

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

Date	Time	Venue
Tuesday, 18 May 2021	13:00	Microsoft TEAMS Platform,

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Bill Brown: Councillor Stephen Burns: Councillor Eddie Devine: Councillor Andy Doig: Councillor Neill Graham: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Iain Nicolson: Councillor Jim Paterson: Councillor Emma Rodden: Councillor James Sheridan:

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

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.

Housing

- | | | |
|-----------|--|------------------|
| 6 | Housing-led Regeneration and Renewal Programme for Renfrewshire | 99 - 136 |
| | Report by Director of Communities & Housing Services. | |
| 7 | Paisley West End - Housing Regeneration Update | 137 - 142 |
| | Report by Director of Communities & Housing Services. | |
| 8 | Tannahill Area, Ferguslie Park – Housing Regeneration Update | 143 - 150 |
| | Report by Director of Communities & Housing. | |
| 9 | Private Sector Housing Investment Programme 2021/22 | 151 - 156 |
| | Report by Director of Communities & Housing Services. | |
| 10 | Housing to 2040 | 157 - 168 |
| | Report by Director of Communities & Housing Services. | |

Consultations

- | | | |
|-----------|--|------------------|
| 11 | Proposed Response to UK Government Consultation on Protect Duty | 169 - 194 |
| | Report by Director of Communities & Housing Services. | |

Development Management & Planning

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

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|-----------|---|------------------|
| 12 | Planning Applications | 195 - 196 |
| | Reports by Head of Economy & Development. | |

- | | | |
|--------------|---|------------------|
| 12(A) | 19/0782/PP: Ward 1 - Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works at land to east of Clyde View Park, King's Inch Road, Renfrew by Bellway Homes Limited. | 197 - 220 |
| 12(B) | 19/0860/PP - Ward 1 - Erection of residential development comprising 18 flats and 39 dwellinghouses at site on north western boundary of No2 Row Avenue, Renfrew by Park Land Group. | 221 - 234 |
| 12(C) | 19/0626/PP: Ward 10 - Erection of residential development with associated access, landscaping and other associated works at site on southern boundary of Woodend, Houston Road, Houston Johnstone by Cala Homes (West) Limited and Acorn Property Group. | 235 - 252 |
| 12(D) | 20/0510/PP: Ward 6 - Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works at Thornly Park Campus, 125 Caplethill Road, Paisley by University of the West of Scotland. | 253 - 270 |
| 12(E) | 20/0631/PP: Ward 12 - Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes at 6 Newmains Avenue, Renfrew by WRC Recycling . | 271 - 296 |
| 12(F) | 20/0793/PP: Ward 7 - Erection of a grid stability facility including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, operations centre and boundary enclosures at Neilston Grid Electricity Sub-station Complex, Gleniffer Road, Paisley by WP Grid Services Limited. | 297 - 316 |

Note of Inquorate Meeting Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 16 March, 2021	15.00	Microsoft Teams

1. QUORUM

Ten minutes after the appointed time for the meeting a quorum was not present and in terms of Standing Order 52 the meeting stood adjourned.

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

Date	Time	Venue
Tuesday, 23 March 2021	10:00	Remotely using Teams.,

Meeting

This is the re-convened meeting from 16 March 2021 which was unable to proceed.

Present

Councillors B Binks, B Brown, M McGurk, M MacLaren, and J McNaughtan.

Chair

Councillor McGurk, Convener, presided.

In Attendance

O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (all Communities & Housing Services); D Pole, End User Technician; K O'Neill, Assistant Democratic Services Officer and R Devine, Senior Committee Services Officer (all Finance & Resources).

Also in Attendance

J Kyle, Chief Inspector (Police Scotland); J McNeill, Area Commander and M Hill, Group Manager, (both Scottish Fire & Rescue Service).

Declarations of Interest

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

Recording of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Sub-committee would be recorded and that the recording would be available to view on the Council's website.

Order of Business

In terms of Standing Order 16, the Convener intimated that she proposed to alter the order of business to facilitate the conduct of the meeting by considering item 1 of the agenda after items 2, 3 and 4 of the agenda.

1 **Scottish Fire & Rescue Service - Renfrewshire Performance Report/Scorecard**

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance in the Renfrewshire area during the three month reporting period to end of January 2021.

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

There was a reduction in deliberate fires (32 fewer), refuse fires (15 fewer) and non-refuse fires (3 fewer) against the three month average.

The Group Manager advised that this information was provided to all Scottish Fire & Rescue Service personnel on an ongoing basis and was presented to the sub-committee for information as the timing of the scrutiny report normally provided did not coincide with the date of this meeting. The Scrutiny Report in its normal format which included more details and breakdown of figures for ward areas would be presented to the next scheduled meeting of this sub-committee.

DECIDED:

- (a) That the contents of the report be noted; and
- (b) That the Scrutiny report in the normal format, with more detailed information, be presented to the next scheduled meeting of this sub-committee.

2 **Spotlight on Unwanted Fire Alarm Signals (UFAS)/TAKE-5**

The Local Senior Officer advised that arrangements regarding implementation of the TAKE5 (Testing, Aerosols, Knowledge, Equipment and 5 (seconds or minutes)) initiative within the Renfrewshire area were progressing. Information was provided on the number of unwanted fire alarm signals together with details on how TAKE5 was an initiative used to significantly reduce these numbers and associated costs. The reduction, by educating, of unwanted fire alarm signals would enable more meaningful work and other community engagement, reduce impact on businesses and reduce the costs associated with unwanted fire alarm signals.

DECIDED: That information on progress and impact of TAKE5 implementation be presented to a future meeting of the sub-committee.

3 **Spotlight on Spring Season Thematic Action Plan**

The Group Manager advised that a Spring Season Thematic Action Plan had been developed to address the changes in risk profiles and would be advertised on television and local media. A revised wild fire strategy had also been developed to address the potential increase in these type of fires.

The Sub-committee was advised that the combination of Covid-19 restrictions being lifted and the improvement in weather would lead to a rise in outdoor activities, the potential increase in deliberate fires, wild fires and open water activities and the Spring Season Thematic Plan had been developed to address these changes.

DECIDED: That the information provided by noted.

4 Police Scotland Scrutiny Board Report

There was submitted a report by the Chief Superintendent, Police Scotland, relative to service performance and activities in the Renfrewshire area during the period 1 April to 31 December 2020.

The report summarised the key performance indicators and provided statistics relating to the specific key objectives detailed in the Renfrewshire Local Policing Plan 2020/21, together with comparative data. The report 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 and terrorism and road safety and road crime.

The report was highlighted that there had been an overall downward trend in both serious and minor violence crimes with a decrease of 11.2% in Group 1 crimes which equated to 26 fewer victims, 180 fewer common assaults and 28 fewer serious assaults recorded than in the same period last year. A decrease of 13.4% in the previous in acquisitive crime was also reported, mainly driven by the fall in reported common theft and theft by shoplifting. There had been 204 assaults on emergency workers, which was an increase on 5 on previous year, and Your Safety Matters Campaign was being implemented to support those affected.

A decrease by 9.9% in domestic abuse crimes was reported compared to the same period during 2019 with increased detection rate for domestic crimes and offences from 63.6% in the previous year, to 69.7% in the current period.

The Covid-19 pandemic had provided additional opportunities for cybercriminals to target victims and it was noted that cyber-crimes had increased with significant amounts of money involved. It was emphasised that although 15 bogus crimes had been reported during this period, five more than the previous year, this figure was likely to be higher as victims did not always report this type of crime.

The Chief Inspector advised the sub-committee of the Police Scotland Take 5 to Stop Fraud initiative which could be used to help individuals and businesses stay safe from fraud and provided information on how to stop, challenge and protect from fraud. Leaflets on this initiative had been distributed throughout Renfrewshire.

An update was provided on Police Scotland activity in relation to the on-going Covid-19 restrictions which advised there had been an increase in all categories of breaches since the last reporting period.

DECIDED: That the report be noted.

5 Local Issues

Councillor McNaughtan advised the sub-committee that he was aware of significant increase on graffiti activity in Renfrewshire. The Communities & Regulatory Manager advised that the Street Scene, Warden and Team up to Clean up teams were actively working to address this.

Councillor M MacLaren advised of concerns about a recent case where a councillor's house had been attacked and asked whether there were procedures which may be in place to protect councillors or their premises from attack. The Convener advised the sub-committee that she would pursue this situation with the Chief Executive. The Head of Communities & Public Protection advised that there were procedures in place to address this and would liaise with the Head of Corporate Governance to provide further details to all councillors on these protocols.

DECIDED:

- (a) That the information provided by the Communities & Regulatory Manager in relation to graffiti be noted;
- (b) That the Convener advise the Chief Executive of concerns raised; and
- (c) That further information and guidance would be provided to all councillors in relation to threats/attacks to councillors.



To: Communities, Housing and Planning Services Policy Board

On: 18th May 2021

Report by: Director of Finance and Resources

Heading: HRA, Revenue and Capital Budget Monitoring as at 5th March 2021

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2021 for all services (including the housing revenue account) reporting to the Communities, Housing and Planning Policy Board is an overspend position of £1.137m (8.6%) against the revised budget for the year.
- 1.2. The projected capital outturn at 31 March 2021 for projects reported to the Communities, Housing and Planning Policy Board is a breakeven position against the revised budget for the year.
- 1.3. This is summarised over the relevant services in the table below and further analysis is provided in the Appendices.
- 1.4. For the financial year 2020/21, the projected outturn position is split into Core (or business as usual) and COVID-19 related variances to help readers understand the impact of the pandemic on service finances.

Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£0	(£224)	£874	£650	(£650)	0%
Development & Housing Directorate	(£194)	(£192)	0	(£192)	(£2)	(1%)
Planning and Housing	£5,881	£5,829	£368	£6,197	(£316)	(5.4%)

Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Communities and Public Protection (excluding Regulatory Services)	£4,007	£3,898	£278	£4,176	(£169)	(4.2%)
Criminal Justice	£3,508	£3,500	£8	£3,508	0	0%

Division / Department	Revised Annual Budget £000	Projected Outturn Core £000	Projected Outturn COVID-19 £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Housing Revenue Account (HRA)	£8,928	£8,928	£0	£8,928	£0	0%
Other Housing PSHG	£777	£777	£0	£777	£0	0%
Development & Housing Projects – Green network	£65	£8	£0	£8	£0	0%

2. Recommendations

Members are requested to:

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

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £1.137million (8.6% of total budget) for all services reporting to this Policy Board. Detailed division service reports can be also be found here, along with an explanation of each significant projected variance.
- 3.2. The projected outturn is based on information currently available and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reason for the projected outturn positions are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget reductions totalling £211k have been processed since the previous finance report to board. These adjustments relate to
- A reduction in budget of £209k for employee costs as a result of the Community Development and Community Protection workstreams within the Right for Renfrewshire Programme, and a
 - Transfer of £2k to Finance and Resources representing a centralisation of budget resources to fund the cost of the Councils Copyright Licence.

5. Communities, Housing and Planning Services Capital

- 5.1. The Capital Investment Programme 2020/21 to 2024/25 was approved by the Council on 9th March 2020. The current programme is £9.713m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates net adjustments within the approved capital programme of £0.784m largely as a result of changes in cash flow timings.
- 5.3. Further detail, including reasons for significant variances (where applicable), can be found at Appendix 2.

6. Capital Budget Adjustments

- 6.1. Since the last report, budget changes totalling £0.784m have arisen which reflect the following:

Budget brought forward from 2021-22 to 2020-21 (£0.430m):

- **HRA**
 - Improvements to Existing Properties (£0.430m) mainly as a result of work within Kitchen, Bathroom, Rewiring and Heating occurring in the later part of 2020-21 rather than early 2021-22 as expected.

Budget carried forward to 2021-22 from 2020-21 (£1.214m):

- **HRA**
 - Other Assets (£0.433m) due to timing of Smoke and Heat Detector Installations over gaining access to properties as a result of the Covid-19 pandemic;
 - Council House New Build (£0.588m) as a result of updated profile of works for the Johnstone Castle New Build;

- **PSHG**
PSHG (£0.136m) as a result of updated timings regarding the payments of grants;
- **Development & Housing**
Local Green Area Projects (£0.057m) to reflect updated cash flows for the Semple Trail Heritage Project.

Implications of this report

1. **Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £1.137m or 8.6%. All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

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

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

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

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

8. Health and Safety

None directly arising from this report.

9. Procurement

None directly arising from this report.

10. Risk

The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.

11. Privacy Impact

None directly arising from this report.

12. Cosla Policy Position

N/a.

13. Climate Risk

None directly arising from this report.

List of Background Papers

Housing Revenue Account Budget & Rent Levels 2020/21 and Housing Capital Investment Plan 2020/21 to 2022/23;

Non-housing Capital Investment Programme, Prudential Framework and Treasury Management Strategy, and Capital Strategy 2020/21 – 24/25. Council, 9th March 2020.

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

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April to 5th March 2021

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

Objective Summary	Revised Annual Budget at Period 10	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Housing Revenue Account (HRA)	0	0	0	(224)	874	650	(650)	0.0%	(601)	(49)
Development & Housing Directorate	(192)	(2)	(194)	(192)	0	(192)	(2)	(1.0%)	0	(2)
Planning & Housing Services	5,881	0	5,881	5,829	368	6,197	(316)	(5.4%)	(570)	254
Communities and Public Protection (excluding Regulatory Services)	4,216	(209)	4,007	3,898	278	4,176	(169)	(4.2%)	(125)	(44)
Criminal Justice	3,508	0	3,508	3,500	8	3,508	0	0.0%	0	0
NET EXPENDITURE	13,413	(211)	13,202	12,811	1,528	14,339	(1,137)	(8.6%)	(1,296)	159

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	The projected year end overspend is £650k and this is after incurring HRA related COVID costs/loss of income amounting to £874k. The HRA is utilising in year underspends in employee costs due to vacancies and underspends in transport costs/staff mileage to partially mitigate the additional COVID costs. Projected expenditure on payments to Building Services and other contractors for maintenance works have also been updated reflecting their capacity to undertake works until the end of the financial year. There is expected to be an under-recovery on interest received by the HRA in the current financial year.
Development & Housing Directorate	No projected year end variances to report.
Planning & Housing Services	The projected year end overspend is £316k and this is due to additional costs due to COVID of £368k. These additional costs relate to staff overtime to keep critical services within Homeless functions in operation. Supplies and services are also projected to overspend re additional bed and breakfast/ short stay facilities required to house Homeless people and meet service demands and responsibilities.
Communities and Public Protection (excluding Regulatory Services)	Public Protection is projecting a year end overspend of £169k and this is after incurring £278k of COVID related expenditure and income under-recoveries for services such as community learning and pest control. The overspend due to Covid is being partially offset by underspends in employee costs due to vacancies and underspends in property maintenance/cleaning costs.
Criminal Justice	No year end variances to report

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April to 5th March 2021

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

Subjective Summary	Revised Annual Budget at Period 10	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	20,065	(209)	19,856	19,002	118	19,120	736	3.7%	722	14
Premises Related	16,042	(1)	16,041	16,517	803	17,320	(1,279)	(8.0%)	(944)	(335)
Transport Related	291	0	291	231	0	231	60	20.6%	45	15
Supplies and Services	3,075	(150)	2,925	3,022	23	3,045	(120)	(4.1%)	44	(164)
Third Party Payments	395	0	395	414	0	414	(19)	(4.8%)	(20)	1
Transfer Payments	6,378	0	6,378	6,633	(29)	6,604	(226)	(3.5%)	(138)	(88)
Support Services	3,853	(315)	3,538	3,541	0	3,541	(3)	(0.1%)	33	(36)
Depreciation and Impairment Losses	21,798	0	21,798	21,798	0	21,798	0	0.0%	0	0
GROSS EXPENDITURE	71,897	(675)	71,222	71,157	916	72,072	(850)	(1.2%)	(258)	(592)
Income	(58,484)	464	(58,020)	(58,345)	612	(57,733)	(287)	(0.5%)	(1,038)	751
NET EXPENDITURE	13,413	(211)	13,202	12,811	1,528	14,339	(1,137)	(8.6%)	(1,296)	159

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2020/21
1st April to 5th March 2021

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

Subjective Summary	Revised Annual Budget at Period 10	New Budget Adjustments	Revised Annual Budget	Projected Outturn Core Business	Projected Outturn COVID-19	Total Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn	Movement
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	8,924	0	8,924	8,303	39	8,342	582	6.5%	553	29
Premises Related	14,502	0	14,502	14,828	485	15,313	(811)	(5.6%)	(519)	(292)
Transport Related	102	0	102	49	0	49	53	52.0%	55	(2)
Supplies and Services	714	0	714	784	(1)	783	(69)	(9.7%)	(37)	(32)
Third Party Payments	0	0	0	0	0	0	0	0.0%	0	0
Transfer Payments	3,910	0	3,910	4,071	(40)	4,031	(121)	(3.1%)	(7)	(114)
Support Services	2,425	0	2,425	2,449	0	2,449	(24)	(1.0%)	10	(34)
Depreciation and Impairment Losses	21,821	0	21,821	21,821	0	21,821	0	0.0%	0	0
GROSS EXPENDITURE	52,398	0	52,398	52,304	483	52,787	(389)	(0.7%)	55	(444)
Income	(52,398)	0	(52,398)	(52,528)	391	(52,137)	(261)	(0.5%)	(656)	395
NET EXPENDITURE	0	0	0	(224)	874	650	(650)	0.0%	(601)	(49)

RENFREWSHIRE COUNCIL
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES
1st April to 5th March 2021
POLICY BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Prior Years Expenditure to 31/03/2020* £000	Current Year 2020-21					Full Programme - All years				
		Approved Budget 2020-21 £000	Budget Adjustments in 2020-21 £000	Revised Budget 2020-21 £000	Projected Outturn 2020-21 £000	Budget Variance (Adverse) or Favourable	Total Approved Budget to 31-Mar-25 £000	Projected Outturn to 31-Mar-25 £000	Budget Variance (Adverse) or Favourable		
HOUSING(HRA)											
Improvements To Existing Properties	0	13,420	(11,313)	2,107	2,107	0	0%	38,428	38,428	0	0%
Regeneration	4,132	425	(92)	333	333	0	0%	6,282	6,282	0	0%
Other Assets	0	3,970	(2,141)	1,829	1,829	0	0%	9,240	9,240	0	0%
Non Property Expenditure	0	1,190	(142)	1,048	1,048	0	0%	1,366	1,366	0	0%
Council House New Build	21,201	10,110	(7,648)	2,462	2,462	0	0%	62,439	62,439	0	0%
Professional Fees	0	1,100	49	1,149	1,149	0	0%	3,450	3,450	0	0%
Total Housing(HRA) Programme	25,333	30,215	(21,287)	8,928	8,928	0	0%	121,205	121,205	0	0%
HOUSING(PSHG)											
Private Sector Housing Grant Programme	0	2,050	(1,273)	777	777	0	0%	2,263	2,263	0	0%
Total Housing(PSHG) Programme	0	2,050	(1,273)	777	777	0	0%	2,263	2,263	0	0%
DEVELOPMENT & HOUSING SERVICES											
Local Green Area Networks Projects	0	65	(57)	8	8	0	0%	135	135	0	0%
Total Development & Housing	0	65	-57	8	8	0	0%	135	135	0	0%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	25,333	32,330	(22,617)	9,713	9,713	0	0%	123,603	123,603	0	0%

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



To: Communities, Housing and Planning Board

On: 18th May 2021

Report by: Chief Executive

Heading: Community Empowerment Fund

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 fourteenth round of the Community Empowerment Fund. The key objective of the fund is to support community organisations to acquire and develop community assets.
- 1.2 One new application was received through this round and one deferred application was also considered in this round by the officer Grant Approval Panel. The next deadline for applications is 11th July 2021.
- 1.3 Subsequent to the closure of the fourteenth round, an additional funding request to the Community Empowerment Fund of £15,600 was received from Paisley Community Trust, in relation to the Paisley cinema project. Further information in relation to this request is provided in Section 4 for consideration by elected members.
- 1.4 An update on the progress of the Community Empowerment Fund is also detailed at section 5 of the report, along with case studies from previous Community Empowerment Fund awards.
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2. Recommendations

2.1 It is recommended that the board:

- Approves the recommendations as detailed in Section 4 and Appendix 1 to award £50,000 to Friends of Howwood Park in relation to the development of a pavilion for community purposes;
- Considers the request from Paisley Community Trust for additional funding of £15,600 to be awarded from the Community Empowerment Fund to support the organisation to meet the requirements of an application for external funding; and;
- Agree that any additional funding awarded to Paisley Community Trust, is subject to conditions set out in section 4.7 of this report.

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 to 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 the 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 is important that 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 One new application was received by the deadline date set for applications within this round, and one application was previously deferred. The total value of requested grants through the fourteenth round is £150,000.

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 a partial award of £50,000 for Friends of Howwood Park for the refurbishment of the pavilion located in Howwood Park.
- To defer the application from Thorn Athletics Club to seek further information and clarification on this application.

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

4.5 In addition, a recent request has been received from Paisley Community Trust (PCT) for the board to consider an award of £15,600 to support plans to bring cinema to Paisley High Street. Members of the Board will be aware that two separate funding applications to the Community Empowerment Fund by PCT have been approved by the Communities, Housing and Planning Board. Specifically, awards of

£10,000 (August 2018) and £6,760 (October 2019), were approved to support a feasibility study and resulting business plan in relation to the cinema project.

- 4.6 In early May 2021, PCT requested additional funding to support the organisation to meet the requirements of an external funding application which is time limited in nature. Due to the deadline associated with this capital funding stream, an application to the Community Empowerment Fund within the fourteenth round was not possible, and an application to the next round would be beyond the application deadline.
- 4.7 Members of the board are asked to consider the funding request from Paisley Community Trust for an additional award of £15,600 from the Community Empowerment Fund. Should this be approved it is recommended that the following conditions are applied to the award:
- i) PCT will retrospectively submit all application and grant documentation required through the Community Empowerment Fund process; and
 - ii) The award of £15,600 funding is granted to support the submission of the external funding application being progressed by Paisley Community Trust only, and is therefore subject to that application proceeding.
- 4.8 Applications for revenue funding from the Community Empowerment Fund are accepted up to a level of £10,000, with applications for funding above this value permitted under the fund guidance within exceptional circumstances, including to support projects which have the potential to lever in significant levels of external funding to Renfrewshire.

5. Community Empowerment Fund Progress

- 5.1 The Community Empowerment Fund was launched in 2018, and since then it has supported 21 groups to explore and progress Community Asset Transfers with total funding of £473,235 awarded. £145,185 of revenue funding has been awarded, and £328,050 of capital funding.
- 5.2 Officers have been undertaking a review of the Community Empowerment Fund, to identify learning and explore ways to improve the operation of the fund and support the aspirations of local groups.
- 5.3 Community Asset Transfers are, by their nature, a long-term commitment for any organisation and as such the nature of projects

involved asset transfer are often developed and delivered over a number of years between their inception and finalisation.

5.4 As such, officers have been in touch with all recipients of Community Empowerment Funding since the beginning of the fund to get a current view of the development of their projects, and the impact of the funding they received.

5.5 A summary of some of the key points raised are below:

- There is a positive reception of the fund amongst recipients, with many groups saying their project would not have happened without the funding
- For a number of projects, the Community Empowerment Fund award had enabled them to lever in external funding to their project and to Renfrewshire
- Some projects have also received an initial revenue award from the fund (for feasibility work or business case development), and then had follow up capital awards as the project has progressed
- In some cases, the scope of the projects have changed as they have developed, or the funding has demonstrated that particular premises aren't viable and avoided groups taking on significant liabilities

5.6 Three case studies demonstrating different awards from the Community Empowerment Fund are provided below.

Case Study 1: Active Communities, Community Health Hub at Johnstone Police Station

- Active Communities received a £10,000 award from the Community Empowerment Fund in 2018 to allow them to undertake business planning around establishing a community health hub in the former Johnstone Police Station. In late 2019, Active Communities received a £100,000 award of capital funding for the Police Station for the fit out of the premises. Active Communities have now secured the full funding package required for this project from a range of external funders and are currently on track to complete the facility later in 2021. There is now a Strategic Partnership Agreement in place with Active Communities which outlines how the two organisations will work together moving forward to support the community.
- “The Community Empowerment Fund was our first successful funding bid and saw our dream become a reality.”

Case Study 2: Friends of Howwood Park, Howwood Park Pavilion

- Friends of Howwood Park received a £10,000 award from the Community Empowerment Fund to explore the feasibility of a Community Asset Transfer of the pavilion within the park, which is currently derelict. The group had their Community Asset Transfer agreed earlier in 2020, and have applied for further capital funding from the Community Empowerment Fund, as well as other external funders.
- “The impact this funding has made has been huge. If this funding had not been available, we would not have taken this project forward.”

Case Study 3: Spateston Tenants and Residents Association

- Spateston Tenants and Residents Association received a £9,650 award for a business plan and community consultation. Initially, the group were interested in the Spateston Nursery building, but the feasibility work enabled the group to realise that this was not a viable option. The group are now continuing their business planning, and are progressing their interest in an alternative piece of land.
- “Without this funding we would have foolishly taken on what appeared to be an asset to the community and ended up going out of business within the same year. The asset was in reality a massive liability to us and our community. The remedial work, not work we wanted to do, was forecast to cost over £480,000.”

5.7 In addition to making improvements to the Community Empowerment Fund processes, the learning from organisations has been a valuable insight into local groups’ experiences of Community Asset Transfer which will inform ongoing work under the Developing Communities workstream of Right for Renfrewshire. This will incorporate the experience of groups throughout the entire Community Asset Transfer journey from the initial idea phase, through to the ongoing management of a Community Asset. Consideration will also be given to how the Community Empowerment Fund can best support groups to achieve their ambitions around Community Asset Transfer moving forward.

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

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 Fourteen – Recommendations for award

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
<p>Friends of Howwood Park (Round 13 Application)</p>	<p>The purpose of the project is to refurbish the derelict pavilion located in Howwood Park to allow it to be re-opened for community use.</p> <p>Whilst this would remain a football changing facility, it would also be used as a 'park hub' for outdoor activities at the park, and would include a disabled toilet facility, baby changing facility and a place from where refreshments could be purchased.</p> <p>It will also provide a place for storage for equipment for events at Howwood Park, such as gazebos, the football pitch lining machine, and litter picking equipment.</p>	<p>£100,000</p>	<p>£50,000</p>	<p>The panel were highly supportive of this project and an award of £50,000 would allow for significant capital improvements to be made to the building, as well as hopefully providing a lever for other external funding sources.</p> <p>However, it was not felt that the application fully met the 'exceptional circumstances' criteria within the Community Empowerment Fund guidance, to enable the higher level of award to be made. In particular, the exceptional circumstances criteria for awards above £50,000 require that the project represents a significant capital project with robust business case and the organisation has been successful in leveraging in external funding to Renfrewshire.</p>	<p>Howwood</p>



To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

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

1. Summary

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects through the Greenspaces, Parks & Play Areas and Villages Investment fund. The report further seeks Board approval for the provision of grant funding for the projects described in Section 3 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. The Fund support groups to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of their villages. Another aspect is to open up opportunities for groups to access additional funding from external sources and, as can be seen by a number of the projects, communities are actively engaging with this. Successful bids for external funds boost community funding and create a greater sense of ownership for communities.
- 1.3 The Council and partners have been working closely with groups across Renfrewshire since the launch of the fund in October 2018. Several smaller applications have been approved by the Director of Communities and Housing under delegated authority 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 Interested groups were recommended to submit projects by 31 March 2021 to have the best opportunity to gain funding. This generated receipt of 18 applications which are included in this report. 15 applicants request sums of over £10K, a further 3 will be passed for delegated authority approval (Appendix 1).

- 1.5 4 groups are applying to both the Green Spaces, Parks and Play Area Fund and the Villages Investment Fund. These funds will support the installation of large-scale parks, similar to Phase 1 and 2 applications previously received and agreed from Ferguslie, Elderslie and Spateston. 2 Green Spaces, Parks and Play Area applications have also been submitted for Maxwellton Park however this is for 2 clearly defined separate projects.
 - 1.6 To date over £700K of the Green Spaces, Play Parks and Villages Investment Fund has been awarded. Appendix 3 offers an overview of successful projects to date, and the groups, areas and categories which have benefited.
 - 1.7 A point to note is that the Sandyflats Tenants and Residents Association, awarded £50,000 in March 2020, folded in December 2020. The Chair of the group has been unable to recruit a new administration. The Chair continues to inspire local activity with regular litterpicks, he further commissioned an artist to paint a mural on their neighbourhood shop wall and was successful in engaging the community to complete the artwork. It is proposed that the awarded £50,000 be used by the Council to upgrade Sandyflats Park in line with the agreed proposals which previously received the agreement of the community and were approved by the Board.
 - 1.8 Another notable project is that Spateston Tenants and Residents Association has applied for £40,000 for Phase 2 of their community park however Phase 1 has not yet been delivered. The group aspire to ultimately deliver £100,000 of improvements in their local park. Suppliers have advised the group it would be more cost effective to deliver these proposals in one project rather than on a phased basis and this group is seeking approval of phase 2 funding to allow them to move forward on this basis. Renfrewshire Council will arrange installation of the community designed park and pay the supplier directly.
 - 1.9 This report seeks approval for projects to an overall value in excess of £530,000. The tables in Appendix 2, detail applicants and projects in this round as well as the overall status of the fund. Where submitted applications are approved, 88% of the overall £1.87M will have been allocated. Section 3 also details likely potential projects, where successful, the fund will be fully allocated. It should however be noted, as projects advance some may not require the full allocation of their award. Close contact will remain with all groups and where this is the case, any remaining balance will be returned to the fund and available for allocation to other projects.
 - 1.10 Appendix 3 offers a brief reminder of the groups funded so far together with some images of plans, work in progress and completed facilities that have been developed.
-

2. Recommendations

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

- (i) 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;
 - (ii) notes the award of grants totalling £14,900 under delegated authority to different community groups as detailed in Appendix 1 of this report;
 - (iii) agrees to fund the projects as detailed in Section 3 of this report and Appendix 1, awarding grant funding totalling £533,000 to support community groups; and
 - (iv) agrees to use the £50,000 funding previously awarded to Sandyflats Tenants and Residents Association to upgrade Sandyflats Park in line with the proposals which previously received the agreement of the community and were approved by the Board.
-

3. Summary of Applications

3.1 Renfrewshire Council has supported 32 projects since October 2018 to meet the criteria for this fund.

3.2 The following applicants are expected to apply in the coming months when applications are supported to meet Fund criteria:

- Bishopton Community Development Trust – new play & sports complex
- The SuGAR Project - upgrade to McKerrell Street Play Park
- Friends of Jenny's Well Nature Reserve – improvements & preservation
- Ralston Community Council - Park Upgrade
- Neilston Road High Flats
- Howwood Traffic Lights
- Inchinnan Social Club Car Park Upgrade

3.3 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.

3.4 A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria. For any grant award under £5,000, the Director of Communities and Housing Services has delegated authority to approve grant applications in order to allow smaller scale projects to progress quickly within communities. Four applications that have been approved in this way since the last meeting of the Board are included for information in Appendix 1 to this report.

3.5 In this round, 15 large scale applications have been assessed and currently meet the criteria for approval of grant funding. More information on each project is detailed below, with a summary of the applications included in Appendix 1 to this report.

Applications 1 & 2: Langbank Tennis Court & MUGA
Funding Requested: £49,086 (Green Spaces)
£30,000 (Villages Investment)
Recommendation: Approve

3.6 Langbank Swing Park Regeneration group have been constituted for over 10 years. The group are being supported to deliver this project by Langbank Community Council. The Swing Park Regeneration group have historically fundraised and been successful in delivering improvements to their local park. Langbank is recognised as a strong community with a track record of delivering local projects.

3.7 Langbank has had a locked private tennis court and an adjoining bowling green for over 100 years. The tennis court is in a poor state of repair, whilst the bowling green is well looked after and popular, attracting members locally and beyond. Activity on the tennis court has on occasion proven to be a nuisance for the bowlers. Users of the bowling green are keen to separate the areas with fencing to ensure their game is not disrupted.

3.8 The tennis court was rarely used in recent years until around 6/7 years ago when Langbank Community Council arranged for the court to be open. The court proved popular with 20-40 children regularly attending. Langbank Community Council then employed the services of a tennis coach to harness the children's enthusiasm.

3.9 It is evident children enjoy playing in this area, football is also popular here however the facility is locked unless opened by the keyholders. The facility does not currently meet the needs of users.

3.10 The Swing Park Regeneration group propose to use the funds awarded to create a multi-use games area, with flood lights, basketball hoops, football goals and a facility for tennis. Community consultation confirms the MUGA is sought after by local children and adults alike. A secure fence will be installed to ensure activity remains within the designated zones, and the area will remain open to users.

3.11 The quoted cost of the project is £97,178. The Langbank community have shown an overwhelming interest in assisting the Community Council to meet the remaining cost through local fundraising.

Application 3 & 4: Lochwinnoch Public Park Upgrade
Funding Requested: £50,000 (Green Spaces)
£30,000 (Villages Investment)
Recommendation: Approve

- 3.12 Lochwinnoch is a densely populated community however the public park on Lochlip Road is the only local play park and as such it has become integral to the Lochwinnoch village life. The Park area is a significant space and is relied upon by parents, grandparents and children for socialising, exercise and playing.
- 3.13 Equipment currently on site was installed between 2001 and 2007. It is tired and showing signs of obvious wear. The zip slide and basket swing were both installed later, 2015 & 2014 respectively, and will remain in situ. Both are popular choices continuing to be enjoyed by users.
- 3.14 Lochwinnoch Community Development Trust (LCDT) was formed in 2018 to regenerate the area. The group have been guided by the aspirations identified through community consultation and will deliver a park appealing to all age groups. The play area will appeal to junior/toddler age groups, a teen shelter will also be installed, and an intergenerational seating area will encourage social exchanges.
- 3.15 LCDT require in excess of £155,000 to deliver the project. They have submitted applications to external funders and have planned local activity to generate funds.
- 3.16 The group have already raised £4.5K through a local GoFundMe page, and received a £500 park donation from a former Lochwinnoch resident who learned of their activity through social media.

Applications 5 & 6: Maxwellton Play Park & Sensory Garden
Funding Requested: £50,000 & £40,000 (Green Spaces)
Recommendation: Approve

- 3.17 Friends of West Primary School will take this application forward supported by West Primary School, their Early Learning facility, St Mary's Primary School and their Parent Council. A number of local groups, including the dance group, church groups and Men's Shed are also supportive of the plans. The Friend of group have been constituted for over 20 years and have experience in fund raising and procuring goods and services to improve their school.
- 3.18 Maxwellton Park is a prominent park in Paisley's West End. The play area is popular with local children offering play opportunities for the 2 local schools and nursery. The Maxwellton Sensory garden is a relaxing place often frequented by walkers.
- 3.19 Maxwellton Sensory Garden was a bowling green until 2006, when Renfrewshire Council regenerated the area. A water feature sits in the centre of the gardens however is not currently operational. Overall the Sensory Garden is currently in a poor state of repair and has become an area for unruly youths to congregate due to the cover created by overgrown trees.

- 3.20 The area has recently been popular with Team Up to Clean Up volunteers who have removed over 200 bags of litter and bagged weeds etc. from the gardens making a notable difference. Local school children care for the sensory garden and plant flowers for lessons. Volunteers, the school, and the local Men's Shed group, have all committed to maintaining the garden long term.
- 3.21 The group intend to refresh the entire area, with the help of a contractor. A low maintenance garden will be created, with a focus on sensory elements and flowers attracting insects. Ease of access for prams and wheelchair users, and seating will be priorities. Sight lines will also be improved by thinning and cutting back vegetation.
- 3.22 Maxwellton Play Park offers 5 pieces of play equipment, it is estimated the slide and swings are in excess of 30-40 years old, while the remaining equipment was installed in 2001 and 2010. The play area currently offers little play value. The surface is also worn in places.
- 3.23 Friends of the West Primary School and the groups involved have had suppliers out to the play park site. The groups aspire to upgrade the park with 8 new pieces of equipment chosen by the children consulted.
- 3.24 The group have requested £90,000 to improve both areas of the Park. They are actively speaking to Engage Renfrewshire to boost the funds they hope to receive. The schools are further fundraising to ensure the projects are promoted locally.

Applications 7 & 8:	Houston Helicopter Play Park
Funding Requested:	£40,000 (Green Spaces)
	£30,000 (Villages Investment)
Recommendation:	Approve

- 3.25 Houston Play Park Improvement Group (HPPIG) were constituted in 2009 and were responsible for fundraising and much of the delivery of new park equipment in Houston over the last decade.
- 3.26 Helicopter Park was duly christened after the group consulted with the village seeking confirmation of the park name. Around 10 years ago there was a helicopter climbing frame in the area and the term Helicopter Park has been used ever since.
- 3.27 The group seek to install exercise equipment as well as a new play area. Planters and seating also feature in their plans.
- 3.28 Houston Play Park Improvement Group have already received £200 funding from Tesco, the group have created and are distributing a local cookbook, they received £1,000 from CALA Homes and have multiple funding applications submitted.

Application 9 & 10: Preservation & Maintenance of Tuecheen Ancient Woodlands, Inchinnan
Funding Requested: £19,000 (Green Spaces)
£30,000 (Villages Investment)
Recommendation: Approve

- 3.29 Inchinnan Community Development Trust is a newly formed organisation created from Inchinnan Community Council. The group were constituted in April 2020 specifically to manage and enhance local green space and improve biodiversity.
- 3.30 Community consultation provides evidence the Teucheen Ancient Woodland is an important asset to the Inchinnan village and villagers would be concerned were the woods to be removed. This is an option put forward by the current landowner.
- 3.31 Inchinnan Community development Trust are in discussions the landowner who has indicated a potential willingness to sell. Renfrewshire Council officers will ensure the agreed value is a fair price for the land and that safeguards are in place to protect the asset for the community should the purchase go ahead as part of the funding conditions.
- 3.32 On securing the land the group will carry out a survey to identify essential works, clean up to ensure the area is safe for visitors, clear felled trees, remove invasive vegetation and create paths encouraging access.
- 3.33 The group have secured £1,000 raised by the local community.

Application 11: Queens Road Play Park, Elderslie – Phase 2
Funding Requested: £30,000 (Villages Investment)
Recommendation: Approve

- 3.34 Elderslie Community Council have successfully delivered Phase 1 of their community play park on Queens Road. The success of the park is evident due to the increased volume of children and parents visiting.
- 3.35 Phase 1 of the Park delivered play opportunities for the junior and toddler groups however Phase 2 will be concentrating on teenagers and adults. The group have consulted suppliers and are seeking to use the funding awarded to install exercise equipment and a teen shelter to boost the Park's appeal.
- 3.36 Community consultation has been carried out and this equipment and a community garden have proven popular with local villagers. Elderslie Community Council have no external funds to submit at this stage however they did pay £15k to boost Phase 1. There are further plans to fund raise and apply externally to complete the final phase of their plans, Phase 3, a community garden.

Application 12: Spateston Community Park - Phase 2
Funding Requested: £40,000 (Green Spaces)
Recommendation: Approve

- 3.37 The Spateston Community Development Trust (SCDT) is a newly created group formed to enable the group to arrange asset transfers, lease land and have a greater voice over community matters. Charities also attract greater funding.
- 3.38 Initial play park designs delivered one large scale project. To split this into 2 phases will mean additional cost to risk assess and make the site secure (plans in Appendix 3). The group are seeking approval of phase 2 funding so that they can deliver the entire project as an impressive and valuable facility for use by both the Spateston and Corseford communities.
- 3.39 The group have previously been awarded £50,000 for phase one of this project and have raised £5k within the local community, from events and local businesses. An additional £40,000 will allow this community to complete their plans for delivering the community park.

Application 13: Upgrade to Ferguslie Park Gardens: Green Gym & Play Equipment
Funding Requested: £49,000 (Green Spaces)
Recommendation: Approve

- 3.40 Paisley West and Central Community Council submitted this application, alongside the Friends of Ferguslie Park Gardens group. The Chair of both organisations, is responsible for many impressive improvements in the area including Sanctuary Gardens in Paisley's West End.
- 3.41 Ferguslie Park Gardens is a well-loved Park frequented by walkers seeking to connect with the local wildlife and scenery. The park also has a children's play area.
- 3.42 Paisley West and Central Community Council have met with suppliers who have provided drawings allowing the group to illustrate and inspire their community. 500 leaflets have been posted locally. The Green Gym being created in addition to the playpark is designed to support healthy lifestyles.

Application 14: Howwood Park – Outdoor Shelter
Funding Requested: £21,380 (Villages Investment)
Recommendation: Approve

- 3.43 Howwood Community Council has previously been awarded £50,000 for improvements to their public park. The group boosted this award with £50k of LEADER funding. The park is now complete with new play structures, an outdoor gym, goal posts and a skateboard ramp.
- 3.44 The group have continued to fund raise to ensure they increase footfall to the park and maintain a high level of local support. Howwood Community Council are hopeful they can deliver a summer events timetable consisting of Movies and Bingo in the Park. They have further purchased gazebos and seating to ensure events progress regardless of weather. Weekly fitness classes have also been arranged in Howwood Park.

- 3.45 This application from the Villages Improvement Fund is to support delivery of an outdoor shelter to maximise the benefit of the Park for the community.
- 3.46 Increased footfall, encompassing a wide demographic, is now evident. Elderly people are walking there, kids are playing with parents in attendance, and teenagers meet in the Park after school and on weekends. The new park has made a notable difference.
- 3.47 Howwood Community Council consulted with residents who are supportive of the shelter. The group have committed £500 of external funding to the project.

Application 15: Rossland Community Garden
Funding Requested: £14,000 (Villages Investment)
Recommendation: Approve

- 3.48 Bishopton Community Development Trust are seeking to purchase the grassy circle on Rossland Crescent, Bishopton. The area will be regenerated and will become a welcoming community green space with trees, bushes and plants as well as seating.
- 3.49 After purchasing the land 2 years ago, the landowner was refused planning permission to take forward his plans. Residents claim the landowner now has no use for the land and may be willing to sell for the sum previously paid to purchase the land. Renfrewshire Council Officers will again ensure the price is fair and that appropriate safeguards are in place to protect the community interest in the asset should the sale proceed as part of the conditions of grant.
- 3.50 Residents looking onto the circle have been consulted and are in favour of this action, as well as the wider Bishopton Community. Residents have raised in excess of £1,000 to make the area more attractive.

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/Council Planning** –

The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** - All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.
5. **Property/Assets** - There is the potential for property/assets to be included as part of this fund.

6. **Information Technology** - None

7. **Equality & Human Rights**

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

8. **Health & Safety** - Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.

9. **Procurement** - There is potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.

10. **Risk** - Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.

11. **Privacy Impact** - None.

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

13. **Climate Risk** – Not Applicable

List of Background Papers

None

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

Email: oliver.reid@renfrewshire.gov.uk

Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. & 2. Langbank Swing Park Regeneration Group	Langbank historically boasted of its tennis court and bowling green however, over the years, without necessary investment, the private tennis court has fell into disrepair and is no longer fit for purpose. Further to this, access to the tennis court permits access to the bowling green which member bowlers are not keen on. The group will secure the site, separating the bowling green from the tennis court and therefore offering access to the local community. Lines will be painted to encourage football, tennis and basketball and all associated equipment provided in the new hut.	£49,000 (Green Spaces) & £30,000 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	Local children, adults and parent have all indicated this would be a valuable asset to the Langbank community	Langbank
3. & 4. Lochwinnoch Community Development Trust	Lochwinnoch has a large public play park. The play park is within a large open green space popular for exercise. The park is truly at the heart of this community. This Fund is an opportunity for the Community to come together and raise further funds to deliver a park which will offer new play facilities, exercise equipment and opportunities to meet and interact.	£50,000 (Green Spaces) & £30,000 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	Local children, adults and parent have all indicated this would be a valuable asset to the Lochwinnoch community	Lochwinnoch

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
<p>5. & 6. Friends of West Primary School</p>	<p>Maxwellton Park and Sensory Gardens are in the heart of Paisley's west end and have many visitors. These groups are keen to improve both areas and have the support of the wider community in doing so.</p> <p>The sensory garden will be regenerated with the area opened and more visible. Enclosed mounds, which are easier to maintain, will replace the planters. Sensory plants will be carefully chosen and highly placed windchimes and fans will offer tranquillity.</p> <p>The play area will receive new equipment and a new, safer surface.</p>	<p>£50,000 & £40,000 (Green Spaces)</p>	<p>Approval by Communities, Housing and Planning Policy Board.</p>	<p>Interest in the sensory gardens has been evident through the Team Up to Clean Up pages. The applicant has further consultation which is persuasive to deliver both projects.</p>	<p>Paisley</p>
<p>7. & 8. Houston Play Park Improvement Group</p>	<p>Helicopter Park, as it is locally known, has lost it's helicopter and other apparatus over the years. Only 2 structures still stand in the park.</p> <p>Despite this the park is still popular with local children.</p> <p>The applicant will deliver new equipment along with a green gym and planters. Improving the appearance and value of the area.</p>	<p>£40,000 (Green Spaces) & £30,000 (Villages Investment)</p>	<p>Approval by Communities, Housing and Planning Policy Board.</p>	<p>The applicant has created a surge of interest in the area and can evidence this is a project the community would like to see delivered.</p>	<p>Houston</p>

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
9. & 10. Inchinnan Development Trust	<p>The group will clear the woods of current debris and detritus and ensure trees which had fallen are removed. They will duly follow the direction of a survey to ensure the trees are preserved for future generations.</p> <p>The group are also looking to encourage visitors and will install paths offering a picturesque walkway.</p>	£19,000 (Green Spaces) & £30,000 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	The private land owner has not maintained the land and has indicated the woodland may be removed. The group have evidence to demonstrate how valuable the woodland is to the local community.	Inchinnan
11. Elderslie Community Council	After a successful deliver oh Phase 1, Elderslie Community Council would also like to offer benefits to local teenagers and adults by providing a teen shelter and exercise equipment.	£30,000 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	The group have consulted their community and can evidence this would be a desired initiative.	Elderslie
12. Spateston Community Development Trust	<p>The newly formed CDT are breathing new life into Spateston with their ambitious plans for a new community park and community hub.</p> <p>The £100,000 new play park has been designed with 2 zones ensuring toddlers and junior visitors, as well as parents, have an exciting and enjoyable experience.</p>	£40,000 (Green Spaces)	Approval by Communities, Housing and Planning Policy Board.	Community consultation has led this group in all strands of their community activity. The new offering will benefit Corseford residents as well as those living in Spateston.	

