> <p>Hazelwood Villa was constructed as part of the original development, located to the west of the main complex of buildings. It was segregated from the main hospital complex by farm steadings.</p> <p>The Dykebar Hospital Site is located within the Paisley South Expansion Area as identified within the Renfrewshire Local Development Plan. The site at Dykebar is allocated to provide new housing in the medium to long term through a masterplanned approach.</p>



	<p>A consortium of housebuilders (CALA, Barratt &amp; Bellway) have been selected by the NHS to develop the site via a masterplanning process.</p> <p>Several NHS buildings at Dykebar would be retained for NHS operational facilities. The vacant Hazelwood Villa is not intended to be retained by NHS and forms part of the landholding to be sold.</p> <p>If Listed Building Consent was granted for the demolition of the building, the consortium of housebuilders proposed to re-use the material from the demolition of the building within landscape features in re-developing the site.</p> <p>Dykebar Hospital is located on the southern side of Paisley to the west of Grahamston Road and is enclosed on all sides by woodlands.</p> <p>Hazelwood Villa is located to the north-west corner of the site. It is Edwardian Baroque style dating from the beginning of the 20<sup>th</sup> century.</p> <p>Hazelwood Villa is 2 storey, finished with red sandstone with projecting gables with ornate detailing around the window openings.</p> <p>The villa is one of four residential villas which were built in the first phase of the hospital's construction. The villa is identical to the other three villas, of which two remain in use and one has been demolished.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <p>(a) The building is not of special interest; or</p> <p>(b) The building is incapable of repair; or</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or</p>

	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p><b>(a) The building is not of special interest;</b></p> <p>Hazelwood Villa is not an individually listed building. It is a component element of Category B Listed Dykebar which originally comprised an Administrative Centre with hospital wings and several ancillary buildings within the main hospital complex.</p> <p>The statement of special interest of the site that was published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the "village philosophy of care for the mentally ill" and the most complete example designed by a single architect.</p> <p>It is acknowledged that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex.</p> <p>However, it is considered that this building located to the north west of the main cluster of buildings and does not have the same level of importance as some of the more uniquely designed buildings of the original and functioning hospital which are at the heart of the complex.</p> <p>Of significance, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>In terms of the Hazelwood Villa's importance within the context of the Hospital, the proposed demolition requires to be considered in terms of the impact of its loss on the special interest of Dykebar Hospital as a whole, rather than as the demolition of an individual listed building.</p> <p>It is considered that Hazelwood Villa is less significant than the uniquely designed central buildings. Its contribution to the special interest of Dykebar is as one of three remaining villas,</p>
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	<p>essentially of the same design, belonging to the original phases of development.</p> <p>Hazelwood Villa is in a severely dilapidated condition and its isolated location is considered to detract from the general character and appearance of the wider complex. As such, it is considered that the retention of the villa is not essential to the preservation of the special interest of Dykebar Hospital.</p> <p><b>(b)The building is incapable of repair;</b></p> <p>The Villa has been available to approaches from potential restoring purchasers since the late 1990 and has been on the at risk register since January 1995.</p> <p>It is considered that the Supporting Statement demonstrates the lack of economic viability for the Villa's redevelopment in an alternative sustainable use.</p> <p>Whilst the report submitted in support of the application states that it is not contended that the villa is incapable of repair, the necessary repair works are so significant that the restoration of the listed building is inherently beyond viable economic repair and would make any future development unviable.</p> <p><b>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;</b></p> <p>It is considered that the benefits for economic growth and/or the wider community that would be derived from the demolition of the Villa are those which would be realised from the consequent sale and development of the land to the west and south of Dykebar Hospital.</p> <p>For this test, the supporting statement concludes that the demolition would be a significant catalyst for the swift realisation of the wider, social and economic benefits that would be derived from the comprehensive redevelopment of the Paisley South Expansion Area.</p> <p>It is considered that the general condition of the buildings within the main part of the hospital complex are in reasonable condition, however all are in need of ongoing maintenance.</p> <p>The applicant states that the costs associated with the ongoing retention of Hazelwood Villa will reduce the pressure on the repair and maintenance budget for the functioning original buildings at Dykebar Hospital, improving the future sustainability of these buildings.</p> <p>Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other building</p>
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	<p>central to the hospital complex, the NHS have confirmed that there is no prospect of the Villa being returned to hospital use.</p> <p>It is agreed that there is a strong argument that the demolition would have both a direct and indirect beneficial impact on prospects for the ongoing preservation and enhancement of Category B Listed Dykebar Hospital in a sustainable future use.</p> <p><b>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</b></p> <p>Historic Environment Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. As set out above, the Buildings at Risk Register for Scotland identifies the villa as having deteriorated since at least January 1995 and that it has been subject to vandalism, fire damage and theft of rainwater goods and lead flashing from the roof.</p> <p>An outline specification of works and cost plan associated with the conversion was submitted in support of the application which assumes that the vast majority of the internal structural timbers are beyond economic repair due to the damage of the roof structure.</p> <p>Similarly, the external assessment shows water ingress, timber decay, corrosion and that the building is in very poor condition. A profit and loss development appraisal of the works required to bring the building back into active use would result in the loss of £620,000.</p> <p>In view of this, it is considered that the applicants have sufficiently demonstrated that the independent repair and conversion of the Villa to an appropriate sustainable alternative use would not be economically viable to a substantial degree. This test has therefore been met.</p> <p>It is concluded that although Hazelwood Villa would be capable of repair, its restoration would not be economically viable.</p> <p>The Heritage Statement clearly demonstrates that the low scale impact of the demolition on the special interest of Dykebar Hospital would be outweighed by the consequent economic benefits that would be derived from the comprehensive redevelopment of the Dykebar Hospital as part of the Paisley South Expansion Area.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hazelwood</p>
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	<p>Villa is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>It is also considered appropriate to impose a condition with respect to a detailed itemising those architectural elements of the building to be re-used within the landscape of any re-development.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hazelwood Villa is beyond viable conversion, refurbishment or reuse.</p> <p>The proposal meets the relevant tests in both Historic Environment Scotland's Policy Statement and associated policy set out in the Renfrewshire Local Development Plan. It is therefore recommended that the Board grant listed building consent for demolition subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

#### **Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

#### **Conditions**

- 1 That no development shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as Planning Authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site following its demolition.

- 2 That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the redevelopment scheme.

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

Fraser Carlin  
Head of Planning and Housing

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



# Planning Application: Report of Handling

Reference No. 19/0277/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward (4):**  
Paisley Northwest

**Applicant:**  
Collective Architecture  
Mercat Building  
26 Gallowgate  
Glasgow  
G1 5AB

**Registered:**  
29 April 2019

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping.

