

Minute of Meeting Communities, Housing & Planning Policy Board

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

Present

Councillor Bill Binks, Councillor Bill Brown, Councillor Stephen Burns, Councillor Andy Doig, Councillor James MacLaren, Councillor Kenny MacLaren, Councillor Mags MacLaren, Councillor Colin McCulloch, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Kevin Montgomery, Councillor Emma Rodden, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; F Carlin, Head of Planning & Housing Services, O Reid, Head of Communities & Public Protection, C Dalrymple, Communities & Regulatory Manager, S Marklow, Strategy & Place Manager and L Muirhead, Planning & Housing Manager (all Communities, Housing & Planning Services); G Hannah, Strategic Change Manager (Environment & Infrastructure); and J Lynch, Head of Property Services, N Young, Assistant Managing Solicitor Litigation & Advice, S Muir, Finance Business Partner and R Devine, Senior Committee Services Officer (all Finance & Resources).

Apologies

Councillors Don and Nicolson.

Declarations of Interest

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

1 Minute of Meeting of Police, Fire & Rescue Scrutiny Sub-Committee

There was submitted the Minute of the meeting of the Police and Fire & Rescue Scrutiny Sub-committee held on 29 October 2019, which forms the Appendix to this Minute.

DECIDED: That the Minute be approved.

2 Revenue Budget Monitoring Report

There was submitted a joint Revenue Budget Monitoring report by the Directors of Finance & Resources, Communities, Housing & Planning Services and Children's Services for the period 1 April to 8 November 2019.

The report highlighted a permanent increase in budget for services reporting to this Policy Board of £124,559 to reflect changes in service responsibilities between Communities, Housing & Planning Services and Environment & Infrastructure.

DECIDED: That the budget position be noted.

3 Capital Budget Monitoring Report

There was submitted a joint Capital Budget Monitoring report by the Directors of Finance & Resources and Communities, Housing & Planning Services for the period 1 April to 8 November 2019.

The report detailed budget changes for 2019/20 totalling £2.134M relating to the Housing Revenue Account and Development & Housing Services budgets and the reasons for the proposed carry-forward of monies.

DECIDED: That the report be noted.

4 Communities, Housing & Planning Services Annual Health & Safety Report and Action Plan

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the 2019/20 Health & Safety Report and Action Plan for Communities, Housing & Planning Services. The report provided an evaluation of the

Health & Safety performance of the Service and set future objectives. A copy of the annual report and action plan for 2019/20 was appended to the report.

DECIDED: That the report be noted.

5 Sustainable Duke of Edinburgh Delivery Model

There was submitted a report by the Director of Communities, Housing & Planning Services relative to proposed changes and improvements to the current delivery model for the Duke of Edinburgh (DofE) Award programme. The report advised that the revised DofE programme sought to deliver a more effective and efficient operating process, was sustainable and would meet the growing demands of young people in Renfrewshire.

A summary of the benefits offered through the DofE programme was provided, together with details of participation levels during the previous three-year period. The report highlighted that delivery of the programme on the current scale placed significant demands on the resources of schools and Council support teams and relied on the goodwill and voluntary support of a range of officers across the Council. In addition, the report indicated that a recent review of the current DofE Award programme had highlighted variances across the authority regarding participation figures, completion numbers and consistency of offer and opportunities. Differences had also been noted in the level of fee being charged to access the programme and the types of equipment and experience offered. Furthermore, it had been noted that the current DofE programme had a high turnover of volunteers which impacted on access to specialist resources and support.

The desktop review of the DofE programme undertaken had sought to support the development of a new model of delivery, the main aims of which were outlined within the report, reflecting the changing and adapting needs of young people, their parents, communities and schools and which was flexible enough to cope with the increased pressures associated with competing priorities for resources in schools. Both the DofE and Adventurous Activities Licensing Authority licences, held by Renfrewshire Council's Youth Services, required rigid adherence to stringent health and safety and performance protocols, including regular scrutiny through annual reviews and bi-annual inspections. Meeting the needs of the licence conditions had been a significant factor in shaping the revised DofE programme. It was highlighted that if Renfrewshire was to continue to achieve its objective of maintaining the high numbers of young people starting and completing the award at all levels, a corporate approach to the delivery of the DofE programme was required which included the involvement of partner providers, implementation of equitable and consistent costs and clear governance and health and safety processes. The main aims of the revised model of delivery for the DofE programme were outlined within the report.