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
13. Paisley West and Central Community Council	<p>Ferguslie Gardens Park will be regenerated with new play equipment and a green gym.</p> <p>Two of the older pieces in situ in the play park will be removed to make way for exciting and dynamic new structures.</p> <p>The green gym will be a welcome addition to those who currently used the Park for exercise.</p>	£49,000 (Green Spaces)	Approval by Communities, Housing and Planning Policy Board.	<p>The group have consulted with local individuals, door to door, and researched online.</p> <p>The Park is situated close to an area of deprivation with higher than average mortality rates.</p> <p>The group are hoping to help combat this by offering this equipment.</p>	Paisley
14. Howwood Community Council	The group are looking to install a shelter which will offer the increased visitor numbers to the Park outdoor shelter from the elements.	£21,338 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	Local children, adults and parent have all indicated this would be a valuable asset to the Howwood community	Howwood
15. Rossland Circle Community Garden	This piece of derelict land has been left to ruin by the landowner. Residents overlooking the site are now looking for the opportunity to purchase the land and refresh into a community space with planters, seating and opportunities for locals to maintain flower beds.	£14,000 (Villages Investment)	Approval by Communities, Housing and Planning Policy Board.	This support for this request is strong as indicated by the surrounding residents and wider Bishopton community.	Bishopton

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
16. Old Library – Kilbarchan, Community Garden	After improving the Old Library with funding from the Villages Improvement Fund, the Kilbarchan Improvements Organisation wish to improve the enclosed garden to the rear of the property. This will be another opportunity to attract interest within the local community to adopt areas for planting.	£5,000 Approved - Delegated Authority	The group meet the criteria required by the fund	This is another opportunity for KiPCO to encourage the local community to use the venue.	Kilbarchan
17. Soccer School – St Mirren Youth Team	The grounds used for the Team to train are often uprooted or left unusable by local quad bikers and flytippers. The group aim to secure the boundary fence to protect the playing fields for all of the local community.	£5,000 Approved - Delegated Authority	The group meet the criteria required by the fund	Renfrewshire Wardens can confirm the area is used by local dirt bikers and flytippers. Preventing access will benefit residents in a number of ways.	Inchinnan
18. West End Growing Grounds (WEGGA)	Sanctuary Gardens and Carbrook are now well-established community growing grounds however it has become evident not all keen gardeners can afford to provide their own tools. A bank of onsite tools will ensure the experience can be enjoyed by all regardless of financial circumstances.	£5,000 Approved - Delegated Authority	The group meet the criteria required by the fund	WEGGA and their administration have long demonstrated they will deliver improvements to the local community and make attempts to be fully inclusive.	Paisley

Table 2: Greenspace, Parks and Play Areas Funding Summary

Project	Funding proposed	External Funding (or other Council funding)
Langbank Tennis Court & MUGA	£49,086 (GS) & £30,000 (VIF)	£4,500 - grass roots fund raising and Langbank Community Council funds (LCC). LCC have applications pending with external funders to make up the surplus £20k
Lochwinnoch Public Park Upgrade	£50,000 (GS) & £30,000 (VIF)	Applications pending with external funders to reach £155,000 goal.
Maxwellton Play Park and Sensory Garden Improvements	2 x Green Spaces applications - £50,000 & £40,000	Currently in talks with Engage identifying potential funding streams and have planned activities to fund raise within the schools. Target is additional £5k
Houston South Mound Park, Gym & Community Garden	£40,000 (GS) & £30,000 (VIF)	£2k has already been raised by the Community Council however they are keen to secure a further £10K
Purchase of Tuecheen ancient Woodland, Inchinnan	£49,000	£1,000 of community raised funding
Elderslie Queens Road Park Phase 2	£30,000	£15k of community funding for Phase 1 and Phase 3 (community garden) will be self-funded
Spateston Community Park Phase 2	£50,000	£5k community funding submitted for Phase 1. Applications pending for additional Phase 2 funding to complete the park at a cost of £120K
Friends of Ferguslie Park Gardens	£49,000	£1K raised by Paisley West & Central Community Council
Howwood Community Shelter	£21,380	£500 raised by Howwood Community Council
Rossland Circle Improvements	£14,000	£1,000 raised by Rossland Crescent residents
Community Garden – Old Library Kilbarchan	£5,000	n/a
Repairs to boundary fence - Inchinnan Playing Fields	£5,000	n/a
Tools for All – West End Growing Grounds	£4,900	n/a

Table 3: Overall Funding Position

Funding	Initial Allocated Budget	Current Allocated Budget	Committed Budget (including this Board)	Potential Value of Projects in Progress
Greenspace, Parks and Play Areas	£1,070,000	£1,120,000	£933,120 (89%)	£205,000
Bargarran Play Area	£110,000	£160,000	£160,000 (100%)	-
Village Investment Fund	£370,000	£370,000	£331,118 (89%)	£70,000
Staffing costs	£320,000	£220,000	£220,000 (100%)	-
Total	£1,870,000	£1,870,000	£1,644,238 (88%)	£275,000

Since 2018 the following groups have been supported to submit successful applications:

- Erskine Youth Group
- Pals of the Privies, Ferguslie
- Howwood Community Council
- Erskine Outdoor and Leisure Group
- Elderslie Community Council
- Stronger Communities Glenburn
- Spateston Tenants and Residents Association
- Sandyflats Tenants and Residents Association
- Kilbarchan Community Council
- Bridge of Weir Community Council
- Friends of Knockhill Park
- Linwood Community Development Trust – Woodland Path
- Erskine Community Garden
- Darkwood Crew, Ferguslie
- West End Growing Grounds Association
- Lancraigs Parent Council
- Brediland Allotments
- Erskine Community Council
- Lochfield Ladies Social Bowling Club
- Renfrew Environmental Training
- Paisley FM

The Green Spaces, Parks & Play Areas and Villages Investment Fund has been promoted on social media, local newspapers and at community Councils.

The following photographs show just some of the parks delivered so far and the groups involved. There is no official photograph of Elderslie and Glenburn to date as they opened during the period of purdah. These will be re-visited when possible.

Glencoats Park – Pals of the Privies enjoying their new Park



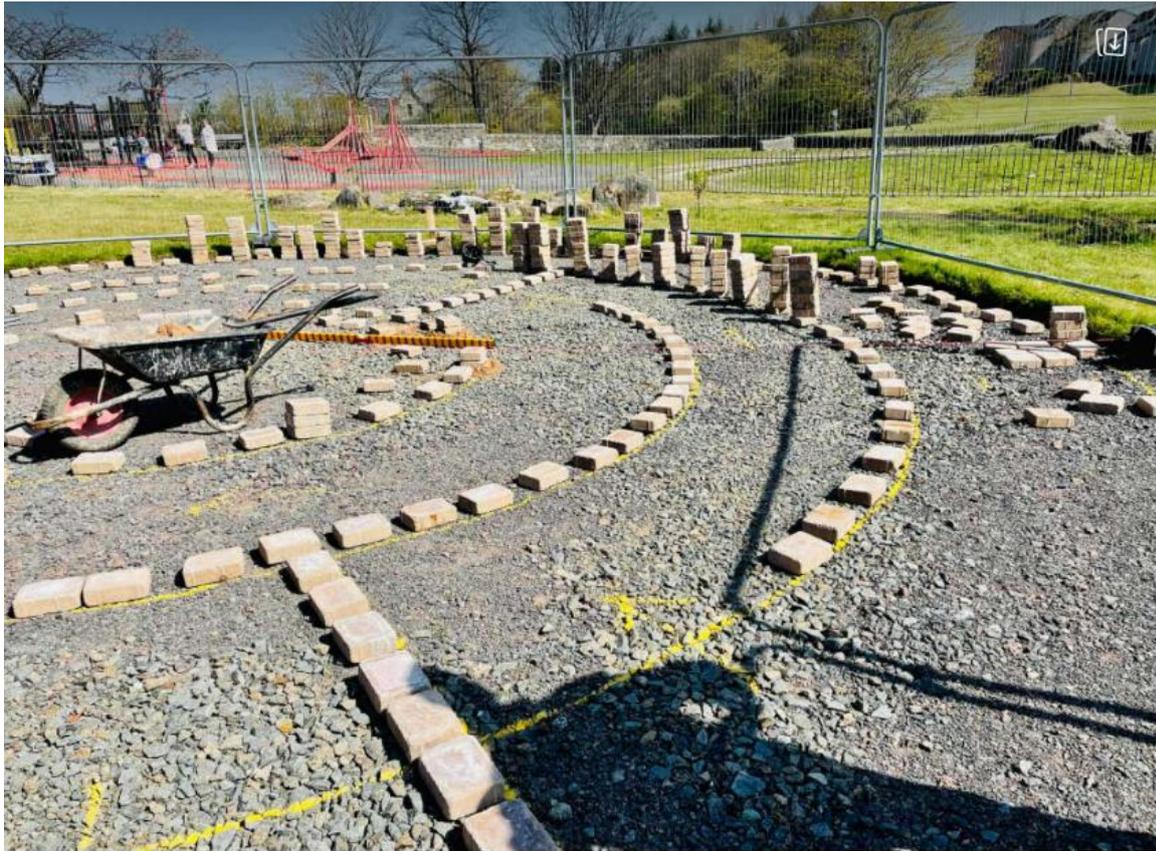
Howwood Community council and friends celebrating their new improved park:



Queens Road Park Elderslie:



Work beginning on the Erskine Community Garden Labyrinth:



Plans for the new Bargarran Interactive play park currently being built:





To: Communities, Housing & Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Communities and Housing Services Service Improvement Plan – Overview of Performance 2020/21

1. Summary

- 1.1. The purpose of this report is to provide an update on the performance of Communities and Housing Services for the 12-month period to 31 March 2021 in relation to the Service Improvement Plan which was approved in March 2020.
- 1.2. This report provides a summary of performance of Communities and Housing Services for the 2020/21 period, with a detailed explanation on all relevant actions and performance indicators. This includes details of any actions delayed or cancelled as a result of COVID-19 restrictions and/or the need to refocus service priorities in order to manage the pandemic response.
- 1.3. The Service Improvement Plan (SIP) sits beneath the Council Plan and Community Plan, and along with the service's risk register and workforce plan forms a suite of documents which provide the strategic direction for the service. Service Improvement Plans are aligned to the priorities set out in the Council Plan 2017-2022 and include those areas of the Council Plan for which Communities and Housing Services is the lead.
- 1.4. In March 2020, the service identified key actions it aimed to achieve over the next three years, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan. Given the unprecedented nature of events in 2020/21, these three-year plans have been replaced by Service Delivery Plans which focus on a single year (2021/22) and outline what each service plans to do to mitigate the effects of the pandemic and associated restrictions, as well as actions to support recovery and renewal. The Communities and Housing Services Service Delivery Plan was presented to the Communities, Housing and Planning Policy Board on 16 March 2021 and the Infrastructure Land and Environment Policy Board on 24 March 2021.

- 1.5. The action plan is the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the measures of success. The service scorecard sets out a range of key indicators against which aspects of performance are measured.
- 1.6. The COVID-19 pandemic has had a significant impact on the operation of the Council and on how services are delivered. Whilst there have been periods where national policy required some services to be paused, most Community and Housing Services service areas have continued throughout the year and have had to adapt to new ways of working. At the same time, the Council has taken on additional tasks directly related to supporting residents through the pandemic, whether as a single agency or in partnership with other public and third sector organisations.
- 1.7. As part of the Placeshaping service redesign within the Council's change and transformation programme, "Right for Renfrewshire", the work of Future Paisley, across the Council and its key partners, will be broadened to focus on a wider set of strategic objectives both for Paisley and the wider geography of Renfrewshire and since January 2021 this now sits within the Chief Executive's Service. Building Standards, Planning and employees involved in preparation of the Local Housing Strategy also moved to the Chief Executive's Service through the Placeshaping redesign in January 2021.
- 1.8. The Service Improvement Plan (SIP) was approved by relevant policy boards in March 2020 and contains actions and PI's for these areas which, until January, sat within Communities, Housing and Planning Services. In order to keep the governance line correct with the approved SIP, updates for 2020/21 for these service areas are included within this report. Moving forward, these service areas will be reported within the Chief Executive's Service Delivery Plan.
- 1.9. The Communities and Housing Services management team reviews progress against all performance indicators and service improvement actions and six monthly reports on the service improvement plan are reported to the appropriate policy boards, with the next updates scheduled for November 2021.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board
 - (i) note the content of this report;
 - (ii) note that this outturn report is also being presented to the Infrastructure, Land and Environment Policy Board in relation to areas covered within this Board's remit;
 - (iii) note the progress that has been made on areas of service performance which fall under the remit of this Board in 2020/21; and
 - (iv) note the progress made on actions and performance in the action plan.
-

3. Background

- 3.1. Communities and Housing Services plays a key role in the development, support, protection and empowerment of Renfrewshire's communities.
- 3.2. The service is responsible for managing and investing in approximately 12,200 Council houses; delivering housing regeneration and new build programmes; providing support to tenants and prospective tenants; providing housing advice and assistance to residents, including vulnerable and homeless people.
- 3.3. The service also works with partners to ensure that communities are safe, and that public health, the environment, individual consumers, and local communities are safeguarded, with robust civil contingency and public protection arrangements in place.
- 3.4. The service also plays a key role in reducing inequalities, encouraging people to fulfil their potential and ensuring they have access to a range of learning and development opportunities, working with schools to support achievement and attainment.
- 3.5. The service plays a key role in ensuring our neighbourhoods are there to be enjoyed by all - helping to create healthy places particularly through enforcement and monitoring air quality, but also by supporting the creation of attractive places.
- 3.6. The Service Improvement Plan links Community Plan and Council Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives.
- 3.7. The action plan details the progress of specific areas of work which were taken forward during the past year to support the Council's priorities and help deliver improved outcomes for Renfrewshire residents.
- 3.8. The service also measures progress by reporting on performance indicators. The scorecard provides details of the progress of these indicators throughout 2020/21 against set targets.

4. Overview of performance and key achievements

- 4.1. During 2020/21 Communities and Housing Services continued to support the strategic goals of the Council across a range of programmes including the following;
 - The service played a key role in progressing the Tranche 1 Right for Renfrewshire service redesigns, including the review of Community Protection and also Developing Communities workstreams.
 - We supported the work of the Alcohol and Drugs Commission, and the critical role of stable housing with wrap around support such as the Housing First Model was noted as an exemplar of good practice by the Commission.

- The Housing-led Regeneration and Renewal Programme for Renfrewshire was approved in December 2020 with an agreed investment of an additional £100million over the next 10 years, including investment in existing and new build council housing, and which will play a key role in the economic, and social recovery plans for Renfrewshire.
 - The work of the service contributes to the achievement of the Council's Climate Change targets, in particular the role of housing investment in energy efficiency measures to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs.
 - On 24 February 2021, the Leadership Board of the Council agreed to allocate £75,000 to support the development of an innovative partnership with a research organisation and industry to design and deliver a social housing new build prototype, to demonstrate new technologies, and energy efficiency measures within the context of the Council approved Regeneration and Renewal Programme.
 - Community Protection and Environmental Health and Trading Standards officers have played a key role throughout the pandemic response, including supporting the public health test and protect programme; providing advice, support and guidance to local residents and businesses; interpreting and enforcing significant new Legislative and Statutory Obligations relating to public health; Test & Protect and COVID-19 compliance; and working closely with partners to support the public and businesses when supporting vulnerable residents and undertaking enforcement responsibilities.
- 4.2. Appendix 1 provides an update on the progress made by the service during 2020/21 in terms of implementing the Service Improvement Plan. It includes an update on the Service's action plan and performance scorecard of indicators as at 31 March 2021.
- 4.3. Many actions relate to longer term projects and therefore the progress indicates the progress made against 2020/21's expected outcomes, not whether the project itself is complete. Essentially this shows whether the service achieved what it expected to in 2020/21 and gives an explanation of why (or why not, where it has fallen short).
- 4.4. As well as having a focus this year on responding to COVID-19 and supporting our communities and businesses during this period, Communities and Housing Services has continued to provide almost all of our regular services which are essential to the communities we serve and have ensured the delivery of a wide range of key activities and achievements across the service which include.

Housing Services

- Since lockdown measures were introduced in March 2020, most housing services have continued to be delivered. Staff quickly and positively adapted to working remotely and continued to deliver essential services to tenants, homeless people, those threatened with homelessness, and other services users.

- Our approach to rent collection ensures that officers have continued to proactively contact tenants where there has been missed rent payments or changes to rent payment patterns to offer advice on accessing benefits and other support services as appropriate.
- The Council's 10 sheltered housing complexes continued to have officers on duty 7 days a week throughout 2020/21 to make daily calls to all tenants, carry out daily building safety checks, and respond to requests for advice and assistance. A broad range of health and wellbeing activities to keep tenants occupied within their homes has also been delivered, and staff have completed Infection Control training.
- Throughout the pandemic, since March 2020 the needs of those who were homeless or in housing need have continued to be met:
 - There has been a total of 851 new statutorily homeless households from the initial lockdown to the end of March 2021.
 - Temporary accommodation continued to be provided for anyone who needed it throughout the COVID-19 crisis. While most temporary accommodation provided to date has been self-contained furnished flats, it was necessary on a very limited number of occasions to use of B&B accommodation, in line with many other Scottish local authorities.
 - Access to homeless services staff has been provided on a 24/7 basis to people who are homeless or who are at risk of homelessness, with 3,931 new enquiries handled from April 2020 to March 2021.
 - Staff from Homeless Services and the Housing Support team have worked throughout 2020/21 and have helped almost 300 homeless households to move on to settled accommodation, including assistance with Community Care Grant applications, provision of furniture items, assistance with benefit applications etc.
- The number of individuals being supported via the Housing First approach, which provides wraparound support for those in housing need to move to (and sustain) settled accommodation, has increased from 20 to up to 43 at any one time,
- A joint project was launched in partnership with SAY Women which includes a focus on providing time limited tenancy sustainment advice and assistance for young women aged 16-25 years who are identified as survivors of child sexual abuse and/or survivors of other forms of sexual violence.
- A 'shared living' project has been established in partnership with Simon Community Scotland which supports homeless applicants to be housed together in settled accommodation in Renfrewshire and includes the use of an App developed via the LENS programme.

- The concierge and caretaking service within high rise blocks have continued to operate throughout lockdown, and all 14 high rise blocks have had daily fire safety checks and enhanced cleaning carried out. Wellbeing calls also made to tenants in the amenity high rise flats by concierge staff.
- Housing Repairs Remobilisation - whilst emergency, very urgent and compliance works within our housing stock continued throughout the last 4 month lockdown period, non-urgent works were not permitted in line with Scottish Government guidance, and customers were not able to report these during this period.
- As restrictions have eased, customers have been able to report non-urgent repairs from Monday 26 April. These repairs are being logged as they are reported, with customers advised that as we are working through backlog repairs, they will be contacted by telephone when an appointment date can be given.
- There is an unavoidable backlog of outstanding repairs from the previous lockdown periods but these are being prioritised for completion in date order. There is no need for customers who have already reported a repair to contact us, as they will be contacted by telephone to advise them of an appointment for their repair to be carried out.
- This information has been communicated via the council's social media channels and the reduction in the backlog and the delivery of new repairs is being monitored closely.
- Annual gas servicing has continued throughout the year and since March 2020, 10,287 properties have had a gas service carried out, the service reported to the Scottish Housing Regulator the number of gas services which were unable to be completed within the statutory 12 month period as a result of COVID-19 restrictions.
- Energy Efficiency Standard for Social Housing (EESH) – Social Landlords are reporting on the first milestone target for EESH. We have achieved 86.6% compliance and have applied exemptions in line with Scottish Housing Regulator guidance to 6.4% of the stock. This means after applying allowable exemptions, the council is 93% compliant with the EESH 2020 target. From next year, social landlords will be measured against the new EESH 2032 target – our compliance against this measure will be significantly lower, however, an EESH Strategy is in development to address the requirements of the 2032 standard.
- A comprehensive review of regulatory landlord compliance covering operational policies and procedures on issues such as, electricity, lifts, fire safety, asbestos management and water management was completed, which will be included in the suite of documents reported to the Board in the Annual Assurance Statement.
- Tenants have moved into the new build housing at Johnstone Castle While at Dargavel Village, Bishopton 80 new Council homes across two sites are now complete and tenanted.

- Work has commenced at Ferguslie Park where 101 new homes will be built by spring 2023 and South West Johnstone where 39 new homes in Auchengreoch Road are anticipated to be complete by summer 2022.
- The Council has a strong track record of supporting Registered Tenant Organisations (RTO) across Renfrewshire including providing laptops in order for them to work online and this has proved invaluable during the pandemic. This has ensured much of the business of the groups has continued including the Council Wide Forum, which brings together RTO's across Renfrewshire to discuss issues and areas of interest in housing. The most recent meeting was held virtually using TEAMS in December 2020.
- Tablets and data sims have been provided to members of the Tenants Scrutiny Panel and Sheltered Quality Circle to ensure they can continue to engage with officers from the Housing Service and carry out their work. As well as the funding of equipment, tenants have also been given training from the Digital Participation Officer on how to use the devices and navigate online.

Communities and Public Protection

- The service has been instrumental in the establishment and management of the Schools Contact support team and the establishment of a Local Assistance Team to support vulnerable individuals and those required to self-isolate.
- Throughout the summer, Community Learning and Development provided critical childcare hubs for children of essential workers, with the support of staff from across the Council including Street Stuff coaches. Over 2,000 children and young people came along each week to the hubs over the six week summer period.
- Since March 2020, the Civil Contingencies Service (CCS) has provided continual support to the four Councils, as well as the Greater Glasgow and Clyde region during the COVID-19 pandemic. This has included continuing to support the Council management structures dealing with the incident, playing an active role in updating on any local, regional and national issues to share pertinent information and help support decision making around the various issues arising from the coronavirus pandemic and also assisted them to provide support and assistance to communities throughout this period. Additionally, the CCS continues to maintain a 24/7 incident response function for significant incidents requiring a coordinated Council / multiagency partnership response.
- As a team supporting four Councils, this includes working on a partnership basis across two Local Resilience Partnerships. CCS chairs a number of these groups and have ensured that they continue to meet with regularity and consider 'concurrent risks' as highlighted through national horizon-scanning including Black Start, EU Exit and severe weather. CCS have facilitated the setup of an LRP workgroup to progress activity to build resilience in 'Significant Local Infrastructure'. CCS also represent the Councils as a standing member of the National Infrastructure Working Group.

- Environmental Health and Trading Standards Officers worked to ensure that business premises have as much help and guidance as possible to support them to comply with legislation and guidance. This has been both proactive (e-mail, phone, and visit) and reactive (phone call or visit). In line with the Council's Integrated Enforcement Policy, businesses have been supported by officers adopting an "engage, explain, encourage and then enforce" model which affords people the best opportunity to comply before any enforcement action is taken.
- Close working relationships were maintained with Police Scotland, including joint visits as some enforcement of the above regulations also fell to them. Officers assisted Economic Development with the issuing of grant funding to businesses, mainly by ensuring that the businesses had been COVID-19 compliant throughout 2020/21.
- Environmental Health Officers assisted Greater Glasgow and Clyde Health Board with regard to the Test and Protect Programme. This included all Officers being trained and several seconded onto the Test and Protect Team within the Health Board for several months. Due to increasing numbers of positive COVID-19 cases – this has led to a number of officers working on this full time for many months. Officers also assisted Children's Services by Chairing all Confirmed Case Assessments (CCAs) for cases within the schools with the objective to minimise transmission and ask pupils and staff to self-isolate.
- MARAC continued to meet as normal during lockdown and stay home restrictions using Microsoft Teams. This was crucial to allow a discussion and consider how help can be afforded to high risk domestic abuse cases. The Community Safety Hub continued to function and remain fully operational, even during lockdown. The CCTV Operations Room and public space cameras were fully operational, supported by targeted Wardens patrols in mobile CCTV vehicles. These patrols continued to be deployed to respond to incidents and hotspots identified through daily tasking and complaints.
- The Wardens continued to work through all new restrictions to ensure safety of residents across Renfrewshire. In particular, a focus has been working with McGills buses in Town Centres, particularly Paisley, for people parking illegally/irresponsibly in bus stops and restricted areas. This has included a joint statement and communication campaign ("It is only 2 minutes"), targeted enforcement and penalty charge notices, upgrades of lines and signs and joint working with Police Scotland.
- In the Community Safety Partnership, Daily Tasking has continued on a daily basis with Police and the Council triaging relevant incidents and ensuring they were passed to relevant agencies for action in line with the normal process. Daily Tasking has now moved to the Microsoft Teams platform improving the efficiency and effectiveness of the meetings and this has proven to be very successful.
- The service was instrumental in the establishment and management of the Schools Contact support team for self-isolation and the establishment of a Local Assistance Team to support vulnerable individuals and those required to self-isolate.

- Team Up to Clean Up continued throughout 2020 and in fact grew with more and more volunteers coming on board. Additional staff have been recruited to work with the Lead Officer – Environmental Coordination on Greenspace, Parks and Play Areas work, however, they are also assisting with Team Up to Clean Up. It should be noted that advice was always given on current COVID-19 restrictions and ensuring compliance with gatherings, safety etc.
- During the lockdown and restrictions over the last year Street Stuff coaches continued to be flexible in working with partners and young people. They supported Renfrewshire Council in the delivery of sports and various activities including educational support within schools for the children of key workers throughout the duration of the pandemic.
- All adult and family learning programmes have been impacted by the pandemic, but the service has still been able to deliver and support communities through a reduced learning programme using a variety of different methods without meeting face to face. This includes Pizza Family Learning; Literacies; ESOL; PSD and support to work club learners.
- The Youth Services team within CLAD worked with partners and have been delivering activity packs to young people across Renfrewshire. Youth Services Staff also set up online chat rooms, quiz nights, movie nights and a range of other activities to ensure that young people did not feel isolated during this challenging time. Staff also worked with Renfrewshire Youth Voice to set up the ‘Unheard Voices Campaign’ – to find out how lockdown and the COVID-19 virus has affected young people and those who support young people.
- Youth Services, the Chief Executive’s Service and Renfrewshire Youth Voice supported another round of ‘Celebrating Renfrewshire’, the youth-led participatory budgeting exercise, which was successfully completed in December 2020. Over 1,700 young people voted on the 80 project ideas which were submitted, and £124,437 was awarded to youth projects across Renfrewshire, with 68 projects receiving funding across the seven Local Partnership areas. Renfrewshire was one of the few local authorities in Scotland to carry out Participatory Budgeting exercises in 2020/21.

Development Standards

- Since the pandemic and lockdown in March 2020, the Planning and Building Standards teams have continued to offer a full service to customers, processing enquiries and applications via electronic means and by phone. Officers are accepting alternative evidence such as photographs, reports from suitably qualified persons, video, or utilising remote means of conducting site inspections.
- Officers were advised to work with developers and building owners to ensure that, where possible, completion certificate submissions continued to be processed.

- In spring 2021 a new applications system was introduced which can lead to the digitisation of a number of previously lengthy administrative processes and there is the expectation that performance will be improved through the introduction of this new system.
- Also, within Building Standards, Dangerous Building cover continued to be maintained on a 24/7 basis.

5. Actions and Performance Indicators

5.1. Due to the impact of the pandemic, some actions have been affected, including:

- Regulatory functions have experienced significant pressures and changes to work priorities as part of the Council's COVID-19 response and as part of the Council's statutory duty to keep people safe – including significant new Legislative and Statutory Obligations relating to public health, Test & Protect, supporting businesses, enforcement responsibilities etc.
- Given the unprecedented nature of the COVID-19 pandemic, the Minister for Public Health and Sport agreed to allow local authorities to deviate from certain elements of the Food Law Code of Practice (Scotland) 2019. This provided greater flexibility for local authorities to allocate resources to areas of most critical priority. Whilst helpful during the pandemic, this will leave the Business Regulation Team with a number of premises that need to be inspected moving forward. A national recovery group has been convened to ensure consistency across Scotland and Renfrewshire Council sit on this Group. The Council will produce an up to date Business Regulation Service Plan to advise how it will catch up with inspections.
- The pandemic impacted on the delivery of the Home Energy Efficiency Programmes for Scotland: Area-Based Schemes HEEPS:ABS programme and these works have been reprofiled to allow them to be carried out when restrictions will allow.
- The implementation of Renfrewshire's Rapid Rehousing Transition Plan (RRTP), which is a 5 year plan detailing how the length of time that those who are homeless stay in temporary accommodation can be reduced and how they can be supported to resettle, has been affected by the COVID-19 crisis. We will be refocussing on implementing the broad range of measures contained with our RRTP with our partners as letting starts to return to pre COVID-19 levels, and utilising the funding allocated from the Scottish Government to support the Plans implementation.

5.2. Service scorecard - Areas delayed/ requiring monitoring

- The number of individual participants engaged in learning programmes was below target for 2020/21. Throughout 2020/21 the Adult Learning and Literacies Services team focussed on engaging with our more vulnerable learners and ensuring they had appropriate support to reduce feelings of isolation and anxiety. This figure does not include engagement with communities as a result of staff redeployment to support Renfrewshire's COVID-19 Response, for example working in

Neighbourhood Hubs; nurseries, family centres and out of school care; summer childcare hubs for children of key workers or the asymptomatic testing centre.

- As it has not been possible to carry out on site audits, currently there is not the 2020/21 updates on housing land, vacant and derelict land business and industrial land or commercial uptake for the three indicators below.
 - Amount of land brought forward for re-use and development contributing to economic activity and enhancing the built and natural environment.
 - Affordable housing completions
 - Private housing completions
- Re-letting activity has been severely affected since March 2020, with the number of properties re-let over the year by around two-thirds compared to last year. Additionally due to the pandemic there have been restrictions in bringing void properties back into the letting pool.

6. Reporting progress

6.1. Progress on the implementation of the Service Improvement Plan is regularly monitored by Communities and Housing Services' management team and will be reported to the appropriate Policy Boards on a six-monthly basis.

6.2. A review of progress of the Service Delivery Plan throughout 2021-22 will be brought to this Board in November 2021.

Implications of this report

1. **Financial** - the report highlights resourcing pressures arising from increasing demand for services and the current financial environment.
2. **HR and Organisational Development** - none
3. **Community/Council Planning** - COVID-19 will impact on the operations of Council partners and on services to the community. This paper highlights the work being undertaken to mitigate this impact as far as possible and maintain essential services for the safety and wellbeing of the community
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.
 8. **Health and Safety** - none
 9. **Procurement** - none
 10. **Risk** - none
 11. **Privacy Impact** - none
 12. **COSLA Policy Position** - none
 13. **Climate Change** - none
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List of Background Papers

Communities, Housing & Planning Policy Board – 10 March 2020. Agenda item 7(b)
– CHAPS Service Improvement Plan 2020-23

Author: Douglas Morrison,
Service Planning and Policy Development Manager

Appendix 1 – Actions and Performance indicators

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

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
<p>To develop Paisley’s ongoing plans for cultural regeneration</p>	<p>We will make progress against the 6 step changes with targets for 2027 and 2035:</p> <ul style="list-style-type: none"> • To grow significant new dimensions to Paisley’s economy, e.g. creative, cultural and tourism. • Radically change Paisley’s image and reputation. • Paisley will be recognised for its cultural excellence. • Lift communities out of poverty and inspire a generation to fulfil their potential. • Transform Paisley into a vibrant cultural town centre. • Establish Paisley as a centre of excellence for cultural regeneration through leadership, partnership, participation and collaboration. 	<p>The 2020/21 programme was significantly disrupted by the COVID-19 pandemic and the FP team were deployed to support the COVID-19 emergency response. Despite this, key achievements were delivered to support progress against each of the step changes by transitioning activity online and be revising project delivery. The Future Paisley Partnership Board met virtually in September and March. Future Paisley Projects receiving national funding secured extensions to allow activity to be rescheduled - Great Places Scheme and EventScotland funding for major events.</p> <p>New management arrangements to lead delivery of Future Paisley were confirmed by Renfrewshire Council in December 2020:</p> <ul style="list-style-type: none"> • Programme of work under Future Paisley to be broadened to focus on a wider set of strategic objectives both for Paisley and the wider geography of Renfrewshire, led by the Head of Marketing and Communications • Cultural lead sitting wholly with the Chief Executive of Renfrewshire Leisure <p>Since January 2021, work has focussed on delivery of digital programme, re-scheduling and re-framing partner activity and the conclusion of the programme step change review and evaluation framework.</p> <p>1. <u>Grow significant new dimensions to Paisley’s economy</u></p> <p>Informed by a Renfrewshire business survey conducted during the first phase of the pandemic, the Council and Renfrewshire Economic Leadership Panel, developed a 24-month economic recovery plan. This was supplemented by a tourism recovery action plan developed with the local sector and Renfrewshire’s Tourism Sub-Group. The Future Paisley funded Tourism Officer provided the conduit to VisitScotland and Scottish Government and provided a touchpoint to help connect the sector, mobilise partnerships, link to business support and funding, promote skills and training in the sector and share insights.</p> <p>To support Renfrewshire’s cultural sector, the £200,000 Renfrewshire Cultural Recovery and Renewal Fund (RCRRF) was developed to distribute critical funding to artists, groups and organisations in response to the pandemic. Funding has been allocated to 28 artists and 14 organisations, ensuring paid work and stability for Renfrewshire’s cultural sector.</p>	<p>60%</p>

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<p><u>2. Radically change Paisley's image and reputation</u> The impact of COVID-19 resulted in shut down of the tourism sector and the cancellation of major events. In 2020 destination marketing pivoted to focus on engaging local people to support Visit Scotland's strategy and <i>Scotland Loves Local</i> from Scotland's Towns Partnership. Campaigns included Spend Local, Steal Back Summer, Be a Tourist in Your Own Town and the promotion of digital events, outdoors activities and attractions and local trails. The marketing strategy for Paisley Museum was delivered. Targets for OTSH and digital engagement continued to be met.</p> <p><u>3. Paisley recognised for its cultural excellence</u> The cultural programme was paused and re-scheduled with planned theatre and large-scale productions postponed to 2022 and 2023, maintaining national partnerships. New cultural activities and events were developed to support local people at a community and neighbourhood level - promoting health and wellbeing and reducing loneliness. A number of planned events and projects successfully transitioned online or were delivered in a socially distanced way, strengthening engagement with key audiences. Examples include Future Paisley volunteer project, Black History Month cultural programme, Paisley Book Festival, Out of Place, The Radical War Project, ArtBOSS, Sma Shot Day, Doors Open Day, Open Mind Summit, Renfrewshire Mental Health Arts Festival and Light Up Renfrewshire, Creative Scotland Place Partnership, Glen Cinema project, Colouring Renfrewshire, Artists and Residents programme.</p> <p><u>4. Lift communities out of poverty & inspire a generation to fulfil their potential</u> The Castlehead School partnership with Glasgow School of Art was significantly affected by the coronavirus pandemic. GSA developed Lockdown Lessons, 2 resource packs which were circulated to all primary schools in Renfrewshire, family learning organisations and community groups. GSA also delivered 2-week online courses for students taking higher art and design courses, supporting independent learning and helping students in 'making work at home'. A digital guide/tutorial on applying for art school admission was developed. Art Boss, Open Mind Summit and the Criminal Justice Fidget Blanket project continued to be delivered by transitioning online/hybrid models.</p> <p><u>5. Transform Paisley into a vibrant cultural town centre</u> The FP programme has been reset to end in financial year 2023/24 – aligning with the delivery of the cultural infrastructure and reopening of our cultural venues.</p>	

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<p>6. Paisley as a centre for excellence for cultural regeneration through leadership, partnership, participation and collaboration</p> <p>Delivered Future Paisley Podcast series, Centre for Culture, Sport and Events (CCSE) continued to deliver on its portfolio of research, dissemination and events, the PHD students working within CCSE have continued to progress their studies, adapting to the challenges and barriers presented by COVID-19, OECD Culture, Creativity and Local Development project transitioned online.</p>	
<p>Deliver the Economic Strategy within the current Local Development Plan (LDP)</p>	<p>Economic Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services • An enhancement in the natural and built environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery. 	<p>The Adopted Renfrewshire Local Development Plan (2014) continues to set the policy framework for the projects and proposals as they evolve.</p> <p>This is evident in the Advanced Manufacturing Innovation District Scotland (AMIDS) at the Glasgow Airport Investment Area, which is guided by a Plan Led System, providing confidence in the investment proposals coming forward.</p> <p>Progress in 2020/21 has seen the first developments commence on site with the National Manufacturing Institute Scotland (NMIS) and the Medicines Manufacturing Innovation Centre (MMIC) as well as the continued implementation of the infrastructure to support AMIDS.</p>	<p>100%</p>
<p>Deliver the Centres Strategy within the current Local Development Plan (LDP)</p>	<p>Centres Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • The housing-led regeneration and evolution of strategic centres and other town and village centres as places of municipal, commercial and community value • An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery <p>Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places</p>	<p>Delivery of Dargavel Village through a masterplanned approach to remediate and redevelop the brownfield site has been led by planning from an early stage in partnership with a range of stakeholders, demonstrating successful and ongoing delivery of the spatial strategy from the Local Development Plan.</p> <p>The importance of the delivery a new village commercial core in heart of Dargavel has proved to be really successful and popular as residents stay local and shop local. 20 minute neighbourhoods are already being implemented at Dargavel, supporting key placemaking principles and creating a strong and sustainable new neighbourhood at scale.</p>	<p>100%</p>
<p>Deliver the Infrastructure Strategy within the current Local Development Plan (LDP)</p>	<p>Infrastructure Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services 	<p>The Local Development Plan continues to demonstrate how the framework, policies and guidance can support sustainable inclusive growth by directing the right development to the right places.</p>	<p>100%</p>

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
	<ul style="list-style-type: none"> • A framework for local solutions to energy needs, waste generation • Measures to reduce and mitigate for the effects of climate change 	<p>As part of the AMIDS development, connectivity is key. The addition of the Wright Street Bridge not only provides additional walking, cycling and vehicular connectivity it also was key to the regeneration and economic investment into brownfield sites on Wright Street as well as key to unlocking the masterplanned investment programme for Westway Business Park in Renfrew.</p> <p>As the City Deal investment intended, the implementation of this infrastructure unlocks brownfield sites and brings investment into the Glasgow City Region.</p> <p>As this planned investment in infrastructure has been brought through a Local Development Plan framework, this has meant the granting of the associated infrastructure with AMIDS has allowed a plan led approach to regeneration and investment in the right locations.</p>	
Develop and adopt new LDP 2	<p>The Renfrewshire Local Development Plan (LDP) sets out the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire, with a focus on supporting sustainable inclusive economic growth.</p> <p>In reviewing the Plan, it is considered that the main components of the current adopted Renfrewshire Local Development Plan remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable inclusive economic growth.</p>	<p>The Proposed Renfrewshire Local Development Plan was submitted to the Scottish Government on 31st January 2020 for Examination.</p> <p>Four Reporters were appointed to examine the Plan and the 1,444 unresolved representations submitted to the Council during the Proposed Plan consultation.</p> <p>The Examination Report was published on 2 February 2021 and includes a number of recommendations from the Reporters which identify amendments to the Proposed Plan.</p> <p>The Examination Report recognises the extensive consultation and engagement that has taken place in preparing the Proposed Plan and concludes that the Spatial Strategy and policy framework of the Plan is appropriate.</p> <p>The recommendations in the Examination Report largely relate to minor text and graphic changes as well as additional wording to some of the policies within the Plan as well as some new housing sites.</p> <p>The modifications to the Proposed Renfrewshire Local Development Plan were considered by the Communities, Housing and Planning Policy Board on 14 April 2021. The Head of Economy and Development will now notify the Scottish Ministers of the Council's intention to adopt the Local Development Plan, subject to any modifications which the Board did not wish to accept.</p>	90%

Performance Indicator	Current Status	Trend	2018/19		2019/20		2020/21				2020/21 YEAR END		Comments
			Value	Target	Value	Target	Q1 Value	Q2 Value	Q3 Value	Q4 Value	Value	Target	
Amount of land brought forward for re-use and development contributing to economic activity and enhancing the built and natural environment			20.4	20	18	20	Not measured for quarters				N/A	20	As we have not been able to go out on site to do any audits we do not currently have the 2020/21 updates on housing land, vacant and derelict land business and industrial land or commercial uptake

Strategic Outcome 2: Building strong, safe and resilient communities

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
Implement revised Housing Asset Management Strategy	A revised strategy will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard (SHQS) and programmes to maintain delivery of the standard in coming years.	Preparatory discussions and work has begun on the Housing Asset Management Strategy. The majority of work on this will take place during 2021/22 and a report will be presented to board within the planned timescales	100%
We will deliver key outcome 1 from the Local Housing Strategy (LHS) - <i>The supply of homes is increased.</i>	<p>The LHS sets out plans to increase the supply of housing by:</p> <ul style="list-style-type: none"> Ensuring that sufficient land is made available for new housing through the Local Development Plan process and that brownfield sites are brought forward for development; Delivering new build affordable housing projects through the SHIP programme in partnership with housing associations; Developing a better mix of housing of the right tenure, type and size and in the right places; and, Developing innovative approaches which facilitate mixed tenure housing developments on brownfield sites. 	<p>The Renfrewshire Proposed Local Development Plan identifies a generous supply of housing sites to meet all tenure need and demand across Renfrewshire for the next 10 years.</p> <p>The Strategic Housing Investment Plan 2021/2022 – 2025/2026 was approved by the Communities, Housing and Planning Policy Board in October 2020. The Plan outlines how investment in affordable housing will be targeted to meet the objectives of the Local Housing Strategy.</p> <p>The Council and Housing Association partners continue to work towards the delivery of new affordable homes. The Coronavirus pandemic has led to delays with these delivery of new homes. However new affordable homes are being delivered across Renfrewshire with developments currently progressing in Paisley, Renfrew, Johnstone, Bishopton and Kilbarchan.</p> <p>The first phase of affordable development at Dargavel Village, Bishopton to build 80 new Council homes for social rent is complete and occupied by new tenants.</p>	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<p>Renfrewshire Council is also nearing completion of 95 new Council homes for social rent at Johnstone Castle.</p> <p>Link Housing Association have provided 24 new homes for social rent at New Sneddon Street in Paisley Town Centre.</p> <p>With new homes for social rent being built at Thrushcraigs, Glenburn, Millarston, the former Arnotts site, Foxbar and Kilbarchan.</p>	
<p>We will deliver key outcome 2 from the Local Housing Strategy (LHS) - <i>Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.</i></p>	<p>The LHS sets out plans to create sustainable communities by:</p> <ul style="list-style-type: none"> • Building new affordable homes in housing regeneration areas – including Johnstone Castle, Ferguslie Park, Paisley West End; • Developing area-based strategies for areas with low demand / low value housing stock and creating opportunities for graduated housing markets with greater tenure mix; and, • Continuing to support housing investment in Renfrewshire’s town and village centres to increase the number of people living in the town centres and promote economic growth. 	<p>Housing investment proposals within the Tannahill area of Ferguslie Park are now being implemented with work commencing in spring 2021 on the construction of 101 new Council homes on the site of the former St Fergus Primary School.</p> <p>Proposals have been informed by consultation with the local community to ensure the development is designed to meet the needs of current and future tenants and engagement will continue during the construction process.</p> <p>Complementing housing investment in Tannahill, officers have also been working in partnership with the local community to prepare a development framework for the wider Ferguslie area, with a focus on reimagining under used and vacant land, enhancing greenspaces as well as opportunities for community uses and activities.</p> <p>An emerging strategy has been developed following consultation and will be subject of a second phase of community engagement in late spring 2021.</p> <p>Plans for 39 newbuild Council homes in South West Johnstone are about to commence on site. A mix of 1 and 2 bed cottage flats and 2, 3 and 4 bedroom homes will be delivered in the Spateston area of Johnstone.</p> <p>Link Housing Association are commencing their fourth and final phase of redevelopment of the former Arnott’s store site in Paisley.</p>	<p>100%</p>
<p>We will deliver key outcome 3 from the Local Housing Strategy (LHS) - <i>People live in high quality, well managed homes.</i></p>	<p>The LHS sets out plans to improve the quality of homes by:</p> <ul style="list-style-type: none"> • Developing the information base on private tenemental property which is in poor condition and inform policy development; • Working in partnership with Paisley Housing Association to achieve the comprehensive improvement of 5 tenement blocks at Orchard Street and Causeyside Street; and, 	<p>In partnership with housing associations, a good practice design guide is being developed to assist affordable housing developers in the provision of general needs, amenity and wheelchair accessible housing.</p> <p>Paisley Housing Association (PHA) in partnership with the Council continues to progress the Orchard Street Housing Renewal Area which aims to deliver comprehensive improvement of the existing buildings on Orchard Street.</p>	<p>100%</p>