### LOCATION:

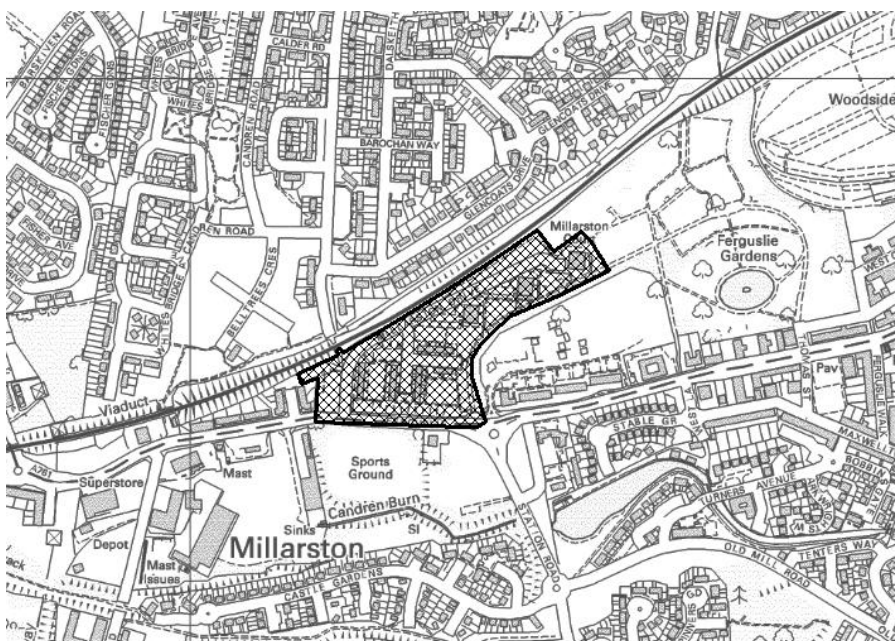
Land to North West of junction with Ferguslie, Millarston Drive, Paisley

### APPLICATION FOR:

Full Planning Permission

## RECOMMENDATION

Grant subject to conditions



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## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance in that it supports the Council's Spatial Strategy through the development of a vacant, brownfield site in Paisley.
- The development will provide a range and choice of new affordable homes to this mixed tenure area.
- One letter of representation has been received which provided comments on the form of the pre-application process and current planning application process. There was also concern raised regarding the form and layout of the proposed development.
- The form, siting, design, density external finish and layout of the proposed development is acceptable.
- Adequate parking has been provided along with good connections to walking, cycling and public transport networks.

Fraser Carlin  
Head of Planning and  
Housing



COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION (19/0277/PP)

APPLICANT:	Collective Architecture
SITE ADDRESS:	Land to North East of junction with Ferguslie, Millarston Drive, Paisley
PROPOSAL:	Erection of residential development comprising 68 dwellinghouses and 31 flats, with associated roads, parking, open space and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One letter of representation has been received providing comments as well as concern regarding the application and the process. The substance of representation can be summarised as follows:-</p> <ol style="list-style-type: none"> <li>1. The address of the proposal appears to be incorrect and the applicant appears to in fact be an agent.</li> <li>2. Not aware of any pre-application discussions having taken place prior to submission of the application.</li> <li>3. Section plans incomplete.</li> <li>4. A footpath should be introduced from the bus stop to the south east corner of the junction to the houses for improved accessibility.</li> <li>5. Four storey development is not characteristic of the area and is to be located at the least accessible part of the site.</li> </ol> <p><b>Response:</b> Considering the points raised in the letter of representation:</p> <p>The address of the site has been amended following a clerical oversight.</p> <p>In terms of pre-application discussions, as the application is major in nature, the applicant was required to hold a public event in advance of the submission of a formal planning application, details of two events held are documented in the summary of main issues above.</p> <p>Sectional plans have been amended during the assessment process, with all drawings published on the Council's website for view.</p>
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	<p>The footpath linkages proposed are considered acceptable for the location and in accordance with policy requirements.</p>
CONSULTATIONS:	<p><b>Network Rail</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>SEPA</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Scottish Water</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Environment and Infrastructure Services (Design Services)</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Environment and Infrastructure Services (Roads Traffic)</b> - No objections, subject to conditions requiring the provision of a footpath from Block 11 to the existing path to the roundabout.</p> <p>The provision of a central right turn reserve on Ferguslie or for the Transport Assessment and Travel Plan Framework report to prove this would not be required.</p> <p>The provision of a passing place on the south arm of the loop road.</p> <p><b>Response:</b> In relation to the additional footway, connections were discussed in detailed on several occasions with the applicant. Significant links and connections have been incorporated and integrated to the overall layout.</p> <p>The provision of the footpath from block 11 is not considered to be required as there are other more level and passively overlook connections that are considered to be adequate.</p> <p>The applicant has provided justification to show there is no requirement for the provision of a central right turn reserve for the development of Ferguslie.</p> <p>The provision of adequate passing places will be added as a condition of any consent.</p> <p><b>Environmental Protection Section</b> - No objections, subject to the submission of a remediation strategy, verification report and noise assessment.</p> <p><b>Response:</b> Noted.</p>

<p>PRE-APPLICATION COMMENTS:</p>	<p>Several pre-application meetings have been undertaken with the applicant Link Housing Association and their agents.</p> <p>Various layouts and amendments to the layouts have been considered during pre-application discussions between the applicant and the Council giving consideration to and helping to shape the layout and overall residential form of the development.</p> <p>Given the joint Planning and Housing Service, this also included looking at the tenure and appropriateness of the mix of units proposed, the housing need and waiting list for the area.</p> <p>Detailed discussions aimed to ensure a permeable layout could be achieved, retaining the existing landscape features of the site such as the tree lined avenue along the existing footpath to the east of the site.</p> <p>There were several detailed layouts to discuss drainage and sewerage capacity and how a layout could incorporate sustainable drainage measures.</p> <p>Consideration was also been given to the tenure of properties available, the built form of the development with several detailed meetings to discuss access arrangements, connectivity and enhancing routes through the site.</p>
<p>SUPPORTING STATEMENTS</p>	<p><b>Pre-Application Consultation Report</b> - The applicant submitted a proposal of application notice (18/0824/NO) to the Council on 26 November 2018.</p> <p>A stakeholder and public consultation process were undertaken, and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation events held on 13 December 2018 and 18 February 2019 respectively.</p> <p>The public consultation events were held at Foxbar Community Centre (13 December 2018) and Bield Scout Hall (18 February 2019), with and local Community Councils, local Housing Associations, the Communities, Housing and Planning Policy Board, Network Rail, the Civil Aviation Authority, Police Scotland, Scottish Fire and Rescue and local residents invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that around 35 people attended the events collectively. Comments</p>