DECIDED:

(a) That the development of a revised Duke of Edinburgh Awards Scheme model, which would support the renewal of the Duke of Edinburgh's Award licence for Renfrewshire Council for a further five years, be approved; and

(b) That a further report be submitted to a future meeting of this Policy Board on

progress with the development and implementation of the model, including the proposed charging framework and other resource implications.

6 Orchard Street Housing Renewal Area

Under reference to item 10 of the Minute of the meeting of the Council's Housing & Community Safety Policy Board held on 14 March 2017 there was submitted a report by the Director of Communities, Housing & Planning Services relative to the Orchard Street Housing Renewal Area.

Reference was made within the report to the decision taken at the meeting of the Council's former Housing & Community Safety Policy Board held on 14 March 2017, to approve the Orchard Street Housing Renewal Area Designation Order and Action Plan. Details of the tenemental blocks and communal areas involved in the proposed Comprehensive Tenement Improvement scheme were provided. The report advised that Paisley Housing Association (PHA) had reached agreement, in principle, with owners on the acquisition of over 80% of the privately-owned residential properties within the Orchard Street Housing Renewal Area Designation Order boundaries. Authority was sought for the Director of Communities, Housing & Planning Services, in consultation with the Head of Corporate Governance, to enter into a legal agreement on behalf of the Council with PHA with the objective of providing the Housing Association with sufficient comfort to start the acquisition process and take forward further planning activity to facilitate the delivery of the proposed Comprehensive Tenement Improvement project. The principles of the proposed legal agreement were outlined with the report. The report also sought authority to use Compulsory Purchase powers to secure delivery of the Housing Renewal Area Designation Order and Action Plan in circumstances where, despite all reasonable attempts by PHA and/or Renfrewshire Council, it had not been possible to voluntarily acquire privately-owned properties or voluntarily secure owners' participation in the Comprehensive Tenement Improvement scheme.

DECIDED:

(a) That the Director of Communities, Housing & Planning Services be authorised, in consultation with the Head of Corporate Governance, to enter into a legal agreement with Paisley Housing Association, in accordance with the principles set out in section 5 of the report;

(b) That a Compulsory Purchase Order be initiated to facilitate the delivery of the Housing Renewal Area if either Paisley Housing Association or the Council was not able, despite all reasonable attempts, to voluntarily acquire privately-owned residential and commercial properties within the Housing Renewal Area boundaries or reach agreement with owners of the properties to voluntarily participate in the Comprehensive Tenement Improvement Project; and

(c) That the Director of Communities, Housing & Planning Services be authorised (i) to acquire ownership of privately-owned properties within the Housing Renewal Area boundary in the event that it was not possible to enter into a legal agreement with Paisley Housing Association within the necessary timeframe; and (ii) to make appropriate provision to deliver the proposed Comprehensive Tenement Improvement scheme as part of the Council's Housing Revenue Account capital investment

programme, including the submission, as appropriate, of grant applications to the Scottish Government.

7 Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Project Update

There was submitted an update report by the Director of Communities, Housing & Planning Services relative to the Whole House Retrofit Project. The report stated that the project had been identified following the submission of the successful funding application to Business, Energy and Industrial Strategy (BEIS) to upgrade terraced properties of 'Crosswall' construction type, where the work required to ensure that properties met the Energy Efficiency Standard for Social Housing (EESH) was more complex and expensive than that required for standard construction-type stock.

The report advised that Renfrewshire Council had 144 'Crosswall' properties, being a mixture of mid and end-terraced houses, within its housing stock. The proposed upgrade project involved 75 properties, from the streets detailed in the Appendix to the report, and encompassed a full external works package, delivering high levels of energy efficiency. It was highlighted that specific properties included in the project would be subject to consultation with tenants within the streets involved and the tenants agreement to participate in the project. Details of the upgrade package for each property within the project were outlined in the report. A summary of the potential benefits to both the Council and tenants as a result of the project and the proposed timeline for the project were also provided. It was noted that a report would be submitted to a future meeting of this Policy Board on the completion of the project.