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
<p>We will deliver key outcome 5 from the Local Housing Strategy (LHS) - <i>Homelessness is prevented and vulnerable people get the advice and support they need.</i></p>	<ul style="list-style-type: none"> Working in partnership with other council services to improve conditions in the private rented sector through registration enforcement activity and raising awareness. The LHS sets out plans to tackle homelessness with focus around four key themes: <ul style="list-style-type: none"> Preventing homelessness occurring in the first place through a range of initiatives; Developing the housing options approach which looks at an individual's housing options and choices in the widest sense at an early stage in the hope of avoiding a housing crisis; Ensuring there is access to appropriate services, particularly for people with convictions, complex needs associated with alcohol misuse, substance abuse and/or mental health issues; and, Providing sustainable solutions for homeless households through the provision of appropriate support. Delivering our Rapid Rehousing Transition Plan (RRTP), ensuring those who are homeless are provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support. 	<p>The 5-year Rapid Rehousing Transition Plan for Renfrewshire continues to be implemented. The Rapid Rehousing Transition Plan details how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.</p> <p>A Rapid Rehousing Transition Plan Steering Group has been formed, with membership from a range of landlords and support providers.</p> <p>The George Street Service continues to offer a range of advice and support services to young people aged 16 to 25 years who have been homeless or threatened with homelessness including "Homes for Keeps" pre tenancy training to support a young person in maintaining their own home.</p>	<p>100%</p>
<p>We will deliver key outcome 6 from the Local Housing Strategy (LHS) - <i>People are able to live independently for as long as possible in their own home.</i></p>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> Ensure that appropriate community-based supports and preventative services are provided to enable people to live as safely and independently as possible within the local community and which help to prevent the need for more expensive and disruptive interventions at a later stage; Identify, facilitate and deliver an appropriate range of accommodation options, that gives people choice and an appropriate home environment; and, Consider and address the housing needs of key groups 	<p>Renfrewshire Council continue to support the development of amenity standard housing to support people with varying needs throughout Renfrewshire with new amenity standard homes at Dargavel Village, Bishopton (Council).</p> <p>Renfrewshire Council have been working with housing association partners to produce a target for the development of wheelchair accessible homes on sites delivered as part of the Strategic Housing Investment Plan. Discussions are ongoing with a target for wheelchair accessible homes to be included within the next Local Housing Strategy.</p>	<p>100%</p>
<p>Deliver the Places Strategy within the current Local Development Plan (LDP)</p>	<p>Our Places Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> Development locations supported by existing or planned physical infrastructure and services Creation of strong communities and attractive places focusing on housing-led regeneration and renewal of existing urban areas, supporting sustainable development and a low carbon economy 	<p>An up to date policy framework set out in a Local Development Plan is key to enabling a high quality planning system to assist in the delivery of quality places with homes, infrastructure and investment in the right places as well as addressing Climate Change along with sustaining and supporting communities.</p> <p>Following the preparation of a pilot Local Place Plan within Foxbar and the Local Place Plan 'How To' Guide, which provides clear and concise guidance on the key</p>	<p>90%</p>

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<p>requirements of Place Plans and steps in their preparation, this supported members of the community of Spateston, to prepare a Local Place Plan for the area, providing a framework for a range of social and economic initiatives, community activities and local environmental improvements.</p> <p>The Spateston Local Place Plan, identifies a vision and eight actions which build on the existing assets of the area, supporting a sustainable, well connected and sustainable place which reflects the priorities of the community.</p> <p>Outcomes of the plan have been developed in cognisance of the Proposed Renfrewshire Local Development Plan and the priorities of the Johnstone and Linwood Local Area Partnership, helping the Council and its partners to identify where resources and investment are best targeted to meet community aspirations and deliver positive outcomes.</p>	
Lead on the development of an Empowering Communities model for the Council	Communities will be better engaged and involved in the development of their community assets	<p>Over £1.4m of Green Spaces, Play Parks and Villages Investment Fund has been allocated to communities to support them to make improvements to local parks, green spaces and strengthen the heritage of our villages.</p> <p>The fund criteria saw communities to pull together to demonstrate the need for the new resource through thorough consultation. Community group further organised grass roots fundraising to ensure the Council funds were boosted by locally raised funds.</p>	100%
Develop community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities	<p>Safer and stronger communities delivered through provision of the Your Home, Your Street, Our Community Programme. Tailored interventions to meet the specific needs of communities and:</p> <p>Introduce Monthly Tasking and review high tariff cases with partner agencies to tackle issues including vulnerability.</p>	<p>As part of the Cross Partnership collaborative learning programme, it was recognised that the areas of public protection are often inter-linked and can impact on each other. Whilst acknowledging the relationship between the strategic areas of Adult Support and Protection and Child Protection, it was noted that there are very different working arrangements and structures that support vulnerable individuals. Community Safety Partnership Monthly Tasking was established in October 2020 to form a critical role in identifying those individuals who are regularly being discussed at the Community Safety Partnership Hub Daily Tasking meetings including locations that cause the most concern for the community.</p> <p>Monthly Tasking is evolving and has recently embedded deliberate fire raising which helps inform partners of hotspot areas and high tariff locations where a wraparound response is required as part of prevention.</p> <p>A terms of reference is in place after a consultation with partners and there are now 10 identified partners regularly contributing.</p>	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		A new recording system is in place so the partnership can process and track all relevant data.	
Work with key partners to develop a multi-agency counter terrorism strategy	Officers and partners confident in understanding the risks posed by terrorism and aware of threat levels and current guidance	The Meetings of the Divisional CONTEST / SOC group which covers both Inverclyde and Renfrewshire Council areas have been held regularly. Participants were able to receive and consider the updated Annual Overview Product (AOP) presented by the Scottish Government and Home Office which has now replaced the former emerging and residual risks report. Relevant actions and information have been considered as appropriate at Public Protection Chief Officer Group and the Community Safety and Public Protection Steering Group for Renfrewshire. Initial returns on local actions to respond to the AOP were completed and following this the Home Office and Scottish Government released updated Prevent guidance which has been fully adopted by Renfrewshire Council with relevant updates to procedures and governance now agreed. Multi agency meetings to address and support particular individuals of concern were held and successfully concluded. Over the course of the year the national terrorism threat level was reviewed and adjusted down to “substantial” from “severe” , meaning an attack is considered “likely” rather than “highly likely”.	
Carry out a strategic review of Public Space CCTV cameras in Renfrewshire	<p>This will review the data (both Council and Police Scotland) around anti-social behaviour and usage of cameras to ensure they are sufficiently utilised and are in the correct locations. This will provide reassurance to the public and Elected Members.</p> <p>The strategic review will also highlight potential gaps and where future public space CCTV cameras could be located (funding dependent).</p>	<p>A comprehensive review was completed in 2020. The realm of public space CCTV from an analytical report and the internal movement report, looked at the areas that merit serious Anti-Social Behaviour and disorder. There were several hot-spot areas that were noted that would benefit from public space CCTV if possible e.g. Robertson Park. All options were considered to utilise other available CCTV options i.e. mobile and overt cameras, to help find a short-term solution.</p> <p>In relation to Robertson Park funding was received from the town centre fund to install Public Space CCTV and whilst delayed due to COVID-19, this is currently being installed.</p>	100%
Increase awareness of the Renfrewshire Community Partnership, including the Renfrewshire Community Safety Hub to highlight the partnership working taking place.	This will provide reassurance to the public that the partnership exists, and work is being undertaken to tackle issues across Renfrewshire	<p>Notice Check Share training is being delivered as part of the work of the Community Protection PREVENT Steering Group to help inform partners of the services within the Community Safety Partnership and the newly established safeguarding sub-groups around Prevent/Divert and Disrupt/Deter.</p> <p>The Information Sharing Protocol is also evolving with new partners joining the partnership such as Migrant Help, Home Office and the Armed Forces who have all signed up to the protocol.</p>	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
Review and refresh the conditions with regards to Animal Licensing to ensure they remain fit for purpose.	Licensing is a key component to ensuring safety and good conditions for animals, including reducing potential issues for neighbouring properties and other members of the public. These conditions ensure that businesses comply and there is an acceptable standard of care.	The review is ongoing but is in its preliminary stages with the intention of completing the review and reporting amended licence conditions to the Infrastructure, Land and Environment Policy Board by the end of 2021. The review and inspections have been curtailed by the on-going pandemic and Officer workload. However, this remains a priority to review and ensure safety and welfare.	25%
Introducing and reviewing the provision of trainees in regard to Fair Trading and Trading Standards	The increase in trainee provision and introduction of Fair Trading Officers will allow the Service to tackle key issues for the community in relation to fair trading, public safety and vulnerability.	3 Fair Trading Officers are now in post and are progressing through the qualification framework. Two Officers are in Stage 1, with the other now at Stage 2. The qualification framework has only recently been restructured and completing the training has been challenging at times throughout the pandemic. Nevertheless, the resource required to train the Officers has been an excellent investment to date, and all 3 Officers have settled very well into the Team and are providing valuable resilience in visiting businesses.	100%
Increase consumer product safety activity in relation to importations at Glasgow Airport, specifically in relation to the EU Withdrawal.	Increasing the level of checks at Glasgow Airport, including sampling and testing of products in line with direction from the Office for Product Safety & Standards (OPSS), will increase assurance across Renfrewshire and Scotland as a whole, that products are safe.	The service is part of the Scottish Ports & Borders Group, which is a partnership between the Society of Chief Officers of Trading Standards (SCOTSS) and the Office for Product Safety & Standards (OPSS). OPSS provide additional funding to enhance enforcement activity required at ports & borders, and in turn the Group will target activity towards priority outcomes. Regular communication is maintained with the Airport to tackle both product safety and inspection of goods.	50%
Increased inspection regime with regards to Food Law inspections to ensure full compliance with national the Code of Practice.	Ensures that all businesses in Renfrewshire are compliant with Food Law requirements.	Due to the COVID-19 pandemic, the Minister for Public Health and Sport issued several deviations from the Food Law Code of Practice to allow Environmental Health to focus on ensuring COVID-19 compliance. Whilst proactive and routine interventions were halted, intelligence driven interventions and inspections of higher risk premises continued. Officers from Renfrewshire Council sit alongside Food Standards Scotland on the Food Law Recovery Group and work is being undertaken to update the Scottish National Database and create an updated timeline for the re-inspection of food premises over the coming years.	25%

Performance Indicator	Current Status	Trend	2018/19		2019/20		2020/21				2020/21 YEAR END		Comments
			Value	Target	Value	Target	Q1 Value	Q2 Value	Q3 Value	Q4 Value	Value	Target	
Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service			1,711	1,800	1,667	1,800	315	454	550	343	1,662	1,800	The downward trend in reported incidents of ASB since 2012/13 continues. Whilst the 2020/21 total of 1662 represents only a very slight reduction in comparison to the preceding Financial Year total, notable reductions were identified within incidents of youths gathering and causing disorder, as well as reported incidents of fire raising. These were, however, off-set by notable increases in reported incidents of parking disputes and abandoned vehicle complaints, both of which are likely to have been influenced by the greater prevalence of home-working due to COVID-19 restrictions during the past year. With these restrictions due to ease in line with the ongoing national vaccination programme, and with the warmer summer months approaching, it is very likely that there will be a significant spike or increase in overall levels of reported ASB during the forthcoming two quarterly reporting periods.
Percentage of adults who agree that Renfrewshire is a safe place to live.			84.6%	84%	84.6%	85%	Not measured for quarters				75%	85%	This comes from the Renfrewshire Public Services Panel which was carried out in December 2020.

Percentage of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".			83.5%	87%	83.5%	88%	Not measured for quarters				82%	85%	This comes from the Renfrewshire Public Services Panel which was carried out in December 2020.
Percentage of Council housing stock which meets the Scottish Housing Quality Standard			94.49%	100%	94.6%	100%	Not measured for quarters				91.65%*	100%	<p>Last year the service saw a small number of properties not meeting the SHQS standard (89) due to work being required which was unable to be carried out to COVID restrictions.</p> <p>At the end of 2020/21, 11,192 of the stock of 12,212 met the standard SHQS standard. There are 290 properties not in scope as they are part of approved demolition programmes and currently void and 730 properties currently in abeyance due to tenant refusal of works.</p> <p>After applying allowable exemptions and abeyances, the council is 99.3% compliant with the SHQS target.</p>
Average time from household presenting themselves as homeless to completion of duty (number of weeks)			23.97	23	23.27	24	23.5	22.42	24	30	25	23	<p>Despite the challenges of providing accommodation during COVID-19 restrictions, this indicator only saw a marginal increase, and it is anticipated that performance will have continued to be better than the national average.</p> <p>It is likely that 2021/22 will present further challenges in meeting the needs of those who are homeless during the COVID-19 recovery, and the target is being reviewed.</p>

Affordable housing completions			127	127	195	127	Not measured for quarters	N/A	127	As we have not been able to go out on site to do any audits we do not currently have the 2020/21 updates on housing land, vacant and derelict land business and industrial land or commercial uptake
Private housing completions			783	500	612	500	Not measured for quarters	N/A	500	As we have not been able to go out on site to do any audits we do not currently have the 2020/21 updates on housing land, vacant and derelict land business and industrial land or commercial uptake

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
We will deliver key outcome 7 from the Local Housing Strategy (LHS) - <i>Affordable housing is accessible to people who need it.</i>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> Strengthen the housing options approach and pilot new ways of delivering housing and related advice; Implement a common housing allocation policy for the Council and local RSLs; Manage the impact of the roll out of Universal Credit in Renfrewshire and monitor and prepare for the potential impact of any future welfare changes Work towards a full Common Housing Register (CHR) with RSL partners Assist applicants to access housing of a suitable size <p>Support new tenants to settle and sustain tenancies</p>	<p>The Renfrewshire Common Housing Allocation Policy continues to be implemented by the Council and its local Housing Association partners. The Common Policy was developed with a clear focus on meeting housing needs and introduces a common approach to how we allocate homes that are available to let by these partners in Renfrewshire.</p> <p>The Council continues to participate in the Mortgage to Rent scheme, working with owners in financial difficulties where this is appropriate.</p>	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
<p>Deliver enhanced enforcement activity in the private rented sector</p>	<p>The standard of housing provided through private landlords in Renfrewshire will be improved and maintained</p>	<p>In 2020/21, Communities and Public Protection has investigated 39 allegations of sub-standard properties and has worked with private landlords to have these improved. Referrals to the Housing and Property Chamber First Tier Tribunal have been severely hampered as a result of this organisation not operating during most of the pandemic.</p> <p>Five landlords have been removed from the Register of Private Landlords after being referred to the Council's Regulatory Functions Board where they were found to be unfit to act as a private landlord. There have also been 610 investigations of potential unregistered landlords with action being taken to ensure any who require to register, do so. 204 Rent Penalty Notices have also been issued where landlords have either not registered or renewed their expired registration. Such notices prevent the landlord from collecting rent.</p> <p>It should be noted that due to the pandemic, house visits were severely curtailed to prevent the potential transmission of COVID-19. Where possible, phone calls were made and only as a last resort, a visit made to a property.</p>	<p>100%</p>
<p>Work with and guide SafeLives on the new Domestic Abuse e-learning package and look to roll out across staff within Renfrewshire Council.</p>	<p>Staff will be trained via an e-learning course on Domestic Abuse, in particular the signs to spotting domestic abuse and what steps can be taken to assist colleagues.</p>	<p>As part of the 16 Days of Action against gender-based violence in 2020, the Council launched the new interactive e-Learning course to support managers and staff and continuing to highlight the support and information available through our Domestic Abuse Policy established 2019.</p> <p>This work was carried out collaboratively with our partners SafeLives and our Trade Unions to develop and to support managers and staff.</p> <p>The course provides:</p> <ul style="list-style-type: none"> • an introduction and commitment to our zero tolerance approach to Domestic Abuse from the Chief Executive • an awareness of domestic abuse to help managers and staff recognise and identify the signs • details about the Council's Domestic Abuse Policy • Interactive exercises and scenarios to improve knowledge • information and referral pathways to support managers who may have a member of staff experiencing domestic abuse <p>The new e-learning is now available on i-learn and can be accessed either from the 'Policies and Procedures' or the 'Health and Safety' sections.</p>	<p>100%</p>

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
Take forward and deliver the nationally recognised Duke of Edinburgh programme offering young people 14 to 25 years old skills for life and work	Corporate approach to service delivery will have a transformative effect on young people disadvantaged by poverty. Participation in the Award scheme will improve physical and mental wellbeing and enhance the opportunities of attainment and employability skills.	Core areas of work in relation to Duke of Edinburgh Awards were initially impacted by COVID-19, however significant work was undertaken with D of E to update and review requirements for expeditions to allow these to proceed in line with social distancing requirements. Trips are now being based on routes that allow pupils to walk from their schools to pre-designated sites where the camping element of the expedition can also proceed. The success of this approach may be continued following the relaxation of restrictions as it has led to greater awareness amongst participants of the outdoor opportunities and spaces that are within Renfrewshire.	100%
Develop and enhance youth voice and participation initiatives which ensures youth issues are a key element of local and regional decision-making processes.	Young people are actively engaged in influential decision-making processes which brings a positive personal change locally and nationally	Young people have been very active over the COVID-19 period and have successfully continued to deliver the Youth Challenge participatory budgeting process through local area partnerships using online voting and awareness raising. This is one of the few participatory budgeting exercises to have been progressed anywhere in Scotland over the past year. Young people have also continued with regular Renfrewshire Youth Voice activities online and have engaged actively in opportunities to support and combat isolation through the lockdown periods. Erskine Youth Voice have successfully developed the Bargarran Playpark proposal - ensuring all community consultation was carried out and analysed and working with providers to develop a scheme that meets the needs of local residents with an innovative and intergenerational play park scheme which is currently being installed.	100%

Performance Indicator	Current Status	Trend	2018/19		2019/20		2020/21				2020/21 YEAR END		Comments
			Value	Target	Value	Target	Q1 Value	Q2 Value	Q3 Value	Q4 Value	Value	Target	
Number of young people engaged in community programmes			New indicator		1,700	2,000	Not measured for quarters				4,928	2,200	This includes 2,080 children and young people, vulnerable or of key workers, participated in the Childcare Hubs and Street Play Initiative that was delivered by the CLAD team over the summer school holidays 800 home learning and activity packs were delivered to targeted young people over the year month period, who then took part in campaign and RYV youth survey on the pandemic, online digital activities, mental health and wellbeing activities.

									<p>22 young people and families have taken part in a STEM outdoor activity.</p> <p>30 young people continue to be involved in Youth Voice Programme, working with wider groups of 35 young people.</p> <p>Supported 87 applications by/for young people to the Celebrating Renfrewshire Fund; 1,721 young people cast 5,163 votes to distribute £150,000 to community-based youth projects.</p> <p>Outreach work in partnership with other youth work agencies resulted in contact with 157 young people to signpost them to support services and to carry out youth consultation.</p> <p>8 young people continue to be involved in Art Boss a partnership project with Renfrewshire Leisure to be arts producers.</p> <p>30 vulnerable young people have participated in youth work activities in an outdoor setting.</p> <p>45 young people and families received a Connected Scotland laptop and MIFI device along with support from Youth Services staff trained as digital champions</p> <p>In addition, there were individual support phone-call contact through Neighbourhood Hubs and Local Action Team in order to support residents of Renfrewshire; links to food bank/support services/vaccination centres/etc.</p>
Number of Young people in receipt of Young Scot National Entitlement Card			New indicator	17,553	15,900 (+/-3%)	Not measured for quarters	17,218	15,900 (+/-3%)	<p>This figure is reported from our annual Young Scot PI Report (April 2019 - March 2020). This represents approx. 57% of the estimated youth population of 11-25yr olds in the authority.</p> <p>Due to COVID-19 the P7 Bulk process was not able to be delivered as normal in May. The process was postponed and scheduled to be delivered when schools returned in August. The process was</p>

									<p>interrupted as permission was sought to access schools under the varying restrictions. This resulted in a delay with the process re-started in November. All but one Secondary School was covered, with card processing taking place in Jan/Feb 2021. The number of new cardholders was impacted by COVID-19 in relation to low school attendance; normally every Bulk Process reaches 2,000 young people per year; this Bulk process was 813. An additional 200 card applications were*processed by Youth Services in partnership with partners and trusted sources.</p> <p>The next bulk process is scheduled, and planning is underway to roll out to P7's in May-June 2021.</p> <p>Renfrewshire Council has now registered to enable young people to apply for their NEC card online (Get your Own NEC card). The bulk process still needed for maximum reach and to ensure young people who cannot upload ID, will have their card for the introduction of free bus travel initiative that Scottish government has endorsed and will come in later in the year.</p>
Number of Young Scot reward users			New indicator	4,388	3,800 (+/3%)	<p>Young Scot is no longer measuring or reporting the number of Reward redemptions. The figures in the past reflected the incentives and targeted rewards packages offered through Scottish Attainment Challenge funding partnership with Young Scot.</p> <p>Annually there have been 880 membership registrations to engage with the Young Scot rewards platform; young people need to register for YS Rewards. There have been 1,289 Activity completions, and 860 Reward redemptions</p> <p>24 Young Carers have signed up for the Young Carers Opportunities Packages with 217 opportunities available.</p>			
Number of online engagements in local Young Scot information platform			New indicator	14,221	19,300	Not measured for quarters	16,701	19,300	<p>Online engagement had 16,701 views to the Young Scot site from our local authority area.</p> <p>Celebrating Renfrewshire Fund; 1,721 young people cast 5,163 votes to distribute £150,000 to community-based youth projects.</p>

									#YSHive is a service design approach to ensure young people are at the heart of policy design and service improvement. #YSHive empowers young people to share power with organisations as they collectively tackle society's toughest challenges. Two young people from Renfrewshire have joined the Historic Scotland Youth Forum and three have joined the Youth Loneliness Panel
Number of young people aged 14 plus registered and participating in the Duke of Edinburgh Award programme			New indicator	261	270	Not measured for quarters	584	350	<p>There are 584 registered and active participants in the DofE programme in Renfrewshire; at Bronze, Silver and Gold levels. In response to COVID-19, participants have been encouraged to continue to progress in their award with support on changing and adapting their Volunteering, Physical and Skills sections to on-line and home learning activities. The COVID-19 impact resulted in Youth Services co-ordinating an "Expeditions With A Difference Plan" which supported 85 young people to complete their Bronze expeditions safely on approved local routes within Renfrewshire.</p> <p>Training and CPD opportunities and support for DofE Leaders and Volunteers are being offered in preparation for the forthcoming expedition season in 2021; this has been delivered in conjunction with DofE Scotland and has aimed at capacity building in schools</p>
The number of individual participants engaged in learning programmes.			New indicator	1,700	2,000	Not measured for quarters	602	2,200	<p>Throughout 2020/21 the ALLS team focussed on engaging with more vulnerable learners and ensuring they had appropriate support to reduce feelings of isolation and anxiety.</p> <p>This figure does not include engagement with communities as a result of staff redeployment to support Renfrewshire's COVID-19 Response, for example working in Neighbourhood Hubs; nurseries, family centres and out of school care; summer childcare hubs for children of key workers or the asymptomatic testing centre.</p>

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

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
Deliver the Environment Strategy within the current Local Development Plan (LDP)	<p>The Environment Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development that neither individually nor cumulatively causes significant environmental impacts. • An enhancement in the natural, built and cultural heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy • Measures to reduce and mitigate for the effects of climate change 	<p>Protection and enhancement of the environment and greenspace are central to supporting the delivery of the spatial strategy within the Renfrewshire Local Development Plan and contributing to the Council's corporate objectives.</p> <p>The Local Development Plan aims to use effective spatial planning to mitigate the impact of climate change, for example supporting the reuse of brownfield land, encouraging sustainable transport modes and incorporating renewable energy technologies in new developments.</p> <p>Through the reporting period this effective spatial planning has provided a framework for the Renfrewshire Food Growing Strategy, good progress in the Renfrewshire Biodiversity Action Plan and seen a refresh of the Renfrewshire Core Path Plan.</p>	100%
We will deliver key outcome 4 from the Local Housing Strategy (LHS) - <i>Homes are Energy Efficient and Fuel Poverty is minimised.</i>	<p>The LHS sets out plans to make homes more energy efficient and tackle fuel poverty by:</p> <ul style="list-style-type: none"> • Improving energy and fuel efficiency of existing and newbuild housing • Maximising grant funding secured from national energy efficiency programmes. • Working with other services to ensure that people have access to good quality, easily accessible, fuel poverty and energy efficiency advice; • Working with other services to maximise household budgets; • Working with other services to assist householders to use their energy efficiently to reduce their fuel costs; 	<p>Renfrewshire Council continue to install photovoltaic panels and mechanical ventilation as standard within new homes developed as part of the Council's new build programme and full consideration will be given to any new technology developed, for future new build housing.</p> <p>The Council have undertaken a number of pilot projects in recent years, including fabric improvements, renewable energy/technology (such as air and ground source heat pumps), as well as solar photovoltaic, battery storage, heating controls and mechanical ventilation. These projects seek to identify the best use of council investment within our capital programme in order to meet EESSH 2020 and 2032.</p>	100%
Deliver the Team Up to Clean Up campaign throughout Renfrewshire, involving local communities	Renfrewshire will be a cleaner place to live work and visit. Communities will be engaged and participating in Team Up to Clean Up activities	The COVID-19 pandemic acted as a catalyst for Team Up to Clean Up litterpicking activity. Volunteers, many furloughed or with less hours needed on site for work, ventured out alone, or with their families, to clean up their neighbourhoods. This resulted in almost 700 litterpicking kits being handed out to volunteers across Renfrewshire in 2020/21. An unprecedented volume of community activity has taken place over the last 12 months; 2,958 volunteers have gone out litterpicking on 1,842 occasions, removing 8,781 bags of litter from Renfrewshire streets and green spaces. StreetScene Services supported the Campaign by promptly uplifting bags and disposing of flytipping. The group's Facebook community group has grown from 750 members in 2019, to 2.4k group members.	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<p>The appetite to improve the cleanliness, appearance and safety of communities is evident with volunteers undertaking large scale operations. Almost 800 bags of litter and flytipping were removed from the Black Cart River, the White Cart River and Renfrewshire's River Clyde. Ongoing work in Jenny's Well Nature Reserve continues with a group of around 10 volunteers reclaiming the paths, removing in excess of 300 bags of litter and presenting historical embedded flytipping for uplift by StreetScene Services. These, and other, large community efforts through 2020 were complimented by the removal of 110 tonnes of flytipped waste from the Sergeants Law gorge, and 130 tonnes of flytipping removed from the old Craigelea Playing Fields in Ferguslie. This was funded through Renfrewshire Council's Environment and Place workstream.</p> <p>Team Up to Clean Up secured the Renfrewshire Council's Chief Executive Award in January 2020, in addition to a CoSLA and SPSA award in 2019. The team were further shortlisted for a UK MJ Award in 2020 in the Best Council Service Team category. To further demonstrate the success and impact of the campaign, the Local Government Benchmarking Framework, which details Scottish performance data, ranked Renfrewshire 12th in the cleanliness category, from 32 authorities, this is a climb from 21st place in 2019.</p>	

Performance Indicator	Current Status	Trend	2018/19		2019/20		2020/21				2020/21 YEAR END		Comments
			Value	Target	Value	Target	Q1 Value	Q2 Value	Q3 Value	Q4 Value	Value	Target	
Air Quality - Annual average PM10 value across all continuous monitoring sites			13.75	18	14.3	18	Not measured for quarters				N/A	18	Data is calculated annually and not available until the middle of the following year following validation by the Scottish Government.
Air quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits			40.8	43	41.1	42	Not measured for quarters				N/A	41	Data is calculated annually and not available until the middle of the following year following validation by the Scottish Government.

Food Hygiene Information Scheme - % of premises which currently achieve a Pass rating			98%	97%	99%	95% (+/- 3%)	99%	99%	98%	98%	98%	95% (+/- 3%)	Total Number in scheme: 1326. 1299 pass
Number of properties in scope of the EESSH that meet the standard			New indicator	78%	100.0%	Not measured for quarters					86.6%	100%	<p>This indicator previously recorded the percentage of council dwellings that are energy efficient. It has been superseded by EESSH indicators which are returned to the Scottish Housing Regulator.</p> <p>At the end of 2020/21, 10,328 of the stock of 12,212 meet the EESSH2020 standard. There are 290 properties not in scope of EESSH as they are part of approved demolition programmes and currently void and we have reported 762 properties as exemptions from EESSH in terms of SHR guidance.</p> <p>After applying allowable exemptions, the council is 93% compliant with the EESSH2020 target. From next year, performance will be calculated against the new EESSH2032 target – our compliance against this measure will be significantly lower, however, an EESSH Strategy is in development to address requirements of the 2032 standard.</p>

Strategic Outcome 5: Working together to improve outcomes

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
We will use the Annual Return on the Charter (ARC) to Scottish Housing regulator (SHR) process to drive improvements across housing services.	The ARC tracks the quality of service provided to tenants and provides benchmarking and tenant scrutiny of the services provided. We use this to inform what areas we will focus on for improvement.	<p>As anticipated, overall performance during 2020/21 has been significantly impacted by the COVI-19 Pandemic, including;</p> <ul style="list-style-type: none"> Gas servicing processes. There has been a reduction in the number of routine repairs carried out, however, emergency repairs have continued to be completed throughout the pandemic period. 	100%

What are we doing?	What difference will we make?	What did we achieve between April 2020 and March 2021	Percentage complete
		<ul style="list-style-type: none"> Void repair work was undertaken where possible in order to maintain a supply of available housing that could be utilised as additional temporary accommodation. Letting activity has been severely affected since March 2020, with the service initially focusing on homeless applicants and those with highest level of housing needs. <p>There has been a slight reduction in the rent collection rate, however, the Council fares well in this indicator when compared to other local authorities.</p>	
Implement Communities, Housing and Planning Services' workforce plan	Implementing the plan will ensure our employees are deployed to the right place with the right skills at the right time.	During 2020/21 the Council began to develop "Our People, Our Future", a new People Strategy which will be launched in 2021. This five year plan will have an immediate focus on supporting staff and services within the context of the pandemic and the recovery phase. The strategy will be focused on high-level outcomes and with a flexible approach which will be bespoke for each service, reflecting the particular requirements of each service and group of staff.	100%
Develop and implement a programme of self-assessment	We will ensure staff across all service areas within Communities, Housing and Planning Services have an opportunity to be involved in a self-assessment exercise. This work will drive service improvements and identify better ways of working to benefit both staff and service users.	The roll out of the programme is currently on hold as the corporate focus is on engaging with staff through the Council's Values project. We continue to engage at a national level with other local authorities and the Improvement Service to support, learn from and help influence the national direction for self-assessment.	On hold
Improve Tenant Participation by delivering the Customer Engagement Action Plan.	<p>The Action Plan outlines how we will strengthen and increase tenant participation and support engagement, to help inform ongoing service development and continuous improvement.</p> <p>During 2020, we will undertake a review of the Customer Engagement Strategy, to include:</p> <ul style="list-style-type: none"> Review of consultative processes Review of the Neighbourhood Housing Forums <p>Scope out opportunities to consult and engage with tenants using digital methods</p>	<p>Engaging with tenants has proved to be challenging during this last year. However, the service has adapted and carried out on line consultations with tenants groups such as the Tenant Scrutiny Panel and the Council Wide Forum.</p> <p>Tenant representatives have been provided with devices and data sims to allow them to continue to participate.</p> <p>The aims and objectives of the Customer Engagement Strategy have been reviewed and a report will be presented to the CHAPs board in 2021 regarding an improved approach to Customer Engagement.</p>	100%
Ensure Council Officers with incident response duties are suitably trained to carry out this role	Trained Council Officers able to carry out role incident duties effectively and efficiently	While we have had fewer formal training and exercising opportunities, the fact that the Council's responders have been engaged throughout the year in a "slow burn" live event has given more training and live testing of governance, response and recovery arrangements. This has also given us the opportunity to debrief and learn lessons in an ongoing situation than any mock scenario based event could ever hope to achieve.	100%

Performance Indicator	Current Status	Trend	2018/19		2019/20		2020/21				2020/21 YEAR END		Comments
			Value	Target	Value	Target	Q1 Value	Q2 Value	Q3 Value	Q4 Value	Value	Target	
Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.			5.76%	5.70%	5.70%	5.70%	6.02%	6.75%	6.94%	6.86%	6.42%	8%	Although rent arrears have increased over the course of the current pandemic. The increases have been marginal. A revised target of 8% (current Scottish Average) has been set for the duration of the current pandemic to take account of effective arrears management during the pandemic.
Rent collected as percentage of total rent due in the reporting year.			100.0%	98.0%	99.5%	98.0%	95.57%	96.35%	97.56%	98.49%	98.98%	98.0%	Arrears escalation activity has been suspended, officers are making contact with tenants to check on health and well-being and offering advice, support and signposting to relevant services where required.
Average length of time taken to re-let properties in the last year			38 days	38 days	45 days	37 days	87 days	97 days	70 days	93 days	86 days	37 days	Re-letting activity has been severely affected since March 2020, with the number of properties re-let over the year by around two-thirds compared to last year. Additionally due to the pandemic there have been restrictions in bringing void properties back into the letting pool.
Percentage of rent loss due to voids			1.40%	1.40%	1.52%	1.40%	1.1%	1.14	1.38%	1.6%	1.6%	1.6%	Re-letting activity has been severely affected since March 2020, with the number of properties re-let over the year by around two-thirds compared to last year. Additionally due to the pandemic there have been restrictions in bringing void properties back into the letting pool.
Percentage of reactive repairs carried out in the last year completed right first time			88.1%	93%	82.6%	93%	Not reported for quarters				85.07%	93%	From the total number of reactive repairs completed (14150) a total of 12,037 repairs were completed right first time during the reporting year.
Percentage of Overall Repairs Completed Within Target			95.9%	94.4%	94.3%	94%	96.14%	93.61%	97.48%	96.65%	95.94%	94%	This figure continues to be above target and has increased compared to both 2018/19 and 2019/20.
Average length of time taken to complete non-emergency repairs			6.9 days	15.0 days	7.8 days	15.0 days	13.5 days	17,3 days	8.1 days	9 days	10.7 days	15.0 days	A total of 15,158 non-emergency repairs were completed in the last year.

(days)													
Average Time for processing Planning Applications (Householder)			6.9	8	6.1	8	6	6.9	N/A	N/A	N/A	8	This indicator is verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures (and hence yearend figures) have not been verified and are not yet available.
Application Approval Rate		N/A	97.7%	N/A	97.3%	N/A	97.7%	98.2%	N/A	N/A	N/A	Data only	This indicator is verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures (and hence yearend figures) have not been verified and are not yet available
Percentage of applications dealt with under delegated authority		N/A	97.5%	N/A	98.1%	N/A	100%	97.6%	N/A	N/A	N/A	Data only	This indicator is verified by the Scottish Government bi-annually. Quarter 3 and Quarter 4 figures (and hence yearend figures) have not been verified and are not yet available
Time to issue a building warrant or amendment to warrant from receipt of application (days)			83.9	60.0	85.6	60.0	87.7	96.6	106.3	N/A*	N/A*	60	There is the expectation that performance will be improved through introduction in 2021 of a new applications system which can lead to the digitisation of a number of previously lengthy administrative processes for these teams. * Quarter 4 and consequently year-end figures are not yet available due to the migration to the new applications system.
Percentage of first reports issued within 20 days (Building Standards)			61.2	95.0	59.2	95.0	58.6	59.2	34.6	N/A*	N/A*	95.0	There is the expectation that performance will be improved through introduction in 2021 of a new applications system which can lead to the digitisation of a number of previously lengthy administrative processes for these teams. * Quarter 4 and consequently year-end figures are not yet available due to the migration to the new applications system.
Percentage of building warrants or amendments issued within 10 days of receipt of all satisfactory information			61.2	90.0	53.0	90.0	61.5	46.4	34.0	N/A*	N/A*	90.0	There is the expectation that performance will be improved through introduction in 2021 of a new applications system which can lead to the digitisation of a number of previously lengthy administrative processes for these teams. * Quarter 4 and consequently year-end figures are not yet available due to the migration to the new

													applications system.
Total Percentage of frontline (stage 1) complaints responded to within 5 working days			90.1%	95%	92%	95%	86%	84%	84%	88%	86%	95%	During 2020/21 a total of 603 frontline complaints were received and 517 were answered within 5 working days.
Total Percentage of investigation (stage 2) complaints responded to within 20 days			82.4%	95%	96%	95%	100%	100%	90%	100%	96%	95%	During 2020/21 a total of 26 investigation complaints were received and 25 were answered within 20 working days.
Average number of work days lost per full time equivalent (FTE) employee. (cumulative)			9.73	8.5	11.75	8.5	1.88	2.09	3.23	2.41	9.61	8.5	The number of days lost in 2020/21 was lower than in both 2018/19 and in 2019/20.



To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Children's Services

Heading: Children's Services Service Improvement Plan 2020/21 Outturn Report

1. Summary

- 1.1. The purpose of this report is to provide an update on the performance of Children's Services for the 12-month period to 31 March 2021 in relation to the Service Improvement Plan which was approved in March 2020. That plan was drafted for committee before the extent to which Covid-19 would impact services became apparent.
- 1.2. This report provides a summary of performance in Children's Services for the 2019/20 period, with detailed explanation on all relevant actions and performance indicators. This includes details of those actions delayed or cancelled as a result of Covid-19 restrictions and/or the need to refocus service priorities in order to manage the pandemic response.
- 1.3. The Service Improvement Plan sits beneath the Council Plan, Community Plan, and along with the service's risk register and workforce plan forms a suite of documents which provide the strategic direction for the service. Service Improvement Plans are aligned to the priorities set out in the Council Plan 2017-2022 and include those areas of the Council Plan for which Children's Services is the lead.
- 1.4. In March 2020, the service identified key actions it aims to achieve over the next three years, in order to deliver improved outcomes for local people and communities and contribute to the delivery of the Council Plan 2017-22. Given the unprecedented nature of events in 2020/21, these three-year plans have been curtailed and replaced by Service Delivery Plans which cover a single year (2021/22) and outline what each service plans to do to mitigate

the effects of the pandemic and associated restrictions, as well as actions to support recovery and renewal. The Children's Services Service Delivery Plan was presented to this Board on 16 March 2021 and will be presented to the Education and Children's Services Policy Board on 18 March 2021.

- 1.5 The action plan is the core of the Service Improvement Plan. It sets out the priorities being addressed, the key tasks to be implemented, the implementation timetable and the measures of success. The service scorecard sets out a range of key indicators against which aspects of performance of the service are measured. Despite the challenges of maintaining services throughout different stages of restrictions, Children's Services continued to deliver on its priorities and select achievements are highlighted in Section 4 of this report.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board note:
- a) the contents of this report;
 - b) the achievements of Children's Services during 2020/21 which fall within the remit of this Board;
 - c) that an outturn report will be presented to the Education and Children's Services Policy Board on 20 May 2021 in respect of service areas falling within the remit of that board.

3. Background

- 3.1 Children's Services is responsible for the delivery of social work services to children and families, criminal justice social work, and early years, primary and secondary education. Much of what the service does is statutory; that is, there is a legal requirement for the Council to provide that service. Service delivery is a mix of universal provision (such as education), targeted provision (such as children's houses for accommodated children and young people) and specialist support (for example, criminal justice social work court services).
- 3.2 The service accounts for over half of the Council's overall budget and delivers a range of provisions, such as:
- 49 Primary Schools;
 - 11 Secondary Schools;
 - 12 Early Years Centres and 23 nursery classes;
 - 2 Schools for children and young people with Additional Support Needs;
 - Social Work Fieldwork Teams;
 - 4 children's houses;
 - Supported accommodation for young people leaving care;

- Criminal Justice Social Work (Fieldwork, Unpaid Work service; Throughcare; Women’s Community Justice; Court Services; Drug Treatment and Testing Orders);
- Fostering and Adoption services; and
- Kinship Care.

3.3 Children’s Services has an approach which is strongly focused on prevention, early intervention and providing additional support for the most vulnerable. Whilst children’s health services sit within the Health and Social Care Partnership (HSCP), a key priority of both organisations will be the continuation of effective integrated working.

3.4 The Service Improvement Plan is one of the ways in which elected members can scrutinise the work of Children’s Services, and to consider and decide upon policy options as necessary. Importantly, the Service Improvement Plan also links the Council Plan and Community Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives.

3.5 The action plan details the progress of specific areas of work which, during 2020/21, enabled the service to support the Council’s priorities and help deliver improved outcomes for Renfrewshire residents. It also reflects those areas which were paused or cancelled in order to focus more on frontline service delivery and crisis response. Section 4, which covers the achievements of the service, includes activity which could not have been envisioned when the 2020/21 Service Improvement Plan was written.

3.6 The service also measures progress by reporting on performance indicators. The scorecard included in Appendix 1 provides details of the progress of these indicators throughout 2020/21 against set targets. Some indicators are dependent on other services being operational and could not be collected during 2020/21 whilst others require considerable input from frontline staff and would have taken resources away from core services at a time when there was an acute need to bolster these.

4. Key Achievements 2020/21

4.1 Although operating within a very challenging context for much of the year and requiring to provide a range of additional support as a direct result of the pandemic, Children’s Services continued to meet and exceed its statutory obligations in 2020-21.

- 4.2 Justice Social Work services continued to support court and tribunal services and manage and support people with convictions, on community orders and on release from custody, with particular emphasis on those with high levels of need and those who present a risk to the community. Social work services maintained face to face services throughout the lockdown and other periods of public health restriction.
- 4.3 Employability is a community justice priority in Renfrewshire and this work was able to continue during 2020/21. Justice Social Work, in partnership with West College Scotland, has provided the YES course which offers training to people with convictions so that they have the necessary skills to enter employment.
- 4.4 Renfrewshire Justice Social Work took part in a pilot training programme run by Community Justice Scotland and targeted at unpaid work staff, who found it valuable. Lockdown restrictions have delayed the full roll-out of this training.

5. Progress against performance measures

- 5.1 Children's Services paused several performance measures during 2020/21 due to the direct impact of the pandemic. Public health restrictions mean that the Criminal Justice Social Work service has not been allowed to operate unpaid work services in the usual way. Further, many court processes are significantly delayed; at the start of 2021, capacity was only 25% of normal levels although this is now being increased. Consequently, measures which relate to the delivery of unpaid work cannot be reported on at present. The indicators remain in the Service Delivery Plan for 2021/22 and will be reported on once the service is permitted to return to full operations.
- 5.2 The only justice indicator which can be reported on for 2020/21 is the number of unpaid work orders successfully completed within the target time. Performance is very strong against this measure, with 91% of orders completed on time despite the challenges of delivering the service over the course of the past year. COVID legislation created extensions in 2020 for all existing orders, allowing an additional 12 months for these to be completed, and imposing a 12 month time period for new orders, given restrictions and periods when the service required to be closed.

Implications of the Report

- 1. Financial** – This report highlights resourcing pressures arising from increasing demand for services and the current financial environment.

2. **HR & Organisational Development** – none
3. **Community/Council Planning** – the report details a range of activities which reflect local council and community planning themes.
4. **Legal** – none
5. **Property/Assets** – none
6. **Information Technology** – Digital resources are now key to the delivery of services and strategies are in place to manage this.
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** – Children's Services continues to follow current public health guidance in relation to the safe operation of care establishments, learning establishments and other working environments.
9. **Procurement** – none.
10. **Risk** – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.
11. **Privacy Impact** - none
12. **COSLA Policy Position** – none.
13. **Climate Change** - none

List of Background Papers: None

Author Lisa Fingland, Service Planning & Policy Development Manager;
Email: lisa.fingland@renfrewshire.gov.uk

Children's Services SIP 2020-21



Action Status	
	Cancelled
	Overdue;
	Not Started; In Progress; Assigned
	Completed

Strategic Priority 5: Working together to improve outcomes

Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update	Managed By
	CS.SIP.20.05a	Through Community Justice Renfrewshire further develop the Just Learning employability programme for people with convictions.	By addressing some of the factors which lead to offending behaviour, the rate of re-offending can be reduced. People with convictions can be supported to make positive changes.	31-Mar-2021		The programme has continued to operate and develop during lockdown, moving from face to face to virtual where required with service users moving into employment, paid traineeships and full-time education, with many more gaining certificates in various courses and training. The YES course, a partnership with West College Scotland which supports service users to reach a place where training and employment is within	Criminal Justice Service Manager

Status	Code	Title	Description	Due Date	Status Progress Bar	Latest status update	Managed By
						reach, has continued. The course won the Essential Skills Award at the College Development Network Awards in December. Liaison within HMP Low Moss, to promote service involvement with prisoners pre-release and utilisation of the prison peer mentors has been impacted upon by COVID given restrictions on attending prisons during this period.	
	CS.SIP.20.05g	Contribute to a pilot and learning exercise on national training for Unpaid Work paraprofessionals.	Staff at all levels have the opportunity for personal and professional development which supports the delivery of good quality services.	31-Mar-2021		Renfrewshire Council contributed to the Community Justice Scotland pilot of a training model for Unpaid Work Staff. This involved staff at all levels within the service, who found it relevant and helpful to their work. The pilot was completed prior to initial lockdown, however Covid-19 has resulted in the wider training roll out being delayed.	Criminal Justice Service Manager
	CS.SIP.20.05i	Work with partners on delivering the recommendations of Renfrewshire's Alcohol and Drugs Commission.	Agencies work together to reduce the impact of addictions on the lives of Renfrewshire residents.	31-Mar-2022		Delivery of the recommendations of the Alcohol and Drug Commission which relate to children and young people are being delivered via the Mental Health and Wellbeing workstream in Children's Services. Discussions on how the funding will be deployed have taken place involving officers from the Council, Renfrewshire HSCP and the third sector; a plan for how the funds will be deployed will be finalised by May 2021.	Head of Childcare and Criminal Justice

CS 2020-2021 Financial Year Scorecard



PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				

Priority Strategic Priority 2: Building strong, safe and resilient communities

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q3 2020/21		Q4 2020/21		2020/21		Latest Note
					Value	Target	Value	Target	Value	Target	
CHS/CJ/CPO/02	% of new unpaid work orders/requirement complete by the required date				97%	72%	100%	72%	91%	72%	Performance has exceeded the target throughout the year, despite the additional challenges arising from lockdown restrictions. Due to these restrictions, many service users were given an additional 12 months to complete their unpaid work. Justice Social Work has continued to support service users to undertake work and complete their orders. The figure of 91% for 2020/21 equates to 102 orders completed within the target time from a total of 112 which ended during this year.
CHS/CJ/CPO/01	The percentage of new clients subject to a new supervision	Not available for 2020/21									All Scottish courts closed in March 2020 for all but urgent business as a result of the UK-wide lockdown.

	order seen by a supervising officer within 1 week		Because of this closure, there were no new community orders with unpaid work or supervision requirements for several months. As such, there was no activity to measure for these indicators. Although courts have now resumed, there is a considerable backlog to be worked through and the number of new orders has not returned to pre-lockdown levels. Further, the public health restrictions which remain in place mean that the capacity of the unpaid work service is significantly reduced and this is likely to impact on performance for the remainder of 2020/21 and beyond. Although officers continue to be in contact with service users, the nature of contact is different from what is usually measured.
CHS/CJ/CPO/04	Percentage of new unpaid work clients seen within 1 working day of the order	Not available for 2020/21	
CHS/CJ/CPO/05	Percentage of new unpaid work clients receiving an induction within 5 working days of the order	Not available for 2020/21	
CHS/CJ/CPO/06	Percentage of new unpaid work clients beginning work placement within 7 working days of the order	Not available for 2020/21	

Priority Strategic Priority 5: Working together to improve outcomes

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q3 2020/21		Q4 2020/21		2020/21		Latest Note
					Value	Target	Value	Target	Value	Target	
CHS/CORP/01a	% of Stage 1 complaints responded to within timescales agreed with customers				100%	95%	0%	95%	95%	95%	The number of complaints has been extremely low, with only one Stage 1 complaint received in Q4; as such percentages are not a good representation of performance for quarters. During 2020/21, Children's Services received a total of 56 Stage 1 complaints, of which 53 were responded to within the five day timescale.
CHS/CORP/01b	% of Stage 2 complaints responded to within timescales agreed with customers				90%	95%	80%	95%	92%	95%	Only five Stage 2 complaints were received during Q4 and all but one was responded to on time, as with Stage 1, very low numbers result in percentages which do not provide a good representation of performance. Stage 2 complaints are often complex and investigations can exceed the timescale of 20 days. During 2020/21, Children's Services received a total of 39 Stage 2 complaints, of which 36 were responded to within the agreed timescale.