	<p>raised by attendees related to the retention of mature trees on site; the potential for overlooking from the new housing; the potential for flooding; impacts from an increase in traffic; the loss of views; and parking provision.</p> <p><b>Response:</b> The content of this report meets the requirements set out in statute for a major development. It is considered that the applicant also altered the layout adequately to reflect the comments raised from the consultation.</p> <p><b>Noise Impact Assessment</b> - A report has been submitted which considers potential impact from road traffic noise and railway noise as well as vibration from the adjacent railway line on the proposed residential development. Aircraft noise is also considered.</p> <p>No significant impact was found to be likely and any potential minor impact can be mitigated by the erection of suitable fencing, glazing and ventilation measures.</p> <p><b>Response:</b> Content of report requires further clarification and therefore a condition is recommended to allow final matters to be concluded.</p> <p><b>Flood Risk Assessment and Drainage Strategy</b> – No risk from flooding has been identified and the applicant has incorporated attenuation for surface water from the development via a proprietary storage system.</p> <p>Foul drainage to be connected to Scottish Water’s existing infrastructure. Extensive discussions have taken place with the Council and Scottish Water to ensure the development can be adequately accommodated.</p> <p><b>Response:</b> The proposals put forward are to the satisfaction of Environment and Infrastructure Services (Design Services) and SEPA through consultation.</p> <p><b>Site Investigation and Buried Obstruction Reports</b> – Given the existing ground conditions due to the previous use which included deep foundations from the multi block that were on the site, it is recommended that a clean cover system be provided within private garden areas and soft landscaping locations where necessary. A remediation strategy is also recommended, to be followed by a verification report upon completion of any necessary works.</p> <p><b>Response:</b> Details are satisfactory although additional remediation measure details shall require to be submitted for further consideration prior to the commencement of any construction works on site.</p>
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	<p>The ground conditions on this site are described as extremely challenging and costly for the applicant and therefore extensive and comprehensive site assessments have been undertaken to demonstrate that this site can be developed for residential.</p> <p><b>Preliminary Ecological Appraisal &amp; Tree Survey Report –</b> The developer proposes the retention of the majority of trees and landscaping on and around the site, with enhancement also proposed, as well as a management plan for new and existing trees and landscaping, where possible protecting and encouraging habitat and biodiversity.</p> <p>Checks will be undertaken for nesting birds and hedgehogs should site works commence between March and August.</p> <p><b>Response:</b> The conclusions of the report are in accordance with the requirements of the relative statutory provisions.</p> <p>The retention, enhancement and more importantly the management of these assets on the site is welcomed.</p> <p><b>Transport Assessment and Travel Plan Framework –</b> The Transport Assessment and Travel Plan confirms that the site benefits from good access to an established transport network, including bus service, and National Cycle Route.</p> <p>Footways throughout the development would also link with the existing network and the nearby rail underpass connection to Ferguslie Park Avenue.</p> <p>Safe routes to school have also been considered and are available. Adequate access and parking arrangements have also been demonstrated in accordance with the requirements of Designing Streets.</p> <p><b>Response:</b> The provision and conclusions submitted are to the satisfaction of Environment and Infrastructure Services (Roads / Traffic) through consultation.</p> <p><b>Design and Access Statement -</b> The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the development, it's scale in response to the surrounding area and its topography and the use of materials.</p> <p>The site is to be served largely by existing road network in the interests of sustainability and is located along an established and well served public transport route, adjacent to a functional railway line. Bus stops are also within the vicinity of the site in accordance with national policy.</p> <p><b>Response:</b> The detail of this document is considered to be adequate for the purposes of assessing the application.</p>
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<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P4: Housing Action Programme Sites Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria and Places Checklist</p> <p>Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P2: Housing Land Supply Sites Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments</p> <p>Delivering the Infrastructure Strategy: Connecting Places</p> <p>Provision for Waste Recycling in New Developments; and Flooding and Drainage</p> <p>Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
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<p>PLANNING HISTORY</p>	<p>91/466/PP - Demolition of house and construction of 30 flats. Granted February 1992.</p> <p>01/0856/PP - Recladding and refurbishment of flats. Granted September 2001.</p> <p>02/0533/PP - Partial demolition of 2 no. blocks of flatted dwelling houses. Granted subject to conditions July 2002.</p> <p>02/0954/DD - Demolition of existing housing to include temporary landscaping of site. Granted subject to conditions September 2002.</p> <p>03/1478/PP – Erection of 4 two storey villas and 12 two/three storey flats with ancillary car parking. Granted subject conditions October 2005.</p>
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	18/0824/NO - Erection of residential development with associated roads, parking, open space and landscaping. Accepted November 2018.
DESCRIPTION	<p>Planning permission is sought for the erection of sixty eight dwellinghouses and thirty one flats, with associated roads, parking, open space and landscaping at Millarston Drive, Paisley.</p> <p>The application site extends to approximately 4.7 hectares and is currently an area of grassland, of varying topography, following the demolition of previous residential development at this location a number of years ago.</p> <p>The proposals seek to erect a mixture of terraced and semi-detached dwellings, primarily to the north, south west and south of the site, with the flatted development, of four storeys in height, positioned to the east.</p> <p>Access to the development would be via the existing road opening (currently blocked off) at Ferguslie with existing path linkages within the site also being retained in the interests of permeability.</p> <p>The site is bordered by three storey flats to the west and by the Paisley - Ayrshire railway line, on an embankment at this location, to the north.</p> <p>Further existing residential development is located to the south and south east with open space / parkland to the north east.</p>
COMMENTS	<p>The application site is covered by Policy P4 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such sites, the Council will support development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>On such sites, the Council will support development for housing where it would not undermine the spatial strategy of the plan and its design would comply with the criteria for implementing</p>



	<p>the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>In principle, the nature of the development is considered acceptable for the location and in accordance with the above policies, in that the dwellings to be provided would be of an affordable nature consisting of social rented tenure.</p> <p>The new homes would be owned and managed by the applicant, Link Housing Association, who is a registered social landlord.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Local Development Plan and its associated New Development Supplementary Guidance.</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts the general 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and within Designing Places and the Council's own Residential Design Guidance in that the layout creates a distinct 'landscaped' identity.</p> <p>The proposal sets out a residential layout which respects privacy, provides a good outlook, with appropriate garden sizes and overall a good and well considered development pattern for the site.</p> <p>The layout is on balance considered acceptable in achieving a reasonable level of amenity for each dwelling, whilst ensuring the creation of a safe and pleasant environment.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires developers to consider the creation of successful places and streets over the movement of the car, which this layout adequately portrays.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been deployed.</p>
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	<p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>The site would also maintain existing linkages where possible to retain safe routes to schools.</p> <p>These routes would be adequately overlooked as per the requirement of the Places Development Criteria set out in the Proposed Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from Ferguslie, as per the existing road network layout, in the interests of sustainability, with upgrading to be undertaken as necessary.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along the extended access road internally within the site, properties adequately address the road network.</p> <p>In terms of density and form the units proposed vary from two storey to four storey (flats), within an area of mixed development types.</p> <p>Given the spacing proposed between the unit blocks it is not considered that the variance in building heights would have a detrimental impact on the amenity of any existing or proposed residential dwelling within the area, in accordance with the provisions of Designing Streets.</p> <p>Finishing materials have been suggested but not confirmed and it is therefore considered prudent to condition the submission of these details should consent be granted.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development benefits from an existing large area of open space to the east which the applicant will maintain a link to, enhancing the amenity of the development.</p> <p>Within the application site itself, it is also proposed to create a number of areas of open and play space for the use of residents.</p>
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	<p>Active frontages would address this area to create an inclusive environment.</p> <p>Soft (hedging &amp; shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition to be confirmed as a condition of any consent given.</p> <p><i>6) Landscaping</i></p> <p>The planting specification contained within the landscaping proposals for the site are considered acceptable in ensuring an appropriate level of residential amenity, sense of place and retention of existing habitats.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of Environment and Infrastructure Services (Design Services).</p> <p>Site levels existing and proposed would not give rise to any concerns in terms of residential amenity.</p> <p>Conclusions</p> <p>In view of the above, it is considered that the proposed development would comply with Policies Pi, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.</p> <p>The proposal is also in accordance with Policies P1, P3 and i3 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would offer a positive residential development for Paisley, resulting in a well designed housing site within an area allocated for residential purposes in the Development Plan.</p> <p>This site supports the objectives of Renfrewshire's Local Housing Strategy and is identified as an important site in meeting Renfrewshire's 1000 affordable home target by 2021.</p> <p>Given the importance of providing new homes in the right location, this site has also been identified in Renfrewshire's Strategic Housing Investment Plan.</p>
RECOMMENDATION	Grant subject to conditions

1 **Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Conditions**

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

Reason: These details have not been submitted.

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

Reason: These details have not been submitted.

- 4 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 3 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 5 That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of this consent, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 6 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

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

- 7 Prior to occupation of any unit, the developer shall submit for the written approval of the Planning Authority:-

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

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

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

8. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise from the nearby A761 and railway, on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LMax level is predicted to exceed 60dB (external) during the night period at the façade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any garden will not exceed 55dB (A), measured as LAeq,T.