DECIDED:

(a) That it be noted that the project would be supported by using the BEIS Whole House Retrofit Innovation funding award;

(b) That the areas included in the project, detailed in Appendix 1 of the report, be approved;and

(c) That it be noted that the individual properties to be included in the project would be subject to consultation with tenants within the streets involved and their agreement to participate in the project.

8 Housing Allocations: Housing Rule 2.5

There were submitted intimations by the Director of Communities, Housing & Planning Services in terms of Housing Rule 2.5, which required all housing allocations which involved either (i) Council members or their immediate families or (ii) members of staff of the Housing Services Division or their immediate families to be notified to the relevant Policy Board.

DECIDED: That the intimations be noted.

9 Renfrewshire Vacant and Derelict Land Strategy 2020 Update

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Vacant and Derelict Land Strategy 2020.

The report advised that the Renfrewshire Local Development Plan included a commitment to reduce the amount of vacant and derelict land across Renfrewshire. The Renfrewshire Vacant and Derelict Land Strategy identified a number of actions which promoted the redevelopment and/or re-use of previously used land to encourage positive outcomes. Examples of positive outcomes included regeneration of neighbourhoods, creation of new employment opportunities, improvement of local environments and assisting in mitigating the effects of climate change through the encouragement of increased biodiversity. The first Renfrewshire Vacant and Derelict Land Strategy had been approved at the meeting of this Policy Board held on 16 January 2018 and it had been agreed that future strategies would be developed and submitted to the Communities, Housing & Planning Board bi-annually for approval.

A copy of the Renfrewshire Vacant and Derelict Land Strategy 2020 was appended to the report and identified five key themes and a series of related actions. A summary of the themes and actions was provided in the report. It was noted that although the amount of vacant land in Renfrewshire was reducing it remained a priority and would be monitored through the preparation and submission to the Scottish Government of the Scottish Vacant and Derelict Land Survey (SVDLS). During consideration of the Strategy, the Convener took the opportunity to highlight the proactive roles elected members were expected to undertake in terms of the measures detailed in Actions 8 and 9 of the Strategy.

DECIDED: That the Renfrewshire Vacant and Derelict Land Strategy 2020, a copy of which was appended to the report, be approved.

10 Land at Springbank Road, Paisley

There was submitted a report by the Director of Finance & Resources relative to the proposed declaration of two areas of land located adjacent to the shop properties at 12 Springbank Road, Paisley, which were owned by the Council and identified on a plan appended to the report, as surplus to the Council's requirements.

The report advised that the owner of the shop properties, Mr Sheikh, had submitted a request to purchase the two areas of land, extending to approximately 124 square metres in total, with a view to creating off-street parking subject to the receipt of all necessary planning and statutory consents.

The Head of Planning & Housing Services had confirmed that there was no operational requirement for the land and there was no objection to the land being declared surplus to requirements. Provisional negotiations had taken place with Mr Sheikh and a minor capital receipt was expected in the event the land was declared surplus to the Council's requirements and sold to Mr Sheikh. The area of land concerned was such that the purchase price/value of the land would be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property would be utilised.

DECIDED:

(a) That the two areas of land at Springbank Road, Paisley, identified on the plan appended to the report, be declared surplus to the Council's requirements in order to facilitate disposal to the adjoining owner, Mazhar Sheikh;

(b) That the sale of the two areas of land at Springbank Road, Paisley, on terms and conditions as may be negotiated by the Head of Property Services, utilising delegated powers, be authorised; and

(c) That the Head of Corporate Governance be authorised to conclude the sale incorporating appropriate terms and conditions deemed necessary to protect the Council's interest.

11 Renfrewshire Council Domestic Abuse Policy Training

There was submitted a report by the Director of Communities, Housing & Planning Services relative to training to support the Renfrewshire Council Domestic Abuse Policy.

The report stated that the Renfrewshire Council Domestic Abuse Policy had been approved at the meeting of the Finance, Resources and Customer Services Policy Board held on 13 November 2019. The roll-out of the Policy would be supported by training and awareness-raising for employees and managers across the Council which would complement the programme of training and awareness undertaken for key employees and partners over the previous two-year period. It was highlighted that as well as Renfrewshire Council employees, Domestic Abuse Policy training had also been carried out in Renfrewshire during 2019 for employees of partner organisations including the NHS, Department of Work & Pensions and Police Scotland.