Code	Short Name	Status	Short Term Trend	Long Term Trend	Q3 2020/21		Q4 2020/21		2020/21		Latest Note
					Value	Target	Value	Target	Value	Target	
CHS/CORP/03	% of FOI requests completed within timescale by Children's Services				86.4%	100%	97.1%	100%	94.8%	100%	Children's Services received 135 FOI requests in 2020/21, of which 128 were responded to within the required timescale. There was a considerable drop-off in requests in the first quarter of the year but these have increased and are back at levels consistent with previous years. An IT issue resulted in a small number of requests not being received in good time and consequently there were some late responses. This affected all services and was quickly resolved once it was identified.



To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Housing-led Regeneration and Renewal Programme

1. Summary

- 1.1 A joint report by the Chief Executive, Director of Communities and Housing and Director of Finance and Resources setting out a major programme of housing-led regeneration and renewal was approved by Council on 17 December 2020.
 - 1.2 This sought to bring forward additional investment from the Housing Revenue Account of some £100m over the next 10 years to deliver modern, high quality, energy efficient, affordable Council housing that will not only significantly enhance the Council's housing stock but will also contribute to the wider transformation of Renfrewshire as a place, and will be central to the economic and social recovery of Renfrewshire.
 - 1.3 This report is bringing forward the consultation phase and investment proposals for the first phase housing investment areas as well as an indicative timeline for the consultation phase of the programme.
 - 1.4 This first phase of the investment programme will be targeted at eight areas as set out in section 3 of this report. Appendix 1 of the report outlines the investment proposals for each area which members are asked to approve for consultation with local communities, tenants, residents, and owners.
 - 1.5 Section 4 of the report sets out a broad timeframe for consulting with tenants, residents, and local communities and for reporting back to the Policy Board on the outcome of consultation.
-

2. Recommendations

2.1 It is recommended that the Policy Board

- (i) authorises the Director of Communities and Housing Services to consult on the development of a regeneration and renewal strategy for the eight areas as detailed in Appendix 1;
- (ii) notes the indicative timescales for consultation with tenants, residents, owners and local communities, as set out in section 4 of this report;
- (iii) agrees that, in those areas where demolition is proposed (as listed in Table 2), any properties which are currently void are not re-let and any properties which become vacant are not re-let pending the outcome of the consultation; and
- (iv) approves amendments to the Council's Acquisition Scheme for Private Housing as detailed in section 3 of this report to enable the acquisition of privately owned properties within identified regeneration areas where this would help consolidate ownership and facilitate delivery of the investment programme in these areas.

3. Regeneration and Renewal Investment Programme

- 3.1 On 17 December 2020, Council agreed a major programme of investment in housing-led regeneration and renewal which will not only enhance a significant proportion of the Council's housing stock but will also contribute to the wider transformation of Renfrewshire as a place, and will be central to the economic and social recovery of Renfrewshire.
- 3.2 This programme will bring forward additional HRA investment of at least £100 million over the next 10 years and will be taken forward as a key Council priority, with active engagement from services across the Council and Renfrewshire Health and Social Care Partnership (HSCP), in order to ensure maximum benefit for local communities.
- 3.3 The report approved by Council in December 2020 provided the rationale and process for the selection of the 8 areas that have been included in this first phase of the regeneration programme and these are detailed in table 1 below. The areas include a total of 1648 properties, of which 1147 are council owned and 501 are privately owned.

TABLE 1.

Addresses included in the regeneration areas	House Types	Number of Properties		
		Council	Private	Total
Auchentorlie/ Seedhill Road area, Paisley Auchentorlie Quadrant, 1-13 & 2-10 Seedhill Road, 74	Tenement flats	61	17	78
Howard St area, Paisley Clarence Street, 19-21 & 22-24 Howard Street, 11-17 & 8-16 Ladyburn Street, 9 & 10-14 Lang Street, 11-17 McKerrell Street, 35-43 Violet Street, 2-4	Tenement flats	134	40	174
Waverley Rd area, Foxbar Waverley Road, 18-56	Tenement flats	115	5	120
Thrushcraigs, Paisley Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	Tenement flats	90	6	96
Broomlands area, Paisley Ferguslie Walk, 21-25 & 16-28 Ferguslie, 3 Ferguslie, 22-24, 18-20, 2-8 Broomlands Street, 56-62, 64-70 West Campbell Street, 1-7, 2-8, 10-16 Knox Street, 2-8 Carbrook Street, 1-7	Deck-access flats, tenement flats	141	98	239
Springbank Road area, Paisley Springbank Rd, 47-53, 55-61, 63-69, 71-77 Russell Street, 1-19, 6-20 Mossvale Square, 1-19, 2-20, 22-48 Mossvale St, 2-22, 24-38, 40-52, 54-66, 31-35, 37-55	Deck-access flats and maisonnettes	149	102	251
Moorpark Barclay Square Birmingham Road Jessiman Square Knockhill Road Mitchell Avenue Paisley Road, 168-170, 200-208, 214, 220-224, 236, 242, 248-254	Tenement flats and 4-in-a-block flats	170	147	317

Howwood Rd area, Johnstone Craigbog Avenue; Cragienfeoch Avenue Craigview Avenue; Craigview Terrace Duncraig Crescent; Dundonald Avenue Greenend Avenue; Highcraig Avenue 4 commercial properties - Highcraig Ave, 41-47	Mainly own door flats	287	86	373
		(2)	(2)	(4)
Total		1,147	501	1,648

Area Assessment and Investment Proposals

- 3.4 Investment options have been identified and considered for each of the eight areas by a corporate team of senior officers taking account of a range of housing and related factors, including: housing demand; sustainability; economic and social wellbeing objectives; opportunities to leverage additional funding; council services and priorities; and the deliverability of the solutions.
- 3.5 The assessment and proposals for consultation for each of the areas are set out in Appendix 1.
- 3.6 Where retention and investment in existing Council stock is proposed, a package of capital investment will be developed which would include an enhanced specification and improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings. Fabric works will be tailored to the buildings in each area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents. There will also be scope for enhanced levels of internal improvement to Council properties when void.
- 3.7 In four of the eight regeneration areas the consultation will seek views on the potential demolition of some properties. The addresses of properties that are indicatively proposed for demolition are listed in Table 2. These properties are also shown on the plans in Appendix 1. (Note that this includes some non-residential properties - four commercial properties in the Howwood Road area and 16 lockups at Russell Street in the Springbank Road area.)
- 3.8 Newbuild housing is proposed within the investment proposals for each of the areas shown in Table 2. If, following consultation it is agreed that demolition should go ahead in these areas, a technical assessment will be undertaken to assess the feasibility of newbuild housing. Where new build housing is not possible on the cleared site, then alternative nearby new build housing sites will be identified.

- 3.9 Where demolition and newbuild housing is proposed, the newbuild homes will tend to be built to a lower density and so the number of new homes will generally be less than the current number of dwellings in these areas. It is anticipated that around 300 new Council homes could be built in this first phase of the regeneration and renewal programme. Newbuild housing will be planned taking account of the views, needs and preferences of people who currently live in the areas affected by demolition proposals.
- 3.10 All Council tenants affected by demolition would be offered suitable alternative accommodation in line with the Council's housing allocation policy. Tenants will be eligible for home loss and disturbance payments subject to qualification criteria. Where newbuild housing is proposed, a key objective of the regeneration investment programme will be to deliver homes of a suitable type and size to meet current and future needs and to enable existing households to remain in the area where possible.

TABLE 2. – Addresses for potential demolition/ new build

Regeneration area	Council	Private	Total
Waverley Rd area, Foxbar Waverley Road, 34-56	68	4	72
Thrushcraigs, Paisley Thrushcraig Crescent, 12-34 Thrushcraig Crescent, 51-53 Rowan Street, 101 & 103	90	6	96
Broomlands, Paisley Ferguslie, 18-20 and 22-24 West Campbell Street, 1-7 and 10-16 Knox Street, 2-8	50	16	66
Springbank/ Mossvale Springbank Rd, 47-53, 55-61, 63-69, 71-77 Russell Street, 6-20 Mossvale Square, 1-19, 2-20, 22-48 Mossvale Street, 2-22 <i>(Plus, Lock-ups at 1-16 Russell St)</i>	118	36	154
Howwood Rd Cragienfeoch Avenue, 1-47 Dundonald Avenue, 52-90 Greenend Avenue, 34-64 and 121-199, 235-265 Highcraig Avenue, 2-24 and 41 & 47 <i>(Plus, 4 commercial properties - Highcraig Ave, 42-46)</i>	118	8	126
Total	444	70	514

Options for Private Owners

- 3.11 Within the list of addresses in Table 1, there are 501 former Council houses which are in private ownership. Most of these properties sit within mixed tenure blocks where the Council also has an ownership interest, but there are also a smaller number of properties in blocks which are wholly privately owned. In mixed tenure blocks where the retention of existing homes is proposed, the Council will seek to secure the participation of owners in the investment programme in order to ensure that a full package of improvement works can be delivered for Council tenants.
- 3.12 Arrangements will be considered for providing assistance and support to owners who wish to participate in the investment programme. Work is progressing to identify the potential costs of improvements to inform engagement with owners, and also to identify opportunities to support and incentivise owners to participate in improvement programmes, drawing on Scottish Government grant funding where it is possible to do so. Further information on this will be reported to future meetings of the Policy Board.
- 3.13 Where private properties sit within areas proposed for demolition, and subject to the outcome of consultation and approval by a future meeting of the Policy Board, the Council would seek to acquire ownership of these properties. In addition to the option of selling their home to the Council and making their own arrangements for alternative housing, resident owners may also be able to sell their property to the Council and become a Council tenant or exchange their property for another Council property under the excambion process.
- 3.14 The Communities, Housing and Planning Policy Board approved a scheme for the acquisition of private properties in August 2019. This scheme sets out criteria for identifying private properties which the Council may seek to acquire, with these properties then held as part of the Council's housing stock. It is proposed that this scheme is utilised to enable the acquisition of privately owned properties within the eight regeneration areas where this would help consolidate ownership and facilitate delivery of the investment programme, and that the scheme is amended as follows:
- The list of criteria for identifying properties which the Council may seek to acquire is extended to include private dwellings within designated regeneration and renewal areas
 - Properties within the designated regeneration and renewal areas can be considered for acquisition whether or not they are advertised for sale on the open market
 - The cost of acquiring private properties within the regeneration and renewal areas will be met from allowances in the HRA Capital Plan for regeneration
 - In regeneration areas, resident owners may be able to sell their property to the Council and become a Council tenant where applicable.

4. Framework and Timescales for Consultation and Developing the Investment Programme

4.1 A broad timeframe for consultation and reporting back to the Policy Board is set out in Table 4. A communications/ engagement strategy will be prepared which will ensure there is active and effective engagement with tenants, residents, owners and local communities in the areas affected by the regeneration proposals.

TABLE 3.

Timescale	Action	
May 2021	<ul style="list-style-type: none"> Outline proposals for the eight Phase 1 areas presented to the Communities, Housing and Planning Policy Board for approval to consult with tenants and local communities 	An engagement strategy will be developed to support the consultation phase, taking account of any restrictions relating to COVID-19.
June - October 2021	<ul style="list-style-type: none"> Extensive consultation with tenants, tenant representatives, residents, owners, local communities, partners, and other stakeholders 	Consultation will be widely publicised, with an opportunity for people to take part and comment on the proposals in a variety of ways to suit their needs and preferred method of communication.
Late 2021/ early 2022	<ul style="list-style-type: none"> Report back to the Communities, Housing and Planning Policy Board on the consultation feedback for each area. Detailed proposals for each area, taking account of consultation feedback, presented to the Communities, Housing and Planning Policy Board for approval 	
From late 2021/early 2022	<ul style="list-style-type: none"> Phased implementation of the approved investment plans for each area. Neighbourhood Renewal Groups will be established for each area Neighbourhood Place Plans will be developed for each area in consultation with local communities and in partnership with the Neighbourhood Renewal Groups 	Co-ordinated by officers from Communities and Housing, the Neighbourhood Renewal Groups will include officers from other services, local tenants and tenant/ resident representatives

- 4.2 The consultation phase will be supported by a communications and engagement strategy which will take account of restrictions relating to the COVID-19 pandemic, this will include creative ways of engaging with tenants and residents including greater use of telephone and digital contact and social media.
- 4.3 As part of the consultation with tenants and residents on the investment proposals for each area, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect the quality of life and the wellbeing of local residents.
- 4.4 This will be used to help inform the production of Neighbourhood Place Plans for each area. It will also be used to develop options and proposals for enhanced estate management services, which could include routine and cyclical tasks to be undertaken in some areas (eg assistance with pulling out and returning bins after collection) as well as more reactive services to address localised concerns.
- 4.5 Following the consultation period, finalised proposals for each of the eight areas, taking account of responses received during consultation, will be reported to the Policy Board for approval.
- 4.6 Given its scope and complexity, the investment programme will take a number of years to deliver. Information on indicative timescales and phasing will be addressed in future reports to the Policy Board.
- 4.7 It is proposed that a Neighbourhood Renewal Group will be established for each area, co-ordinated by officers from Communities and Housing but with participation from other Council services, partner organisations and local tenants and residents. Neighbourhood Place Plans will be prepared for each of the eight areas taking account of feedback from local communities and in partnership with local tenants and residents. The plans will be tailored to the needs and circumstances of each area, going beyond housing and the immediate external environment and taking account of broader issues such as links to outdoor space and green travel links etc.

5. Council Newbuild Programme

- 5.1 It is anticipated that around 300 newbuild Council dwellings could be constructed within the first phase of the regeneration and renewal programme. Work will be undertaken to assess the viability and cost of newbuild on the identified sites, taking account of any constraints and capacity issues.
- 5.2 This is in addition to more than 400 new Council homes in the existing newbuild and pipeline programme which includes properties recently completed at Bishopton and Johnstone Castle, newbuild projects in Ferguslie Park and South West Johnstone, and work at early preparatory stages for projects at Gallowhill and Foxbar.

- 5.3 In order to further develop the specification for newbuild houses, an innovative partnership will be established with a research organisation to develop best practice and design principles around a sustainable social housing model that can be delivered as 'standard' and at scale over the coming decade for social housing in Renfrewshire.
 - 5.4 This will identify the principles that should be assessed and adopted within the Council's newbuild developments to meet climate change commitments, through delivering homes that are Zero Carbon, operationally sustainable for tenants and seek to mitigate fuel poverty.
 - 5.5 It is anticipated that up to four new build variations will be identified as a pilot project to allow the Council to fully understand the options and assess their performance and viability, both within the construction and operational phases.
 - 5.6 This will then support the procurement process, by providing a case study on the completed project and recommendations for what should be included within a standard that is commercially viable and deliverable in practice.
-

Implications of the Report

1. **Financial** – The financial background to this investment programme was detailed in the report to Council on 17 December 2020 by the Chief Executive, Director of Communities and Housing and Director of Finance and Resources. It will be funded through financial sustainable borrowing on the HRA. A strategic review of the 30-year HRA business plan model confirmed there is sufficient headroom to support this investment programme, including a future phase of investment and newbuild housing. The review identified £100 million of additional investment capacity which can be relied upon for long term planning and investment purposes and this will be subject to ongoing review as part of the annual update of the HRA 30-year business plan. It was noted that, as the investment programme is progressed over the medium to longer term, there may be scope for this scale of investment to grow further and this will be the subject of future reporting as appropriate.
2. **HR & Organisational Development** – appropriate staffing resources will be put in place by the Director of Communities and Housing, funded from the HRA Account, as agreed by Council on 17 December 2020.
3. **Community/Council Planning**
 - *Our Renfrewshire is well* – The investment programme will contribute to improved wellbeing and quality of life for residents.
4. **Legal** – as the investment programme is implemented, legal work will be required with respect to acquisition, conveyancing, title changes and contracts etc.
5. **Property/Assets** - as the investment programme is implemented, there will be a need for property acquisitions and disposal and demolition of some existing properties.

6. **Information Technology** – N/A
 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** – N/A
 9. **Procurement** – a Procurement Strategy will be developed for the investment programme
 10. **Risk** – a risk register will be developed and maintained for the maintained for the investment programme
 11. **Privacy Impact** – N/A
 12. **COSLA Policy Position** – N/A
 13. **Climate Risk** – the investment programme will contribute towards meeting the Council's targets on climate change
-

List of Background Papers

Report to Council, 17 December 2020, 'Housing-led Regeneration and Renewal Programme for Renfrewshire' Background

Report to the Communities, Housing and Planning Policy Board, 20 August 2019, 'Acquisition of Private Housing'

Author: Lesley Muirhead, Planning and Housing Manager,
lesley.muirhead@renfrewshire.gov.uk

Housing-led Regeneration and Renewal Programme

Draft Proposals for Consultation

May 2021



**Renfrewshire
Council**

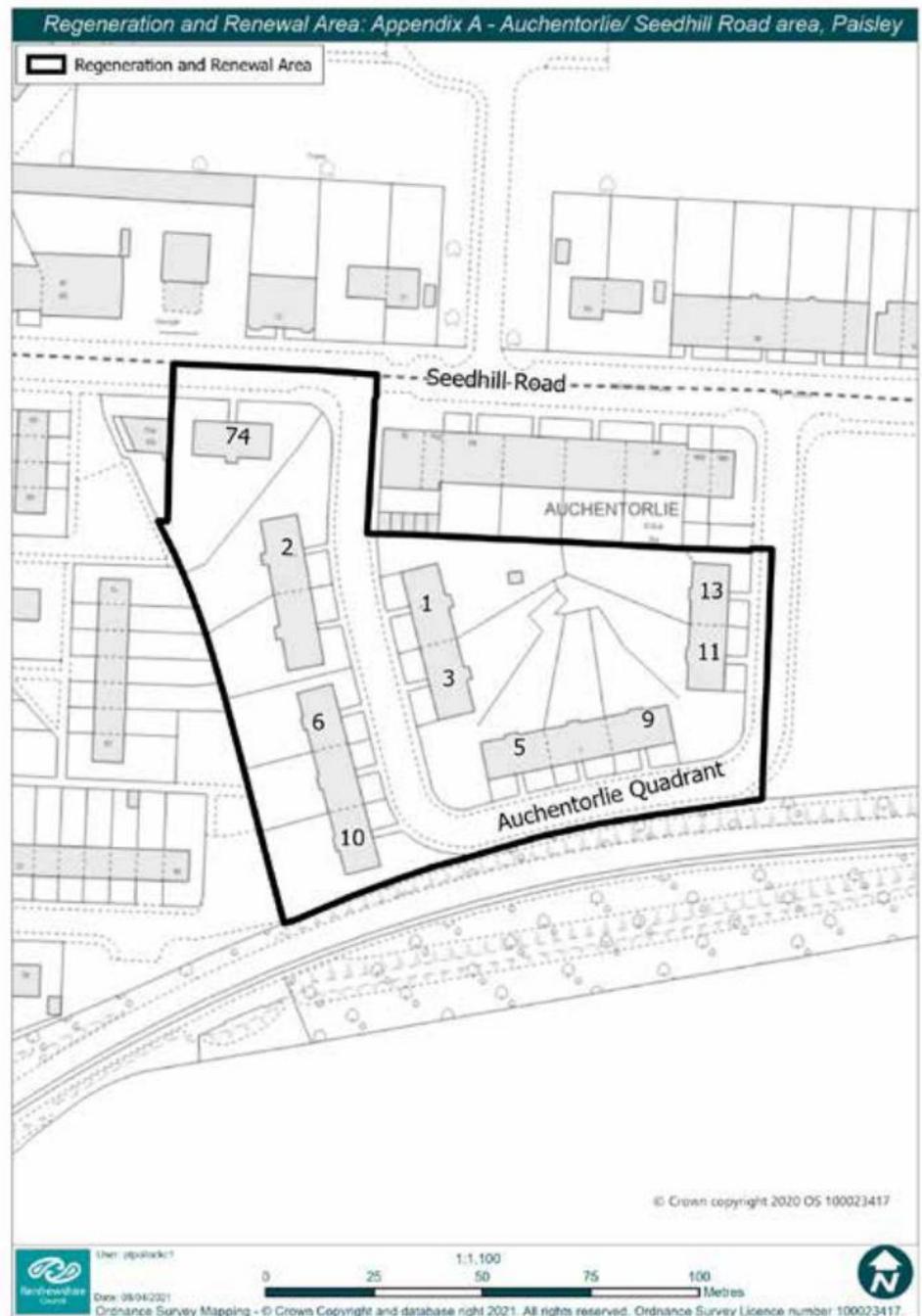
Auchentorlie Quadrant/Seedhill Road, Paisley

The regeneration proposals for this area include the following addresses:

- 1–13 Auchentorlie Quadrant
- 2–10 Auchentorlie Quadrant
- 74 Seedhill Road

The Auchentorlie Quadrant area is centrally located and very well connected with good access to local facilities. The area consists mainly of tenemental flats built around the 1930s and includes the 61 Council and 17 private properties outlined on the map (right).

Waiting list demand for housing in the area is generally good, however, these particular streets are less popular with applicants, and there is a high refusal rate when applicants are offered these properties.







This is an artists impression showing how the properties could look following retrofit improvements, if approved.

Regeneration and Renewal Proposals

Given the relatively good demand for housing in this location, and taking account of feedback from prospective tenants, the key issues to be addressed in this area, in addition to investment in the fabric of the housing stock, appear to be around environmental quality and general estate management.

It is therefore proposed that all of the housing stock in this area is retained and that a package of enhanced capital investment is developed which will include an enhanced specification and improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants and residents. There will also be scope for an enhanced level of internal improvements to Council properties as tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The feedback from consultation will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural, and economic issues and to inform action which could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

Howard Street Area



The regeneration proposals for the Howard Street area within the East end of Paisley include the following addresses:

- 19–21 and 22–24 Clarence Street
- 11–17 and 8–16 Howard Street
- 9 and 10–14 Ladyburn Street
- 11–17 Lang Street
- 35–43 McKerrell Street
- 2–4 Violet Street

This is an area of 174 one and two bedroom tenement flats built in the 1930s with 134 in council ownership and 40 privately owned.

The Howard Street area is centrally located, close to Paisley town centre, and very well connected with good access to services. There is a good level of demand for housing in the area, but a high level of refusals amongst prospective tenants. The area is densely developed with predominately tenemental housing and there are issues around management of bins and environmental quality across the wider area.



Regeneration and Renewal Proposals

Given the potential demand for such a well-located area, and the type and size of housing in the area, it is proposed that most or all of the housing stock is retained.

Option 1:

Full retention and investment in the stock with a package of enhanced capital investment which will include an enhanced specification and improvements to external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

Option 2:

Selective demolition of some blocks to reduce the overall density of the area and to improve environmental quality. Retained stock would receive the enhanced specification and improvements as in Option 1 above. However, it is unlikely that any homes that are demolished will be replaced, due to limited opportunity to build different property types in the area.

Consultation

As well as seeking the views of tenants and residents on the housing investment proposals and the two options, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders, including Williamsburgh Housing Association which also owns and manages housing stock in the area, will be invited to take part in the consultation.

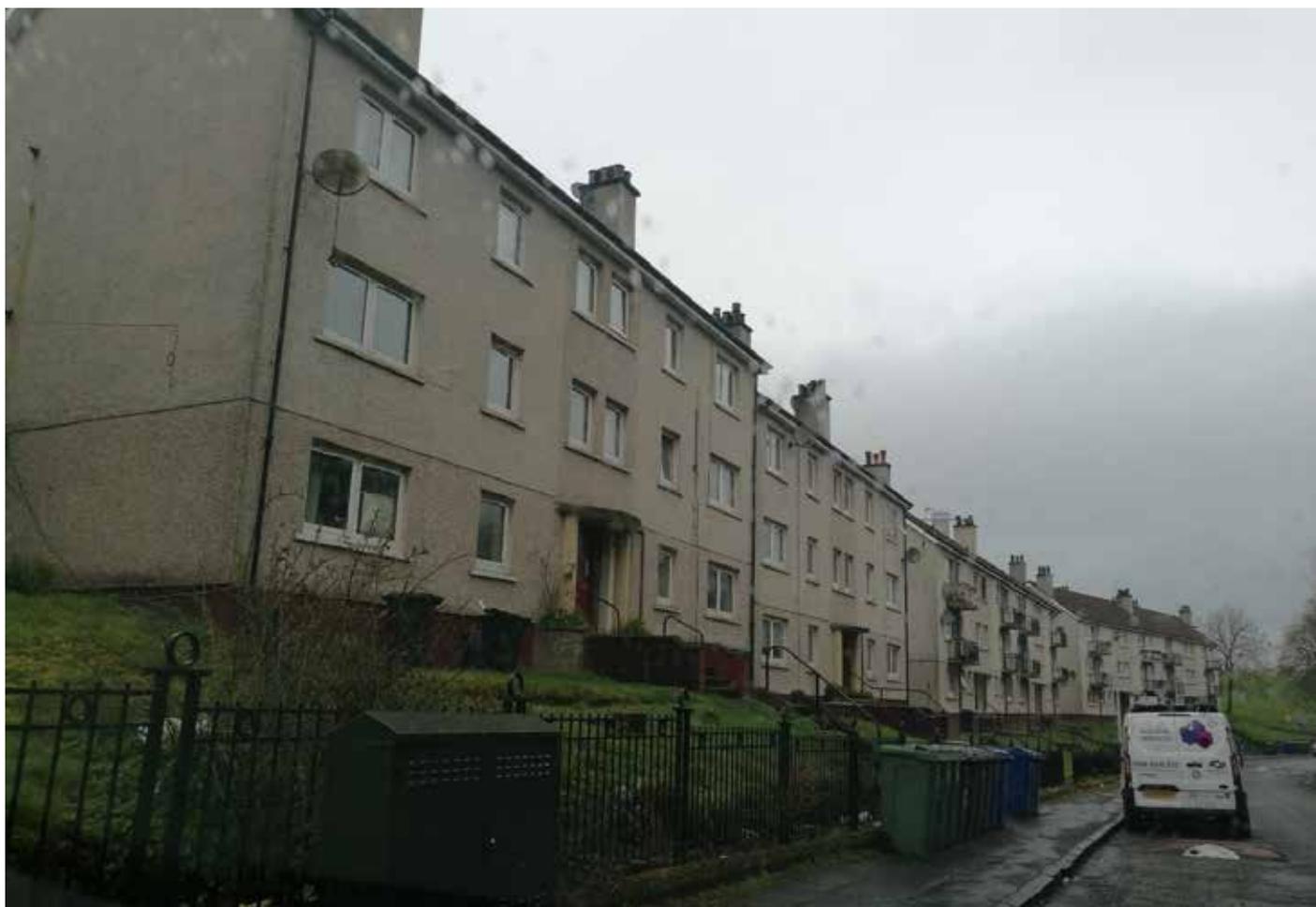
The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

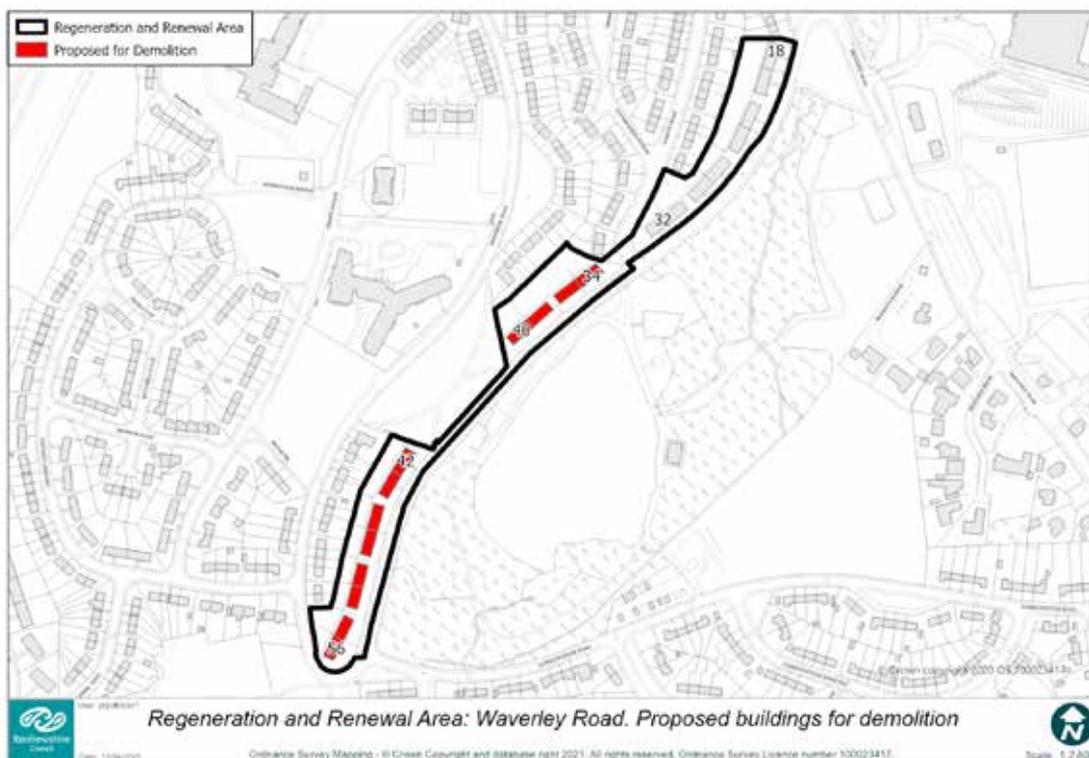
Waverley Road, Foxbar

The regeneration proposals for the Waverley Road area of Foxbar include 20 blocks of tenements from 18 to 56 Waverley Road. This is a group of 120 one and two bedroom tenement flats built around the 1950s. The majority of these flats (115) are within Council ownership and five are privately owned.

While there is good demand for the Foxbar area, the flats at Waverley Road tend to be unpopular with limited or low demand from housing applicants and a high turnover of tenants. Parts of the street are on a steep slope with multiple stairs to access the blocks, and this can be problematic for bin storage arrangements.







Regeneration and Renewal Proposals

It is proposed that the properties at 18 to 32 Waverley Road are retained and that a package of enhanced capital investment is developed which will include an enhanced specification and improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure high standards are maintained.

It is also proposed that the blocks at 34 to 56 Waverley Road (72 properties with 4 in private ownership) are considered for demolition. These properties are highlighted on the plan above.

Initial indications suggest that it will not be viable to redevelop the site for newbuild housing following demolition, but a technical assessment will be carried out to confirm the position.

If it is not possible to redevelop the site for housing, alternative sites within Foxbar will be considered for newbuild housing. Also, alternative uses for the cleared site at Waverley Road will be considered, potentially linked to Durrockstock Park.

Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, including the proposal to demolish the properties at 34 to 56 Waverley Road, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

Thrushcraig Area, Paisley

The following addresses are included in the proposals for the Thrushcraig area:

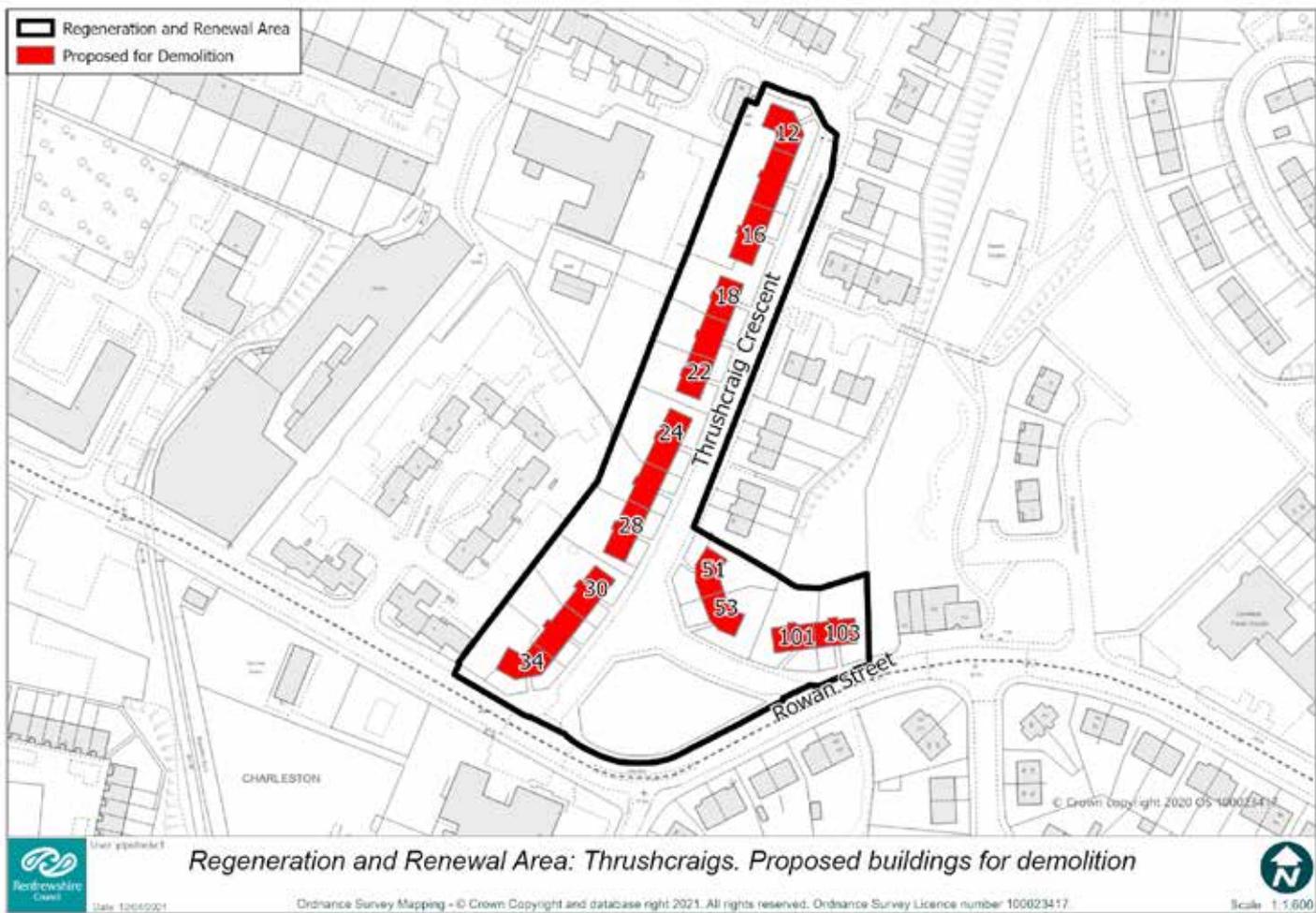
- 12–34 Thrushcraig Crescent
- 51–53 Thrushcraig Crescent
- 101–103 Rowan Street

Built in the 1930s, the 96 tenement flats at this location include 90 Council owned properties and six in private ownership.

The properties are in low demand with regular turnover, although there are also longer-term tenants living in the area.

The area has benefitted recently from investment in new social rented and shared equity housing, with 70 new homes completed around four years ago by the Link Group and a second phase of development currently on site at St Ninian's Crescent.





Regeneration and Renewal Proposals

It is proposed that the 16 existing tenement blocks in the area are demolished and that plans are developed for further newbuild affordable housing on the cleared site. An initial capacity study indicated the potential for around 45 newbuild houses on the site. If, following consultation it is agreed that demolition should go ahead, a technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish these properties. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for newbuild housing will be developed taking account of the feedback from existing tenants.

Broomlands Area, Paisley



The regeneration proposals for the Broomlands area of Paisley include the properties at:

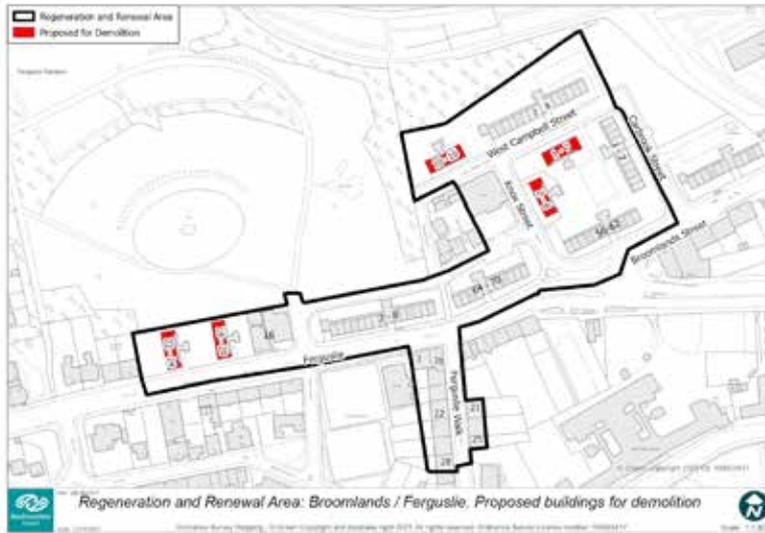
- 21–25 and 16–28 Ferguslie Walk
- 3 Ferguslie
- 2–8, 18–20 and 22–24 Ferguslie
- 56–62 and 64–70 Broomlands Street
- 1–7, 2–8 and 10–16 West Campbell Street
- 2–8 Knox Street
- 1–7 Carbrook Street
- Commercial Units (Corner Ferguslie Walk/Ferguslie)

The Broomlands area is a mix of 251 deck access, maisonettes and traditional sandstone tenement flats across 21 blocks. Broomlands Street and the surrounding deck access flats were built in the 1960s and the Ferguslie Walk area was built around 1919. The Council owns 141 properties in the area and 98 are privately owned.

The built form (shared access and common areas) and the size of properties in the deck access blocks (a high proportion are studio flats) make these flats unpopular with many housing applicants and there is limited or low demand for the properties.

The area is centrally located, close to Paisley town centre, with good public transport connections and it is adjacent to Ferguslie Gardens. Investment proposals have been developed taking account of the mixed tenure profile of housing in the area.





Regeneration and Renewal Proposals

It is proposed that the five deck-access blocks listed below are demolished and that plans are developed for newbuild Council housing on the cleared sites. An initial site capacity study indicated the potential for around 25 newbuild homes. If, following consultation it is agreed that demolition should go ahead, technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

- 18–20 Ferguslie
- 22–24 Ferguslie
- 1–7 West Campbell Street
- 10–16 West Campbell Street, and
- 2–8 Knox Street

The plan below shows the location of these blocks within the wider Broomlands area.

It is proposed that the remaining blocks within the Broomlands area are retained and that proposals are developed for investment in improvements to the existing housing stock, taking account of the mixed ownership profile of these blocks.

It is also proposed that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.

Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the five deck-access blocks. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

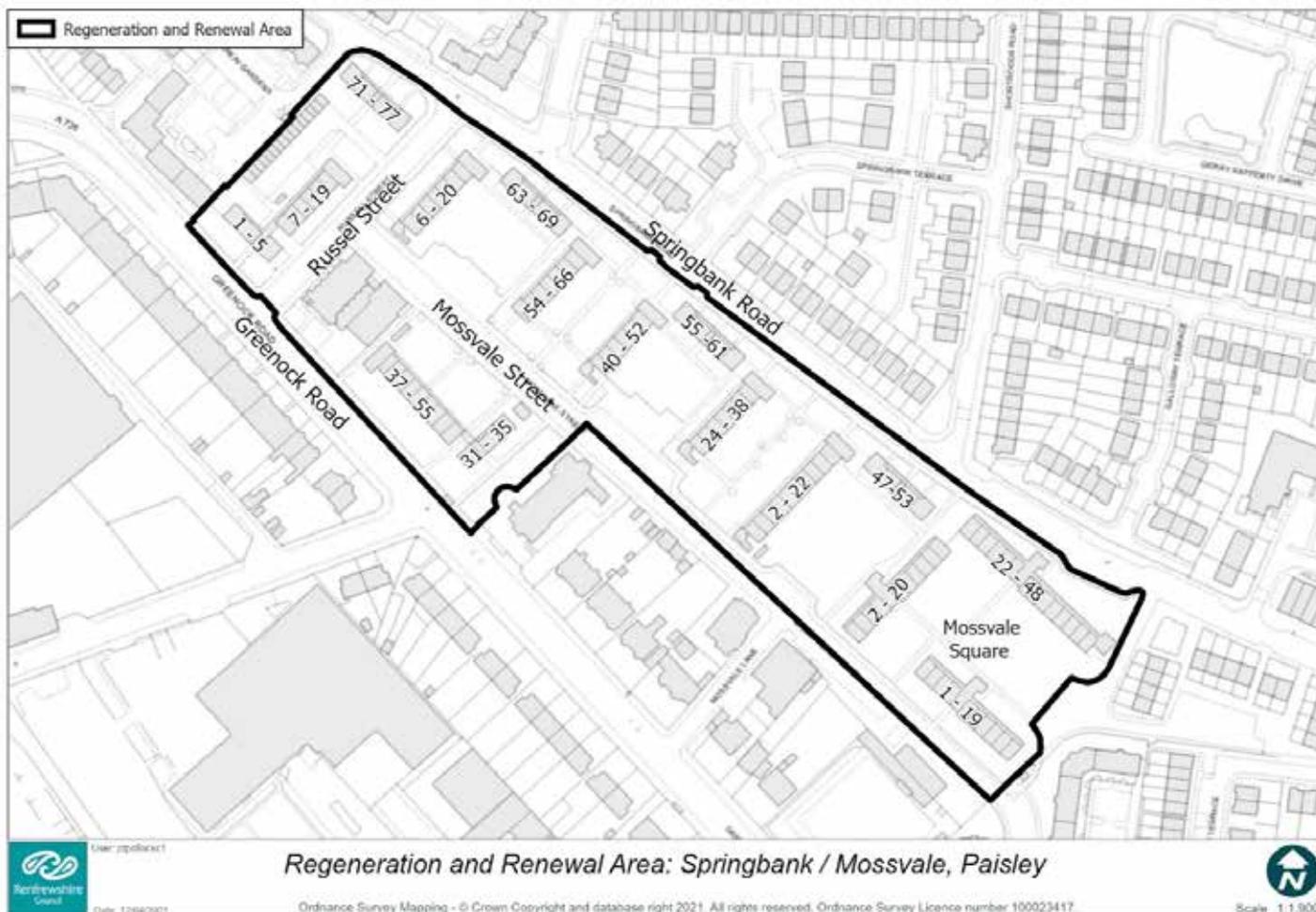
Subject to the outcome of consultation, and if viable, plans for the newbuild housing will be developed taking account of the feedback from existing tenants.

There are a number of launderettes within the Broomlands area and the consultation will also seek views on this service, asking tenants and residents if they think the Council should continue to offer a launderette service in the area where blocks are proposed for retention and if so, what improvements are needed.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area. This should include consideration of ways to enhance the profile and use of the adjacent park, Ferguslie Gardens.

Springbank Area, Paisley



The regeneration proposals for the Springbank area of Paisley include the deck access and maisonette properties within the addresses listed below:

- 1-19 and 6-20 Russell Street
- 1-19 and 2-48 Mossvale Square
- 2-66 and 31-55 Mossvale Street
- 47-77 Springbank Road

The proposals for this area also include the lock ups off Russell Street and the laundrette facilities within the Springbank area.

This area has a high density grouping of 251 flats across 16 blocks built in the 1960s. The Council own 149 of these properties with a mixture of one and two bedroom properties along with a small number of bedsits. The other 102 properties within the area are privately owned, with one block in complete private ownership and two

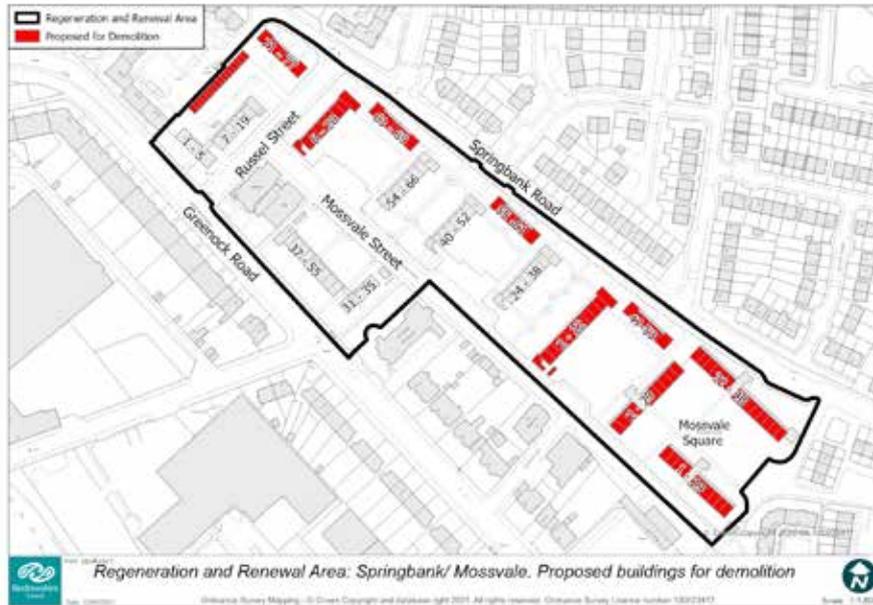
further blocks where the Council only owns one property in each. It is estimated that almost one-fifth of the privately owned flats are privately rented.

The Springbank area has limited or low demand from applicants for Council housing. The general appearance and the built form (shared access, common areas and shared bin chutes which are prone to becoming blocked) make the properties difficult to maintain. There is a high turnover of tenants in this area and issues regarding fly tipping and general waste collection.