The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

Fraser Carlin  
Head of Planning and Housing

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

# Planning Application: Report of Handling

Reference No. 19/0327/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (6)**  
Paisley Southeast

**Applicant:**  
Sanctuary Homes  
24 Little Street  
Glasgow  
G3 8DQ

**Registered:**  
14 May 2019

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

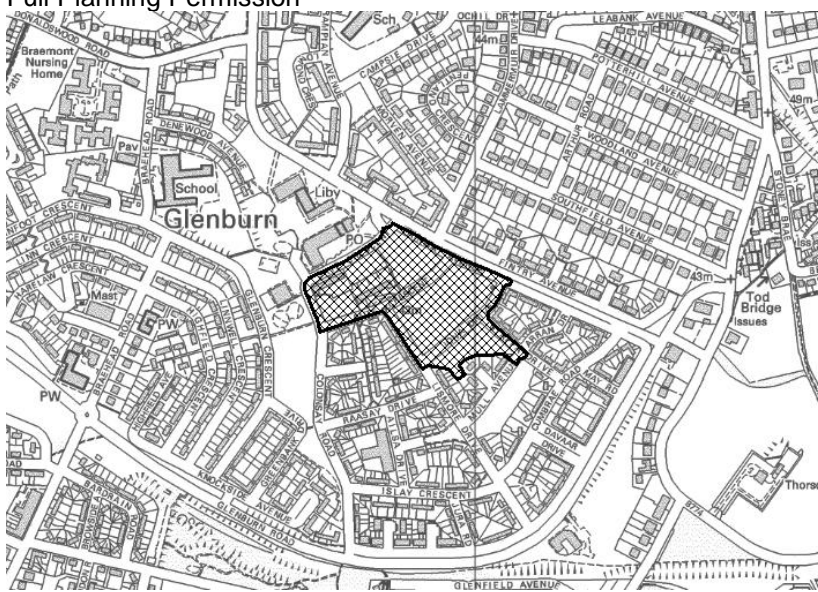
Erection of 131 dwellinghouses with associated parking and landscaping.

### LOCATION:

Site between Bute Crescent and Skye Crescent, Paisley

### APPLICATION FOR:

Full Planning Permission



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## RECOMMENDATION

Grant subject to conditions

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) and the associated New Development Supplementary Guidance in that it supports the Council's Spatial Strategy through the development of a vacant, brownfield site in the middle of Glenburn.
- The development will provide a range and choice of both type and tenure of new homes to the area.
- No objections have been received. One representation of support has been received.
- There have been no objections to the proposed development from consultees.
- The form, siting, design, density external finish and layout of the proposed development is acceptable.
- Adequate parking has been provided along with good connections to walking, cycling and public transport networks.



COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION (19/0327/PP)

APPLICANT:	Sanctuary Homes
SITE ADDRESS:	Site between Bute Crescent and Skye Crescent, Paisley
PROPOSAL:	Erection of 131 dwellinghouses with associated parking and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>One representation has been received in support of the proposal for mixed tenure properties on a vacant site.</p> <p>Although in support of the proposal the representation did also highlight that the public event was not held for a long enough period into the evening.</p> <p><b>Response:</b> The support for the proposal is noted.</p> <p>In relation to the comment on the duration of the public consultation event this was fed back to the applicant who confirmed that Sanctuary could be contacted at any point and would deal with any queries or questions raised directly with members of the public.</p> <p>Notwithstanding this the public event was undertaken in accordance with statutory requirements.</p>
CONSULTATIONS:	<p><b>SEPA:</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Environment and Infrastructure Services (Roads):</b> - Traffic calming should be provided along the lengths of various roads within the site.</p> <p><b>Response:</b> It is noted that Environment and Infrastructure Services (Roads) have suggested traffic calming. This can be achieved through Roads Construction Consent in line with SCOTS National Roads Development Guide.</p> <p><b>Environment and Infrastructure Services (Flooding):</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Environmental Protection Section:</b> - No objections. Conditions with respect to site investigation and remediation strategy are required.</p>



	<p><b>Response:</b> Noted.</p> <p><b>Director of Children's Services:</b> - No objections.</p> <p><b>Response:</b> Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Several pre-application meetings have been undertaken with the applicants (Sanctuary as well as Paisley Housing Association) and the Council giving consideration to and helping to shape the layout and overall residential form of the development.</p> <p>Given the joint Planning and Housing Service, this also included looking at the tenure and appropriateness of the mix of units proposed, the housing need and waiting list for the area.</p> <p>In terms of the form of the development, there was detailed consideration of the connectivity and permeability of the site with the surrounding area, with desire lines to local services and amenities taken into account.</p> <p>Parking provision, including is position of spaces at each plot as well as dispersal throughout the site, the balance between parking and good amenity space and streetscape was considered as well as the parking for existing residents in the surrounding area.</p> <p>Landscaping and material palette were also considered.</p>
SUPPORTING STATEMENTS	<p><b>Pre-Application Consultation Report (PAC)</b> – A PAC report is required by the Development Management Regulations for all major planning applications such as this development.</p> <p>The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, the public event, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>A public event was held on 14<sup>th</sup> February 2019 at Glenburn Community Centre where overall, the proposals were well received.</p> <p><b>Response:</b> The content of this report meets the requirements set out in statute.</p> <p><b>Design and Access Statement</b> - A Design and Access Statement is required by the Development Management Regulations for all major planning applications.</p> <p>The submitted statement describes the design process followed by the applicant in formulating the proposal, with reference to</p>

	<p>various design principles and reference sources.</p> <p><b>Response:</b> The detail of this document is considered to be adequate for the purposes of assessing the application.</p> <p><b>Flood Risk Assessment and Drainage Strategy</b> – The site has been assessed against fluvial and surface water flood risk. The site would not be at risk to fluvial flood extents.</p> <p>The drainage strategy addresses surface water flood risk where it is proposed to construct separate foul and surface water sewers which would connect to the existing combined sewer within the site and surface water attenuation storage would be provided by a combination of cellular storage and porous paving.</p> <p><b>Response:</b> The Flood Risk Assessment and Drainage Strategy has been fully considered by Environment and Infrastructure Services (Design Services) who have confirmed that the assessment is comprehensive, and drainage and flooding matters have been satisfactorily dealt with.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria and Places Checklist</p> <p>Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I3: Flooding and Drainage</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments</p> <p>Delivering the Infrastructure Strategy: Connecting Places;</p> <p>Provision for Waste Recycling in New Developments; and Flooding and Drainage</p> <p>Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>

PLANNING HISTORY	The site previously contained residential properties which were demolished some time ago.
DESCRIPTION	<p>Planning permission is sought for the erection of 131 dwellinghouses together with associated roads, footpaths and open space located around Bute Crescent, Iona Drive, Lismore Drive, Fairway Avenue, Colonsay Road and Sky Crescent, Paisley.</p> <p>The 131 units would consist of 109 social rented units and 22 shared equity units. The proposed dwellings would be built by Sanctuary Homes and managed by both Sanctuary Homes along with Paisley Housing Association who are registered social landlords.</p> <p>The development would consist of a mix of general needs housing together with amenity and wheelchair dwellings, featuring a mix of semi-detached bungalows, two storey semi-detached housing and two storey terraced housing of three or four units as well as semi-detached cottage flats.</p> <p>Externally, the dwellings would mainly be finished with a brick façade with detailing and different tones of brick to animate the facades. The palette would be used throughout the site to unify the aesthetic.</p> <p>The proposed layout utilises the existing roads surrounding the site and also introduces new roads through the centre of the site connecting the development with the parade of shops to the north of the site.</p> <p>A landscaped area of amenity open space would be formed at the north of the site, adjacent to the shops at Skye Crescent.</p> <p>Other areas of open space would be landscaped to soften and create a feature between built form.</p> <p>The application site relates to a grassed area which is bounded to the east, south and west by residential properties, mainly semi-detached or terraced two storey dwellings. A children's nurse's office is located to the north-west of the site beyond which is a play area.</p>
COMMENTS	<p>The application site is covered by Policy P4 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such</p>