DECIDED: That the roll-out of domestic abuse awareness training to all staff and partners, co-ordinated by Communities and Public Protection and detailed in section 4 of the report, be approved.

12 COSLA Human Trafficking and Exploitation Guidance for Scottish Local Authorities

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the guidance issued to Scottish Local Authorities by CoSLA in connection with human trafficking and exploitation.

The report indicated that human trafficking and exploitation was a growing concern across Scotland with all 32 local authorities having reported instances during the previous year. Locally, human trafficking was addressed through collaborative working across a range of partners with the aim of minimising the impact on the individuals affected. Furthermore, it was highlighted that there were ongoing and successful joint operations with Border Force and Police Scotland targeting the trafficking of individuals through Glasgow Airport. This work was supported by the Community Protection (Prevent) Steering Group which reported to the Renfrewshire Community Protection Chief Officers Group. Human trafficking guidance had been developed and issued to Scottish Local Authorities by CoSLA to recognise national concerns and provide support to Scottish local authorities in raising awareness, developing good practice to identify, refer and support victims of human trafficking and exploitation and to disrupt and deter

criminal activities. The report indicated that Guidance provided clear practical advice on how different services within local authorities and their partner organisations could contribute to the identification of potential victims of trafficking and/or disrupt the activity of perpetrators.

DECIDED:

(a) That it be noted that CoSLA had issued guidance to Scottish Local Authorities with regards to Human Trafficking and Exploitation; and

(b) That the role of the Community Protection (Prevent) Steering Group in working with partners to implement the guidance and address concerns be noted.

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

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the proposed Council response to the Scottish Government consultation on practical measures to improve the operational effectiveness of the Control of Dogs (Scotland) Act 2010.

The report referred to the Council's response to the Scottish Parliament Public Audit and Post-Legislative Scrutiny Committee's call for evidence on the effectiveness of the Control of Dogs (Scotland) Act 2010 approved at the meeting of this Policy Board held on 21 August 2018 and advised that following this consultation, the Scottish Government had been looking to develop and bring forward amended legislation to strengthen the control of dogs. It was highlighted that as developing new legislation would take time the Scottish Government had launched a further consultation with a focus on practical measures to improve the operational effectiveness of the implementation of the 2010 Act which would be capable of being progressed either without the need for new legislation or with minimal legislative requirement. The report provided statistical information on activity surrounding the control of dogs in the Renfrewshire area over the previous three calendar year period, indicated that the deadline for consultation submissions was 15 January 2020 and appended the draft response prepared on behalf of the Council for approval.

It was proposed by Councillor Andy Doig that the following additional recommendation be approved. This was agreed.

'This Board notes the positive record of Renfrewshire Council in relation to the control of dogs and believes that education in how to approach and socialise with dogs is crucial in reducing dog attacks further.

This Board will henceforth work with colleagues in the Education Department of Renfrewshire Council to investigate the feasibility of working with national animal charities, such as the SSPCA and/or the Dogs Trust, to establish a rolling programme of dog education across primary schools in Renfrewshire.'

In addition, it was noted that whilst there was no current national licensing regime, a report on the Renfrewshire Voluntary Professional Dog Walking Scheme had been considered at the meeting of the Council's Infrastructure, Land & Environmental Policy Board held on 29 May 2019, and that consultation in relation to the proposed scheme was due to be undertaken in early 2020.

DECIDED:

(a) That the proposed response to the consultation on Improving the Operational Effectiveness of the Control of Dogs (Scotland) Act 2010, a copy of which was appended to the report, be approved;

(b) That the positive record of Renfrewshire Council in relation to the control of dogs be noted and, as it was the Board's belief that education in how to approach and socialise with dogs was crucial in reducing dog attacks further, investigate with colleagues in Children's Services the feasibility of working with national animal charities, such as the SSPCA and/or the Dogs Trust, to establish a rolling programme of dog education across primary schools in Renfrewshire; and

(c) That it be noted that consultation in relation to the proposed Renfrewshire Voluntary Professional Dog Walking Scheme, considered at the meeting of the Council's Infrastructure, Land & Environmental Policy Board held on 29 May 2019, would be undertaken in early 2020.