The area is centrally located, close to Paisley town centre. There has been significant recent investment in affordable housing in the wider area by Sanctuary Housing Association (Shortroods and Love Street).

Investment proposals have been developed taking account of the mixed tenure profile of housing in the Springbank area.





Regeneration and Renewal Proposals

It is proposed that nine deck-access blocks listed below are demolished and that plans are developed for newbuild Council housing on the cleared sites. An initial site capacity study indicated the potential for around 100 newbuild homes. If, following consultation it is agreed that demolition should go ahead, technical assessment will be undertaken to assess the feasibility of newbuild housing on the site.

- 47–53, 55–61, 63–69 and 71–77 Springbank Road
- 6–20 Russell Street
- 1–19, 2–20 and 22–48 Mossvale Square
- 2–22 Mossvale Street
- Lock ups off Russell Street

The plan above shows the location of these blocks within the wider Springbank area.

It is proposed that the remaining blocks within the Springbank area are retained and that proposals are developed for investment in improvements to the existing housing stock, taking account of the mixed ownership profile of these blocks. Also, that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.

Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the nine deck-access blocks. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for newbuild housing will be developed taking account of the feedback from existing tenants.

There are a number of launderettes within the Springbank area and the consultation will also seek views on this service, asking tenants and residents if they think the Council should continue to offer a launderette service in the area where blocks are proposed for retention and if so, what improvements are needed.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.

Moorpark, Renfrew

The regeneration proposals for the Moorpark area include the following addresses.

- 1–20 Barclay Square
- 1–40 Birmingham Road
- 1–16 Jessiman Square
- 1–39 Knockhill Road
- 1–13 Mitchell Avenue
- 168–170, 200–208, 214, 220–224, 236, 242, and 248–254 Paisley Road

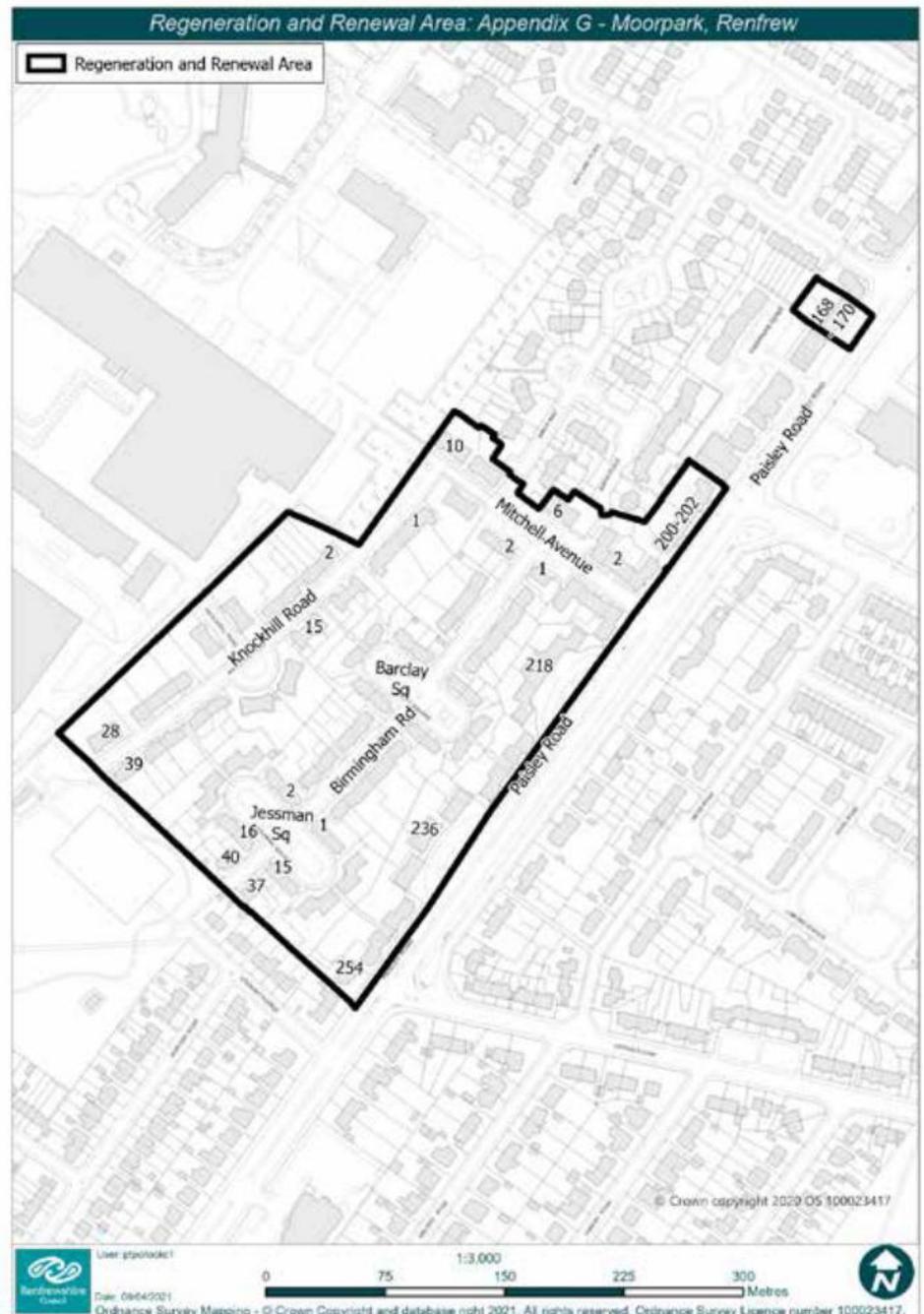
The Moorpark area is centrally located and very well connected with good access to facilities. The area consists of 317 properties built between the 1930s and the 1950s and includes 170 Council and 147 private properties as shown outlined in the map right.

There appear to be strong community networks in the area. The housing is generally popular, with demand from housing applicants although larger sized properties can be more difficult to let quickly. The area has a high number of privately rented properties and this mixed tenure profile can create difficulties when organising communal repairs.

There are a number of issues with bin storage, bin collection and recycling in the area and the associated problems have resulted in an increase in the number of one-off uplifts required in the area.

Some blocks within the area have a Common Maintenance Programme in place that includes close cleaning and grass cutting where appropriate.

There are a number of commercial units along the main Paisley Road.





Regeneration and Renewal Proposals

Given the relatively good demand for housing in this location and taking account of feedback from prospective tenants, the key issues to be addressed in this area in addition to investment in the housing stock, appear to be around environmental quality, management of bin areas and estate management.

It is therefore proposed that all of the housing stock in this area is retained and that a package of enhanced capital investment is developed which will include an enhanced specification and improvements to the external environment and common areas, including closes, backcourts, bin stores and recycling facilities as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency that help reduce energy costs for tenants. Works will be designed to take account of the construction type and architectural features within this area. For example, sandstone tenements may require more work internally, rather than externally, to achieve enhanced energy efficiency. There will also be scope for an enhanced level of internal improvements to Council properties when tenancies turn over.

The proposals include an enhanced estate management approach for the area to complement investment in common areas and the external environment and ensure that high standards are maintained.

Consultation

As well as seeking the views of tenants and residents on the housing investment proposals, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and wider issues which affect quality of life and the wellbeing of local residents.

The feedback from consultation will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken forward by the Council corporately and with partners in an overarching regeneration and renewal plan for the Moorpark area.

Howwood Road Area, Johnstone



The regeneration proposals for the Howwood Road area of Johnstone include the properties at:

- 1-47 Cragienfeoch Avenue
- 1-48 Craigbog Avenue
- 69-82 Craigview Avenue
- 1-8 Craigview Terrace
- 1-39 Duncraig Crescent
- 52-138 Dundonald Avenue
- 34-309 Greenend Avenue
- 1-34 and 41-47 Highcraig Avenue

The Howwood Road area is characterised by predominately larger own-door flats built in the 1930s. The Council owns 287 residential properties along with some commercial units in Highcraig Avenue. There are 86 private residential properties (mainly to the west of the area) and a small number of commercial properties.

Properties in the area are mainly three and four bed properties, however the area also has a smaller number of 0, one and two bedroom flats. Demand for Council housing in the area varies, and some properties can be difficult to let. The design of these properties is unique, as they have an unusual balcony feature, which has been blighted by water penetration issues over the years and the anticipated investment costs are substantial given the requirement to enclose balconies to meet future Energy Efficiency Standards for Social Housing (ESSH).

South West Johnstone is on the edge of the Glasgow conurbation and has direct access to rural Renfrewshire.

The Howwood Road area is well served with local primary and secondary schools, a community sports hub, good transport links including frequent bus services and Milliken Park train station being within walking distance. There has been significant investment in new private and Council housing in the wider South West Johnstone area. The Council's regeneration project was recently completed at Johnstone Castle and work has started on site at the Council's newbuild development nearby, on the other side of Beith Road.

Some years ago, gardens in the area were shortened to be more manageable for tenants, however there are still issues with garden maintenance and with rubbish dumped on the open space areas.



Regeneration and Renewal Proposals

It is proposed that the following properties are demolished and that plans are developed for newbuild housing on cleared sites and/or on adjacent vacant land (former school sites). An initial site capacity study indicated the potential for around 100 newbuild homes in the area. If, following consultation it is agreed that demolition should go ahead, technical assessments will be undertaken to assess the feasibility of newbuild housing on the sites.

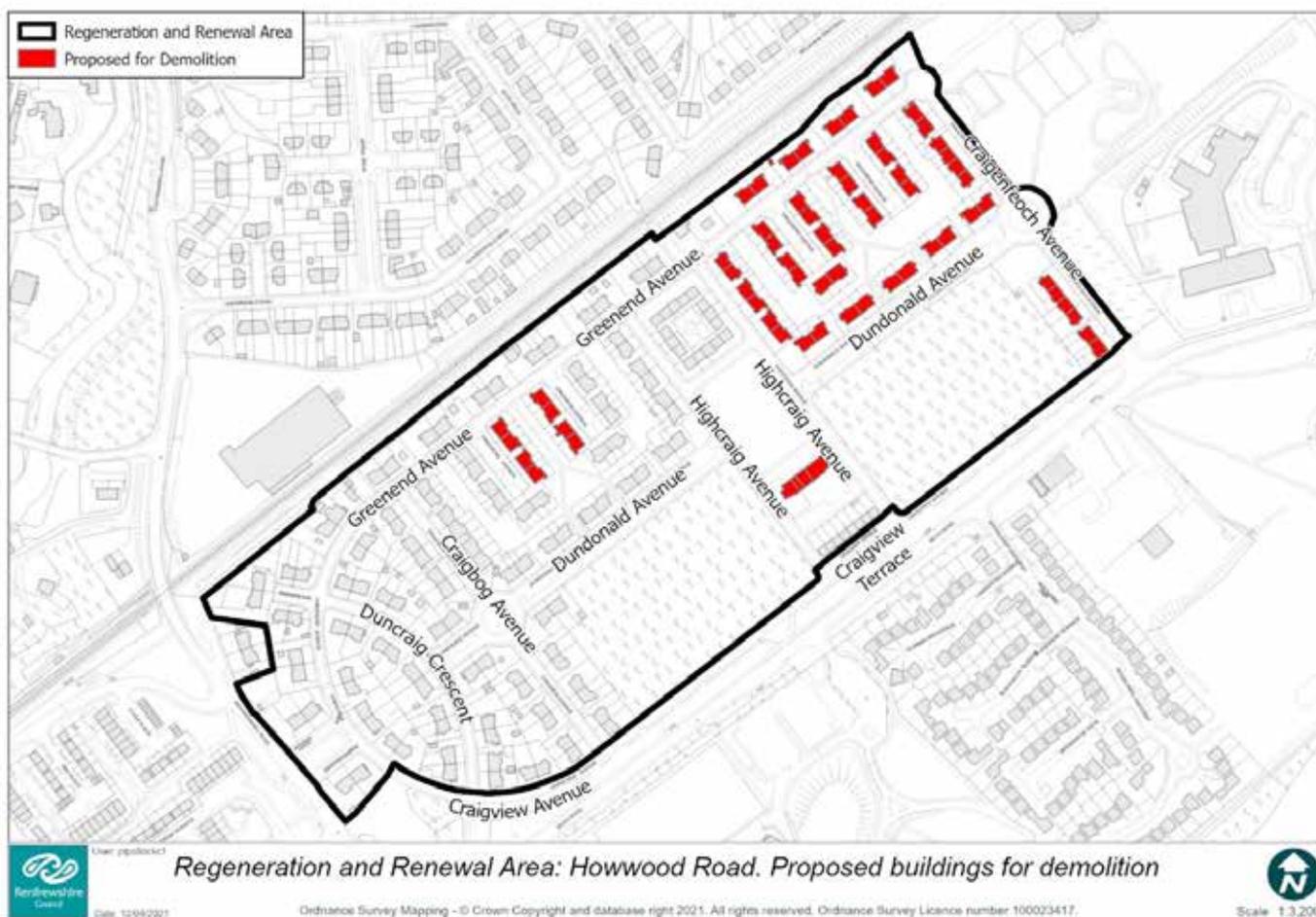
- 1-47 Craigenfeoch Avenue
- 2-24 and 41 – 47 Highcraig Avenue
- 52-90 Dundonald Avenue
- 34-64, 121-199 and 235-265 Greenend Avenue

The plan below shows the location of these properties.

It is proposed that the remaining properties within the Howwood Road boundary are retained and that proposals are developed for improvements to the existing housing stock, taking account of the mixed ownership profile of some of the properties. A package of enhanced capital investment will be developed for Council properties which will include an enhanced specification and improvements to the external environment and common areas as well as the external fabric of the buildings.

Fabric works will be tailored to the buildings in the area and will adopt a whole house retrofit approach with measures to improve energy efficiency and help reduce energy costs for tenants. There will also be scope for an enhanced level of internal improvements to Council properties when they are empty.

It is also proposed that proposals are developed for an enhanced estate management approach for the area to complement investment in new and existing housing stock to ensure that high standards are maintained.



Consultation

Tenants, residents, and owners will be consulted on the proposal to demolish the properties listed above. Information about the housing circumstances, needs and preferences of tenants and residents will also be gathered.

Subject to the outcome of consultation, and if viable, plans for the newbuild housing will be developed taking account of the feedback from existing tenants.

In addition, more general feedback will be sought on what people think about the local area, including the external environment, quality of the local neighbourhood, and

wider issues which affect quality of life and the wellbeing of local residents. Other local stakeholders will also be invited to take part in the consultation.

The consultation feedback will help refine the investment proposals for the area. It will also help to identify wider action that may be required to address physical, social, cultural and economic issues and to inform action which could be taken by the Council corporately and with partners in an overarching regeneration and renewal plan for the area.



Current condition of blocks



This is an artists impression showing how the properties could look following retrofit improvements, if approved.

New Build Development Case Study: Bishopton



Renfrewshire Council recently built 80 modern, energy efficient Council homes in Dargavel Village, Bishopton.

These new Council homes were delivered at two locations, which are within easy reach of Paisley and Renfrew and close to Bishopton village centre, local amenities and Bishopton train station.

About this development

The new Council homes in Bishopton are in a range of sizes from one and two bedroom cottage flats, plus two and three bedroom houses and a small number of four bedroom houses.

As part of this development, the Council included two bedroom amenity flats, which are particularly suited to meet the needs of older people and people with mobility needs. These homes offer accommodation over one level, with lowered light switches, raised electrical sockets, easy to use taps and shower controls, secure door entry system, a lift to the first and second floors and other features to assist daily living.

These newbuild homes at Bishopton are all let, and feedback from our tenants is extremely positive.



New Build Development Case Study: Johnstone Castle



The Johnstone Castle regeneration programme provides an example where the demolition of 288 low demand tenement flats and the delivery of 95 new build Council homes for social rent in the area have made a significant difference to the wellbeing and outlook for tenants and surrounding residents as well as increase the attractiveness of the Johnstone Castle area.

As this project involved demolition and newbuild on the footprint of the blocks being removed, affected tenants and residents were given the option to move to a permanent tenancy or to be considered for one of the new build homes. This process saw some people moving and settling elsewhere, with others expressing a desire to move back to the area following completion of the new build housing.

The new homes have been designed to accommodate changing needs and are flexible to accommodate this. All ground floor housing access is step-free and all properties have gardens and driveways, as well as being energy efficient - with solar panels to help reduce energy costs.

Tenants were updated regularly throughout the delivery of the project by the dedicated regeneration team who have maintained contact with tenants and residents from the consultation phase through to completion.



Retrofits



The Council continues to develop an external works programme to deliver homes that are warm, dry and energy efficient for tenants and to ensure homes comply with the Energy Efficiency Standard for Social Housing (EESH) and the Scottish Housing Quality Standard (SHQS).

The Council has adopted a “holistic” approach to the specification for retrofit works which looks to reduce ongoing maintenance through enhanced works and higher performance products. Where possible, this holistic specification includes new roofs and integrated photovoltaic systems (PV), aluminium rainwater goods, high performance external wall insulation and mechanical ventilation.

Where these works have been undertaken, properties have recently scored an Energy Performance Certificate (EPC) rating of A and B which is comparable with that of new build homes.

The programmes that have been delivered to date, have provided tenants with warmer and cheaper to heat energy efficient homes, that also look aesthetically pleasing and have made a positive impact to the areas they are located within.

Fundamentally, these projects go to the heart of the goals and objectives of the Council, in mitigating fuel poverty and climate change through providing homes that require less energy to heat and are healthier for tenants.





To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Paisley West End – Housing Regeneration Update

1. Summary

- 1.1 This report provides an update on the Regeneration of Paisley's West End and the activity that is being led by Sanctuary Scotland Housing Association Limited ("Sanctuary") to voluntarily acquire privately owned properties within the area.
- 1.2 Authority is now being sought to pursue a Compulsory Purchase Order application with the Scottish Government to enable the acquisition of privately-owned properties between 26 and 34 Well Street, Paisley.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- #
- (i) authorises the Director of Communities and Housing Services to pursue the compulsory acquisition by the promotion and submission for confirmation to the Scottish Ministers of Compulsory Purchase Orders in respect of the 12 privately owned properties as identified in Table 1 of this report, for housing purposes, to enable the Paisley West End Regeneration Masterplan to be progressed.#
-

3. Background

- 3.1 The Leadership Board approved a Regeneration Masterplan for Paisley West End on 12 December 2017 to be implemented in partnership with Sanctuary. The Leadership Board approved the demolition of existing residential and commercial properties at Well Street, Underwood Lane and Clavering Street East and the development of new homes on cleared sites. The Board also agreed that the Council would use Compulsory Purchase powers to facilitate delivery of the Masterplan if Sanctuary was not able, despite all reasonable attempts, to voluntarily acquire all privately owned properties within the designated area.

- 3.2 A report was presented to the Communities, Housing and Planning Policy Board on 18 August 2020 which provided an update on progress with implementation of the Masterplan and sought authority to pursue compulsory acquisition of 17 private properties at 26-34 Well Street. The Policy Board authorised the use of compulsory acquisition but decided that a further report should be provided to the Policy Board providing an update on efforts to voluntarily acquire properties and seeking approval on CPO procedures.
- 3.3 Officers from Sanctuary have continued their attempts to voluntarily acquire private properties, with Sanctuary's appointed valuer successfully negotiating further acquisitions over recent months.

4. **Compulsory Purchase Order: 26 and 30-34 Well Street**

#

- 4.1 Phase 2 of Sanctuary's delivery plan for the West End includes the run of tenements between 24 and 34 Well Street (49 properties - 38 residential and 11 commercial). Of these, 37 are owned by the Council and Sanctuary (30 residential and 7 commercial) with full ownership at Nos 24 and 28 Well St.
- 4.2 Despite all reasonable attempts by Sanctuary, it has not been possible to achieve full voluntary acquisition of all private properties. Sanctuary has shared information with the Council which demonstrates their level of engagement with owners. Good progress has been made over recent months, with five more properties voluntarily acquired by the association. There are now 12 properties remaining in private ownership within numbers 26 and 30-34 Well Street. Of these, 8 are residential (none are occupied by resident owners) and 4 are commercial units (only 2 are currently trading).
- 4.3 Negotiations are continuing, and it may be possible to reach voluntary agreement with owners. However, to avoid further delay in progressing demolition and redevelopment, it is now appropriate to instigate the promotion and submission of a Compulsory Purchase Order to the Scottish Government for the 12 properties listed in Table 1 below. This will run in parallel with continuing efforts by Sanctuary and their agents to secure voluntary acquisition. If voluntary acquisition is achieved, the relevant properties will be removed from the list of properties included in the CPO action.

Table 1: Compulsory Purchase Order Application Addresses

Shop, northmost	26 Well Street
Shop, centre & southmost	26 Well Street
Flat 1 /2	30 Well Street
Flat 3/1	30 Well Street
Shop, middle	30 Well Street
Flat G/2	32 Well Street
Flat 3/2	32 Well Street
32A	34 Well Street
Shop, right hand side	34 Well Street
Flat 1/1	34 Well Street
Flat 2/1	34 Well Street
Flat 2/2	34 Well Street

5. Masterplan Area

- 5.1 As members will be aware from previous reports, all Council tenants within the Masterplan area have been rehoused. Vacant properties and land will be transferred to Sanctuary in line with their phasing strategy.
- 5.2 As part of the delivery of the first phase of redevelopment, demolition of the former student accommodation on Underwood Lane has been completed and a planning application for 35 new residential units at Underwood Lane and Sutherland Street has been approved. Construction work is expected to start on site in late 2021/ early 2022 and will take around 12 months to complete.
- 5.3 Provision is included in Renfrewshire's Strategic Housing Investment Plan (SHIP) for grant funding from the Scottish Government to support delivery of these new affordable homes by Sanctuary which will provide a mix of housing for social rent and shared equity.
- 5.4 Sanctuary is now preparing plans for the next phases of redevelopment, but since a Masterplan was approved in 2017, there have been significant changes in the economy and housing market which may affect the tenure and type of new housing which can be delivered in the area. Following a tender exercise, Sanctuary expects to appoint design consultants in June to refresh and further develop the Regeneration Masterplan, taking account of changing circumstances. The updated Masterplan will be prepared in consultation with the Council and Scottish Government and will set out proposals for future phases of development. An update on this work will be provided to the Policy Board later this year following further consultation over the summer months.
- 5.5 Following a review of staffing resources for the West End regeneration project, Sanctuary has confirmed changes to the association's management structure. Lead responsibility for the project now sits with Sanctuary's Head of Development – Regeneration, with oversight from Sanctuary's national Regeneration Director.
- 5.6 While restrictions have been in place due to the Covid pandemic, Sanctuary's officers and their agents have sought to engage with owners mainly by phone and email. Officers from the association will be actively engaging with local elected members and with the Paisley West End and Central Community Council over the coming months as work progresses to refresh the Regeneration Masterplan.

Implications of the Report

1. **Financial** – Costs associated with the acquisition of properties as part of a successful CPO action will be paid by the Council and recharged to Sanctuary.
2. **HR & Organisational Development** – None

3. **Community/Council Planning –**
 - Empowering our Communities – Improving neighbourhoods and introducing new social rent and shared equity opportunities to current and future residents.
 - Safer and Stronger – Increasing resident satisfaction with neighbourhoods and communities.
4. **Legal –** conveyancing and legal advice associated with the CPO and transfer of Council owned properties and land within the masterplan boundary to Sanctuary in line with the overall agreement approved for the Paisley West End regeneration masterplan.
5. **Property/Assets –** future removal of properties from Council stock as detailed within the Regeneration masterplan.
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 –** Failure to acquire private properties will represent a significant risk to delivery of the approved Regeneration Masterplan.
11. **Privacy Impact –** None
12. **COSLA Policy Position –** None
13. **Climate Risk –** None

List of Background Papers

Report to Leadership Board on 12 December 2017: Paisley West End Regeneration.

Report to Communities, Housing and Planning Policy Board on 29 October 2019: Paisley West End Regeneration Update

Report to Communities, Housing and Planning Policy Board on 18 August 2020: Paisley West End: Regeneration Update

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

The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, Lesley.muirhead@renfrewshire.gov.uk

*Author: Lesley Muirhead, Planning and Housing Manager;
Tel: 0141 618 6259*



To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing

Heading: Tannahill Area, Ferguslie Park – Housing Regeneration Update

1. Summary

- 1.1 This report provides members with an update on progress in implementing the housing investment strategy for the Tannahill area, including the development of 101 newbuild properties, and also provides an interim update on the Making of Ferguslie community consultation which is informing the development of a wider Development Framework for the Ferguslie Park area.
- 1.2 AS Homes the contractor for the new build homes have now started on site with the construction of 101 homes with a final site completion expected in winter 2022. As in other Council developments in recent years handovers to tenants will be processed as the units are completed.
- 1.3 In this respect, tenants and residents have been kept informed of progress and housing applications have begun to be registered for Tannahill tenants and residents noting their housing needs and preferences to inform rehousing and handover arrangements.
- 1.4 This report also seeks authority for an early phase of demolition of wholly vacated blocks as detailed in section 4, in order to manage safety and security concerns.
- 1.5 To complement the housing investment a consultation with residents for the broader area was taken forward with a successful series of events. The events generated a positive and wide ranging portfolio of views and ideas which will inform a Development Framework.
- 1.6 As a result of the pandemic, a second phase of consultation on the emerging ideas and potential projects was delayed and officers developed alternative approaches for engaging with the local community including an interactive website. It is now planned to take forward a second phase of consultation on the framework which will inform a future report to the Leadership Board on the outcomes and finalised Development Framework.

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) notes the positive progress on the Tannahill area housing regeneration; and that works have begun on 101 new build Council houses; and
 - (ii) agrees that demolition works should be progressed to address the potential safety and security concerns as set out in section 4 of this report.
-

3. Newbuild Council Housing

- 3.1 The Communities, Housing and Planning Policy Board approved a housing investment strategy for the Tannahill area of Ferguslie Park in October 2018, involving the construction of around 100 newbuild Council homes and the preparation of a Development Framework for the wider Ferguslie Park area in consultation with the local community.
- 3.2 Updates to the Policy Board in October 2020 and January 2021 noted that AS Homes (Scotland) had been appointed to design and build 101 new dwellings on the site of the former St Fergus' Primary School and that plans for the newbuild housing were finalised following very positive consultation with the local community. Work has now started on site on the new development.
- 3.3 The new dwellings include a mix of house types and sizes to meet current and future housing needs in the area. The majority of properties (around 95) will be for social rent by the Council, with the potential for a small number to be made available for shared equity for existing resident owners.
- 3.4 The local community and community groups have welcomed progress in moving forward with the investment strategy for the Tannahill area. Along with 101 modern, high quality, newbuild, energy efficient homes, this development includes community benefits that will be delivered locally and with community input. Tenants will move in as the development is completed in several stages, with final completion anticipated in winter 2022.
- 3.5 Officers from the housing service have maintained contact with tenants and residents throughout the period of the Covid pandemic, however, due to the restrictions in place, this has mainly been by telephone and email.
- 3.6 A newsletter was issued earlier this year to all households in the area to keep them advised of progress. Communication will continue as restrictions are eased and while it is likely that remote and digital communication will continue opportunities for more traditional consultation will be used where possible.

4. Management of Vacant Properties

- 4.1 As previously agreed by the Policy Board, properties which become vacant are not being relet and as such the number of empty properties has increased over the last few years. Properties acquired by the Council from private owners are also being held pending demolition. Of the 252 residential properties in the area, 236 are now owned by the Council and 146 of these are vacant.

Table 1.

	Council Tenants	Council Voids	Privately Owned Properties	Total residential Properties
2018 Position	125	98	29	252
2021 Position	90	146	16	252

- 4.2 As the number of vacant properties in the area has increased, local residents and community groups have raised concerns about safety and security and about the general impact of so many empty properties in the area. Despite the measures which have been taken to secure empty properties, there have been a number of break-ins and an increase in graffiti and illegal dumping in the area.
- 4.3 With more than half of the properties in the area now vacant (58%), it is proposed that, in the interests of safety and security, the blocks noted in table below, which are wholly empty and owned by the Council are demolished. Consultation with the local community and with community representatives, including the Tannahill Area Liaison Group, has indicated a very strong preference for demolition of the empty blocks.
- 4.4 Table 2 lists the addresses of the blocks which are wholly empty and owned by the Council (62 properties over 17 blocks plus 1 commercial unit). The location of the blocks within the Tannahill area is also shown on the attached plan (Appendix 1).

Table 2. Wholly Empty Council Owned Blocks – Proposed for Demolition

Tannahill Road, Paisley

46 – 52, 57 – 63, 90 – 96, 97 – 103,
98 – 104, 113 – 115, 117 – 123 and 125 – 131.

Tannahill Terrace, Paisley

1 – 3, 18 – 24, 58 – 64, 74 – 80, 90 – 92,
105 – 111, 133 – 139, 141 – 147 and 157 – 163.

Drums Avenue

26 (Commercial property)

- 4.5 It is not anticipated that the number of empty properties will increase significantly before the newbuild development is completed. Most of the 90 Council tenants who remain within the Tannahill have indicated that they would like to be rehoused in the Council's newbuild development. Officers from Communities and Housing are contacting tenants to make sure that housing applications are registered, with up to date information on housing needs and preferences. Offers of housing in the newbuild development will be made in the period leading up to the completion of properties and in accordance with the Council's Housing Allocation Policy.
- 4.6 The Council has acquired 13 private residential properties in the Tannahill area. The remaining 16 private properties include 12 with resident owners. Further discussions will take place with owners over the coming months on options available to them, including the option of shared ownership for some resident owners, subject to the Scottish Government's criteria for the scheme.
- 4.7 Opportunities for the redevelopment of the Tannahill site will be considered within the context of the community and stakeholder consultation on the emerging development framework for the wider Ferguslie Park area.

5 Wider Development Framework

- 5.1 To complement the housing investment strategy for Tannahill, the Policy Board agreed that a Development Framework for the wider Ferguslie Park area should be prepared in consultation with the local community.
- 5.2 The framework, "The Making of Ferguslie Park" is being developed in partnership with the local community and stakeholders. The framework will provide a vision for Ferguslie Park with opportunities for community uses and activities along with actions for vacant and underused land and enhancing greenspaces.

Progress to Date

- 5.3 In early 2020 and prior to the Covid outbreak, a consultant team led by regeneration specialists Collective Architecture, hosted a series of events and workshops to hear the views of the community on the future of the neighbourhood.
- 5.4 The events generated a strong range of views and ideas which have informed an emerging Development Framework. As a result of the pandemic, a second phase of consultation on emerging outcomes was delayed and officers have developed alternative approaches for engaging with the local community.
- 5.5 An online approach will be progressed to support the next phase of consultation, including a bespoke, interactive website and leaflets to be distributed within the neighbourhood for local residents who may not have online access. Consultation will also be supported by the Council's website and social media channels.

- 5.6 It is anticipated that this next round of consultation will take place over Spring and Summer and a summary of outcomes and a finalised development framework will be presented to a future meeting of the Leadership Board for approval.
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Implications of the Report

1. **Financial** – The costs of demolition of wholly vacant blocks will be met from existing HRA resources.
 2. **HR & Organisational Development** – None
 3. **Community/Council Planning** –
 - Our Renfrewshire is safe – removing wholly vacant properties within regeneration areas that are causing concern to tenants and residents.
 - Working together to improve outcomes – Listening to the requests of the communities in which we operate.
 4. **Legal** – None
 5. **Property/Assets** – early removal of properties highlighted for demolition
 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** – procurement of a demolition contractor to remove the wholly vacant blocks situated within the Tannahill Regeneration area.
 10. **Risk** – There are risks associated with empty properties, particularly where a large number of empty properties are concentrated in a small area. Demolition of wholly empty blocks is proposed to address and manage these risks.
 11. **Privacy Impact** – None
 12. **COSLA Policy Position** – None
 13. **Climate Risk** - n/a
-

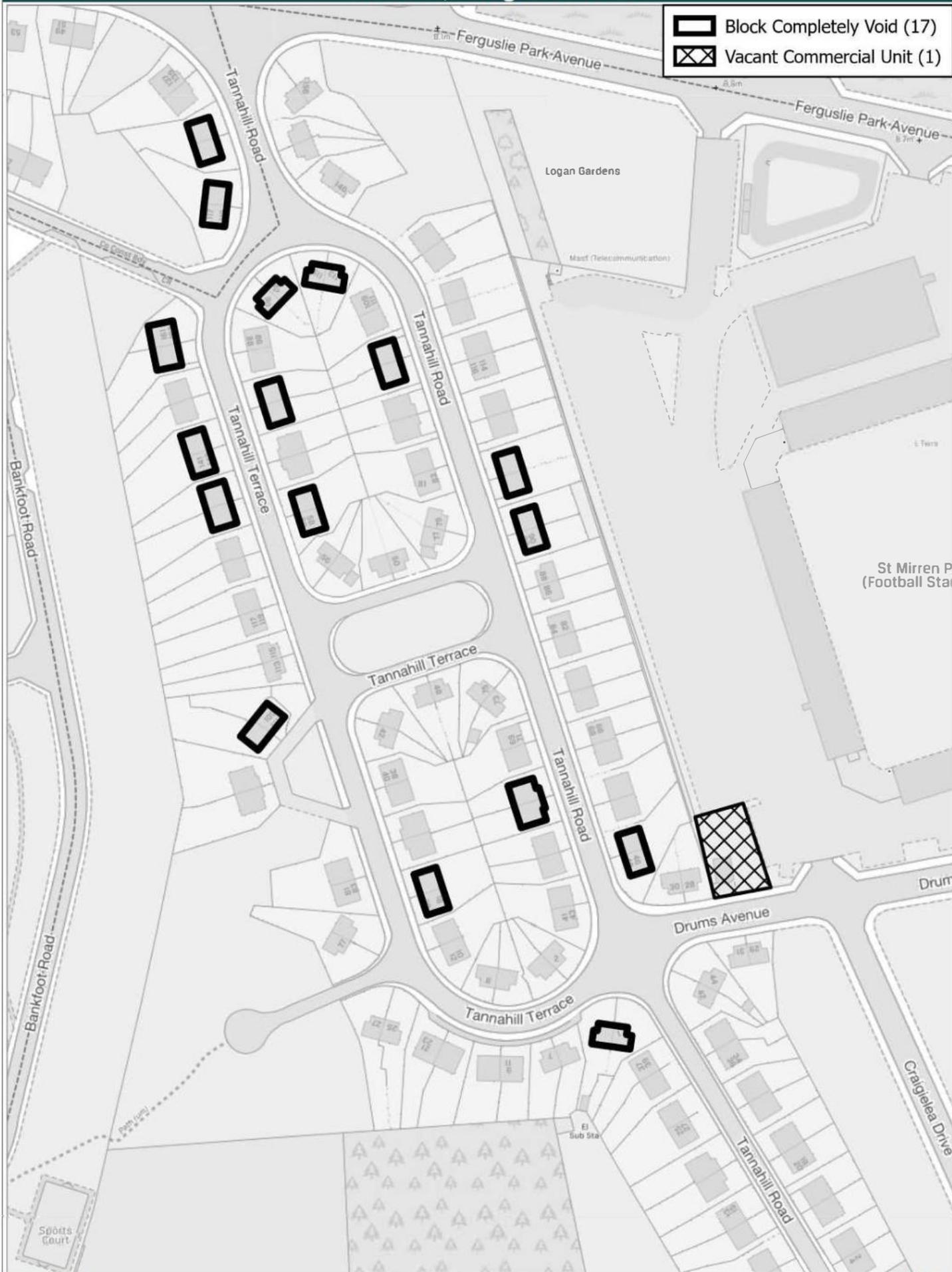
List of Background Papers

- Housing Investment Strategy for the Tannahill Area, Ferguslie Park; Communities, Housing and Planning Policy Board, 30th October 2018.
- Tannahill Area, Ferguslie Park – Update; Communities, Housing and Planning Policy Board, 29 October 2019.
- Tannahill Area, Ferguslie Park – Update; Communities, Housing and Planning Policy Board, 27 October 2020.
- Disposal of land for new substation (Tannahill area, Ferguslie Park); Communities, Housing and Planning Policy Board, 19 January 2021.

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

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

Tannahill, Ferguslie Park.





To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities & Housing Services

Heading: Private Sector Housing Investment Programme 2021/22

1. Summary

- 1.1 On 4 March 2021 the Council approved a report entitled 'Non Housing Capital Investment Programme 2021/22 – 2023/24' which includes funding provision for capital and revenue Private Sector Housing Grant (PSHG) expenditure for 2021/22.
- 1.2 Based on the Council budget approval and taking account of the most up to date expenditure projections, this report updates the programme requirements for the period 2021/22 to support owner participation on a range of programmes.
- 1.3 As noted by the Policy Board on 12 March 2019, there are funds held in reserve to support owners involved in the Orchard Street Housing Renewal Area tenement refurbishment project and for future Housing Regeneration areas.
- 1.4 There is a requirement to manage PSHG resources in a flexible manner in terms of the drawdown of funds, to reflect the timing of the settlement of final accounts associated with owners in the Housing Investment Programme and the renewal of the contract for private sector adaptations.
- 1.5 The contract for Private Sector Adaptations expires on 31 March 2022 and Communities & Housing Services are working closely with Health & Social Care Partnership to procure Care & Repair services for the next few years.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) approve the Private Sector Housing Grant Investment Programme for the period 2021/22 as set out in Appendix 1.
-

3. Background

- 3.1 The Private Sector Housing Grant supports a range of services to private sector owners. This includes Disabled Adaptation grants, support costs for Care & Repair Renfrewshire, support for the pilot project to pay 'Missing Shares' and support for homeowners involved in Council Housing Investment Programmes involving common works carried out as part of ongoing external works programmes.
- 3.2 Appendix 1 sets out the proposed programme for 2021/2022 showing proposed expenditure of £1.39m.
- 3.3 The key elements of the proposed programme currently are as follows:

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

The Council provides grant to assist owners with adaptations to make dwellings suitable for a member of the household who is disabled.

Responsibility for determining the strategy for support for disabled adaptations across all tenures (excluding Housing Associations) transferred to the Renfrewshire Health & Social Care Integration Joint Board with effect from 1 April 2016.

The Council is required by legislation to provide a minimum of 80% grant support to homeowners referred by HSCP, Occupational Therapy Services. Demand for adaptation grants continues to grow with the number of referrals for adaptations continuing to put strain on the available budget. An annual allowance of £550,000 to support the delivery of private sector adaptations has been the available grants budget over the past few years. Due to Covid pandemic and lockdown last year the number of job completions and grant drawdown slowed in 2020/21 and as a consequence £200,000 has been carried forward into year 2021/22. The total budget proposed in Appendix 1 for financial year 2021/22 is therefore £750,000.

Bridgewater Housing Association (Care & Repair Renfrewshire) currently manage private sector adaptations and small repairs services in Renfrewshire and East Renfrewshire Councils and this contract is due for renewal in April 2022.

(ii) Housing Investment Programme

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

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

Energy efficiency grants also continue to be made available to eligible households through the Scottish Government's HEEPS: ABS (Home Energy

Efficiency Programme Scotland) programme and the Energy Company Obligation (ECO) scheme.

An allowance of £150,000 is proposed to support grants to homeowners. As noted within this report, uncertainties around the exact timing of projects and the application of grants to owners will require programme flexibility to be maintained with this and future years.

(iii) **'Missing Shares' Pilot Project**

On 21 August 2018 the Policy Board approved an allowance of up to £100,000 for the development of a "missing shares" pilot project, initially open to owners of older traditional tenement flats. This pilot is to assist owners in a block to get essential common repairs done where they are having difficulty receiving contributions from other owners who are unable or unwilling to pay their share.

The Council is agreeing to pay up to £10,000 per missing share for eligible works and will seek to recover these and associated administrative costs from non paying owners.

The Council identified over 430 tenemental blocks and sent 2,700 Missing Shares leaflets to all private owners in Paisley, Johnstone, Renfrew and factors who had property circa:1919 or earlier to promote the scheme.

Following enquiries, the Council has issued 33 Missing Share application packs. In the last year the Council has approved Missing Share payments for 5 projects. Three projects have now completed and a total of £10,000 has been paid out in missing shares.

This initiative is in the early stages and to date a number of owners have been in contact with the Council to advise that they are trying to progress repairs projects and they will propose to submit applications for support as the project develops.

The Private Sector Housing Programme for 2021/22 includes an allowance of £90,000 for missing shares.

(iv) **Salaries**

Salaries for staff engaged on private sector investment within the Owner Services Team are funded through this budget. An annual allowance of £120,000 is included, reflecting the structure within the staff grouping responsible for delivery of the programme and including agreed pay settlements.

Renfrewshire Council continues to jointly fund a pilot project in partnership with Shelter Scotland and West Dunbartonshire Council to participate in an Empty Homes Initiative which, within Renfrewshire, focuses on making contact with owners who have longer term vacant property to investigate the reasons behind the property lying empty and consider strategies to bring these properties back into use. An allowance of £25,000 has been included to part fund the post of Empty Homes Officer until 31 March 2022 and it is noted that further support for this project is likely to be required going forward.

Private Sector Housing Grant is also funding one of four Energy Advocate posts within the Energy Management Unit, providing information on non Council grants and loans to private homeowners and an allowance of £35,000 has been included for this post.

(v) **Support to the Private Rented Sector /Miscellaneous Fees**

An allowance of £10,000 is included to fund the Private Landlord information and training events undertaken in Partnership with Landlord Accreditation Scotland who provide training for private landlords and letting agents throughout the year. These events are currently delivered online.

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

Implications of the Report

1. **Financial** – The PSHG programme for 2021/22 totals £1.390 million.
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –
 - **Our Renfrewshire is thriving** – the support offered to private owners will help to improve housing conditions, making Renfrewshire a great place to live
 - **Our Renfrewshire is well** – the support provided to older and disabled owners will help enable people to live healthier, for longer, in their own homes
 - **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** - 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** – N/A.
13. **Climate Risk** – Grant funding to private homeowners to support their participation in housing investment programme works will help to improve energy efficiency in privately owned properties, which will contribute to residents using less energy, thus reducing emissions.

List of Background Papers

- a) Report to Housing & Community Safety Policy Board on 12 March 2019 – Private Sector Housing Investment Programme 2019/20
- b) Report to Housing & Community Safety Policy Board on 21 August 2018 – Scheme of Assistance for private owners and missing shares pilot project
- c) Report to Housing & Community Safety Policy Board on 13 March 2018 – Private Sector Housing Investment Programme 2018/19

The foregoing background papers will be retained within Communities & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842, ian.mackinnon@renfrewshire.gov.uk

Author: Ian MacKinnon, Mixed Tenure Manager, 0141 618 5842,
ian.mackinnon@renfrewshire.gov.uk

PROPOSED PRIVATE SECTOR HOUSING PROGRAMME 2021/2022

Category	2021/2022
Adaptation Grants	£750,000
Care and Repair – Revenue Support - Contracted	£210,000
Capital Programmes – Owners Grants	£150,000
Missing Share Tenement Pilot Scheme	£90,000
Capitalised Salaries	£120,000
Empty Homes initiative	£25,000
Energy Advocate Post	£35,000
Miscellaneous Costs (including support for the private rented sector)	£10,000
Total	£1,390,000



To: Communities, Housing and Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Housing to 2040

1. Summary

- 1.1 This report seeks to update the Board on the publication of the Scottish Government's '[Housing to 2040 Strategy](#)' and the accompanying '[Housing to 2040 Vision and Principles](#)' document that were published on the 15 March 2021.
- 1.2 The 'Housing to 2040 Strategy' and accompanying 'Housing to 2040 Vision and Principles' document set out what housing should look like and how it should be delivered for people regardless of tenure, where they live, or at what point they are at in their lives.
- 1.3 The strategy includes a range of actions and principles that are aspirational and ambitious with a focus on quality, choice and sustainability across all tenures.
- 1.4 An executive summary of the 'Housing to 2040 Strategy' is included at appendix 1 and the full '[Housing to 2040 Strategy](#)' and accompanying document '[Housing to 2040 Vision & Principles](#)' are available on the Scottish Government's website.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) notes the publication of the 'Housing to 2040 Strategy' and accompanying 'Housing to 2040 Vision and Principles' document by the Scottish Government.
-

3. Background

- 3.1 The publication of the Scottish Government's 'Housing to 2040 Strategy' and the accompanying 'Housing to 2040 Vision and Principles' document on 15 March 2021 follows two earlier Scottish Government consultations on what housing should look like in the period after 2021.
 - 3.2 These initial consultations included the 'Housing Beyond 2021 Consultation' in 2018 and subsequent 'Housing to 2040 – A Vision for Our Future Homes and Communities' consultation in 2019.
 - 3.3 Renfrewshire Council as well as a number of our housing association partners contributed to both Scottish Government consultations. The finalised 'Housing to 2040 Strategy' includes a range of actions with a focus on quality, choice and sustainability across all tenures.
 - 3.4 The vision that sits alongside the strategy includes 15 key principles that underpin this vision for Housing to 2040 with these principles informing the overall vision and contributing to the shaping of future policy to support delivery of the strategy.
 - 3.5 The strategy is very ambitious. Delivery will be challenging and will require appropriate financial support, partnership working and buy-in from individual households, the public sector, private sector and across wider society.
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4. Key Aims and objectives of the Housing to 2040 Strategy

- 4.1 Through the strategy, the Scottish Government's ambition is that everyone should have access to a warm, safe, affordable and energy efficient home that meets their needs in a community they feel part of.
- 4.2 This is to be achieved by attracting private investment and through the use of public funds to deliver more homes that are energy-efficient, use zero emissions heating, are adapted to our future climate and meet the needs of people who live in them.
- 4.3 In terms of climate change, affordable warmth and zero emissions homes – the strategy aims to tackle climate change by 2045 by delivering homes that are warm and affordable to heat and reduce emissions caused by housing and housing construction by ensuring new buildings are fit for the future, this includes fitting zero emissions heating systems and making greater use of offsite construction.
- 4.4 Across all tenures, all new homes should contribute to creating sustainable and vibrant places with community involvement in place making through the use of place plans that enable communities to express their aspirations for the future of their places.
- 4.5 Development should also make best use of existing infrastructure and amenities with the adoption of '20-minute neighbourhoods' encouraged to support sustainable development.