	<p>sites, the Council will support development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In principle, the nature of the development is considered acceptable for the location and is in accordance with the above policies, in that the dwellings would be owned and managed by the applicant, Sanctuary Homes along with Paisley Housing Association, who are registered social landlords.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Renfrewshire Local Development Plan and its associated New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design.</p> <p>The checklist has been prepared within the context of the Scottish Government publications on Designing Streets and Designing Places. The design considerations will be assessed as follows.</p> <p><u>Context and Character</u></p> <p>It is considered that the proposal responds well to the form, scale and mass of the existing context of this area of Glenburn.</p> <p>The housing in the surrounding area is a mix of three storey flats, semi-detached bungalows and two storey semi-detached and terraced housing.</p> <p>It is considered that the proposed mix of housing put forward as part of this development reflects the character and density of the surrounding area.</p> <p><u>Access and connectivity</u></p> <p>The proposed layout which utilises the existing roads surrounding the site as well as introducing new roads through the centre of the site, provide good connections between the</p>
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	<p>development and the parade of shops to the north of the site. The new road would follow the line of the existing footpath to retain the pedestrian route through the site.</p> <p>The layout would comprise of a loop network of varying widths creating a hierarchy for primary and secondary routes.</p> <p><u>Layout and Built Form</u></p> <p>It is considered that the layout contributes to the permeability of movement through the site and to the surrounding area.</p> <p>The form and layout are also considered to benefit from a clear and defined structure, with active frontages onto all streets, pedestrian routes and open spaces.</p> <p>It is considered that the proposed layout would contribute to the overall character and sense of place.</p> <p>It is also considered that the structure and position of the buildings within the layout provide for a sufficient level of amenity.</p> <p><u>Environment and Community</u></p> <p>The mix of dwelling types is considered to fit well with the location of the development.</p> <p>The range of choice of homes as well as the mix of tenure will be an excellent addition to the housing stock for this area of Paisley, adding to the sustainable mixed community of Glenburn.</p> <p>This site supports the objectives of Renfrewshire's Local Housing Strategy and is identified as an important site in meeting Renfrewshire's 1000 affordable home target by 2021.</p> <p>Given the importance of providing new homes in the right location, this site has also been identified in Renfrewshire's Strategic Housing Investment Plan.</p> <p>In terms of open space and this development adding to the area, there would be three areas of open space which would be planted with a mix of shrub planting and trees.</p> <p>The main area of open space would also have paths cutting through to create routes to the dwellinghouses and seating to allow it as a useable amenity space to be used for families and an older population alike.</p> <p>There is an existing equipped play area approximately 50 metres to the north-west of the site. It is considered that the permeability of the site offers adequate pedestrian access to this area from the site. Given the proximity of the existing play facility there is no requirement to provide additional areas of</p>
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	<p>equipped play on this site.</p> <p><u>Buildings and Design</u></p> <p>The proposed dwellings display modern architectural forms and are considered to positively contribute to the built environment and the overall character of the place.</p> <p>Gables would also be designed with windows for passive overlooking across the site as well as creating design features to ensure there are no blank gables on corners.</p> <p>Concept landscaping proposals have been submitted where varying species of trees are proposed to introduce structured planting along Bute Drive and Iona Drive. Tree lined areas would also be planted on Colonsay Road and Lismore Drive.</p> <p>In certain plots, defensible space would be provided to the front of the properties in lieu of formal front gardens. These areas would be planted with shrubs to create green space to the front of houses and create privacy to living areas.</p> <p>It is considered that landscaping features have been fully considered in the proposed layout and will integrate well with the new development.</p> <p>The development incorporates suitable parking provision with the new homes having their own parking space at either the front or side of their home with adequate visitor parking spread across the entire development site.</p> <p>Also taking into consideration when developing the layout out was existing parking in and around this area to ensure that the new development does not impact on existing parking but aims to ensure a betterment for the area.</p> <p>In view of the above, it is considered that the proposed development would comply with Policies P1, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.</p> <p>The proposal is also in accordance with Policies P1, P3 and I3 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.</p> <p>In summary, it is considered that the proposal would offer a positive residential development for Paisley, resulting in a well designed housing site within an area allocated for residential purposes in the Development Plan.</p>
RECOMMENDATION	Grant subject to conditions.

1 **Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

**Conditions**

2 No development shall commence on site until written approval of:

(a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

(b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

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

3 That prior to the occupation of any residential unit on the site:

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

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

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

4 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

5 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire



Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 6 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

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

- 7 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

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

Fraser Carlin  
Head of Planning and Housing

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

# Planning Application: Report of Handling

Reference No. 18/0899/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Ferenze Developments  
Ltd

**Registered:** 24/12/2018

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.

**LOCATION:** Unit A, 21 Gordon Street, Paisley

**APPLICATION FOR:** Full Planning Permission

## RECOMMENDATION

Grant subject to  
conditions.



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Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

The proposals accord with the Adopted and Proposed Renfrewshire Local Development Plan land use designation Policy P1 'Renfrewshires Places' and Policy ENV 3 'Built Heritage', the New Development Supplementary Guidance and Historic Environment Scotland's Policy Statement.

There has been a consultation reply from Paisley West & Central Community Council. The Community Council welcomes the progress made to the repair of the Former Fire Station, however raise concerns regarding the creation of 15 flats. They consider that the proposal represents over-development, as a result there is inadequate parking provision and there is the potential to compromise the setting of the adjacent Category A Listed St Matthews Church.

There have been no objections from any other Statutory Consultees.

The form, siting, design, density, external finish and layout of the proposed development are considered acceptable.

The parking provision on the site has been increased to 7 spaces with parking permits available in the surrounding existing public car parks.

The proposal would bring a prominent vacant Listed Building on the edge of Paisley Town Centre back into productive use ensuring its long-term viability of the building and enhancing the character and appearance of the Conservation Area.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION (18/0899/PP)

APPLICANT:	Fereneze Developments Ltd
SITE ADDRESS:	Unit A, 21 Gordon Street, Paisley, PA1 1XD
PROPOSAL:	Change of use from fire station to mixed commercial use on ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.
APPLICATION FOR:	Full Planning permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been no representations received.</p> <p>In line with the Scheme of Delegated Functions - Planning (1 March 2018) this report is to be determined by the Communities, Housing and Planning Policy Board under Exceptions 3 (g).</p>
CONSULTATIONS:	<p><b>Paisley West &amp; Central Community Council</b> – Welcome the progress made on the repair of the former Fire Station. However express concern that the proposal constitutes over development of the site and as a result the proposal provides an unacceptable level of parking provision, as well as the potential to compromise the setting of the Category A Listed St Matthews Church.</p> <p>In relation to the lack of parking provision, the Community Council appreciate the availability of public transport surrounding this site, however suggest that in reality public transport is not always a viable option and the private car is the only alternative.</p> <p>The Community Council suggest a potential solution to the lack of parking at the site is that the developer acquire parking permits in surrounding car parks such as Orchard Street.</p> <p><b>Response</b> – It is considered that the scale and design of the proposal respects the character and appearance of the main building in terms of design and materials protecting the character and appearance of the building to an acceptable degree.</p> <p>The proposal constitutes a complementary addition to the building.</p> <p>It is considered that the proposal positively enhances the characteristics of the street scene, blends with the local building</p>