14 School Parking Exclusion Zones

Under reference to Item 11 of the Minute of the meeting of this Policy Board held on 21 May 2019 there was submitted a report by the Director of Communities, Housing & Planning Services relative to the introduction of school parking exclusion zones.

Reference was made within the report to decisions taken at the meeting of the Council held on 28 February 2019 and the meeting of this Policy Board held 21 May 2019, to commit £0.1 million to tackle the issue of irresponsible parking around schools in Renfrewshire and undertake various actions to address the issue. In this connection arrangements had been made to recruit a Road Safety Officer and additional Community Safety Warden. The report intimated that it was now proposed to introduce school parking exclusion zones around certain Renfrewshire schools, as pilot projects, for a nine-month period. Details of the proposed arrangements for the operation of the pilot projects; the criteria employed to select the schools involved in the pilots; the evaluation process to be used to measure their effectiveness; and future action to be undertaken in terms of the process were detailed in the report.

DECIDED:

(a) That the schools chosen to participate in the pilot school parking exclusion zones be noted; and

(b) That the proposed next steps, as set out in Section 3 of the report, including ongoing consultation with the schools (Head Teacher, Parents, Teachers), Community Council, local residents, elected members and the affected community, be agreed.

15 Renfrewshire Council Food Growing Strategy 2020/25

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the Renfrewshire Food Growing Strategy 2020/25.

The report advised that the Community Empowerment (Scotland) Act 2015 required

Local Authorities to produce and publish a Food Growing Strategy by 1 April 2020. The Renfrewshire Food Growing Strategy 2020/25, a copy of which was appended to the report, had been developed in partnership with the Renfrewshire Health & Social Care Partnership and the Renfrewshire Growing Grounds Forum. The report noted that the Food Growing Grounds Forum represented partner organisations which were active in Renfrewshire and a range of key stakeholders. The Strategy outlined an approach which assisted and supported the promotion and enhancement of food growing opportunities across Renfrewshire in the right locations. In addition, it was highlighted that the Strategy provided a framework for delivery of the Council's statutory duties in terms of the Community Empowerment (Scotland) Act 2015 in relation to food growing and complimented both the adopted and proposed Renfrewshire Local Development Plans. It was anticipated that delivery of the framework would be a mechanism for the reuse of vacant, derelict and previously used land assisting in supporting and contributing to the quality of Renfrewshire's Places. Progress reports in respect of the Strategy would be submitted to future meetings of this Policy Board.

DECIDED: That the Renfrewshire Food Growing Strategy 2020/25 be approved.

16 Agent of Change Principle

Under reference to item 18 of the Minute of the meeting of the Council held on 9 May 2019 there was submitted a report by the Director of Communities, Housing & Planning Services relative to the Agent of Change' Principle – 'Noise-sensitive developments' introduced by the Planning (Scotland) Act 2019.

The report referred to the motion approved at the meeting of the Council held on 9 May 2019 regarding the protection of music venues and other locations of cultural significance and advised that the Planning (Scotland) Act 2019 introduced an 'Agent of Change' Principle - 'Noise-sensitive developments' which supported the evening economy and the protection of music and cultural venues and noise sensitive uses. It was highlighted that the associated Regulations were effective from 20 December 2019 and required planning authorities to consider the Agent for Change principle when determining future planning applications. The main implications arising from the introduction of the principle were outlined in the report.

DECIDED:

(a) That it be noted that the Planning (Scotland) Act 2019 introduced 'Noise-sensitive developments' Regulations to reflect the Agent of Change Principle to protect music, cultural venues and noise sensitive uses and that the Regulations were effective from 20 December 2019; and

(b) that it be noted that local guidance would be prepared in line with Scottish Government Regulations/Guidance that emerged in relation to 'Noise-sensitive development'.

17 Proposal of Application Notices

There were submitted reports by the Director of Communities, Housing & Planning Services relative to proposal of application notices.

In relation to prospective planning application 19/0710/NO the Board agreed that digital infrastructure requirements be included as an identified key issue which should be brought to the attention of the prospective applicant.

DECIDED: That the key issues identified to date be noted.