- 4.6 The strategy proposes a new legal 'Housing Standard' which will cover all new and existing homes with targeted support packages for owners who need help improving their homes with an enforcement framework introduced that recognises that different types of homes in different places may need more or less time to comply with the Standard. This new standard will likely be introduced as part of new building standards from 2025/26.
- 4.7 In terms of affordable housing, the strategy includes a target to build 100,000 affordable homes over the 10-year period to 2032 with 50,000 affordable homes delivered in the 5-year period to 2027 with at least 70% of these homes to be developed for social rent.
- 4.8 In terms of homelessness, starting in 2021, the Scottish Government will carry out a comprehensive audit of current housing and homelessness legislation to understand what more is necessary to ensure people can realise their right to an adequate home.
- 4.9 The strategy also proposes a new 'Rented Sector' strategy be developed for consultation in 2022 that will promote accessibility, affordability and improved standards across both the social rented and private sectors. The proposed 'Rented Sector' strategy will form part of a revitalised functional housing system that places quality, access, tenants' rights and protections as well as community involvement at its core.
- 4.10 The strategy also proposes opportunities for self-build housing so people have more choices about the kinds of home they want to live in.
- 4.11 In terms of digital connectivity to homes - digital connectivity will be included within the scope of the consultation on the new 'Housing Standard' to promote availability in all homes regardless of tenure. For social housing providers digital connections need to be included in all new affordable homes.
- 4.12 The strategy also includes provision for a new Scottish Accessible Homes Standard to future-proof new homes for lifelong accessibility to improve the adaptations system and better integrate the work of health and social care and housing services will make a critical contribution to supporting people to live independently.
-

5. The Renfrewshire Context

- 5.1 In Renfrewshire, a range of actions have already been taken, are progressing or are planned that will contribute to the delivery of the Housing to 2040 strategy.
- 5.2 The Council is currently progressing consultation activities to support significant housing regeneration proposals underpinned by a £100M investment in new Council house building and improvements to existing stock in identified areas. Where investment is made to improving the existing stock, a whole house retrofit approach will be taken, improving the energy efficiency of homes, reducing fuel poverty, and contributing to climate change targets.

- 5.3 In terms of homelessness, the Council are now in year 2 of the 5-year Rapid Rehousing Transition Plan for Renfrewshire which outlines how those who are homeless will be provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.
- 5.4 Together with our housing association partners, progress towards meeting the Energy Efficient Standard for Social Housing (ESSH) continues with a number of pilot projects that embrace new technologies to improve the energy efficiency of homes across both new and existing homes used to support a reduction in carbon emissions and levels of fuel poverty in Renfrewshire.
- 5.5 Work is ongoing to establish targets for accessible housing across tenures that will support lifetime homes that are capable of meeting current needs whilst being flexible enough to adapt to meet residents longer terms housing needs.
- 5.6 Successful joint working arrangements between the Council, Scottish Government and our housing association partners have supported the delivery of more than 700 affordable homes over the last five-year period to March 2021. Aspirations to complete 1,000 new affordable homes over the period were curtailed due to the COVID-19 pandemic and sites closures in 2020. However, these delayed homes should complete in phases throughout 2021 and early 2022.
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6. Next Steps

- 6.1 The 'Housing to 2040 Strategy' and accompanying 'Housing to 2040 Vision and Principles' document are very broad in their scope with delivery over a period of almost 20 years.
- 6.2 As more information becomes available with regards to the different strands of the strategy, including details of financial support from the Scottish Government, further updates will be provided to the Board.
-

Implications of the Report

1. **Financial** - None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – The strategy should help improve housing conditions across tenures and facilitate more affordable homes to be built, encouraging people to live and stay in Renfrewshire.
 - *Our Renfrewshire is well* – The strategy should help in the provision of high quality homes that are energy efficient and meet the varying needs of Renfrewshire's residents.
 - *Our Renfrewshire is fair* – The strategy should facilitate access to housing across the tenures and should help to prevent homelessness.

- *Building strong, safe and resilient communities – Regeneration programmes will be supported with vacant and derelict sites brought back into productive use with existing buildings repurposed where appropriate to support residential provision.*
4. **Legal** – None.
 5. **Property/Assets** – None.
 6. **Information Technology** – None.
 7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** – Not applicable.
 13. **Climate Risk** - The provision of energy efficient quality homes will support the Council's Climate Change objectives
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Background papers

- **Appendix 1 - Housing to 2040 Strategy Executive Summary**

The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, email: Lesley.Muirhead@renfrewshire.gov.uk

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



HOUSING TO 2040

Executive Summary



Executive Summary

Introduction

We all need somewhere to live. And we all want to live somewhere we can call home – which is affordable, warm, meets our needs and is in a thriving community we want to be part of, near the services we rely on.

Our work, age, family and caring needs will influence where we want to live and the kind of home we require. The homes we grow up in may be different from the home we might live in when we study or start our first job. And where we live while we are bringing up a family may be different from where we want to live in our older years.

Over the past 14 years, the Scottish Government has transformed how we view affordable housing, investing in social and affordable homes right across the country. This year, we expect to have delivered 100,000 affordable homes since 2007, with an emphasis on social rented homes. We have invested in council house building for the first time since devolution, along with ending the Right to Buy. We have invested £1.35 billion since 2007 in our shared equity schemes to support over 35,000 people to buy their own home. Since December 2019 we have provided £200 million to the new First Home Fund pilot to help over 8,000 people to buy their first home. We continue to make progress with our plans to end homelessness, supporting those who are

homeless to get into a settled home through rapid rehousing, while Housing First is supporting people who are homeless with other needs.

Now is the time to take stock and consider the vision for housing over a longer time frame. This vision needs to put housing firmly at the centre of our other objectives for people in Scotland, such as tackling poverty and inequality, creating and supporting jobs, ensuring we meet our energy efficiency and fuel poverty targets and tackle the climate emergency, and making sure we have connected, cohesive communities to live in.

Over the past sixty years, housing has changed markedly, from investment in council houses, to selling them off and to investing in social rent again. We need to look ahead to ensure housing is ready for the changes our society is undergoing and that future housing demand can be met. For example, more of us live in single households than ever before. In 1971, there were around 310,000 single person households³ – now, 50 years later, there are around 900,000, and by 2040 there are projected to be over a million.⁴ We are living longer, which is great news, but to live independently means we may need to change our home or have it adapted to our needs. So overall we need to have many more homes than ever before and, no matter whether we live in a rural or urban location or whether in a small flat or large family house, we all need somewhere to call home.

3 <https://www.nrscotland.gov.uk/files/statistics/household-estimates/he-12/2012-household-est-fig19.xls>

4 <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections/2018-based-household-projections>

Therefore, Housing to 2040 is Scotland's first ever long-term national housing strategy with a vision for what we want housing to look like and how it will be provided to the people of Scotland, no matter where they live and what point in their life they are in. We want to ensure housing in 2040 will support people to live in homes they want to live in which are affordable and meet their needs.

This is not just a job for the Scottish Government. We need to work with our local authority partners, housing providers, landlords and the construction and house building sectors. We need to listen to the voice of tenants and householders as we develop the details of our policies. We also need a mix of funding including Scottish Government and local authority investment and grants and loans to support people to invest in their homes. We need to continue to attract private finance into Scotland's housing system too. And, while housing is devolved, many of the other levers that impact on people's homes, such as many parts of the benefits and taxation systems, remain reserved to Westminster.

By investing in affordable homes, we support people and we support our wider actions for a fairer, greener and stronger Scotland. Good affordable homes in vibrant neighbourhoods lead to reduced poverty and inequality, better health outcomes, improved educational attainment and more cohesive communities. Through the provision of high-quality affordable homes, people can reduce the proportion of their income spent on housing and bills and therefore increase the money available for other essentials in life.

Housing also contributes to economic growth and government programmes can protect activity and jobs in the construction sector from the impact of economic fluctuations. The programmes we set out in Housing to 2040 will therefore be crucial for our recovery from the COVID-19 pandemic because investing in housing means investment in construction, bringing money into our economy and supporting jobs.

By using Scottish Government funding to leverage in funding from our delivery partners, our new ambition for the supply of affordable homes will support a total investment package of around £16 billion, supporting between 12,000 and 14,000 jobs each year over this 10-year period.⁵ In addition, the total investment required from public and private sources to decarbonise Scotland's domestic and non-domestic buildings is estimated to be in the region of £33 billion over the period to 2045, and is likely to support around 24,000 jobs each year as investment reaches its peak in the late 2020s.⁶ As at 1 January 2021, there were 4,631 modern apprentices in the buildings sector, and 7,487 across the construction sector as a whole.⁷ By guaranteeing a pipeline of projects, our housing programmes will give firms in the construction sector the confidence to continue taking on apprentices, ensuring the sector will have the skilled workforce it needs for the future.

Most people decide what kind of home best meets their needs – that could mean renting or buying, but it is a decision driven by what is most appropriate for them. But for those people who want to rent in the social sector, need a helping hand to buy a home or would benefit from affordable mid-market rent options, then the Scottish Government and local authorities have a role to play.

⁵ Jobs estimates for the affordable housing and decarbonisation programmes are based on application of input/output multipliers. Note that these are gross, rather than net, jobs supported by the investment spend. For example, as jobs in the low carbon sector scale up, some of these may be filled by workers who transfer from the high carbon sector.

⁶ [Heat in Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings Consultation – gov.scot \(www.gov.scot\)](#)

⁷ [Skills Development Scotland, Modern Apprenticeship Supplementary Tables, Quarter 3, 2020-21, Table 2](#)

This document outlines how we will take housing policy forward over the long term. It shows how we will continue affordable housing supply, particularly for social rent, and how we will tackle high rents and increase stability for those in the private rented sector. It shows how we will increase standards across all tenures, tackle empty homes and poor housing and increase energy efficiency and tackle fuel poverty.

Housing to 2040 is the culmination of extensive engagement with the housing sector, wider stakeholders and the public to co-produce a vision for what we want Scotland's homes and communities to look like by the end of 2040. The Vision and Principles we have agreed together describe our ambition for everyone to have access to a warm, safe, affordable and energy-efficient home that meets their needs, in a community they feel part of and proud of.

None of this is easy. It is challenging and it is expensive. This strategy will also need to be agile and adaptable and will require to be reviewed and updated regularly throughout its 20 years to respond to emerging challenges and changing contexts. For instance, when we started this process, it was before the COVID-19 pandemic and all the associated harms and impacts that has brought to our society. We need to ensure a housing strategy is resilient in the face of such challenge. Furthermore, the impact of being taken out of the EU against our will is putting new and unnecessary pressure on our businesses and supply chains. Even as we developed this long-term strategy, we have had to test it against enormous challenge, some of which we could have never foreseen. But with the Vision to keep us on track and the Principles giving us the framework to help guide our decision-making, we know we are heading in the right direction to ensure we deliver a robust and strong housing system that delivers fairness and equality for people and communities in Scotland over the next twenty years.

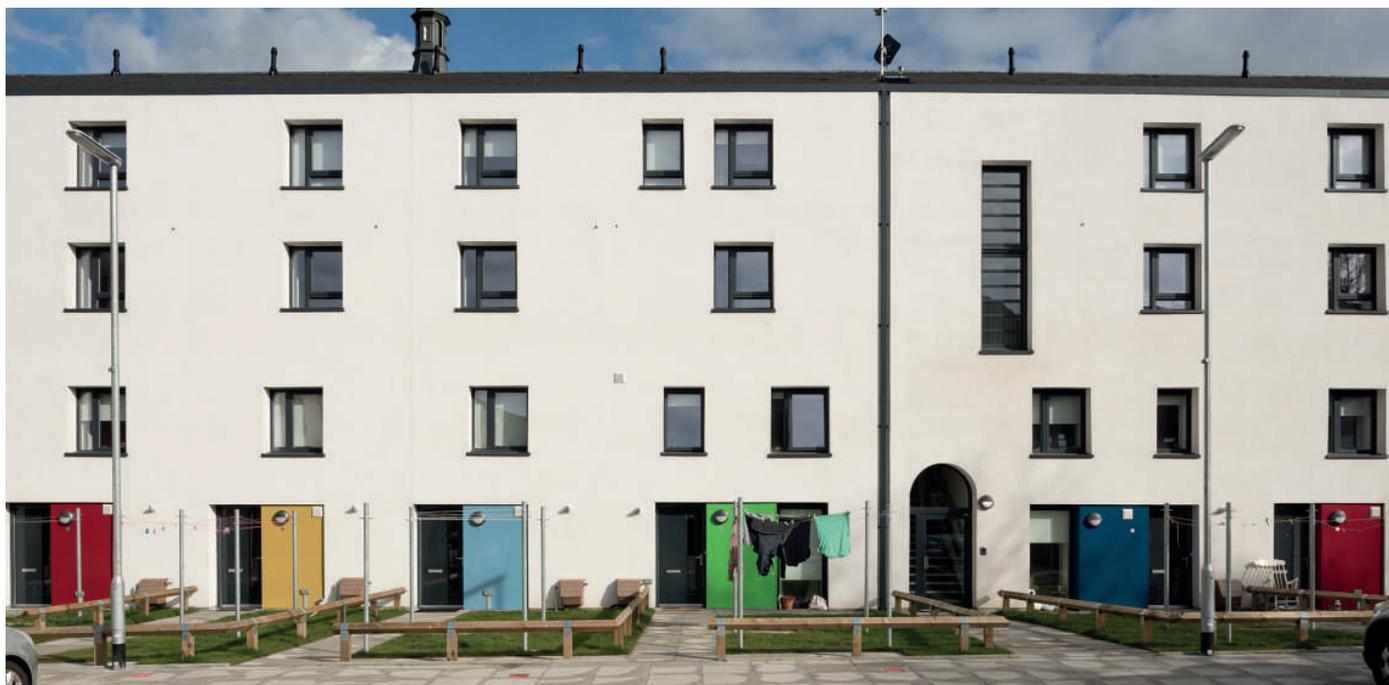


Photo credit: Glasgow Housing Association

The Housing to 2040 route map – quick summary

More homes at the heart of great places

Our aim is for everyone to have a safe, high-quality home that is affordable and meets their needs in the place they want to be.

We will:

- Continue to invest in the supply of affordable homes so they are available for the people who need them.
- Attract private investment to help us to deliver more homes and ensure those homes are energy-efficient, use zero emissions heating, are adapted to our future climate and meet the needs of people who live in them.
- Take a place-based approach so that homes and places work together seamlessly and people can live in communities that meet their needs and support their health and wellbeing.
- Make changes so that the whole housing system works well to deliver affordable and good quality homes for everyone.

Actions to take us there

The COVID-19 pandemic interrupted all sectors of society, affecting the construction and housing sectors' ability to reach our target for 50,000 affordable homes in this Parliamentary term. The programme continues to be impacted by the pandemic and the sector needs time to recover. We will deliver the remaining homes in line with safe working practices as soon as it is possible to do so.

Once these homes are completed, we will break away from the false five-year Parliamentary cycle and bring new stability and commitment to housing by setting a new ambition to **deliver a further 100,000 affordable homes over the following ten years up to 2031/32, with at least 70% of these for social rent**. As well as this ambition to increase the supply of affordable homes, we will continue to take action to ensure those homes help create strong and vibrant places and are high quality and zero emission.

We will deliver 50,000 of these homes by 2026/27 and, following a mid-point review, deliver a further 50,000 homes by the end of 2031/32. In this second phase, we will accelerate funding to bring more existing homes into the programme, as well as building new.

We will focus on where people want to live too. For example, recognising the unique challenges faced by our rural and island communities, we will take **specific action to support housing development in these areas, helping to stem rural depopulation and supporting communities to thrive**.

Through the new National Planning Framework, **the planning system will shift to be more directive about the quality of places**, including by guiding where new development should happen and how those developments can deliver more for new and existing communities. And by developing vacant and derelict land, repurposing existing properties and locating homes closer to services and facilities within 20 minute neighbourhoods, we will support the delivery of homes in town centres and at the heart of communities.

These actions represent continued strong investment in affordable homes and recognise the key role that housing plays in driving inclusive economic growth, addressing child poverty and ending homelessness. There will be an immediate impact on outcomes for people and communities and a strong foundation on which to continue to improve outcomes up to 2040.

Affordability and choice

Our aim is for everyone to have access to a home that is affordable and choices about where they live, no matter what tenure they live in.

We will:

- Take steps to ensure everyone can realise their right to an adequate home.
- End homelessness and rough sleeping.
- Drive improvements in the rented sector so it offers a range of good-quality homes that are affordable for those who chose to live in it.

- Take action in the housing market so it operates fairly and provides affordable housing options and choices in all communities.

Actions to take us there

We will improve accessibility, affordability and standards across the whole rented sector, **publishing a new Rented Sector Strategy, informed by tenants, and bringing forward a new Housing Bill early in the next Parliament** to strengthen tenants' rights and **improve the housing rights of people experiencing domestic abuse.**

We will deliver the actions set out in our Ending Homelessness Together action plan to ensure we **prevent and end homelessness for good**, embedding this as an established part of the housing system and wider public services by 2040.

We will take action in the housing market, **legislating for and implementing the short-term lets licensing scheme and tackling the blight of empty homes** by bringing them into use and, where possible, into the social rented sector. We will scale up **opportunities for self-provided housing** so people have more choices about the kinds of home they want to live in.

Starting this year we will carry out a **comprehensive audit of our current housing and homelessness legislation** to understand what more is necessary to ensure people can realise their right to an adequate home.

These are important actions to accelerate and deepen our work to tackle affordability across tenures and will improve the choices people have for an affordable home that meets their needs. This work will make a difference to people experiencing homelessness or facing challenges in the rented sector and in the housing market now, as well as laying important ground work to achieve our aim of everyone being able to realise their right to an adequate home by 2040.

Affordable warmth and zero emissions homes

Our aim is for housing to contribute to tackling climate change by 2045 by delivering homes that are warm and affordable to heat and reducing the emissions caused by housing and housing construction.

We will:

- Ensure new buildings are fit for the future so those living in them can have confidence that they will not need to be retrofitted later.
- Adapt and retrofit existing homes so their occupants can benefit from improved energy efficiency and decarbonised heating.
- Take action to put housing at the heart of Scotland's green recovery and help to drive inclusive and sustainable economic growth.

Actions to take us there

As well as important work set out in the draft Heat in Buildings Strategy⁸ and the Heat Networks Bill, we will take early action to build the strong foundations needed to put Scotland's homes on the pathway to net zero by 2045.

Leading by example, **all new homes delivered by Registered Social Landlords and local authorities will be zero emissions by 2026.**

This will involve fitting **zero emissions heating systems ahead of the 2024 regulations coming into force, making greater use of offsite construction and introducing a new business model for affordable home delivery.** It also means taking action to **modernise housing construction** in line with our net zero ambitions, developing a housing sectoral plan and working with others to establish a housing innovation programme to promote new ways of designing and building homes.

⁸ [Heat in Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings Consultation – gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/documents/2023/06/Heat_in_Buildings_Strategy_Achieving_Net_Zero_Emissions_in_Scotland's_Buildings_Consultation_-_gov.scot)

We will **support a supply chain development action plan** to build the strong local supply chains needed to decarbonise Scotland's homes and benefit our economy. We will also grow the skills needed to deliver energy efficiency measures and zero emissions heating systems.

These important foundations will support a ramping up of investment in decarbonisation at scale from 2025.

These actions will help to reduce the impact of our homes on the climate and support the delivery of affordable warmth and zero emissions homes for everyone.

Improving the quality of all homes

Our aim is for all homes to be good quality, whether they are new build or existing, meaning everyone can expect the same high standards no matter what kind of home or tenure they live in.

We will:

- Require in law that all homes meet the same quality standards so we can expect the same no matter where we live and no one is left behind.
- Take action so that everyone who can and wants to can live independently in a home of their own which meets their needs.

Actions to take us there

We will **introduce legislation in the next Parliament to implement a new Housing Standard** which will cover all homes new and existing, including agricultural properties, mobile homes and tied accommodation.

To support its introduction, we will develop targeted support packages for owners who need help improving their homes and introduce an enforcement framework which recognises that different types of homes in different places may need more or less time to comply with the Standard.

We will align the new Housing Standard with work to tackle emissions from our homes to make the best use of the opportunities and resources we have for improvements and minimise the disruption for householders.

We will also bring **digital connectivity** to homes, by working with social housing providers to deliver digital connections in new social homes and include digital connectivity in the scope of the consultation on the new Housing Standard to see it available in all homes, no matter what tenure.

We will introduce new building standards from 2025/26 to underpin **the new Scottish Accessible Homes Standard to future-proof new homes for lifelong accessibility**. And, alongside our work to improve the adaptations system and better integrate the work of health and social care and housing services, this will make a critical contribution to supporting people to live independently.

These actions set a strong and clear framework for the standards we will all be able to expect from our homes. Action will be needed from the public and private sectors, and from homeowners themselves, but the benefits of quality homes which are connected and support independent living are a prize for everyone.





To: Communities, Housing & Planning Policy Board

On: 18 May 2021

Report by: Director of Communities and Housing Services

Heading: Proposed response to UK Government consultation on Protect Duty

1. Summary

- 1.1. The UK Government has published a consultation document on the development of a proposed Protect Duty. This is part of the UK Government's approach to improving protective security and preparedness at publicly accessible locations against the threat of terrorism.
 - 1.2. The full consultation paper can be found at – https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/964808/Protect_Duty_Consultation_Document5.pdf
 - 1.3. All relevant Council services have been asked to provide comments, and the approved response from the Council will be submitted within the timescales set by the UK Government. The proposed response is attached as appendix 1.
 - 1.4. The final date for submissions to the consultation is 2 July 2021. Section 4 of this report summarises the key points being taken forward in the consultation response, however in overall terms the draft response indicates that the Council is broadly supportive of the development of a duty around the counter terrorism protect agenda which arises from consideration of some of the learning that has taken place following significant attacks that have taken place in Manchester and London as well as in other countries. There are some aspects of detail which it is suggested might require further consideration in advance of any statutory protect duty being developed.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board
 - (i) approve the proposed response attached as appendix 1 for submission to the UK Government in line with the required timescales.
-

3. Background

- 3.1. The proposed Protect Duty legislation would make it a legal requirement for those who “own or operate publicly accessible locations or others that a ‘Protect Duty’ would potentially affect” to consider the risk of a terrorist attack and take steps to protect the public.
- 3.2. A publicly accessible location is defined as “any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission”. Publicly accessible locations using this definition include a wide variety of everyday locations such as:
 - sports stadiums
 - festivals and music venues
 - hotels, pubs and clubs
 - high streets
 - retail stores
 - shopping centres and markets
 - schools and universities
 - government offices
 - job centres
 - transport hubs
 - parks
 - public squares and other open spaces
- 3.3. This list is by no means exhaustive, but it does demonstrate the diverse nature of publicly accessible locations that may fall within the scope of this proposed duty.
- 3.4. The proposals and discussion issues within the consultation are broken down into the following four sections.
- 3.5. Section 1 asks “*Who (or where) should legislation apply to?*” such as public venues (e.g. entertainment and sports venues, tourist attractions, shopping centres), public spaces (e.g. public parks, thoroughfares, bridges, town / city squares and pedestrianised areas) and large organisations (such as retail, or entertainment chains as well as local authorities).
- 3.6. The proposals focus on consideration of security being required at certain publicly accessible locations but not private venues, such as places of employment, or other locations where there is not public access.
- 3.7. Section 2 asks “*What should the requirements be?*”. This section relates to what parties within the scope of a Protect Duty should be required to do. With an emphasis on all organisations being required to consider the safety and security of their staff and the public who use their facilities. The aim of a Duty would be to ensure the consideration of threat, leading to considering and taking forward appropriate and proportionate mitigation measures.

- 3.8. Section 3 focuses on “*How should compliance work?*”. The consultation suggests that risk assessments required by the Duty should demonstrate the range of threats that have been considered, the steps that have been subsequently taken to mitigate these threats, the steps that have been taken to prepare for and/or respond in the event of an attack and where steps have not been taken, the reasons why.
- 3.9. The consultation also asks for comments regarding how a compliance regime (including inspection and enforcement) could operate.
- 3.10. Finally, section 4 of the consultation asks, “*How should government best support and work with partners?*”. If a Protect Duty is developed, efforts to support organisations within scope of the Duty will need to be enhanced.
- 3.11. It is suggested that dedicated advice and guidance could include:
- Easy to understand information regarding threat and attack methodologies;
 - Advice on understanding risk assessment and managing risks;
 - Outlining the considerations and tools which allow for mitigating threats through systems and processes; and
 - Detailed guidance on protective security and preparedness mitigations.
- 3.12. The full discussion paper is available at - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/964808/Protect_Duty_Consultation_Document5.pdf and the proposed Council response is attached as Appendix 1 to this report for consideration and approval.

4. Overview of Proposed Response

- 4.1. Appendix 1 sets out the proposed Council response to the consultation exercise. The format includes a description from the Home Office on the main terms of the proposed duty and their proposed approach split over 4 sections – with a series of questions at the end of each section. Overall, the proposed response indicates that the Council is supportive of the proposal to introduce a duty in relation to “Protect” and in the main satisfied with the proposals being made by the Home Office.
- 4.2. In terms of venues that should be included it is agreed that the duty should be targeted at specific venues primarily on the basis of the capacity of the venue but also suggested that the nature and frequency of the types of event that may be held should be considered when determining which venues should be in the scope of the duty.
- 4.3. The proposed response highlights that when describing the duty, care should be taken to ensure that any legislative requirement is targeted around organisations being able to demonstrate proportionate and reasonably practicable plans and mitigations. These should relate to their current understanding of the nature of the threat and risk. The focus should also be specifically on the “duty to protect” rather than a general requirement to combat terrorism - which would be more difficult to define and may lead to an overlap with the current “Prevent” duty.

- 4.4. Comments are provided that suggest the Home Office should consider supporting the duty with a national strategy and approach - providing clarity of expectations and national provision of training and resources. It is suggested that increased funding for relevant Public Space CCTV infrastructure – both in terms of capital costs and ongoing revenue implications would be useful in terms of improving security in public spaces.
 - 4.5. Annex 3 to the consultation document sets out a number of anticipated costs and benefits identified by the Home Office that would follow the introduction of a “Protect” duty. The draft response highlights that achievement of the anticipated benefits would require significant costs to be incurred – and that in some cases this would include the cost of the anticipated benefit itself – for example the benefit of “increased revenue for security providers” which it is suggested is more of a cost than a benefit for the public sector and venue operators.
 - 4.6. The draft response also highlights that there are likely to be additional costs for local authorities and other relevant health and safety regulators in terms of oversight of inspection and accreditation and that the costs of additional posts, training and awareness raising should be provided to local authorities when introducing the duty.
 - 4.7. Finally, the proposed response confirms that the current governance and oversight arrangements in relation to Counter Terrorism and delivery of the “Prevent” duty work well and should be used and where required replicated when introducing a “Protect” duty.
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Implications of this report

1. **Financial** - None immediately arising – however should the consultation lead to the development of a Protect duty this would likely have significant implications for the Council in its management and operation of property and assets with ongoing financial implications.
2. **HR and Organisational Development** - none
3. **Community/Council Planning** - None immediately arising – however should the consultation lead to the development of a Protect duty this would likely have significant implications for the Council in its management and operation of property and assets, services and events – particularly in relation to bringing groups of people together with an ongoing implication for service delivery.
4. **Legal** – none at present - however the consultation could lead to additional statutory duties on the Council.
5. **Property/Assets** – None immediately arising – however should the consultation lead to the development of a Protect duty this would likely have significant implications for the Council in its management and operation of property and assets.
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.
8. **Health and Safety** - None immediately arising – however should the consultation lead to the development of a Protect duty this would likely have significant implications for how health and safety is managed and supported.
9. **Procurement** - none
10. **Risk** - None immediately arising – however should the consultation lead to the development of a Protect duty this would have significant implications for the Council in its management of risk.
11. **Privacy Impact** - none
12. **COSLA Policy Position** - none
13. **Climate Risk** - none

List of Background Papers

None

Renfrewshire Council's response to UK Government Protect Duty consultation

PROTECT CONSULTATION

Section 1: Who (or where) should legislation apply to?

The proposed Protect Duty could apply in three main areas (but may also apply to other locations, parties and processes by exception):

1. Public venues (e.g. entertainment and sports venues, tourist attractions, shopping centres)
2. Large organisations (e.g. retail, or entertainment chains)
3. Public spaces (e.g. public parks, beaches, thoroughfares, bridges, town / city squares and pedestrianised areas)

Our proposals focus on legislative considerations of security being undertaken at certain publicly accessible locations (any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission), but not private venues, such as places of employment, or other locations where there is not public access.

Proposal 1: The Duty should apply to owners and/or operators of publicly accessible venues with a capacity of 100 persons or more

We consider that the capacity of a venue is a clear and simple basis to define venues that should fall within scope of a potential Duty. Capacity is a criterion already commonly used in fire safety risk assessments. We consider that it is reasonable for publicly accessible venues able to hold gatherings of 100 persons or more to carry out an assessment of threats and implement appropriate mitigating measures at their premises.

Responses will be carefully considered in determining if a capacity threshold is an appropriate criterion, and, if so, at what level it is set.

A Protect Duty requirement would apply to the parties responsible for the venue, which would usually be the owners or operators, who have control and ownership of systems and processes. Where there is a shared organisational responsibility for a venue within scope, the parties would be required to work together to ensure the Duty requirements were met.

Proposal 2: The Duty should apply to large organisations (employing 250 staff or more) that operate at publicly accessible locations

In addition to public venues, there are many large organisations (employing 250 staff or more) which operate at publicly accessible locations, with staff who are responsible for taking forward a range of legislative and other requirements to be implemented across the organisation, through its systems and processes. There will usually be standardised training and ongoing continuous professional development for these specialist roles, as well as wider staff training and awareness programmes. Organisational structures will usually be in place to enable delivery of policy, operational processes, planning, and business and legislative requirements, usually commissioned on a top down basis, from a company headquarters or otherwise.

We consider that it is reasonable that a Protect Duty should apply to large organisations employing 250 people or more, operating at publicly accessible locations.

Proposal 3: A Protect Duty should be used to improve security considerations and outcomes at public spaces

The diverse nature of threats and targeting means we cannot predict where or when an attack will take place. Many of the attacks that have been seen recently, in the UK and elsewhere, have occurred at public spaces. These are open public locations which usually have no clear boundaries or well-defined entrance / exit points (e.g. city centre squares, bridges or busy thoroughfares, parks, and beaches).

These locations are often vulnerable to low sophistication methodologies such as knife attacks or the use of a vehicle as a weapon. However, it is usually innocent members of the public who are the target, rather than the location itself. Whilst these types of attacks are difficult to combat, the Government wants to consider how it can do more to work with the parties responsible for such locations to consider and achieve appropriate security measures. This is an issue which was raised in both the Westminster and London Bridge Inquests, and the Manchester Inquiry. We want to consider further the questions of how responsibilities for public spaces could be established, what would be reasonable and appropriate to expect those responsible for public spaces to do to improve security at such locations, and the potential role played by legislation in these issues. We recognise that these are complex issues to resolve, and we are keen to hear the views of the range of organisations having ownership or responsibility for such locations. We would like them to consider whether, and if so how, legislation could be helpful to provide greater clarity and certainty of the responsibilities and requirements of parties owning and/or operating at these types of locations, and what security considerations and mitigations could be undertaken by them to achieve greater public protection. In particular, we would like to seek the views of landowners, local and public authorities, and others who might coordinate or lead work to help improve protective security and preparedness at public spaces.

Other aspects of a Protect Duty We also want to consider whether other locations, parties or processes should be included within the scope of a Protect Duty to ensure better public protection and organisational preparedness.

Questions

To what extent do you agree or disagree with the following statement: 1. Venues and organisations owning, operating or responsible for publicly accessible locations should take appropriate and proportionate measures to protect the public from attacks in these locations -

Strongly Disagree (SD) – Disagree (D) – Neither Agree nor Disagree (NAND) – Agree (A) – **Strongly Agree (SA)** [scale]

To what extent do you agree or disagree with the following statement: 2. Venues and organisations owning, operating or responsible for publicly accessible locations should prepare their staff to respond appropriately in the event of a terrorist attack to best protect themselves and any members of the public present -

Strongly Disagree (SD) – Disagree (D) – Neither Agree nor Disagree (NAND) – Agree (A) – **Strongly Agree (SA)** [scale]

3. We propose that a targeted Protect Duty applies only to certain public venues. What criteria would best determine which venues a Duty should apply to ?

a. Capacity (as currently used in Fire Safety Regulations)

b. Annual revenue

c. Staffing levels

d. Other:

(Free text, 100 words max)

[Where 3 is a]

4. We have proposed a venue capacity of 100 persons or more as a threshold. What capacity level do you think would be appropriate to determine venues in scope of the Duty? _____ (Free text, 100 words max)

In addition to the capacity of public venues there should be consideration to the purpose, frequency and nature of event that is likely to bring people together, in terms of audience draw and profile and the likelihood of these aspects affecting the risk profile of the venue.

(Free text, 100 words max)

[Where 3 is b-d]

5. What threshold would you propose for inclusion in the scope of the Protect Duty for this criterion? _____ (Free text, 100 words max)

6. We propose that a requirement to consider security and implement appropriate mitigations at a venue should fall to the owner and/or operator of the venue. Do you consider this appropriate?

Yes

[If 6 = N]

7. If no, why not: _____ (Free text, 100 words max)

8. We propose that where there is a shared organisational responsibility for a venue, or multiple organisations operating at a venue within scope, the parties would have to work together to meet the requirements. Do you consider this is appropriate?

Yes

[If 8 = N]

9. If no, why not: _____(Free text, 100 words max)

10. We propose that a Protect Duty would also apply to certain organisations operating at publicly accessible locations. If an organisation's size were a criterion for its inclusion in the scope of the Duty, what would be an appropriate threshold? [select all that apply]

- a. All organisations
- b. Micro (1-9 employees)
- c. Small (10-49 employees)
- d. Medium (50-249 employees)

e. Large (250+ employees)

f. Other _____(Free text, 100 words max)

[Linked to Question 10]

11. What is your reasoning for this answer?

Scale and organisational ability to prepare for and respond to the Duty (Free text, 100 words max)

12. We have proposed a Protect Duty would apply to organisations with 250 or more employees. Is it clear as to whether your organisation falls within this criteria?

Yes

[If 12 = N]

13. If no, why not? _____(Free text, 100 words max)

14. Are you clear about whether your organisation falls within the scope of the definition of a 'publicly accessible location' (a place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission)?

Yes

[If 14 is N]

15. If no, why not? _____(Free text, 100 words max)

16. Referring to Annex 1, do you consider that there should be other exemptions from a Protect Duty?

No

[if 16 is Y]

17. If so what or who and why? _____(Free text, 200 words max)

18. Are there any other issues regarding who legislation should apply to that you would like to offer views on? _____(Free text, 200 words max)

Section 2: What should the requirements be?

This section is about what parties within the scope of a Protect Duty (see Section 1) should be required to do. Again, we would emphasise that we would encourage all organisations to consider the safety and security of their staff and the public who use their facilities.

In considering what should be required by a Protect Duty, we recognise that:

- The nature of venues and organisations varies greatly, for example in respect of the type of business or undertaking, organisational size, and staffing profile.
- Different venues and organisations have different security skills and resources at their disposal - from those with dedicated security staff, budgets, training and procedures, to those with little or none.
- Risk assessments and mitigation measures should be proportionate to the specific circumstances of the venue/organisation and its environment, as well as the nature of the terrorist threat at any given point in time.
-

The aim of a Duty would be to ensure the consideration of threat, leading to considering and taking forward appropriate and proportionate mitigation measures. It is envisaged that for many organisations and venues, these requirements would be simple changes to existing systems and processes, entailing nil or low new costs. For many, these will reflect work which has already been undertaken, including recent considerations of COVID-19 health measures and ensuring appropriate security requirements through these.

Venues and large organisations

For public venues and large organisations with the scope of a Protect Duty, we consider that the owners/operators should be required to:

- Use available information and guidance provided by the Government (including the police) to consider terrorist threats to the public and staff at locations they own or operate;
- Assess the potential impact of these risks across their functions and estate, and through their systems and processes; and
- Consider and take forward 'reasonably practicable' protective security and organisational preparedness measures (for example staff training and planning for how to react in the event of an attack).

The term 'reasonably practicable' is already a well-established and understood concept for organisations through health and safety legislation and fire safety regulations, which requires owners/operators to weigh a risk against the effort, time and money needed to mitigate it.

The Government wants to ensure that requirements undertaken to comply with the proposed Duty, are reasonable and appropriate for organisations within scope - and proportionate to the nature of the threat. Supporting Government guidance would provide details of the range of appropriate measures for organisations within scope.

For most organisations in scope of a Protect Duty, we propose that compliance would be demonstrated by providing assurance that the threat and risk impacts had been considered, and appropriate mitigations had been considered and taken forward (implemented or plans in place for their progression).

To help those who may be within scope of the proposed Duty to understand what 'reasonably practicable' and 'appropriate' security measures will mean for them - including in terms of cost and resource implications - we have developed a number of indicative good practice examples for different types and sizes of organisations to demonstrate compliance (Annex 2). We will use the responses to this consultation and evidence gathered directly from stakeholders to develop and publish a Regulatory Impact Assessment.

Government would ensure that a range of resources are available to support organisations to comply with the Duty, including providing guidance on understanding threat methodologies, how to carry out risk assessments, and information and advice on the range of security measures available to mitigate risks identified. What is required to support organisations to discharge the Protect Duty is considered further at Section 4.

Public spaces

This section considers the potential for specific requirements under a Protect Duty to improve security at open public spaces. Section 1 raised the issue of parties with an interest in the mitigation of attacks at public spaces, including landowners, local and some public authorities, and other organisations who are responsible for or who operate at such locations. There are already a range of ongoing efforts to provide security advice and guidance to these parties. This includes awareness raising and training courses, such as the Action Counters Terrorism (ACT) and See Check and Notify (SCaN) modules delivered by Counter Terrorism Policing, which aim to improve organisational and individual awareness, planning and processes for what to do in the event of an attack.

We would like to understand what mechanisms are already being used to consider and mitigate terrorism threats, whether more could be achieved through them, and the potential for utilising them, or by establishing new requirements to discharge a Protect Duty at public spaces.

Many local, and other public authorities (such as Highways Agencies) are already fulfilling a range of functions within their jurisdictions to consider aspects of crime prevention, public safety, and security. These mechanisms include:

- CONTEST and Protect Boards;
- Community Safety Partnerships;
- Licensing for sports grounds safety;
- Planning processes;
- Local Resilience Forums;
- Safety Advisory Groups (for events);
- Business Improvement Districts
- Licensing Committees (for the sale and supply of alcohol, the provision of late night entertainment and refreshment); and
- Health and Safety, fire safety and building control processes.

We are aware of the limitations of these mechanisms in the context of the proposed Duty: most are not designed to achieve security outcomes; and some are not a legislative requirement, which means that they are able to mitigate threats to varying degrees, and it is hard to have assurance of the level of public protection which is achieved. This is not a criticism of authorities, merely a reflection of the current lack of a dedicated legislative security requirement.

In these and other areas, local and public authorities already play a vital role in convening interested parties from across their areas, to discuss issues of shared concern, and to work together to help resolve and mitigate risks, including criminal acts. From previous discussions with local authorities, we are aware that different authorities are using different mechanisms in different ways to consider security risks and implement appropriate mitigating measures. We would like to seek views on whether existing mechanisms (for example those listed above) could be used, or adapted, to bring about more effective security outcomes.

In addition, security outcomes could potentially be improved by organisations responsible for, or operating at public spaces, working with partners (e.g. police) to ensure there is a better understanding of:

- Threat;
- Attack methodologies;
- Processes by which organisations can assess and manage risk; and
- Simple security measures and processes, such as those identified on pages 9-11, “an introduction to protective security for owners and operators of publicly accessible locations.”

Security outcomes could also be more fundamentally improved through a requirement for local/authorities and other relevant local partners to consider security risks and implement appropriate mitigations for public spaces. Requirements could include:

- Developing local, strategic plans to mitigate the risks and impacts of terrorism;
- Implementing proportionate measures through relevant systems, processes and functions to improve public safety and security;
- Establishing clear roles and responsibilities for local partners; and
- Working with key partners (e.g. police) to consider how a security plan would operate in priority local areas.

It is recognised that achieving effective security outcomes at public spaces will usually be achieved through partnership working by multiple organisations who own or operate at such locations. Achieving protective security and preparedness outcomes will usually not be the responsibility of one organisation. There would also need to be coherence between public space requirements and those for venues and organisations within Protect Duty thresholds. These are difficult issues which will require further consideration through the consultation process.

As for the proposed requirements for venues and organisations, Government would need to support local partners in considerations of mitigations for public spaces, for example by providing guidance to enable them to better understand threat methodologies, assess risks, and understand the range of security measures available to mitigate these. Given the complexity of public spaces, there may be a need to consider how bespoke support and expertise could be provided. What is required to support organisations to discharge the Protect Duty is considered further at Section 4.

Other aspects of a Protect Duty

Where security legislation already exists, we could potentially seek to achieve more effective security outcomes through a requirement for partnership working. For example, under the Sports Grounds Safety Authority guidance, ‘Guide to Safety at Sports Grounds (Green Guide) and Safety Management’, partners are required to work together to consider spectator safety, including for terrorist threats, for the journey to sports grounds (referred to as ‘Zone Ex’ or the ‘Last Mile’), for example from public car parks, local train stations, bus stops and so on.

Similar partnership approaches could be adopted where other legislative requirements already apply (e.g. locations subject to transport security regulation); or where other venues and/or organisations within the scope of a Protect Duty are responsible for events or activities that could impact on areas outside the boundaries of their own site (for example where large numbers of people are expected to attend an event).

Guidance (potentially legislative) could be used to establish how partners would be required to work together to achieve security outcomes, for example, to help manage queues in the public spaces outside a venue where multiple partners have an interest, or to develop communication mechanisms and ways of working between organisations in response to incidents.

We are aware of examples of organisations already working together on a voluntary basis to improve the security of the shared public spaces in which they operate, for example through joint vigilance and patrolling initiatives, information sharing, or communication networks. We are keen to explore how existing mechanisms, networks and good practice could be spread to realise improved security outcomes, and whether a Protect Duty could be used to support improved co-ordination and delivery of security outcomes amongst organisations operating across shared public spaces and localities.

Questions

19. Does your organisation currently undertake a risk assessment for terrorism?

Yes – For major public events based on Police advice

[Linked to Question 19]

20. Is this process undertaken by an in-house or an externally appointed individual?

In house/External – with support from Police

[Where 19 = Y]

21. When you do undertake a terrorism risk assessment, how many working days a year do you estimate your organisation typically spend on this task? (Where this is undertaken by multiple staff, please include total days spent by all staff)? _____ (Free text, 100 words max)

Venues based risk assessments take around 5 days per year subject to context and threats at the time – undertaken by Health & Safety Team of 2. In addition, events based assessments are carried as part of event preparations and risk assessments. This is supported by Police, multi-agency partners, Civil Contingencies Service and inhouse Health & Safety teams

22. How frequently does your organisation typically review this risk assessment?

a. Multiple times per year as required for significant events

b. Around once per year for venues

c. Around once every 2 years

d. Around once every 3 or more years

e. Other (please specify)

23. What mitigations against terrorism risks does your organisation currently undertake (select all that apply)?

- a. Well defined organisational security protocols and procedures, including for response to terrorist attack
- b. Measures are in place to spot and disrupt hostile reconnaissance
- c. Work to ensure security behaviours are adopted by the workforce
- d. Personnel security policies and procedures consider security risks
- e. Site/location vulnerabilities (to terrorist threats) and appropriate physical mitigations are considered
- f. Evacuation, invacuation, lockdown procedures are in place and are understood and exercised by staff
- g. Staff training is undertaken to raise awareness of the threat and what to do
- h. Business continuity procedures or app (e.g. Action Counters Terrorism app) include information on how to respond to attacks
- i. Liaison with police or other resource (e.g. security consultant) on threats and appropriate security measures
- j. Involved in local security initiatives
- k. Other **All of the above measures are undertaken to some extent with the support of local Police – particularly in relation to mitigations a and b** (Free text, 100 words max)

24. How much money does your organisation typically spend on new or revised security measures or processes that would mitigate against terrorist risks in one financial year?

There is no typical spend per year. Security is considered in relation to business continuity and health and safety requirements typical spend will vary in response to the nature and focus of events being programmed and capital investment in buildings and public spaces.
(Free text, 100 words max)

25. What are the existing activities and mechanisms which you consider result in the best protective security and organisational preparedness outcomes at public spaces (select all that apply)?

- a. Communications campaigns e.g. Action Counters Terrorism and See It, Say It, Sorted
- b. Staff awareness raising and training courses
- c. Advice and guidance products and tools
- d. Local authority mechanisms and processes (as outlined at page 19)
- e. Other **All of the above apply** (Free text, 100 words max)

26. What are the existing local authority functions which currently result in the best protective security and organisational preparedness outcomes at public spaces (select all that apply)?

a. CONTEST and Protect Boards

b. Community Safety Partnerships

c. Licensing for sports grounds safety

d. Planning processes

e. Local Resilience Partnerships

f. Safety Advisory Groups (for events)

g. Business Improvement Districts (which can be set up by Local Authorities, businesses or individuals to benefit local businesses)

h. Licensing Committees (for the sale and supply of alcohol, the provision of late-night entertainment and refreshment)

i. Health and Safety, fire safety and building control processes.

j. Other _____ (Free text, 100 words max)

27. What are the existing local authority functions which have the potential to result in the best protective security and organisational preparedness outcomes at public spaces (select all that apply)?

a. CONTEST and Protect Boards

b. Community Safety Partnerships

c. Licensing for sports grounds safety

d. Planning processes

e. Local Resilience Partnerships

f. Safety Advisory Groups (for events)

g. Business Improvement Districts (which can be set up by Local Authorities, businesses or individuals to benefit local businesses)

h. Licensing Committees (for the sale and supply of alcohol, the provision of late-night entertainment and refreshment)

i. Health and Safety, fire safety and building control processes.

j. Other _____ (Free text, 100 words max)

[Linked to Question 27]

28. For your preferred option/s what would be required to improve or support this/these to realise more effective security outcomes?