	<p>tradition and contributes positively to the character of the Conservation Area.</p> <p>It is considered that the proposal would not dominate either the existing fire station nor the adjacent St Matthews Church in scale, form or massing nor adversely impact the context in which these buildings are set.</p> <p>In relation to the parking provision, the developer has taken on the suggestion made by the Community Council and will seek to acquire parking permits for prospective residents.</p> <p><b>Environment Protection Section</b> – No objection subject to appropriate site investigations /remediation measures for potential contamination and the submission of a Noise Impact Assessment and Air Quality Assessment with appropriate remediation if required.</p> <p><b>Response</b> - Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p><b>Infrastructure and Environmental Services (Design Services)</b> - No objection.</p> <p><b>Response</b> – Noted.</p> <p><b>Infrastructure and Environmental Services (Roads/Traffic)</b> – No objection, subject to conditions including the upgrading of pavements/footpaths.</p> <p><b>Response</b> – This requirement could be accommodated through a condition of any planning permission granted.</p> <p><b>West of Scotland Archaeological Service</b> - No objection subject to a condition that the developer shall secure the implementation of an archaeological watching brief.</p> <p><b>Response</b> – Noted. This requirement could be accommodated through a condition of any planning consent granted.</p> <p><b>West of Scotland Water</b> – No objection.</p> <p><b>Response</b> – Noted.</p>
PRE-APPLICATION COMMENTS:	<p>Advice was given in relation to design considerations, in particular the scale of any extension, the design of the proposal and the requirement to ensure that any extension complemented the existing listed building well with the existing building.</p> <p>Finishes appropriate to a proposal next to a listed building and within a conservation area was also considered to be key to any proposals for the site.</p>

	The requirement to consider the impact of any development on character and setting was emphasised.
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the architectural merits and character of the existing fire station, its heritage significance and the concept of the design proposal.</p> <p><b>Response</b> – The statement provided in support of this application is considered to be comprehensive and reflects the pre-application discussions and requirements outlined by Planning.</p> <p>Appropriate design for this site is key to the development proposals given the prominent nature of this site on the edge of the town centre at a key gateway point within Paisley.</p> <p>The proposed new build element is considered to link and read well with the existing building, it is a modern addition to a traditional building which will complement the listed building and the heritage status of the surrounding area.</p>
OTHER ASSESSMENTS:-	<p><b>PARKING STATEMENT</b> – The parking statement confirms that that 7 parking spaces can be provided within the site and that those flats which would not have allocated parking spaces would be eligible for Town Centre parking permits for parking spaces located close to the application site.</p> <p>It is illustrated in an accompanying plan that there is a good supply of parking spaces around the application site. There is a total of 169 parking spaces available in public car parks within 150 metre radii of the site with 9 spaces available for disabled patrons.</p> <p>It is also demonstrated that transport links (buses, trains etc) are very accessible in this location as are local services such as shops, doctors and community facilities.</p> <p><b>Response</b> – The statement demonstrates that given the central location of the site, the availability of parking within close proximity and the accessibility of good public transport facilities, a reduced parking provision would be acceptable in this instance.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV3: Built Heritage Policy P1: Renfrewshires Places</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings</p>

	<p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 3: Built and Cultural Heritage Policy P1 - Renfrewshires Places</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Listed Buildings; Conservation Area; Enabling Development</p> <p><u>Material considerations</u> Historic Scotland's Planning Policy Statement</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Extensions</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Windows</p>
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PLANNING HISTORY	<p>93/1326/PP - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco (unlicensed), workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions August 1994.</p> <p>93/1327/LB - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco, workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions September 1994.</p> <p>11/0139/PP - Change of use of fire station to form Class 4 office accommodation, erection of one and three storey extensions, external alterations and the formation of vehicular parking. Withdrawn November 2011.</p> <p>13/0515/LB - Replacement of two floodlights with LED floodlights encased in security cage and installation of two LED floodlights on east elevation. Granted subject to conditions October 2013.</p> <p>14/0846/PP - Change of use of fire station to office, erection of single storey and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement and removal of external fire escapes. Granted subject to conditions on 14 April 2015.</p> <p>14/0847/LB - Erection of single storey extension and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework</p>
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	<p>repair and replacement, removal of external fire scape and internal alterations. Granted subject to conditions on 7 May 2015.</p> <p>17/0774/PP - Change of use of fire station to form Arts venue and cafe, erection of single storey extension to the rear, external alterations including formation of windows in existing openings and internal alterations including formation of partition walls. Application granted subject to conditions on 16 February 2018.</p> <p>18/0900/LB - Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side. This is a concurrent application and will also be under the consideration of this Board.</p>
DESCRIPTION	<p>This application seeks planning permission for the conversion of the ground floor of a redundant fire station to mixed commercial use and to residential use on the upper floors, including internal and external alterations.</p> <p>The proposal also includes the erection of a three-storey flatted extension to the side.</p> <p>The development will provide 15 dwellings for private sale, providing a mix of flats types consisting of 1, 2, 3 and 4 bedroom units to suit a range of residents need and demand.</p> <p>Seven parking spaces, a garden area and bin stores, would be accommodated within the rear courtyard area.</p> <p>The courtyard would also accommodate a separate delivery yard for the commercial unit.</p> <p>The extension to the side of the listed building would be three storeys with a pitched roof and would adjoin to the east side of the fire station building.</p> <p>The application property is located at 21 Gordon Street on an island in the centre of Gordon Street, with St Matthews Church to the east.</p> <p>It is located within the Paisley Town Centre Conservation Area and is a Category B Listed Building.</p> <p>Externally, the building is designed in a baronial style with a circular corner tower and depressed arch features on the ground floor.</p> <p>The current owners purchased the building in 2017 and carried out extensive works to repair the stonework, roof slate and lead</p>



	<p>work and to replace windows. This has succeeded in making the fire station secure and wind and watertight.</p> <p>The building has remained vacant for a considerable number of years. The current application would therefore contribute to its effective re-use.</p> <p>An application for listed building consent is also currently under consideration.</p>
OTHER COMMENTS	<p>Policy P1 'Renfrewshires Places and the associated New Development Supplementary Guidance seeks to ensure that any development is complementary and compatible to existing uses and causes no significant harm to these uses as set out by the criteria in the New Development Supplementary Guidance.</p> <p>Surrounding land uses are predominantly residential, with a mix of commercial facilities at ground floor levels.</p> <p>In terms of amenity, this is an area with established and acceptable mixed residential character and the proposed flats would not be unacceptably affected by surrounding land uses and appropriate levels of amenity could be achieved.</p> <p>The proposal for residential development in this particular location would ensure the continued use and viability of an important listed building, a sustainable development close to public transport hubs, in a town centre location which would support the vitality and viability of commercial uses.</p> <p>The proposal would introduce a viable and complementary use back into this area contributing positively to the overall character of the place and social fabric of this area.</p> <p>In this regard, the layout, built form, design and materials of the extension is considered to be of high quality and the density similar to residential flats in the vicinity.</p> <p>The proposed alterations to the existing listed building respects the character and appearance of the main building, in terms of design and material used, protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal in this regard constitutes a complementary addition to the building.</p> <p>In relation to the side extension, the principal elevation of the three-storey residential block would vertically divide into three sections and in a similar manner to the fire station, expressed bays at the ends would emphasise the building corner and draw attention to the entrance.</p>