Increased resource availability to support practical and physical mitigations that may be identified and encourage a focus on identifying opportunities to harden venues and public spaces against attack (Free text, 100 words max)

29. How could organisations who work at public spaces be encouraged or required to engage with partner organisations (e.g. police) to ensure there is a better understanding of terrorist threat, the management of risk and mitigating measures? _____(Free text, 100 words max)

Improved communication and knowledge sharing- particularly of the ongoing and changing nature of the threat being faced

30. What are your views on a potential legislative requirement for local authorities (and relevant public authorities such as Highways Agencies) and other relevant local partners to develop a strategic plan to combat terrorism, to ensure public security, through partnership working? _____(Free text, 100 words max)

Care should be taken to ensure that any legislative requirement is targeted around organisations being able to demonstrate proportionate and reasonably practicable plans, strategies and mitigations in response to their current understanding of the nature of threat and risk. There should be a clear legislative focus on the duty to protect – rather than to “combat terrorism” to ensure clarity between this duty and the “prevent” duty.

In particular terms and requirements such as “to ensure public security” should be avoided as unachievable.

The requirement for agencies to work together in partnership to consider and address these issues would be welcomed as ultimately the approach and mitigations should be led and funded by UK/devolved Govts.

[Linked to Question 30]

31. What in your view would be the key components of such a legislative provision and associated guidance? _____(Free text, 100 words max)

To ensure the regular consideration of terrorist threat, leading to considering and taking forward relevant and appropriate “reasonably practicable” protective security and organisational preparedness measures (for example considering operational management arrangements, access and egress, staff training and planning for how to react in the event of an attack) - with a focus on promoting reassurance and clarity for employees and the public and reducing fear.

[Linked to Question 30]

32. What organisation/s could play a leading role in bringing together and convening such partnerships? _____(Free text, 100 words max)

Similar to the Prevent Duty, a national strategy and approach – involving both UK and devolved governments providing clarity of expectations, training and resources and supporting work at Police Divisional and Local Authority levels would work best. The organisations involved and leading at each relevant level should build on the established partnership arrangements in place and the governance structures that relate to the wider CONTEST agenda and are successfully delivering the Prevent Duty.

[Linked to Question 30]

33. What requirements to improve protective security and preparedness could be realistically achieved by such partnerships? _____(Free text, 100 words max)

At a local level, the current support provided through community safety and resilience partnerships, health and safety legislation and licensing arrangements to promote business continuity and risk management can be delivered for this area of activity – including support for training and awareness raising.

To go further and provide support to make practical/physical security improvements to respond to potential or specific threats - at venues or in public spaces will require additional resources and funding which would - depending on scale and timing of expectations require to be provided through national programmes

34. Do you have any additional proposals to put forward which could improve security at public spaces? _____ (Free text, 100 words max)

Increased funding for relevant Public Space CCTV infrastructure including the ongoing revenue cost for operators and specific training and awareness raising for these officers in relation to identification of potential hostile reconnaissance activities

35. Where there is an existing legislative requirement for security (e.g. at certain sports grounds and transport sites, or in future those organisations and venues subject to a Protect Duty), is it reasonable to require relevant organisations (for example those surrounding the site) to work in partnership to achieve security outcomes? _____ (Free text, 100 words max)

Yes

36. Where there is currently Government security guidance (e.g. bus and coach operators and commercial ports and UK flagged ships) would it be appropriate for this guidance to be become legislative guidance under the Protect Duty to achieve greater certainty on security considerations and outcomes? _____ (Free text, 100 words max)

Yes

37. Where Government has published security guidance (e.g. bus and coach operators and commercial ports and UK flagged ships) or put in place voluntary schemes for products that could be used as weapons, would it be reasonable for businesses and other operators responsible to be mandated to follow that guidance under a Protect Duty? _____ (Free text, 100 words max)

Yes

To what extent do you agree with the following statement: 38. Compliance with a Protect Duty would require greater effort (e.g. time, staff resource) than compliance for comparable legal and other obligations (e.g. fire safety, health and safety, Licensing Act 2003 guidance, licensing for sports grounds, Safety Advisory Groups)?

Strongly Disagree (SD) – Disagree (D) – Neither Agree nor Disagree (NAND) – **Agree (A)** – Strongly Agree (SA) [scale]

39. How do you think these new requirements/mitigations will affect:

- a. Number of customers/visitors visiting venues in scope of the duty? (**not at all**, increase, decrease)
- b. The public's perception of the terrorist threat? (**not at all**, increase, decrease)
- c. Vigilance of the workforce/use of good security behaviours by staff? (not at all, **increase**, decrease)

40. Annex 3 sets out the anticipated costs and benefits of intervention in the form of a Protect Duty. Please provide any comments you have on this Annex. _____(Free text, 100 words max)

The potential costs and benefits set out are appropriate – however the costs are likely to be very significant if the benefits outlined are to be achieved.

Overall the benefits indicated are presented optimistically. In particular the potential for increased revenue for security providers is a cost that will require to be paid rather than a benefit and the potential for reduced insurance premiums is unlikely to be achievable and more likely to manifest as increased premiums in areas where there is a perceived risk not mitigated rather than reductions in premiums – many of the others are related to perception.

Physical intervention measures (e.g. to prevent car/lorry attacks on public buildings, pavements etc) can have a detrimental effect in DDA access provision – particularly for wheelchair users. This needs a lot of planning and normally increases mitigation costs.

Ditto - blue light services access.

Cost – capital and revenue will be very high if the benefits are to be achieved as outlined and will require national funding

41. Are there any other issues regarding what parties within the scope of a Protect Duty should be required to do that you would like to offer views on? _____(Free text, 200 words max)

Section 3: How should compliance work?

We are committed to using the proposed Protect Duty to help a wide range of businesses and other organisations improve their preparedness for, and protection from, terrorist attack. However, in line with the 'Better Regulation Framework', we also want to ensure that the Duty does not create unnecessary costs or burdens on staff resource or time. For many organisations falling under the Duty, we anticipate that financial costs incurred will be minimal, and proportionate compliance can be achieved by undertaking simple measures such as regular risk assessment and preparedness activities, for example regular staff training.

An impact note has been provided at Annex 3 to indicate expected types of cost and benefits. Further to this, a Regulatory Impact Assessment will be developed and published, informed by the responses to these consultation questions and additional research and analysis.

A key objective of the proposed Protect Duty is to drive forward an improved culture of security, where owners/operators can undertake informed security considerations, and implement reasonable and proportionate security measures, which together will result in much broader improved security outcomes.

In this section, we consider further how those within scope of a Protect Duty, could demonstrate compliance in the most efficient way. We also consider the basis on which Government would oversee and seek assurance on the delivery of a Protect Duty.

Venues and large organisations

For public venues, and large organisations, section 2 proposed that responsible owners/operators should be required to:

- Consider terrorist threats to the public and staff at locations they own or operate;
- Assess those risks across their functions and estate; and
- Consider and take forward 'reasonably practicable' protective security and organisational preparedness measures.

We propose that risk assessments required by the Duty should demonstrate:

- The range of threats that have been considered;
- The steps that have been subsequently taken to mitigate these threats;
- The steps that have been taken to prepare for and/or respond in the event of an attack; and
- Where steps have not been taken, the reasons why.

These risk assessments will need to be recorded and retained by venues and organisations in scope, as part of evidence to demonstrate part of the process of compliance with the Duty if required to do so. They will need to be reviewed by their owner, at least once a year, and as and when circumstances change, for example following changes to the:

- **External** risk context - for example a significant terrorist attack in the UK, a change in the Government national terrorism threat level assessment, or a change to the likelihood of threat methodologies); and
- **Internal** risk context - for example following an expansion of an organisation's premises and/or staff numbers, or a change in the business model, such as a restaurant starting to serve customers outside.

For most organisations, carrying out and implementing appropriate mitigating measures would be straightforward, quick and incur minimal cost. Detailed guidance would be made available to explain the nature of threats and terrorist methodologies, advice on how to assess the potential impacts of an attack at a specific site or public space, and the range of mitigating measures which may be appropriate and proportionate for the range of organisations within scope.

Such measures cannot stop every malicious attack, but should go a long way to reducing the impact on staff and members of the public, without resulting in unreasonable burdens in terms of cost or staff resource. Larger organisations and venues carrying greater or more complex risks, may be required to ensure additional or more sophisticated mitigating measures are put in place, but this would be proportionate to the risk.

Developing an evidence base to support these risk assessments will also assist an inspection regime. Appropriate supporting evidence might include: a brief summary of risks and actions considered and subsequently taken; completion certificates from appropriate staff training courses; evidence of physical security measures implemented, such as door locks, roller shutters and gates; or evidence of attack response plans and their testing with staff.

Others subject to a Duty

In Section 2 we also considered other locations and parties that could potentially be covered by a Duty, particularly for improving security at public spaces and requirements for partnership working. Compliance requirements for these parties will be dependent on the outcome of discussions to determine what would constitute appropriate legislative requirements in these areas.

Inspection and enforcement

We consider that an inspection regime would be required to provide the necessary assurance that those within scope of a Protect Duty are meeting its requirements.

We are keen to develop a light touch inspection regime, and will consider whether, and how far compliance could be assessed remotely and or through appropriate third-party agencies. We envisage that an inspection regime would use evidence-based risk assessments and other proportionate means to determine how and where inspections take place. This would take in to account the specific nature of the threat, as well as information regarding levels of compliance and concern. Wherever possible, we would want to encourage compliance with the Duty through incentives and a range of available support.

Further work is taking place to identify the most appropriate and cost-effective delivery authority and mechanisms for carrying out inspections. Consideration is also ongoing as to what powers should be given to inspectors to enable them to effectively assess compliance where necessary. As detailed above, a key objective of the Duty is to encourage the development of an improved security culture, but to ensure that improvements are made, the Duty must be robust enough to hold those within its scope to account if required. We therefore propose that a proportionate enforcement model is developed where there are issues of noncompliance.

We envisage the development of an enforcement model which gives inspectors the capacity to provide advice and guidance on risk assessment and appropriate mitigations for organisations within scope of the duty; where these were considered insufficient, inspectors could request necessary improvements were made. If these were not taken forward, further steps could include notices of deficiency and enforcement action.

Given the severe impacts that could occur as a result of a breach of the proposed Duty, we propose that a new offence is created for non-compliant organisations who persistently fail to take reasonable steps to reduce the potential impact of attacks. We propose that an enforcement regime is developed, with penalties primarily based on civil sanctions (such as fines) for organisations in breach of the Duty. We consider this is an appropriate framework for a regime that is seeking to encourage more effective organisational security cultures, than a system of criminal sanctions which could result in persons responsible for security at venues and organisations being imprisoned.

Further work will take place to develop detailed options for an enforcement model, relevant offences, and an associated penalties framework.

Questions

42. How can an inspection regime best be used to support improvements to security culture and practices? _____ (Free text, 100 words max)

Monitoring should be formal with outcomes being the responsibility of duty holders

43. What are your views on the use of civil penalties (fines) for organisations who persistently fail to take reasonable steps to reduce the potential impact of attacks associated with ensuring compliance with a Protect Duty? _____ (Free text, 100 words max)

This may be difficult to assess and legislate for. If there is an expectation created that an organisation will undertake certain steps that they have considered not to be practicable and reasonable, consideration will also require to be given to the cost and resource implications of this including provision of grants or other sources of financing.

Quantifying the potential impact of attacks and the reasonable steps in a way that does not already replicate current legislation that covers health and safety, duty of care or building regulations might be difficult. Ensuring consistency of expectations around compliance would also be difficult as the nature of risk will vary from time to time and depending on location and the impact of local communities or tensions that may need to be considered.

Ongoing non-compliance that can be evidenced and is considered to increase the likelihood or impact of a potential attack might better be controlled through enforcement that removes the opportunity to trade or use the space in that manner – eg licensing controls

44. Do you have any other comments regarding how a compliance regime (inspection and enforcement) could operate? _____ (Free text, 200 words max)

Compliance should be responsibility of relevant Inspection and accreditation bodies and regulators.

The resource implications for this for LAs and the HSE that are most likely to be tasked with a regulatory role will require to be considered when introducing a duty with appropriate funding being provided to Local Authorities to cover the required additional posts, training and awareness raising.

Any proposed accreditation scheme would need careful oversight to avoid abuse (particularly in private sector).

Section 4: How should government best support and work with partners?

Government currently undertakes significant efforts to ensure parties responsible for publicly accessible locations can be appropriately advised on:

- Understanding the terrorist threat and attack methodologies;
- What constitutes appropriate and proportionate protective security and preparedness measures;
- Understanding the importance of vigilance, the reporting of suspicious behaviour or activity, and what constitutes appropriate action to be taken following a terrorist attack; and
- How to plan and prepare for possible terrorist attacks, for example through staff training and awareness raising and the testing and exercising of emergency procedures.

There are a variety of mechanisms to provide this advice and guidance. These include:

- Engagement by Counter Terrorism Security Advisers ('CTSAs') who provide bespoke advice to site owners and operators, local authorities and others;
- Targeted awareness-raising sessions and training courses delivered by NaCTSO, CTSAs and Counter Terrorism Awareness Advisers to managers, front of house and other staff at publicly accessible locations;
- Engagement with representatives of leading sectors (e.g. sports grounds, shopping centres, entertainment centres), member associations and organisations who own or are responsible or operate at publicly accessible locations;
- Advice provided to local authorities, planners, developers and architects by CTSAs, the Centre for the Protection of National Infrastructure (CPNI), and by the Ministry of Housing, Communities and Local Government through the National Planning Policy Framework and associated Guidance, designed to ensure that proportionate security measures are considered for appropriate new builds and refurbishments;
- Online advice and guidance regularly reviewed and updated, for responsible parties from Counter Terrorism Policing and CPNI; and
- Targeted communications to stakeholders and the public from Counter Terrorism Policing.

We have also been developing new mechanisms to increase the range of our engagement and to develop tools and products tailored to the needs of users, including:

- A new, freely available digital service where security content, advice and training can be accessed through one platform (due to launch in 2021);
- Sectoral and regional engagement days (Action Counters Terrorism Corporate) initiated by Counter Terrorism Policing to provide advice and guidance to sectoral and regional groupings of responsible stakeholders;
- New and revised training and awareness products for managers, front of house and other staff at publicly accessible locations;
- An e-learning awareness training programme (covering spotting the signs of suspicious behaviour and what to do if an attack should take place) freely available to all;
- An Action Counters Terrorism (ACT) app (launched in March 2020) providing easy access to a range of stakeholder advice and guidance, tools and products;
- A range of regularly revised and new advice and guidance provided by Counter Terrorism Policing and CPNI; and
- More extensive communications regarding threat, methodologies and mitigating measures by Counter Terrorism Policing to businesses and the public.

However, we are conscious that take up is voluntary, and research has shown that those responsible for publicly accessible locations are not always aware of these tools. As such, if a Protect Duty is developed, efforts to support organisations within scope of the Duty will need to be enhanced.

Dedicated advice and guidance could include:

- Easy to understand information regarding threat and attack methodologies;
- Advice on understanding risk assessment and managing risks;
- Outlining the considerations and tools which allow for mitigating threats through systems and processes; and
- Detailed guidance on protective security and preparedness mitigations.

Supporting guidance will need to reflect clear and simple advice for a wide range of users (in terms of organisation size, type / business, and security expertise). In some cases, as was noted in section 2 regarding a potential legislative requirement for public spaces, Government will need to work with partners to consider bespoke support for taking forward aspects of a Protect Duty, to ensure that effective security outcomes are realised.

In addition, there is a role for wider partners in supporting the Duty. Member and representative associations (e.g. for business sectors, and local areas) will be important in raising awareness of new requirements, to support understanding and delivery efforts, as well as considering new delivery and communications channels.

We also want to consider how and where a Duty could be used to incentivise, rather than enforce, compliance. Incentives are already used to encourage security behaviours and activities. For example, PoolRe, the Government-backed terrorism reinsurer, encourages businesses to consider the risks from terrorism and to implement protective security and preparedness measures. In return, organisations can qualify for a discount on their insurance premium, usually set at 5%. To encourage widespread compliance with a Protect Duty, we are keen to ensure that a broad range of incentives are considered and developed, both within the insurance industry and beyond. This could include the development and use of product certifications or standards where relevant to aspects of the Duty.

In all these efforts, we are also mindful to ensure that the Duty does not inadvertently create any unintended consequences or costs.

Questions

45. Do you currently access Government advice (primarily from Counter Terrorism Policing and the Centre for the Protection of National Infrastructure) regarding threat, protective security and preparedness?

Yes through local contacts

[If 45 = Y]

46. What, if anything, do you find most valuable in current advice and guidance? _____ (Free text, 100 words max)

The Annual Overview Product and process is a useful step forward in creating a clear understanding of current threat levels and implications.

Clear line of sight in relation to CONTEST strategy and expectations at a national level being considered locally at Divisional level with support from Police Scotland at national and divisional level is of great assistance – particularly in relation to requirements of Prevent duty and response – this type of governance structure and support should be replicated for the introduction of a Protect duty.

[If 45 = N]

47. Why do you not currently access this advice and guidance? a. I did not know it existed b. I do not think I need to address the threat c. I do not have the time to access this d. It is too confusing to find what I want e. Other _____(Free text, 100 words max)

48. What would you find most useful to help you to comply with a Protect Duty (select all that apply)?

a. A single, digital service where you could access relevant material, advice and training in one place

b. Easy to digest information regarding threat and attack methodologies

c. A risk assessment template RL Also

d. Information on undertaking a risk assessment for terrorism threats RL Also

e. Advice relating to protective security mitigations RL Also

f. Advice relating to personnel and people security RL Also

g. Advice relating to how an organisation can prepare for terrorism attack

h. Advice on what constitutes reasonably practicable and appropriate mitigations appropriate for my circumstances

i. Development of product certifications or standards for aspects of the approach

j. Staff training and awareness courses

k. E-learning products

l. An App

m. A sector meeting where I can talk about the Duty with experts and other similar organisations

n. A local meeting where I can talk about the Duty with experts and other similar organisations

o. Other: _____(Free text, 100 words max)

All of the above would help – however, clear line of sight in relation to CONTEST strategy and expectations at a national level being considered locally at Divisional level with support from Police Scotland at national and divisional level is of great assistance – particularly in relation to requirements of Prevent duty and response – this type of governance structure and support should be resourced and replicated for the introduction of a Protect duty.

Additional funding for mitigation measures to increase capacity to take forward actions that are desirable in terms of improving safety and security but would be deemed less reasonable due to cost – in particular capital improvements to security and lay out of buildings, venues and public spaces.

49. Counter-Terrorism Policing are working with Government and the Private Sector to design a digital service to provide access to relevant counter-terrorism material, advice and training in one place for organisations operating in publicly accessible locations. Do you anticipate that you would access counter terrorism information through this service if it were available to you?

Yes

[If 49= N]

50. Why not? _____(Free text, 100 words max)

[If 49 = Y]

51. What would you most likely use this kind of service for (tick all that apply)?

a. To get general updates on how the terrorism risk is changing

b. To support business planning activities

c. To understand what risk management activities you need to do

d. To access CT training

e. To connect with other organisations to discuss counter terrorism

f. To understand what to do after an incident eg. Reporting of suspected terrorist activity/concerns

52. Do you have any further comments or suggestions for how you might like to access counter-terrorism information and work with local partners on counter-terrorism issues in the future?

_____(Free text, 100 words max)

Regular attendance of national organisations, Scottish Government and Police Scotland at Divisional CONTEST meetings with updates on current position and priorities.

Supported by meetings of single points of contact for a Protect Duty operating within Local Authorities and wider public sector perhaps on a national or regional basis – similar to Prevent approach.

53. What role should local business partnerships (such as Business Improvement Districts, Local Enterprise partnerships, etc.) have in supporting organisations and venues to deliver improved security? _____ (Free text, 100 words max)

These provide an important communications channel and should be part of a network for learning and sharing information and to coordinate training resources and opportunities

54. Working with others, what could the Government best do to incentivise improved security practices? _____ (Free text, 100 words max)

Provide funding and resources, develop the national strategy and approach and develop and provide access to expert advice and best practice

55. To support the provision of high-quality advice and guidance from private sector security professionals providing counter terrorism security advice, Government should consider (tick all that apply)

a. Government supported standards for Counter Terrorism (CT) risk assessments and advice

b. Qualifications / Accredited training for individual professionals

c. Government supported 'approved contractors scheme'

d. Regulation of CT consultants

e. None

f. Other _____ (Free text, 100 words max)

g. I don't know

56. What advice and support would be required for organisations and venues within the scope of Protect Duty? _____ (Free text, 100 words max)

a. get general updates on how the terrorism risk is changing

b. support for business planning activities in a protect context

c. training to understand what risk management activities are required in a protect context

d. access to general CT training

e. connections with other organisations to discuss counter terrorism issues and response

f. clear national strategy, governance structure and guidance that supports local action and response

57. Given the complexity of public spaces, and the potential need for partnership working to achieve effective ways of working leading to improvements in protective security and preparedness, what additional bespoke support and expertise could be provided? _____ (Free text, 100 words max)

**Increased access to dedicated advice & training from specialist contractors and Police
Scotland supported by funding to make enhancements on the basis of the advice given.**

58. Do you have any other proposals on what Government could do to support partners in the delivery of a Protect Duty? _____ (Free text, 200 words max)

No

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY
THE COMMUNITIES, HOUSING & PLANNING POLICY
BOARD ON 18/05/2021

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0782/PP Ward 1	Bellway Homes Limited Bothwell House Hamilton Business Park Caird Street Hamilton ML3 0QA	Land To East Of Clyde View Park King's Inch Road Renfrew	Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works	A
RECOMMENDATION: Granted Subject to Legal Agreement				
19/0860/PP Ward 1	Park Lane Group 25 Newton Place Glasgow G3 7PY	Site On North Western Boundary Of No 2 Row Avenue Renfrew	Erection of residential development comprising 18 flats and 39 dwellinghouses	B
RECOMMENDATION: Grant subject to conditions				
19/0626/PP Ward 10	Cala Homes (West) Ltd And Acorn Property Group Ltd C/O DM Hall The Mill Station Road Bridge Of Allan FK9 4JS	Site On Southern Boundary Of Woodend Houston Road Houston Johnstone	Erection of residential development with associated access, landscaping and other associated works.	C
RECOMMENDATION: Granted Subject to Legal Agreement				
20/0510/PP Ward 6	University Of The West Of Scotland/Miller Clydesdale House 300 Springhill Parkway Bailleston G69 6GA	Thornly Park Campus 125 Caplethill Road Paisley	Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works.	D
RECOMMENDATION: Refuse				
20/0631/PP Ward 12	WRC Recycling Per Manor Architects High Street Moneymore County Londonderry BT45 7PD	6 Newmains Avenue Inchinnan Renfrew PA4 9RR	Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.	E
RECOMMENDATION: Grant Subject to Conditions				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
20/0793/PP Ward 7	WP Grid Services Limited Fourth Floor 2 Kingsway Cardiff CF10 3FD	Neilston Grid Electricity Sub - Station Complex Gleniffer Road Paisley	Erection of a grid stability facility including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, operations centre and boundary enclosures	F

RECOMMENDATION: Grant subject to conditions

Total Number of Applications to be considered = **6**

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 19/0782/PP

KEY INFORMATION

Ward (1):

Renfrew North and
Braehead

Applicant:

Bellway Homes Ltd
Bothwell House
Hamilton Business
Park
Caird Street
Hamilton
ML3 0QA

Registered:

26 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission

This supplementary report, together with the original Report of Handling considered by the Communities, Housing and Planning Policy Board on 19th January 2021 and the Supplementary Report considered by the Communities, Housing and Planning Policy Board on 16th March 2021 should be read together in considering the determination of planning application 19/0782/PP.

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 19th January 2021 considered the attached Report of Handling and decided to continue consideration of the report for the applicant to provide an element of affordable homes on the site. The detailed assessment of the proposed development is included in the attached Report of Handling.

Subsequently, the Communities, Housing and Planning Policy Board at its meeting on 16th March 2021 decided to continue consideration of the report, for the applicant to propose terms for a Section 75 agreement pertaining to the provision of affordable homes within the proposed development and agreement to provide a financial contribution for Education

SECOND SUPPLEMENTARY REPORT

Further to the previous Supplementary Report, details pertaining to affordable housing and education contributions are set out as follows:

AFFORDABLE HOMES

The applicant has advised that they will provide 62 units for affordable housing (25% of the overall unit number proposed for the site) to be secured via the approval of plans and a Section 75 agreement to ensure these homes remain affordable for their lifetime. The applicant will provide affordable housing which will be housing sold at a discount, 15% reduction below market value for this site and area.

It is considered that this approach to providing new affordable homes on the site without the requirement for

RECOMMENDATION

Grant subject to
conditions / Section 75
Agreement/Direction

Alasdair Morrison
Head of Economy &
Development

public funds to subsidise the build would be in line with both the Proposed Renfrewshire Local Development Plan 2021 (as modified) and Scottish Planning Policy and present a range and choice of homes on this site and for the area.

EDUCATION CONTRIBUTION

In relation to the provision of a financial contribution towards the extension of Kirklandneuk Primary School, the developer has agreed to make an appropriate contribution which would be fair and reasonable also to be secured by a section 75 agreement. The precise details of this contribution are currently being discussed with the Council's Children's Services. No section 75 agreement will be concluded with the applicant unless Children's Services agree that the amount offered as an education contribution is fair and reasonable.

This approach will ensure the additional number of children, within this catchment, generated by this development can be suitably accommodated without any impact to the existing education provision.

CONCLUSION & RECOMMENDATION

It is considered that the additional information provided by the applicant is sufficient to recommend that planning permission be granted subject to conditions and the conclusion of the Section 75 Agreement. For clarity the recommendation with reasons, conditions and S75 obligations are set out below:

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material considerations which outweigh the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure the provision of affordable housing units and a financial contribution in relation to education.

Conditions

1. Prior to occupation of any unit within an identified phase of development, 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 for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

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

2. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with Glasgow Airport, a Bird Hazard Management Plan which includes details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. Thereafter, the Bird Hazard Management Plan finally approved shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

3. That before development starts, full details of the design 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 condition 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, hereby approved 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.

Planning Application: Supplementary Report



Reference No. 19/0782/PP

Renfrewshire
Council

KEY INFORMATION

Ward (1) :
Renfrew North and
Braehead

Applicant:
Bellway Homes Limited
Bothwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA

Registered:
26 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: : Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 19 January 2021 considered the attached Report of Handling and decided to continue consideration of the report for the applicant to provide an element of affordable homes on the site.

Following the Board, the applicant considered their options in line with Scottish Planning Policy and Policy P3 of the Proposed Renfrewshire Local Development Plan.

In considering the range, mix and choice of homes in the immediate area as well as the Renfrew Housing Market Area as a whole, the applicant engaged with the Council and Registered Social Landlords operating in the Renfrewshire Area.

In terms of the current Renfrewshire Strategic Housing Investment Plan 2021-22 to 2025-26, there is no capacity to fund affordable homes on this site. The funding contained in the current Renfrewshire Strategic Housing Investment Plan is fully committed in various locations across Renfrewshire until 2024 – 2025.

The applicant then considered other options to facilitate affordable homes on the site that they and other homebuilders have completed in other areas.

The applicant has recently completed a site in Blackbyres Road in Barrhead. This site contained intermediate affordable housing know as 'Golden Share' which is low cost entry level housing.

East Renfrewshire Council confirmed that their Strategic Housing Investment Plan funding is also fully committed for the next few years. The option of intermediate affordable homes provides a viable alternative to using Scottish Government resources to funding affordable homes and

RECOMMENDATION

Grant subject to conditions / Section 75 Agreement/Direction

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 19/0782/PP

that this home choice has been a very popular and a successful addition to the range and mix of affordable homes for the area.

In terms of this site, the applicant, through a Section 75 Legal Agreement, will provide 48 affordable homes, 19% of the overall homes for the site.

It is considered that this approach to providing new affordable homes on the site without the requirement for public funds to subsidise the build would be in line with both the Proposed Renfrewshire Local Development Plan and Scottish Planning Policy and present a range and choice of homes on this site and area.

It is therefore recommended that members grant the application subject to conditions and the successful conclusion from the Council's perspective of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development as well as providing affordable homes on the site.

KEY INFORMATION

Ward (1) :
Renfrew North and
Braehead

Applicant:
Bellway Homes Limited
Bothwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA

Registered:
26 November 2019

Report by Report by Head of Economy & Development

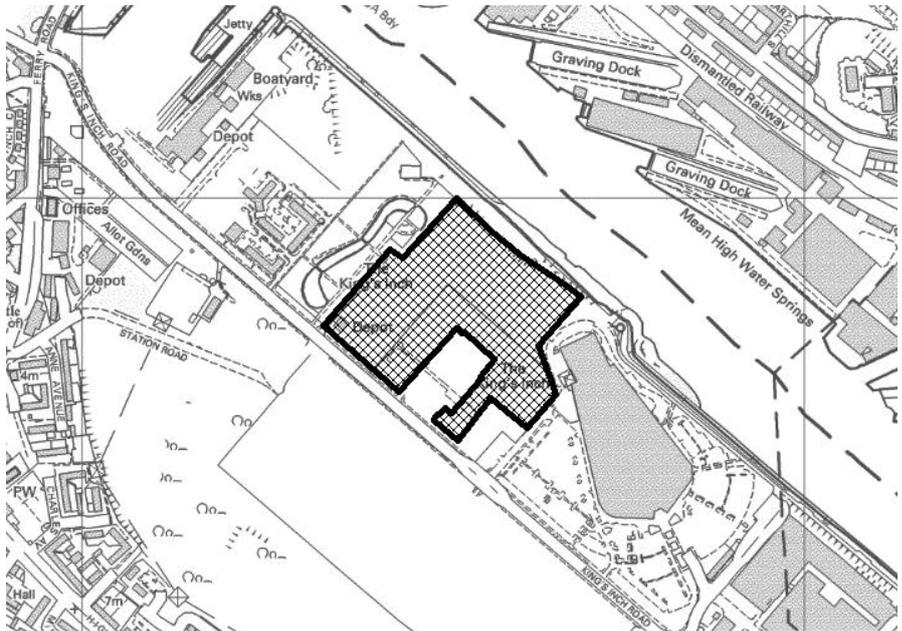
PROPOSAL: Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant Subject to
Conditions/Section 75
Agreement/Direction



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy P1 and the Proposed Renfrewshire Local Development Plan (2019) as Policies P1 and P2.
- There have been 172 representations, 170 against and 2 in favour of the proposals, including two from Local Elected Members.
- There were no objections from statutory consultees.
- The layout of the proposed development is acceptable and would provide a range of house sizes and types. Connectivity and good access to open space, services and facilities has been set out.
- A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 19/0782/PP

APPLICANT:	Bellway Homes Limited
SITE ADDRESS:	Land to East of Clyde View Park, King's Inch Road, Renfrew
PROPOSAL:	Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>172 representations have been received, 170 raised objection, including 2 from Elected Members while 2 expressed support for the development.</p> <p>The issues raised are summarised as follows:-</p> <p>1. Traffic system can't handle the additional traffic brought by further housing, resulting in safety issues. Traffic will discourage people from using the facilities already in place at Braehead.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Roads/Traffic) having considered the applicant's pre-application submissions as well as the details submitted alongside the planning application, no objections have been raised.</p> <p>The site layout has been designed to ensure that walking, cycling and public transport links and networks are integral to the development.</p> <p>The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>As part of the preparation of the Proposed Renfrewshire Local Development Plan (2019) a Renfrewshire wide transport appraisal was undertaken looking at all developments in the Renfrewshire area. It was concluded that adding the current proposal would not have an significant impact and the development could be accommodated within the existing road network.</p> <p>In any case this site was included in the overall Renfrew North proposals and walking, cycling, public transport provision along with access to the private vehicle were masterplanned which was accompanied by detailed assessments.</p>
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The Director of Environment and Infrastructure (Roads/Traffic) did request the applicant undertake an Accessibility and Parking Assessment to demonstrate how this layout will operate more effectively given what has been learnt from previous phases in the implementation of the Renfrew North development.

The applicant comprehensively demonstrated that the development was in line with all current Policy, Standards and Guidance in relation to active travel and transportation.

2. Renfrew needs more green zones, rail links and a leisure centre.

Response: Areas of green space / open space is dispersed throughout this proposed layout as well as through and around the Ferry Village area and indeed throughout the wider Renfrew area, with Clyde View park positioned directly to the west of the site. It is considered that there is adequate green space both as part of this proposal and linking into the wider area.

Rail links to and from Renfrew would be a decision for the Scottish Government and not something that could be considered as part of this application.

Renfrew and Braehead currently benefits from a range of facilities which are within a distance which can be reached via good walking, cycling and public transport networks.

3. Council services already stretched, with further housing likely to cause further impact.

Response: The site is a vacant piece of previously use land which was included for development in the masterplan for the Renfrew North area. From the consultations with various Council Services, no significant adverse impact has been outlined.

4. Appropriate infrastructure and services require to be in place. Insufficient GP surgeries, dentists and education and nursery provision in area for further development of this nature.

Response: The applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.

The developer will make a financial contribution if there is confirmation that there are educational impacts as a result of the development.

There is adequate connections and linkages to existing services and facilities to Renfrew. Connectivity via foot/cycle and public transport from the site will ensure adequate access to services

and facilities.

Through the iterations of preparing Development Plans as well as the preparation of the masterplan for the Renfrew North area, all Key Agencies, Statutory Consultees and stakeholders are continuously consulted on each housing proposal. There have been no adverse comments regarding the inclusion of this site as a proposed housing site.

5.Renfrew will benefit nothing from further housing.

Response: As outlined above, this is a vacant piece of previously used land which was included for development in the masterplan for the Renfrew North area and has been considered as a potential housing site since 2004.

6.Building works will cause disturbance to local area.

Response: The impact of any building works associated with the delivery of development is not a material consideration that can be taken into account.

7.Loss of green space and displacement of wildlife.

Response: The site is not currently identified as an area of open space. It is a vacant previously used site considered as part of the wider redevelopment of the area.

An initial walkover of the site confirmed no notable wildlife present on the site.

8.Proposals should also include upgrades to schools to accommodate development plans. Overcrowding of schools having a detrimental impact on children.

Response: A financial contribution shall be sought should consent be issued, to ensure that educational requirements arising from the development are delivered.

Consultation between Planning and Children Services are continuous and take place early on and throughout the consultation and consideration process when development proposals are presented.

9.Quality of life has dropped in Renfrew over last 10 years.

Response: The site has been redeveloped through the years to provide a new place with connections to amenities and services expected in a good residential area.

10.Many of the houses being built are not affordable to the common person.

Response: The applicant has provided information alongside the application which sets out how this development would achieve the requirements of the policy in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including terraced and flatted properties which will be available at affordable prices.

The applicant has also provided within their supporting documentation that there will be incentives and opportunities offered to prospective purchasers to assist them to buy the properties proposed.

11. Concerned over air quality and how this development would impact on carbon zero targets as well as the river.

Response: Following consultation with Environmental Protection Section, no objections have been raised in relation to impact from air quality.

With regard to the river, SEPA and the Director of Environment and Infrastructure (Design Services) have also raised no objections. There have been extensive assessments and modelling carried out in relation to the impact on this site from the River Clyde.

The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions in comparison to existing homes.

12. Building more homes would devalue the area.

Response: The value of homes is not a material planning consideration that can be taken into account when determining this planning application.

13. Flood barriers already in place as this road floods.

Response: Extensive and comprehensive Flood Risk Assessments and Drainage Assessments along with detailed flood routing and modelling taking account the impact of climate change and tidal implications of the Clyde have been undertaken.

The details of this extensive work have been proposed to the satisfaction of SEPA and the Director of Environment and Infrastructure (Design Services).

14. Already many unsold properties in the area.

Response: Noted, however not a material planning consideration.

	<p>15. Renfrew is running out of industrial and commercial property to let.</p> <p>Response: Across Renfrewshire there is sufficient land allocated for business, industrial and commercial development through the Proposed Renfrewshire Local Development Plan (2019).</p> <p>The amount of land available for that use is also monitored and reported each year to ensure Renfrewshire has a sufficient range and choice of sites available.</p> <p>16. Cost of bus service unacceptable as an alternative to using private car.</p> <p>Response: Comments noted. The cost of buses is not within the control of planning.</p> <p>17. Can't empty buildings in Renfrew be used for additional housing provision rather than greenspace.</p> <p>Response: The use of vacant buildings is encouraged along with the reuse of brownfield and previously used sites before developing in the green belt which is in line with the strategy set out in the Renfrewshire Local Development Plan.</p> <p>As outlined above, this site is a vacant site which was previously used and has been identified as a proposed housing site in the Renfrewshire Housing Land Audit since 2006. The redevelopment of this site is in line with the overall Spatial Strategy of the Renfrewshire Local Development plan.</p> <p>18. Doesn't show any recreational areas within the layout which is disappointing and would be good for children.</p> <p>Response: Areas of open space are included and interspersed within the development layout, with a larger area of amenity space to the west of the application site boundary at Clyde View park.</p> <p>19. Safety of Clyde Walkway may be compromised as there is no way to tell what kind of people will move into the flats.</p> <p>Response: Clyde Walkway would be overlooked by the development which would assist in creating a safer space.</p>
CONSULTATIONS:	<p>Environmental Protection Section - No objections subject to conditions requiring the submission of a Site Investigation Report, Remediation Strategy and Verification Report.</p> <p>Response: Noted.</p>

	<p>The Director of Environment and Infrastructure (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Environment and Infrastructure (Roads Traffic) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Children’s Services – It is considered that the development will generate new pupils at Kirklandneuk Primary School.</p> <p>A financial contribution will require to be agreed.</p> <p>Response: If accepted, a Section 75 Agreement will require to secure the provision of a financial contribution to ensure educational requirements directly arising from the development are delivered.</p> <p>Glasgow Airport Safeguarding - No objections, subject to the submission of a Bird Hazard Management Plan.</p> <p>Response: Noted.</p> <p>SEPA – No objections.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>Several pre-application meetings have been undertaken with the applicant Bellway Homes Limited and their agent’s.</p> <p>There were several iterations of layouts along with amendments to the layouts during the pre-application process. The aim was to provide a mixed development which fitted in well with its surroundings.</p> <p>Detailed discussions aimed to ensure a permeable layout could be achieved, retaining existing linkages, promoting connections to these links with an aim of retaining the spirit of the original masterplan scope for the area.</p> <p>There were extensive discussions regarding flooding and drainage, along with access to walking, cycling and public transport networks, parking and road and junction capacities in the immediate as well as wider area.</p> <p>There was detailed work undertaken regarding the educational</p>

	requirements for the proposals with continuous joint working between Children Services and Planning.
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SUPPORTING DOCUMENTS:	<p><u>Pre-Application Consultation Report</u> - The applicant submitted a Proposal of Application Notice (19/0497/NO) on 19 July 2019.</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. The public consultation event was held at the atrium space in Braehead Shopping Centre on 05 September 2019.</p> <p>The summary provided by the applicant's agents states that around 35 people attended the event. Comments raised by attendees related to potential traffic congestion associated with the development, education capacity, healthcare availability pollution, the loss of greenspace and the types of houses to be provided.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p><u>Affordable Housing Note</u> - The applicant outlines their view that significant weight should not be applied to emerging Policy P3 of the Proposed Renfrewshire Local Development Plan (2019) given that the plan has not been put before the Scottish Ministers at this time and therefore may not be taken forward as a policy when the Plan is finally adopted.</p> <p>The document further states that Renfrewshire Council is on track to deliver its affordable homes targets over the next five years without the requirement for this specific development to provide any affordable units.</p> <p>The applicant shall be offering a mix of house types and assistance packages for first time buyers through the Government's Help to Buy Scheme.</p> <p>Overall, the applicant opines that the development accords with the current Adopted Renfrewshire Local Development Plan (2014) requirements and should be supported.</p> <p>Response: Although agreed that Policy P3 – Housing Mix and Affordable Housing has not been fully Examined by the Scottish Ministers as part of the Examination process of the Proposed Renfrewshire Local Development Plan (2019), this is the 'settled view' of the Council and is a material consideration</p>
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when determining planning applications at this current time.

It is acknowledged that Renfrewshire Council is on track to delivering affordable homes across Renfrewshire including new affordable homes in the Renfrew and Braehead area and that affordable homes have already been delivered in the immediate area by Housing Associations.

Drainage Impact Assessment – The applicant’s Drainage Impact Assessment considers that the proposed measures for drainage through the development of this site, coupled with the existing infrastructure in place through the original provision for the redevelopment of this area would meet the requirements of Scottish Water and Renfrewshire Council.

Response: Following consultation with the Director of Environment and Infrastructure (Design Services) these conclusions are agreed, and the proposal is considered acceptable.

Landscape Design Statement – A Landscape Design Statement has been provided which outlines the chosen landscape scheme and how it would integrate with the surrounding area, whilst respecting the requirements of Glasgow Airport Safeguarding.

Response: The landscaping arrangements proposed are considered acceptable for the location and will provide a good landscaped framework for new residential homes on the site.

As well as this, the landscaping proposed aims to link into the surrounding area providing new and enhance habitats and green corridors for species dispersal.

Design and Access Statement & Accessibility and Parking Statement – The applicant’s statements provide a history and context to the site, considering existing built form through the previous redevelopment of the wider area.

The site analysis further considers the opportunities of the site when proposing access and movement through the proposed development, leading to the final submitted detailed proposals.

Response: Overall the final submission, taking into account pre-application advice provided by the Council, is considered to be appropriate according with the overall masterplan for the Renfrew North area.

The site is considered to be well-connected and links up to the surrounding active travel and public transport network.

Air Quality Assessment – An Air Quality Assessment model predicts no significant change in relevant concentrations at all

	<p>sensitive receptors, with the impact magnitude for all investigated sensitive receptors categorised as negligible.</p> <p>Response: In consultation with Environmental Protection Section, the findings are considered acceptable.</p> <p><u>Noise Impact Assessment</u> – A Noise Impact Assessment has been provided which considers potential impact from road traffic noise on King’s Inch Road as well as industrial and commercial noise from surrounding land uses.</p> <p>The report concludes that there is a possibility that a slight to moderate impact could be felt on a small number of properties within the development and as such mitigation measures are proposed to assist in reducing any potential impact.</p> <p>Response: In consultation with Environmental Protection Section, these measures are considered appropriate.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I4: Fastlink Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy: Connecting Places; Fastlink; and Flooding and Drainage Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Environment Strategy: Contaminated Land and Noise</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy P2: Housing Land Supply Site Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; Flooding and Drainage; and Development Contributions Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>

<p>PLANNING HISTORY</p>	<p>04/0201/PP – Amendment to the outline approval for mixed use development at North Renfrew. Granted subject to conditions March 2004.</p> <p>04/0269/PP - Mixed use development at North Renfrew (East): Discharge of Condition 5. Granted subject to conditions May 2004.</p> <p>06/0873/PP – Erection of residential development comprising in total 385 no. flatted dwellings and 27 no. townhouses with associated landscaping, infrastructure and access. Granted subject to conditions November 2006.</p> <p>06/1205/PP – Erection of residential development. Granted subject to conditions March 2007.</p> <p>19/0497/NO - Erection of residential development with associated ancillary works, open space and access. Accepted July 2019.</p>
<p>DESCRIPTION</p>	<p>Planning permission is sought for the erection of 142 dwellinghouses and 106 flats, with associated access, landscaping and ancillary works at Land to the east of Clyde View Park, King's Inch Road, Renfrew.</p> <p>The application site extends to approximately 5.6 hectares and is currently an area of overgrown previously used site, having formally housed a power station.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached and detached dwellings and townhouses throughout, with flats proposed to the north and south of the site. The proposed flats would reach a maximum height of four storeys.</p> <p>Pedestrian / cycle linkages are proposed at numerous locations throughout the site to existing development and amenity space.</p> <p>Access to the development would be via the existing road opening on King's Inch Road, with a secondary access road also proposed to the south west.</p> <p>The site is bordered by the River Clyde to the north, Soar at Intu Braehead to the east, Clyde View Park to the west and to the south by further residential development and King's Inch Road.</p> <p>Centrally within the site is an existing office building which is currently unoccupied.</p>

ASSESSMENT	<p><u>The Development Plan</u></p> <p>The application site is covered by Policy P1 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>In accordance with the Council's settled view, which is outlined in the Proposed Renfrewshire Local Development Plan (2019), housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand.</p> <p>The principle of the proposal, redeveloping vacant, previously used site in the middle of an existing place, would also be in line with the Spatial Strategy outlined in both the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) ensuring that brownfield land in Renfrewshire's existing places was used before green field land or green belt.</p> <p>This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.</p> <p>Policy P3 – Housing Mix and Affordable Housing, set out in the Proposed Renfrewshire Local Development Plan (2019) 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 this regard, the applicant has provided an additional statement in relation to the proposal being in compliance with Policy P3.</p> <p>In relation to this Statement, it is considered that the Proposed Renfrewshire Local Development (2019), which is the 'settled view' of Renfrewshire Council, is a material consideration in the determination of this application along with the Adopted Renfrewshire Local Development Plan (2014).</p> <p>The intention of Policy P3 – Housing Mix and Affordable Housing is for the applicant to demonstrate that the housing proposed in the submission meets the terms of Policy P3, in placemaking terms, not just housing numbers.</p> <p>It is appreciated that Renfrewshire Council, through the application and successful delivery of the Renfrewshire Local Housing Strategy, the Renfrewshire Local Development Plan and the Renfrewshire Strategic Housing Investment Plan, that the delivery on new affordable homes across Renfrewshire is on target.</p>
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It is also recognised that there have also been recent completions of successful affordable housing projects in the immediate area, delivered by Housing Associations, again in line with both Renfrewshire Local Housing Strategy and the Renfrewshire Strategic Housing Investment Plan.

It is considered that proposals demonstrate that they meet local housing need and demand by including a range and choice of types and sizes of units. This includes housing for older people and less able residents in the flatted properties on the ground floor, along with the delivery of starter homes and smaller units dispersed throughout the site.

In line with Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy.

It is considered that there is a mix of housing on this site which will add to the overall housing mix in the area. There is considered to be a range and choice of homes, types and tenures in and around this immediate area and in the Renfrew Housing Market as a whole.

The applicant's approach to providing a range of product types and assistance packages for first time buyers is considered acceptable in achieving the principles of this policy.

In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.

The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).