	<p>Horizontally, string courses would echo the lines at base and cornice levels on the fire station, to create a classical tenemental "bottom, middle and top" arrangement.</p> <p>Therefore, the extension would appear complementary but separate from the fire station building taking design cues including profile, massing window rhythm, scale and proportion from the existing building without replication of the details.</p> <p>The extension proposed would not imbalance the original building and would not detract from its character.</p> <p>In this instance, the extension proposed creates a complementary addition which is sympathetic to the existing building.</p> <p>As such, the development positively enhances the characteristics of the street scene, blends with the local building tradition and contributes positively to the character of the conservation area.</p> <p>It is also considered that the proposal would not dominate either the fire station nor the adjacent St Matthews Church in scale form or massing nor the context in which these buildings are set.</p> <p>Given that the application site is located within the central area of Paisley, the site is adequately served by good access to walking, cycling and public transport. The site is a sustainable site in the middle of Paisley.</p> <p>The applicant has provided a parking statement in support of the application which confirms that residents would be eligible for Town Centre parking permits and it is demonstrated that available parking in close proximity of the site is extensive.</p> <p>In line with reducing car ownership, encouraging a step change in travel behaviours, the applicant aims to demonstrate that this site encourages residents to use alternative means of travel rather than the private car. This is in line with policies and guidance at a national as well as a local level.</p> <p>The Director of Environment and Infrastructure (Roads/Traffic) is satisfied with the level of off-street parking associated with the development as it is well augmented by surrounding surface car parks.</p> <p>Overall, the re-use of the building as residential flats with commercial uses on the ground floor, is considered to comply with the provisions of Policy P1 of the Adopted and Proposed Local Development Plan and the Delivering the Places Strategy of the New Development Supplementary Guidance.</p>
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	<p>Overall, the proposals would secure the re-use of a prominent vacant listed building within Paisley, in a manner which respects the character and appearance of the conservation area and which has due regard to the setting of the listed building itself and those in the wider vicinity.</p> <p>The proposals are in accordance with Policies ENV3 and P1 of the Adopted Local Development Plan and its corresponding Supplementary Guidance and Policies ENV 3 and P1 of the Proposed Local Development Plan and its corresponding Supplementary Guidance.</p> <p>The proposal is also in accordance with the requirements of Historic Scotland's Planning Policy Statement and associated Managing Change in the Historic Environment guidance.</p>
RECOMMENDATION	Grant subject to conditions.

### Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

### Conditions

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

Reason: These details have not been submitted.

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

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- 3 That prior to the commencement of development:
  - (a) a site investigation report characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein
  - (b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

Shall be prepared in accordance with current authoritative technical guidance and submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 4 That prior to the occupation of any unit hereby approved:

(a) a verification Report confirming completion of the works specified within the approved Remediation strategy; or

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

Shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for the use approved.

- 5 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.

- 6 That prior to the commencement of development, a noise impact assessment to determine the impact of road noise on the development shall be submitted for the written approval of the planning authority. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LAmax level is predicted to exceed 60dB (external) during the night period at the facade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any garden will not exceed 55dB(A), measured as LAeq,T. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: In the interests of residential amenity.

- 7 That prior to the commencement of development, a noise assessment to determine the impact of amplified noise from the commercial unit on the development shall be submitted for the written approval of the planning authority. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish

Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. The scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the LA<sub>max</sub> level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: In the interests of residential amenity.

- 8 That prior to the commencement of development, a survey shall be undertaken and a report shall be submitted for the written approval of the Planning Authority, which satisfies the Planning Authority that the Local Air Quality Management Objective for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environmental Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality management Technical guidance LAQM TG(09)" and the EPUK guidance document "Development Control: Planning for Air Quality (2010 Update)" or a method that has been agreed with the Planning Authority. No property within the development shall be occupied until any mitigation measures detailed within the report have been agreed with the Planning Authority and completed in full.

Reason: Given that the location of the development is within the Paisley Town Centre Air Quality Management Area.

- 9 That prior to the occupation of the development hereby approved existing and newly installed kerbing shall be installed so as to provide a 100mm freeboard between the footway and road surface on all frontages of the development; the footway surrounding the site shall be reinstated to an adoptable standard; Dropped kerbs shall be introduced to enable both north and south Gordon Street to be crossed in line with the existing east gable path to a minimum of 2m width; Upgrade existing surfaces closing former entrances or exits from the site linking to the signalised junction at Orchard Street; Provide details of pedestrian guard railings at the north entrance to the development for the approval of the Planning Authority and implement as approved prior to the occupation of the development; Realign the kerbing into and out of the sites to assist right turning. All to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

Fraser Carlin  
Head of Planning and Housing

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



# Planning Application: Report of Handling

Reference No. 18/0900/LB



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (5)**

Paisley East and Central

**Applicant:**

Ferenz Developments  
Ltd

**Registered:** 24/12/2018

Report by Director of Communities, Housing and Planning Services

**PROSPECTIVE PROPOSAL:** Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.

**LOCATION:** Unit A, 21 Gordon Street, Paisley

**APPLICATION FOR:** Listed Building Consent

## RECOMMENDATION

Grant subject to  
conditions



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## IDENTIFIED KEY ISSUES

The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Renfrewshire's Places' and Policy ENV 3 'Built Heritage', the New Development Supplementary Guidance and Historic Environment Scotland's Policy Statement.

There has been a consultation reply from Paisley West & Central Community Council. The Community Council supports the progress made to the repair and rehabilitation of the Former Fire Station, however raise concerns regarding the scale of the new proposals. They consider that the proposal represents over-development, as a result there is inadequate parking provision and there is the potential to compromise the setting of the adjacent Category A Listed St Matthews Church.

Historic Environment Scotland offer no objection to the proposals.

The form, siting, design, density, external finish and layout of the proposed development are considered to be acceptable and will complement the Listed Building as well as enhancing the overall Conservation Area.

The proposal would bring a prominent vacant Listed Building on the edge of Paisley Town Centre back into productive use ensuring its long-term viability of the building and enhancing the character and appearance of the Conservation Area.

Fraser Carlin  
Head of Planning and  
Housing



RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION **18/0900/LB**

APPLICANT:	Fereneze Developments Ltd
SITE ADDRESS:	Unit A, 21 Gordon Street, Paisley, PA1 1XD
PROPOSAL:	Change of use from fire station to mixed commercial use on ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side.
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been no representations received.</p> <p>In line with the Scheme of Delegated Functions - Planning (1 March 2018) this report is to be determined by the Communities, Housing and Planning Policy Board under Exceptions 3 (g).</p>
CONSULTATIONS:	<p><b>Paisley West &amp; Central Community Council</b> - Welcome the progress made on the repair of the former Fire Station.</p> <p>However express concern that the proposal constitutes over development of the site and as a result the proposal has the potential to compromise the setting of the Category A Listed St Matthews Church.</p> <p><b>Response</b> – The proposal respects the character and appearance of the main building in terms of design and materials protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal constitutes a complementary addition to the building.</p> <p>It is considered that the proposal positively enhances the characteristics of the street scene, blends with the local building tradition and contributes positively to the character of the conservation area.</p> <p>In so doing, the proposal would not dominate either the fire station nor the adjacent St Matthews Church in scale form or massing nor adversely impact the context in which these buildings are set.</p> <p><b>Historic Environment Scotland</b> - Historic Environment Scotland have offered no objection to the scheme and advise that it should be determined in accordance with national and</p>

	<p>local policy on listed buildings.</p> <p><b>Response – Noted.</b></p>
PRE-APPLICATION COMMENTS:	<p>Advice was given in relation to design considerations and finishes appropriate to a proposal in proximity to a listed building and within a conservation area.</p> <p>The requirement to consider the impact of any development on character and setting was emphasised.</p>
DESIGN/PLANNING STATEMENT:	<p>A Design and Access Statement was submitted with the application which provides an overview of the architectural merits and character of the existing fire station, its heritage significance and the concept of the design proposal.</p> <p><b>Response –</b> The statement provided in support of this application is considered to be comprehensive and reflects the pre-application discussions and requirements outlined by Planning.</p> <p>Appropriate design for this site is key to the development proposals given the prominent nature of this site on the edge of the town centre at a key gateway point within Paisley.</p> <p>The proposed new build element is considered to link and read well with the existing building, it is a modern addition to a traditional building which will complement the listed building and the heritage status of the surrounding area.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 3: Built and Cultural Heritage</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy: Listed Buildings; Conservation Area; Enabling Development</p> <p><u>Material considerations</u> Historic Scotland's Planning Policy Statement</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Extensions</p> <p>Managing Change in the Historic Environment Historic Scotland's Guidance on Windows</p>

PLANNING HISTORY	<p>93/1326/PP - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco (unlicensed), workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions August 1994.</p> <p>93/1327/LB - Change of use of disused fire station and staff housing with exercise yard to form youth advice centre, cafe/disco, workers flats, youth hostel, offices, recording studio, craft workshop and multi-gym. Granted subject to conditions September 1994.</p> <p>11/0139/PP - Change of use of fire station to form Class 4 office accommodation, erection of one and three storey extensions, external alterations and the formation of vehicular parking. Withdrawn November 2011.</p> <p>13/0515/LB - Replacement of two floodlights with LED floodlights encased in security cage and installation of two LED floodlights on east elevation. Granted subject to conditions October 2013.</p> <p>14/0846/PP - Change of use of fire station to office, erection of single storey and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement and removal of external fire escapes. Granted subject to conditions on 14 April 2015.</p> <p>14/0847/LB - Erection of single storey extension and upper floor extensions to rear of building involving partial demolition of rear wall, creation of mezzanine level from second floor, formation of door and window openings, window and stonework repair and replacement, removal of external fire scape and internal alterations. Granted subject to conditions on 7 May 2015.</p> <p>17/0774/PP - Change of use of fire station to form Arts venue and cafe, erection of single storey extension to the rear, external alterations including formation of windows in existing openings and internal alterations including formation of partition walls. Application granted subject to conditions on 16 February 2018.</p> <p>18/0899/PP - Change of use from fire station to mixed commercial use on the ground floor and residential use on the upper floors, internal and external alterations and erection of three storey flatted development to the side. This is a concurrent application and will also be under the consideration of this Board.</p>
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DESCRIPTION	<p>This application seeks listed building consent for the conversion of the ground floor of a redundant fire station to mixed commercial use and to residential use on the upper floors, including internal and external alterations.</p> <p>The proposal also includes the erection of a three-storey flatted development to the side of the listed building.</p> <p>Alterations to the existing listed building include a rooftop extension above the former stable block of the fire station and a roof lights inserted into the existing roof.</p> <p>The rooftop extension would use the stable parapet as a plinth and would comprise a single storey zinc box structure with a flat roof.</p> <p>The external finishes would include large areas of floor to ceiling glazing and zinc cladding with a vertical emphasis. The flat roof would be zinc clad with horizontal seams.</p> <p>The extension would be three storeys with a pitched roof and would adjoin to the east side of the fire station building.</p> <p>The application property is located at 21 Gordon Street on an island in the centre of Gordon Street, with St Matthews Church to the east.</p> <p>It is located within the Paisley Town Centre Conservation Area and is a Category B Listed Building.</p> <p>Externally, the building is designed in a baronial style with a circular corner tower and depressed arch features on the ground floor.</p> <p>The current owners purchased the building in 2017 and carried out works to repair the stonework, roof slate and lead work and to replace windows. This has succeeded in making the fire station secure and wind and watertight.</p> <p>The building has however remained vacant for a considerable number of years. The current application would therefore contribute to its effective re-use.</p> <p>An application for planning permission is also currently under consideration.</p>
COMMENTS	<p>Listed Buildings are protected under the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and any application for listed building consent must have special regard to the desirability of preserving the building and its features of special architectural and historic interest.</p> <p>Policy ENV3 of the Adopted Renfrewshire Local Development</p>

	<p>Plan supports the retention and sympathetic restoration, through appropriate maintenance and sensitive management of listed buildings, to enable them to remain in active use.</p> <p>The application premises have been vacant for a significant number of years (following their last use as a fire station) and has suffered from a degree of deterioration as a result.</p> <p>The current application, therefore seeks to introduce a use to the building which would require the reconfiguration of the internal space, the erection of a roof top extension, and three storey residential block to the east, in order to accommodate the proposed use.</p> <p>With regard to the internal alterations, these are unlikely to significantly compromise the integrity of the building or its special interest given that many of the original internal features are no longer in place, due to long term vacancy and subsequent deterioration and that any features capable of refurbishment will be preserved.</p> <p>Interventions are relatively minimal, as the building usage of apartments over commercial accommodation mirrors that of the original tenement flats over fire station.</p> <p>The habitation of the roof space requires a number of roof lights which would be conservation style, coloured grey and not readily visible from street level. Therefore, impact on the character of the building would be minimal.</p> <p>The principal intervention to the existing building would be the rooftop extension above the former stable. This is of simpler design than the existing building with a more minimal appearance which contrasts with the stone fabric using the stable parapet as a plinth.</p> <p>The result is that the balance of vertical and horizontal elements combined with a contemporary zinc cladding to produce an elegant form on top of the corner of the site, which adds positively to the character of the building.</p> <p>The proposed rooftop extension respects the character and appearance of the main building, in terms of design and material used thus, protecting the character and appearance of the building to an acceptable degree.</p> <p>As such the proposal constitutes a complementary addition to the building.</p> <p>With regard to the side extension, the principal elevation of the three-storey residential block would vertically divide into three sections and in a similar manner to the fire station, expressed bays at the ends would emphasis the building corner and draw</p>
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	<p>attention to the entrance.</p> <p>Horizontally, string courses would echo the lines at base and cornice levels on the fire station, to create a classical tenemental "bottom, middle and top" arrangement.</p> <p>The extension would appear complementary but separate from the fire station building taking design cues including profile, massing window rhythm, scale and proportion from the existing building without replication of the details.</p> <p>Scottish Environment Scotland's Guidance Note on Extensions states that extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation and must be designed in a high-quality manner using appropriate materials.</p> <p>In this instance, the extension proposed creates a complementary addition which is sympathetic to the existing building and to the conservation area generally. Historic Environment Scotland have offered no objection to the proposal.</p> <p>With regard to impact on adjacent listed buildings and specifically St Matthews Church, Historic Environment Scotland have offered no objection or comment in this regard.</p> <p>The extension proposed, due to its scale, massing and design would be complementary to both the fire station building and adjacent St Matthews Church and would enable positive change to the historical environment while contributing positively to the architectural and historic interest of the surrounding area.</p> <p>Overall, the proposals would secure the re-use of a prominent vacant building within Paisley, in a manner which respects the character and appearance of the conservation area and which has due regard to the setting of the listed building itself and those in the wider vicinity.</p> <p>The proposal is in accordance with the requirements of Historic Scotland's Planning Policy Statement and associated Managing Change in the Historic Environment guidance.</p> <p>The proposals are also in accordance with Policies ENV3 and P1 of the Adopted Renfrewshire Local Development Plan and its corresponding Supplementary Guidance and Policies ENV 3 and P1 of the Proposed Local Development Plan and its corresponding Supplementary Guidance.</p>
RECOMMENDATION	Listed building consent be granted subject to conditions.

### **Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

### **Conditions**

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

Reason: These details have not been submitted.

- 2 Prior to the commencement of the installation of any new window openings, the developer shall provide for the written approval of the Planning Authority, full details of the materials, form and method of opening to be used in the installation of these windows. Thereafter all installation works shall be carried out using only the materials finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 3 Prior to the commencement of any development works on the extensions to the building hereby approved, the developer shall provide full details of the materials to be used on the external walls and roofs of the extensions, for the written approval of the Planning Authority. Thereafter the extensions shall be finished using only the materials finally approved, in accordance with the detailing finally approved.

Reason: In the interests of amenity and to protect the historic character of the building.

- 4 Prior to the erection of any wall or fence within the curtilage of the site, the developer shall provide for the written approval of the Planning Authority, full details of the design and location of this wall and/or fence. Thereafter, any wall or fence to be erected within the curtilage of the site, shall be in accordance with the detail finally approved.

Reason: These details have not been submitted.

- 5 That prior to the commencement of development, details of the boundary treatments to the rear and sides of the application site shall be submitted for the written approval of the planning authority and erected as approved prior to the occupation of the dwellings hereby approved.

Reason: In the interests of the amenity of the site and surroundings and to reflect its location within the conservation area.



Fraser Carlin  
Head of Planning and Housing

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