The New Development Supplementary Guidance

On such sites, which are considered to be acceptable in principle, the development requires to be assessed in detail considering layout, design and aspects of the proposals against the criteria for implementing the Spatial Strategy of the Development Plan and the Council's New Development Supplementary Guidance.

This assessment is as follows:

1) Residential Amenity

The proposal adopts the 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance

	<p>in that the layout is built around a landscaped framework which fits and connects well with the surrounding area.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall good and well considered development pattern for the site.</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 development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.</p> <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 to Clyde View Park, Braehead leisure and retail complex and wider established residential development as well as the River Clyde walkway.</p> <p>The site would also maintain existing linkages to contribute to safe routes to schools and are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>These routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from King's Inch Road, with an additional road to be created also off King's Inch Road in accordance with policy.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site, as agreed with The Director of Environment</p>
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	<p>and Infrastructure (Roads / Traffic).</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 street frontage.</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>The flats along the site boundaries respect the established pattern of development within the wider Ferry Village redevelopment and are in accordance with the original masterplan concept.</p> <p>Finishing materials also respect existing built form surrounding the application site.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions when considered against existing homes.</p> <p>Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility. The applicant did investigate this as part of the development proposal.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development benefits from an existing large area of open space to the west in Clyde View Park 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 areas of open space for the development.</p> <p>Active frontages would address these spaces to create an inclusive environment.</p> <p>Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition.</p>
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6) Landscaping

The planting specification contained within the landscaping proposals for the site is considered acceptable in ensuring an appropriate level of residential amenity and sense of place.

7) Water Management and Site Levels

The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services) and SEPA.

Developer Contribution/Education Requirements

Throughout the pre-application and planning application process there has been ongoing discussion between Renfrewshire Council and the developer regarding the education requirements linked to this development. Through the passage of time, these requirements have changed with changes to school rolls, consideration of the Early Years Programme as well as Renfrewshire Council's future plans for educational provision in the area.

The developer undertook a comprehensive analysis of the catchment area for schools associated with this development. This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular after the impact of the COVID19 Pandemic and school rolls for the new school year.

The developer has accepted the Council's Education Impact Methodology and has confirmed that they are willing to pay the agreed contribution to ensure education requirements are in place and will continue to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.

Conclusion

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.

The proposal is also in accordance with Policies P1, P3, I3 and I4 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.

In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan.

	<p>It would deliver a well-designed housing site within an attractive setting and would support the objectives of Renfrewshire's Local Housing Strategy.</p> <p>It is therefore recommended that members grant the application subject to conditions and the successful conclusion of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.</p>
RECOMMENDATION	Grant Subject to Conditions /Section 75 Agreement/Direction.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education.

Conditions

- 1 Prior to occupation of any unit within an identified phase of development, 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 for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

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

- 2 Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with Glasgow Airport, a Bird Hazard Management Plan which includes details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. Thereafter, the Bird Hazard Management Plan finally approved shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

- 3 That before development starts, full details of the design 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 condition 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, hereby approved 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.

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

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 19/0860/PP

KEY INFORMATION

Ward (1):
Renfrew North and
Braehead

Applicant:
Park Lane Group
25 Newton Place
Glasgow
G3 7PY

Registered:
8 January 2020

Report by Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 18 flats and 39 dwellinghouses

LOCATION: Site on North Western boundary of No 2, Row Avenue, Renfrew

APPLICATION FOR: Full Planning Permission

This supplementary report should be read together with the original Report of Handling considered by the Communities, Housing and Planning Policy Board on 19th January 2021.

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 19th January 2021 considered the attached Report of Handling and decided to continue the consideration of the report to allow a site visit to take place. The detailed assessment of the proposed development is included in the attached Report of Handling.

SITE VISIT

A site visit took place on 2nd March 2021 and those Members attending viewed the application site and its surroundings. 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.

LATE REPRESENTATIONS

On the day of the site visit, late representations to the application were received from a neighbouring land owner concerned about the impact on the operation of their consented planning application for 'Use of site for scrap metal storage, processing and ship loading with associated works at 80 Kings Inch Drive, Glasgow, should residential be granted at the application site.

Although the objections were received well outside the statutory timescales for accepting representations, the applicant has sought to address the comments raised within these late objections. The applicant commissioned an updated Noise Impact Assessment to consider potential impacts associated with the European Metals Recycling (EMR) metals storage and processing facility at King George V Dock, as approved by Glasgow City Council in October 2020, on the currently proposed development.

The findings of this assessment concluded that there would be no material change to the findings of the original Noise Impact Assessment, submitted in support of the application,

RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

Planning Application: Supplementary Report



Reference No. 19/0860/PP

Renfrewshire
Council

which has also been considered and accepted by the Council's Environmental Protection Section.

CONCLUSION AND RECOMMENDATION

It is considered that assessment of the proposed development, as detailed in the attached Report of Handling, together with the additional information provided by the applicant in respect of the late representation, is sufficient to recommend that planning permission be granted subject to conditions. For clarity the recommendation with reasons and conditions are set out below:

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material considerations which outweigh the presumption in favour of development according with the Development Plan.

Conditions

1. That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance.

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

2. Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

3. That all remedial recommendations contained within approved Noise Impact Assessment by The Airshed, dated 02 November 2020 shall be complied with prior to and for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

4. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Atop the bund structure hereby approved only a solid, close

boarded, 1metre fence, which requires to be of a mass no less than 15kg/m2 with no gaps between the bottom of the fence and the bund shall be acceptable.

Reason: These details have not been submitted.

5. 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 4 above, shall be erected.

Reason: To safeguard the amenity of future residents.

6. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of soft and water landscaping works, which comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:-

- a) the specific number and spacing of trees and shrubs; and
- b) drainage details including SUDS, which comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall thereafter be implemented as approved.

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

7. 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 provisions of Condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

8. Prior to occupation of any unit within the development hereby approved, the developer shall submit for the written approval of the Planning Authority, a final Verification Report to demonstrate that all mitigation measures identified within the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 have been implemented.

Reason: In the interests of residential amenity.

Planning Application: Report of Handling



Reference No. 19/0860/PP

Renfrewshire Council

KEY INFORMATION

Ward: (1)
Renfrew North & Braehead

Applicant:
Park Lane Group
25 Newton Place
Glasgow
G3 7PY

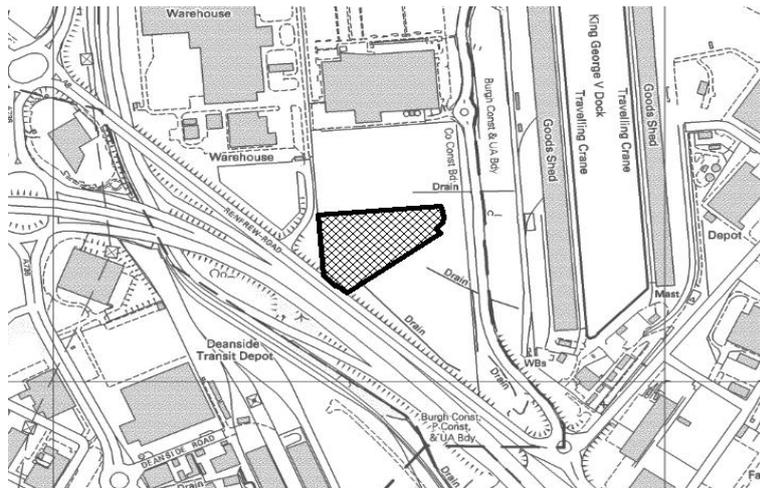
Registered:
8 January 2020

Report by Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 18 flats and 39 dwellinghouses

LOCATION: Site on North Western boundary of No 2, Row Avenue, Renfrew

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- There have been no representations received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals will provide a diversification of uses in the area with a variety of small to medium sized house types and flats designed to meet the needs and requirements for Housing for Varying Needs.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 19/0860/PP

AGENT:	MAST Architects
APPLICANT:	Park Lane Group
SITE ADDRESS:	Site on North Western boundary of No 2, Row Avenue, Renfrew
PROPOSAL:	Erection of residential development comprising 18 flats and 39 dwellinghouses
APPLICATION FOR:	Full Planning Permission

PRE-APPLICATION COMMENTS	<p>A number of pre-application meetings have taken place between with the applicant and their agents.</p> <p>Various layouts and amendments to the layouts have been proposed and considered and has assisted in shaping the overall residential form, design and positioning of the residential units as well as the associated access, landscaping and open space.</p> <p>Consideration was also given to drainage and sewerage capacity and how a layout could incorporate sustainable drainage measures.</p>
NUMBER OF REPRESENTATIONS:	None received.
CONSULTATIONS:	<p>Environmental Protection Section – No objections, providing conditions are attached requiring the submission of a site investigation report, remediation strategy and verification reports as well as compliance with the recommendations set out within the Air Quality and Noise Reports.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Roads/ Traffic) - No objections.</p> <p>Response: Noted.</p> <p>Director of Children Services – No objections.</p> <p>Response: Noted.</p> <p>Transport Scotland - No objections.</p>

	<p>Response: Noted.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of further landscaping details as a condition of any consent given.</p> <p>Response: Noted and proposed condition included.</p> <p>SEPA - No objection.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
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<p>SUPPORTING STATEMENTS</p>	<p>Pre-Application Consultation Report - The applicant submitted a proposal of application notice (19/0577/NO) to the Council on 12 September 2019.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>This provides an overview of the pre-application consultation which was undertaken on 4 November 2019.</p> <p>The public consultation event was held at Braehead Shopping Centre's Marketing Suite, with local Community Councils and Elected Members 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 7 people attended the event. No specific comments were made by attendees on the proposals.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p>Report on Site Investigation & Non-Residential Mining – Given the existing ground conditions it is recommended that discussions remain ongoing with Renfrewshire Council throughout any ongoing development of the site.</p> <p>A remediation strategy is recommended, to be followed by a verification report upon completion of any necessary works.</p> <p>Response: Details submitted for the Site Investigation are satisfactory. Given the historical uses on the site additional remediation measure details shall require to be submitted for further consideration prior to the commencement of any construction works on site. This is normal practice on previously used sites.</p>
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Drainage Impact Assessment – No risk from flooding has been identified.

Response – The proposals put forward are to the satisfaction of the Director of Environment and Infrastructure (Design Services) and SEPA through consultation.

Transportation Assessment – The Transportation Assessment confirms that the site benefits from good access to an established travel and transport network, a frequent and highly accessible bus services, and the National Cycle Route. Proposed linkages within the development would also link well with the existing network ensuring good, safe and overlooked routes to walking, cycling and public transport networks.

Adequate access and parking arrangements have also been demonstrated in accordance with the requirements of Scottish Government's advice in Designing Streets.

Response – The provision and conclusions submitted are to the satisfaction of the Director of Environment and Infrastructure (Roads / Traffic) through pre-application discussion as well as on-going discussion and consultation.

Design and Access Statement - 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 the use of materials.

Integral to the layout is connectivity throughout the site and that all homes overlook these routes. Barrier free access is also built into the design of the units as well as the provision of wheelchair accessible homes. All units will be built to Housing for Varying Needs standards.

The site is served by the existing road network and is located along an established and well served public transport route. Bus stops are also within the vicinity of the site in accordance with national policy.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application and demonstrates that both design and access has been integral to the overall form of the proposed layout.

Air Quality Impact Assessment – The findings of the Air Quality Assessment undertaken conclude that the proposed scheme is predicted to have no significant impact on air quality within the study area.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application. It has been considered satisfactory by the Environmental Protection Team and they

	<p>agree with the recommendations contained within the report that are to be implemented.</p> <p>Noise Assessment – The applicant has submitted a Noise Assessment in conjunction with their updated layout which demonstrates that adequate amenity can be achieved for future residents, subject to proposed mitigation measures being implemented within the development.</p> <p>Response – In order to ensure this level of amenity is achieved it is considered prudent to attach conditions to any consent given requiring the developer to incorporate all suggested mitigation measures contained within their Noise Assessment in the development of the site.</p> <p>Land Use Statement - The applicant has submitted in support of the application a Land Use Statement which outlines the history of the site as well as setting out justification for proposing residential development within a commercial centre.</p> <p>Provision of affordable housing in accordance with emerging policy in the Proposed Renfrewshire Local Development Plan is considered integral to the development. The applicant has been in discussions with a National RSL in relation to the site layout, house types and mix proposed for the site.</p> <p>Response The applicant's narrative appropriately considers the policies relevant to the assessment of the application.</p>
<p>DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy C1: Renfrewshire's Network of Centres – Commercial Centre Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I7: Low Carbon Developments Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Centres Strategy: Centre Development Criteria and Commercial Centres Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Infrastructure Strategy: Connecting Places, Low Carbon Developments and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy C1: Renfrewshire's Network of Centres Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p>

	<p><u>Proposed New Development Supplementary Guidance</u> Delivering the Centres Strategy: Local Commercial Centres Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING HISTORY	<p>03/0278/PP - Phase 1 - (Full Planning Permission) - Changing/toilet facility, full size football pitch with associated fencing and lighting; Phase 2 - (Full Planning Permission) - Sports Hall with changing/toilet facilities, office/committee room and cafe/function area; Phase 3 - (Outline Planning Permission) – Children's Nursery. Granted subject to conditions June 2003</p> <p>19/0577/NO - Erection of residential development. Accepted September 2019.</p> <p>19/0697/EO - Request for screening opinion as a requirement for an Environmental Impact Assessment relating to the erection of residential development. Environmental Assessment not required, October 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 39 dwellinghouses and 18 flats, with open space, landscaping, footway and footpath links, roads, parking at Row Avenue, Renfrew.</p> <p>The application site extends to approximately 2 hectares and is currently an area of grassland, following the redevelopment of the area to accommodate Braehead and surrounding uses.</p> <p>The proposals seek to erect a mixture of terraced and flatted properties, with flats proposed to the north east (3 storey) and north west (3 storey) and the terraces within the remainder of the site.</p> <p>Access to the development would be via the existing road at Row Avenue, which would be continued into the proposed development.</p> <p>The site is bordered by Dobbies's Garden Centre to the north, a roundabout to the east, a restaurant to the north east, hotel to the south and Renfrew Road to the west.</p>
ASSESSMENT	<p>Policy C1 covers the application site within both the Adopted and Proposed Renfrewshire Local Development Plans and seeks to create a diverse network of places to live, shop, work, enjoy entertainment, leisure and cultural activities as well as</p>

gain access to important transport connections.

Within Commercial Centres such as this, support for development within these centres will be given where they can demonstrate that the role and function of the centre can be sustained with no significant adverse impact.

In this case the proposals relate to residential development within a commercial centre which would assist in creating sustainable mixed communities, a diverse network of places to live and work.

Overall, it is considered that the loss of the site for commercial purposes would not have a detrimental impact on the commercial centre or the wider network of centres, given the expanse of Braehead and its range of retail and commercial offerings.

It is therefore considered that the proposal will be compatible with and complement the offerings in the Centre and therefore not contrary to Policy C1.

Taking into consideration the provisions of Policy P1 of the Local Development Plan, the nature of the development is considered acceptable for the location, which seeks development proposals which make a positive contribution to the Place and can be compatible and complementary to existing uses. The acceptance of this proposal would see a current vacant site be used for an acceptable land use.

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.

In this regard, the applicant has confirmed that provision shall be made for affordable house types within the development, with the potential for some units to be delivered by a RSL subject to negotiation with the developer. This would see an affordable provision delivered on site with the units built to the standard of 'Housing for Varying Needs' and wheelchair accessible homes in line with current Planning Policy as well as the Renfrewshire Local Housing Strategy.

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 include an affordable offer.

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.

1) Residential Amenity

The proposal adopts 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance in that the layout is complemented by a landscaped envelope. Although landscape details still require to be finalised, the layout has been designed around public and private green space, wrapped around a wildflower meadow with both landscaped areas containing new native trees as well as street trees around the layout.

The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall a good and well considered development pattern for the site.

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.

2) Streets and Surface Finishes

Designing Streets requires development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.

Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.

These would aid to reduce driver speed and create a safe residential environment.

3) Road/Cycle/Pedestrian Network and access to Amenity Spaces

Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.

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.

Sufficient visitor parking would also be provided and dispersed throughout the site.

4) Design, Plot Configuration and Finishing Materials

At the site entrance, and along the access road, properties adequately address the street frontage.

In terms of density and form the units proposed vary from two storey to three storey (flats), within an area of mixed development types.

Finishing materials including concrete roof tiles, brickwork and metal cladding are considered acceptable for the location and contributory to the surrounding style of development.

The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions.

Waste management provision within the development also accords with the requirements of the Council.

5) Boundaries and Open Space

Within the application site itself, there is an area of open space to the north west as well as smaller landscaped pockets throughout the development creating a green fingers and wedges throughout the site.

Active frontages of the proposed dwellings which overlook these areas aim to create an inclusive environment.

Both hard and soft (hedging & shrubbery) boundary treatments can be confirmed as a condition of any consent given.

6) Landscaping

Full planting specification details shall require to be submitted as a condition of any consent given, although the indicative landscaped layout is considered acceptable in principle.

7) Water Management and Site Levels

The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services).

Site levels existing and proposed would not give rise to any concerns in terms of residential amenity.

With regard to potential impact from noise due to the positioning of the site in close proximity to the M8 motorway and established commercial uses, a comprehensive noise assessment was submitted with the application. It was considered by the Environmental Protection Section and found to be satisfactory for the proposal. The assessment did recommend that conditions be applied to any consent given requiring compliance with the recommendations of the approved Noise Assessment and the submission of a verification report.

	<p><i>Conclusion</i></p> <p>The layout and proposal are in line with the current Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan and is considered acceptable.</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 works shall commence on site until the applicant submits for the written approval of the Planning Authority:-
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

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

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

- 3 That all remedial recommendations contained within approved Noise Impact Assessment by The Airshed, dated 02 November 2020 shall be complied with prior to and for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

- 4 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Atop the bund structure hereby approved only a solid, close boarded, 1metre fence, which requires to be of a mass no less than 15kg/m2 with no gaps between the bottom of the fence and the bund shall be acceptable.

Reason: These details have not been submitted.

- 5 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 4 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 6 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of soft and water landscaping works, which comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:-

- a) the specific number and spacing of trees and shrubs; and
- b) drainage details including SUDS, which comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall thereafter be implemented as approved.

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

- 7 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 provisions of Condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 8 Prior to occupation of any unit within the development hereby approved, the developer shall submit for the written approval of the Planning Authority, a final Verification Report to demonstrate that all mitigation measures identified within the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 have been implemented.

Reason: In the interests of residential amenity.

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

Planning Application: Report of Handling



Renfrewshire Council

Reference No. 19/0626/PP

KEY INFORMATION

Ward: (10)
Houston, Crosslee And Linwood

Applicant:
Cala Homes (West) Ltd and Acorn Property Group Ltd.

Registered:
19 September 2019

Report by Head of Economy and Development

PROPOSAL: Erection of residential development with associated access, landscaping and other associated works.

LOCATION: Site Southern Boundary Of Woodend House, Houston Road, Houston,

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to Conditions/Section 75 Agreement



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Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

The application site is identified as being within the greenbelt (Policy ENV1) in the Adopted Renfrewshire Local Development Plan 2014 and as housing site (Policy P2) within the Proposed Renfrewshire Local Development Plan 2021 (as amended).

There have been 61 representations, 60 against and 1 in favour of the proposals. Houston Community Council have objected.

There have been no objections from consultees.

The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and access to open space, services and facilities, including schools, has been set out.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 19/0626/PP

APPLICANT:	Cala Homes (West) Ltd and Acorn Property Group Ltd.
SITE ADDRESS:	Site On Southern Boundary Of Woodend House, Houston Road, Houston
PROPOSAL:	Erection of residential development with associated access, landscaping and other associated works.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>61 representations have been received, 60 against and 1 in favour of the proposals.</p> <p>The substance of the concerns raised by the objectors can be summarised as follows: -</p> <p>The site is allocated as green belt in the Adopted Local Development Plan</p> <p>The application site is identified as being within the greenbelt in the Adopted Renfrewshire Local Development Plan (LDP) 2014 and as housing site within the Proposed Renfrewshire Local Development Plan 2021 (as modified).</p> <p>The Proposed LDP is a material consideration in the assessment of this proposal. The Examination of the Proposed Plan was concluded by the DPEA in February 2020 and the appointed Reporters made a number of recommendations and modifications regarding the content of the Proposed Plan.</p> <p>No modifications were made regarding the site at Woodend House, Houston. The Communities, Housing and Planning Policy Board held on 14 April 2021 considered the recommendations and modifications from the Proposed Renfrewshire Local Development Plan Examination report. The Board agreed to accept the majority of the Reporter's modifications and allow the issue of a notice of adoption to the Scottish Ministers, subject to 3 modifications in relation to housing sites outwith Houston. As such, the allocation of the application site as a Housing Site remains the settled view of the Council which is a material consideration in this application.</p> <p>Impact on infrastructure - road network, schools, medical facilities, Roads</p> <p>A Transport Statement was submitted with the application to assess the site's suitability and to assess the impact traffic would have on the road network. A range of measures were agreed with the applicant to ensure that the development would have accessibility for all modes of travel.</p> <p>The measures include: -</p>
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- a new footway on Houston Road along the frontage of the development,
- a pedestrian crossing with an island on the B790,
- a 3m footpath connection to Neuk Crescent, a new footway on the western side of the B790, and
- cycle lanes on the B790 to help promote cycling and to help reduce speed on the B790.

The traffic generation associated with the development was also considered in the Transport Statement. The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment and have no objections.

Education

With regards to schooling, The Director of Children's Services has no objections to the proposals.

Medical Facilities

The site has been allocated for housing in the Proposed Renfrewshire Local Development Plan. Through the preparation of the Plan both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.

Climate Change

Scottish Planning Policy and the policies and guidance set out in the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan state that a layout that supports low carbon design is key to assisting in climate change mitigation.

The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.

Flooding and Drainage

A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner. This is agreed by both SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Too many larger sized houses and lack of affordable homes

The application proposes the erection of 57 dwellinghouses

including 14 affordable homes. The private homes would be a mix of four and five bedroom houses. The affordable homes would be two bedroom cottage flats in two blocks of four and one block of six and would be transferred to a Registered Social Landlord following completion.

Overshadowing of properties at Neuk Crescent

The properties at Neuk Crescent are located to the south of the site and as such, it is unlikely that there would be any significant overshadowing from the proposed development.

Notwithstanding this, a leylandii treeline that runs along the rear boundaries of the residential properties at Neuk Crescent and the application site would be removed improving shadow to these properties.

Loss of trees/TPO

A Tree Survey and Tree Mitigation Statement has been submitted with the application which details that the applicants intend to reinforce the existing character and create a healthier and stronger green infrastructure in the longer term.

The dense, non-native stika spruce plantation along the east and south of the site will be removed which accounts for much of the tree removal. The tree survey also confirms that much of this plantation is in poor condition. The formation of the site access would also necessitate the removal of some trees forming the woodland edge to Houston along the north boundary. However, this has been minimised to ensure the overall character is maintained.

The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding village.

Forty-seven new specimen trees have been specified for mitigation and enhancement resulting in a replacement ratio of 2:1 with no net loss through the development with a positive introduction of more native species.

Impact on biodiversity and wildlife

A Bat Roosting Survey and Ecological Appraisal were submitted with the application. All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.

The timing of the works is extremely important to avoid hibernation periods and breeding seasons for birds. Again, the Construction Environmental Management Plan and associated Ecology Management Plan will provide a pre, during and post construction timetable for the required mitigatory operations.

	<p>Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought by the applicant from NatureScot and do not come under the control of the Council. However again the timings for this will be detailed in the Construction Environmental Management Plan and associated Ecology Management Plan.</p> <p>NatureScot were consulted on the application and had no comments to make.</p> <p>Representations in favour of the development: -</p> <p>The development would provide an improvement to residential amenity of properties at Neuk Crescent by removing the leylandii trees along the southern boundary of the site.</p>
<p>CONSULTATIONS:</p>	<p>Houston Community Council – Raise concerns that the site is identified as Greenbelt in the Adopted Local Development Plan and that representations had been made regarding the release of Greenbelt land. Concerns over road congestion were also expressed.</p> <p>Response: These matters are outlined above.</p> <p>SEPA – No objections.</p> <p>Scottish Water – No objections.</p> <p>NatureScot - No objections.</p> <p>West Of Scotland Archaeology Service - No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Design Services (Flooding) – No objections.</p> <p>Environment and Infrastructure Services (Traffic & Transport) – No objections, subject to the imposition of conditions in relation to conditions.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Environmental Protection Section – No objections subject to the imposition of conditions in relation to conditions with respect to a site investigation and remediation strategy.</p> <p>Response: This could be secured through an appropriate planning condition.</p>

	Children’s Services – No objections.
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SUPPORTING ASSESSMENTS	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development. The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, 2 public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>Two public events were held on 27 August (78 attendees) and 1 September (42 attendees) within the Carrick Centre.</p> <p>Issues raised during feedback included:</p> <ul style="list-style-type: none"> • The lack of need for new housing. • The type of housing proposed. • Impact on infrastructure and services. • The removal of the leylandii along the southern boundary of the site. <p>Response: The content of the Pre-Application Consultation report meets the requirements set out in statute.</p> <p>Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.</p> <p>Response: The Council requested further detailed information in respect of Low Carbon Design, Placemaking and Broadband Infrastructure.</p> <p>Design and Access Statement: The submitted statement evaluates the site within its wider context and identifies the key features and assets.</p> <p>The Design and Access Statement concludes that the development would deliver a development which builds upon the character and local identity of the surrounding area.</p> <p>Response: The detail of this document provides more of a cohesive interpretation of the assessments produced alongside this application.</p> <p>Drainage Strategy: A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner.</p>
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Response: The proposals put forward are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Transport Statement: Assesses the site's suitability for sustainable modes of travel and to assess the impact traffic would have on the local road network. Throughout pre-application discussions and the application process a range of measures were agreed with the applicant to ensure that the development would have accessibility for all sustainable modes of transport.

A '20 Minute Neighbourhood' has been analysed with connections to/from the development with enhancements to existing routes.

The traffic generation associated with the development was also considered in the Transport Statement.

Response: The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment of the impact the development would have on the site access onto Houston Road and Houston Road/B790 and that no highway capacity issues would occur as a result of the development.

Site Investigation Report - The Site Investigation Strategy proposes measures consistent with conventional practice and that appropriate approvals should be received from Council departments before design works are advanced to any considerable stage.

Response: The Council's Environmental Protection Section have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.

Noise Impact Assessment (NIA)– Concludes that there would be no impact on the proposed houses from existing noise levels and thermal double glazing would also be fitted as standard throughout the development.

Response: The Council's Environmental Protection Section was consulted and have no objections.

Tree Survey/Tree Mitigation Statement - A Tree Survey and Tree Mitigation Statement has been submitted with the application which details that the applicants intend to reinforce the existing character and create a healthier and stronger green infrastructure in the longer term.

The dense, non-native stika spruce plantation along the east

	<p>and south of the site will be removed which accounts for much of the tree removal. The tree survey also confirms that much of this plantation is in poor condition.</p> <p>The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding village.</p> <p>Forty-seven new specimen trees have been specified for mitigation and enhancement resulting in a replacement ratio of 2:1 with no net loss through the development with a positive introduction of more native species.</p> <p>Response: The Tree Survey/Tree Mitigation Statement together with landscaping proposals provide a comprehensive overview of the trees, landscaping and protection during development.</p> <p>Bat Roost Assessment and Ecological Appraisal - These documents identify ecological receptors and outline mitigation and together with landscaping enhancement measures.</p> <p>By adopting appropriate measures which include the integrated landscape design framework, the planting of native trees on the site, the inclusion of hedgerows to strengthen habitat corridors, it is considered that the ecological assets identified in the reports would not be adversely affected by the development.</p> <p>Response: NatureScot were consulted and have no objections to the proposal.</p> <p>Broadband Infrastructure Statement: The statement recognises Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.</p> <p>When servicing the site, the most competitive choices will be available, supporting the Council's ambitions with broadband services where available to ensure customers have choices. The applicant understands that there is potential for speeds of up to 1GB/second to each household in the site, which aligns with Renfrewshire's Digital Strategy.</p> <p>Response: It is considered that the development takes cognisance of the broadband infrastructure requirements.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL</p>	<p>Adopted Renfrewshire Local Development 2014 <u>POLICY ENV 1 Green Belt</u></p>

CONSIDERATIONS	<p><u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I5 Flooding and Drainage</u></p> <p>New Development Supplementary Guidance 2014 Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p>Proposed Renfrewshire Local Development Plan 2021 (as modified)</p> <p><u>POLICY P1 Renfrewshire's Places</u> <u>POLICY P2 Housing Land Supply</u> <u>POLICY P3 Housing Mix Affordable Housing</u> <u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I3 Flooding and Drainage</u> <u>POLICY I4 Renewable and LCE Developments</u> <u>POLICY I6 Communications and Digital Infrastructure</u> <u>POLICY I7 Zero and Low Carbon Buildings</u> <u>POLICY I8 Developer Contributions</u></p> <p>Proposed New Development Supplementary Guidance Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application meetings have taken place, the main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development;
PLANNING HISTORY	<p><u>Application No: 19/0399/NO</u> Residential development with associated access earthworks, infrastructure and landscaping. Agreed – September 2019.</p>

	<p><u>Application No: 19/0688/EO</u> Request for screening opinion. Environmental Assessment not Required – Feb 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 57 residential units including 14 affordable homes.</p> <p>The homes would be a mix of two, four and five bedroom houses and two bed flats. The dwellings would comprise of a mix of detached, semi-detached and terraced houses. The proposed materials would comprise of a mix of facing bricks, smooth render and cladding in a grey colour palette.</p> <p>The development would be accessed from the north off Houston Road. Internally, the primary street would be a loop, stepping down to secondary streets and lanes.</p> <p>The layout includes provision of new pedestrian connections on the eastern boundary of the site. These linkages would provide access on the north side of the B780 and associated bus stop; and, via a new section of foot/cycle way from the site to Neuk Crescent, connecting the site to the surrounding area.</p> <p>The application site relates to land which is located to the east of the Category B listed Woodend House.</p>
ASSESSMENT	<p>The application site is identified as being within the green belt - Policy ENV1, in the Adopted Renfrewshire Local Development Plan 2014 and as housing site within the Proposed Renfrewshire Local Development Plan 2021 (as amended) - Policy P2.</p> <p>The Proposed Local Development Plan is considered to be a significant material consideration in the assessment of this proposal given the change in the land use zoning for this site and the settled view of the Council following the Communities, Housing and Planning Policy Board on 14 April 2021. This is of course subject to the views of the Scottish Ministers to the Council's submitted Local Development Plan.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is accepted and in line with the Proposed Renfrewshire Local Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p>

	<p>Residential Amenity The proposal sets out a residential layout which respects privacy, provides a good level of amenity for each dwelling and a good outlook to all sides of the site.</p> <p>Linkages and connections to/from the site create permeability through the development and connectivity to schools and local amenities.</p> <p>The site benefits from a degree of enclosure provided by wooded boundaries to all sides which would be augmented through additional landscaping, tree planting, new hedges and other biodiversity measures to be implemented as part of the proposals.</p> <p>Design, Plot Configuration and Finishing Materials In terms of density there is a mix of detached, semi-detached and flatted properties.</p> <p>House types are varied in their layout, roof form, orientation and finishing materials.</p> <p>Active Travel & Transportation The proposals demonstrate an acceptable layout with appropriate access, parking and pedestrian/cycling arrangements and links to public transport.</p> <p>Street and Surface Finishes The layout provides a variety of carefully considered streets and spaces to encourage social interaction.</p> <p>Traffic calming measures including varying road widths, and changes in road material have been utilised.</p> <p>Pedestrian/Cycle/Road Network & access to Amenity Spaces Pedestrian and cycle links are integral to the layout. Active travel routes would be adequately overlooked.</p> <p>Access to the site for vehicles would be from the north (Houston Road) and parking within the development is acceptable.</p> <p>Boundaries and Open Space The landscape approach has been informed by the existing form and topography of the site and surrounding area, This includes enhancement of the existing mature trees in the north and east.</p> <p>Existing landscape buffers separate the new neighbourhood from the existing road network along the northern boundary.</p> <p>An area of open space would be formed in the western area of</p>
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	<p>the site to provide amenity/play space. The SUDS area in the south-east corner would also be created adjacent to one of the key pedestrian routes.</p> <p>Houses which are located within prominent corner plots at this area would also feature enhanced gables with a dual frontage. Boundary treatments such as hedges and walls would also define the boundary between the private and public realm.</p> <p>All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.</p> <p>The proposal complies with Policy P8 of the Renfrewshire Local Development Plan.</p> <p>Natural Heritage</p> <p>The layout for the development includes green/open space elements with green buffers around the site include the planting of native shrub and hedge planting to compensate for the loss of trees from the site.</p> <p>Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.</p> <p>The proposal complies with Policy ENV2 of both the Adopted and Proposed Renfrewshire Local Development Plan.</p> <p>Flooding/Drainage</p> <p>A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner.</p> <p>The proposal complies with Policy I5 of the Adopted Renfrewshire Local Development Plan and Policy I3 of the Proposed Renfrewshire Local Development Plan.</p> <p>Housing Mix & Affordable Housing</p> <p>Policy P3 - Housing Mix and Affordable Housing and the associated Supplementary Guidance of the Proposed Plan states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.</p> <p>It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.</p>
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The application proposes the erection of 57 dwellinghouses including 14 homes for social rent (25% of the overall site). The affordable homes would be transferred to a Registered Social Landlord following completion. They are likely to be the first phase of the development to be completed at the site.

It is considered that the applicant has demonstrated that the development would achieve the requirements of Policy P3 contained in the Proposed Renfrewshire Local Development Plan relative to housing mix and house types.

Low Carbon Development

Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.

This Energy Statement submitted with the application outlines that the applicant supports the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.

This approach will result in a reduction in carbon emissions for the site as a whole which is in line with Policy I7 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development.

Developer Contributions

Policy I8 – Developer Contributions contained within the Proposed Local Development Plan states that Contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.

In this regard, a legal agreement will be put in place to secure the delivery of the affordable housing units.

Broadband Infrastructure

Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.

It is considered that the development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.

	<p>Conclusion</p> <p>In summary, although the proposal would not be accordance with Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2014), given that the allocation of the application site as a Housing Site remains the settled view of the Council within the Proposed Plan which is a material consideration that carries substantial weight, it is considered that the proposal would be in line with the most up to date Development Plan.</p> <p>It is also considered that the proposal would be in accordance with all other policies contained within the Adopted Local Development Plan and the Proposed Renfrewshire Local Development Plan.</p>
RECOMMENDATION	<p>Grant subject to conditions and the applicant entering into a Section 75 Agreement.</p>

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material consideration which outweigh the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure the delivery mechanisms in relation to affordable housing provision requirements on this site which is to delivery 14 homes for social rent.

Conditions

- 1 No development shall commence on site until written approval of:
 - (a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - (b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
- 2 That prior to the occupation of any residential unit on the site:
 - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

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

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

- 3 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 4 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

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

- 5 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

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

- 6 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

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

- 7 Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- 8 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the mitigatory measures to be implemented at the site along with a timetable for the works as contained within the Ecological Appraisal (May 2019), and the Bat Roost Assessment (May 2019). During the course of the development, details demonstrating the implementation of the recommendations in each report shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Response: To ensure flora, fauna and biodiversity is protected and enhanced.

- 9 That prior to the commencement of development, details of phasing for off-site infrastructure works/footways/crossings. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

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

- 10 That prior to the commencement of development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the 2m footway on Houston Road (North) as illustrated on Drawing No: 236-PL-002 L, the 3m shared footway/cycleway connection from the development to Neuk Crescent, the 2m footway on Houston Road (B790), linking the existing footway on the western side of the B790 to Neuk Crescent and cycle lanes and pedestrian crossing on Houston Road (B790) as illustrated on Drawing No: 19187-SK-21D, together with all other road improvement works as may be deemed necessary by Renfrewshire Council as Roads Authority. Thereafter, all improvements as may be approved, shall be implemented fully in accordance with the phasing plan for which the permission of the Planning Authority has been obtained under the terms of conditions 9 above.

Reason: In the interests of pedestrian and traffic safety.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 12 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

- 13 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Construction Environmental Management Plan and Ecological Management Plan which will outline all mitigatory measures and activities, timescale and phasing, details of implementation of the mitigatory measures as well a post-construction monitoring.

Reason: To ensure the requirement of the Construction Environmental Management Plan and other environmental protection measures are implemented and that the development's construction is managed in a way that minimises adverse effects upon the environment.

- 14 That prior to the commencement of any development works on site, the developer shall provide for the written approval of the Planning Authority full details of a Locally Equipped Play Area (LEAP) to be provided in the designated area of open space at the western half of the development. Thereafter, prior to occupation of the final residential unit, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with the factor scheme to be developed between the developer and the factor.

Reason: In the interests of residential amenity

Alasdair Morrison
Head of Economy & Development

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



Renfrewshire Council

Reference No. 20/0510PP

KEY INFORMATION

Ward: (6)
Paisley Southeast

Applicant:
University of the West of Scotland/Miller Homes

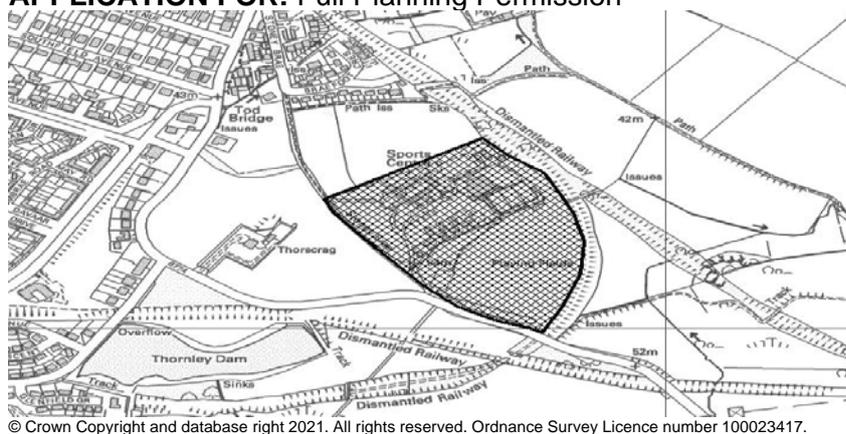
Registered:
26 August 2020

Report by Head of Economy and Development

PROPOSAL: Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works

LOCATION: Thornly Park Campus, 125 Caplethill Road, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Refuse

IDENTIFIED KEY ISSUES

The site is identified within the Adopted Renfrewshire Local Development Plan 2014 as Policy P6 – Paisley South Expansion Area and Policy P1 – Renfrewshire’s Places as well as P2 Housing Land Supply of the Proposed Renfrewshire Local Development Plan 2021 (as modified).

There have been 116 objections to the proposal and a petition with 1160 signatures.

There have been no objections from consultees.

The proposal does not fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan 2021 (as modified) as it would not provide a mix of housing types and tenures, in particular affordable homes provision on the site in line with the policy.

Alasdair Morrison
Head of Economy and Development

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 20/0510/PP

APPLICANT:	University of the West of Scotland/Miller Homes
SITE ADDRESS:	Thornly Park Campus, 125 Caplethill Road, Paisley
PROPOSAL:	Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>116 objections have been received including a petition with 1160 signatures.</p> <p>The concerns raised by the objectors can be summarised as follows: -</p> <p>Impact on infrastructure - Roads A Transport Statement was submitted with the application to assess the site's suitability and the impact traffic would have on the road network. A range of measures were agreed with the applicant to ensure that the development would have accessibility for all modes of travel.</p> <p>The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment and have no objections.</p> <p>Impact on infrastructure - Education The Director of Children's Services were consulted and advise that the numbers of pupils generated from the proposed development could be accommodated within the primary school infrastructure.</p> <p>There would be a potential impact from the development on Secondary School infrastructure. It was agreed that this can be mitigated by the provision of a financial contribution to fund additional educational infrastructure at St Andrew's.</p> <p>Impact on infrastructure - Medical Facilities The site has been proposed for development in two Local Development Plans. The Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019). Through the preparation of both Plans both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.</p> <p>Impact on Climate Change The impact on climate change is integral to decision making on</p>
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every development. It is considered that house building will have an impact on climate change, however in order to meet the housing need and demand for Renfrewshire housing requires to be located in the right locations.

Scottish Planning Policy and the policies and guidance set out in the Adopted and Proposed Local Development Plan state that a layout that supports low carbon design is key to assisting in climate change mitigation.

The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions. This has been considered in line with the policies of both the Adopted and Proposed Local Development Plan.

Flooding and Drainage associated with the development

A Flood Risk Assessment was submitted with the application which concludes that with the proposed mitigation measures the development would not be at an unacceptable risk of flooding, would not increase flooding elsewhere and can be drained in a sustainable manner to meet the requirements of all relevant authorities.

The proposals put forward are also to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Loss of Trees

A tree survey was undertaken to identify all of the trees and groups on and around the site. The development was then superimposed on the tree survey plan and the effect of the development on the trees was assessed in the Arboricultural Impact Assessment which formed the basis of a Tree Protection Plan.

The survey did not identify that any part of the site is ancient woodland, there are no protected species of tree within the site or any ancient or veteran trees.

A comprehensive landscaping scheme has been designed to provide a long-term landscape management and maintenance approach for the implementation and long-term care of the landscape aspects of the development.

The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding area.

Scottish Forestry did not object and advise that although some trees would be removed to accommodate the development, compensatory planting would be carried out to ensure that there would be a net zero loss. A compensatory planting scheme should be submitted. A suitable condition will be secured in this regard.

Suburbanisation of Green Belt / Urban sprawl

The site forms part of the Paisley South Expansion Area as identified in the Adopted Renfrewshire Local Development Plan 2014. In addition the site is also identified in the Proposed Local Development Plan 2021 (as modified) for residential development purposes.

The site was chosen as a potential future housing site as it complies with the overall Spatial Strategy set out in the Development Plan to use previously used sites before greenfield and Green Belt sites.

Impact on biodiversity and wildlife

An Ecological Appraisal and Bat Roost Assessment were submitted with the application. All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.

The timing of the works is extremely important to avoid hibernation periods and breeding seasons for birds. Again, the Construction Environmental Management Plan and associated Ecology Management Plan will provide a pre, during and post construction timetable for the required mitigatory operations.

Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought from NatureScot and do not come under the control of the Council. NatureScot were also consulted and had no comments to make.

Loss of green space

Much of the green space that surrounds the grounds of the former UWS student accommodation will be retained and act of a green wedge around the site.

An area of open would be formed in the eastern area of the site to provide amenity space which is integral to the layout and there would also be other formal and informal areas of open space throughout the site.

Loss of Sports Pitches within the site

Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council

	<p>will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.</p> <p>Sportscotland have been consulted and advise that a financial contribution from the applicant towards alternative outdoor sports facilities within the area would be acceptable.</p>
<p>CONSULTATIONS:</p>	<p>SEPA – No objections.</p> <p>Scottish Water – No objections.</p> <p>West of Scotland Archaeology Service - No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Scottish Forestry – No objections. Although some trees would be removed to accommodate the development, compensatory planting would be carried out to ensure that there would be a net zero loss. A Compensatory Planting Scheme should be submitted in this regard. Trees that are to be retained should also be protected during construction.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Sportscotland – No objections subject to a condition requiring an assessment of synthetic pitch capacity/provision and a Section 75 contribution towards the delivery of replacement grass pitch provision and potentially towards synthetic pitch provision.</p> <p>Response: This could be secured through an appropriate planning condition and Section 75 legal agreement.</p> <p>NatureScot – No objections.</p> <p>Design Services (Flooding) – No objections.</p> <p>Environment and Infrastructure Services (Traffic & Transport) – No objections subject to conditions.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Environmental Protection Section - No objections. The Air Quality Assessment and Noise Assessment submitted with the</p>

	<p>application demonstrate that there would be no significant noise or air quality impact on existing or future residents as a result of the development. Conditions should be imposed with respect to a site investigation and remediation strategy.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Children’s Services – No objections subject to the provision of a financial contribution to fund additional educational infrastructure at St Andrew’s Academy.</p> <p>Response: This could be secured through a Section 75 legal agreement.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>Pre-application meetings have taken place between officers and the applicants, the main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational and sports pitches requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development.

<p>SUPPORTING STATEMENTS</p>	<p>Pre-Application Consultation Report (PAC) – 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, public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>One public event was held on 21 August 2019 (67 attendees) within the Robertson Sports Centre, Thornly Park Campus</p> <p>Issues raised during feedback included:</p> <ul style="list-style-type: none"> • Roads Infrastructure; • Community Infrastructure (education, health, shops); • Loss of greenspace; • Ecology/trees; • Flooding; <p>Response: The content of the Pre-Application Report meets the requirements set out in statute.</p>
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	<p>Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.</p> <p>Response: The Council requested further detailed information in respect of Affordable Homes, Low Carbon Design and Broadband Infrastructure.</p> <p>Design and Access Statement: The submitted statement evaluates the site within its wider context and identifies the key features and assets.</p> <p>The Design and Access Statement concludes that the proposal represents an excellent opportunity to provide a high quality, new residential development on an allocated site forming part of the Paisley Southern Expansion Area.</p> <p>Response: The detail of this document provides a cohesive interpretation of the assessments produced alongside this application.</p> <p>Flood Risk Assessment – The assessment concludes that with the proposed mitigation measures the development would not be at an unacceptable risk of flooding, would not increase flooding elsewhere and can be drained in a sustainable manner to meet the requirements of all relevant authorities.</p> <p>Response: The proposals and assessment are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).</p> <p>Transport Assessment – Assessment of the walking, cycling, public transport and vehicular routes to/from the development are included in the Transport Assessment. Following discussions with the applicant, a number of new upgraded infrastructure proposals have been agreed to be delivered by the applicant.</p> <p>The Transport Assessment also assessed the traffic generation from the development including a number of key junctions to determine if any detrimental impact would occur. As a result of this assessment, upgrades to Caplethill Road/Glenburn Road would be provided with analysis showing how the upgraded junction would operate more efficiently than at present.</p> <p>Response: Environment and Infrastructure (Traffic and Transport) advise that the statement provides a robust assessment on the impact the development would have on the surrounding road network. The range of measures now proposed by the applicant also ensure that the development would have accessibility for all sustainable modes of travel.</p>
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Site Investigation Report - The Site Investigation Strategy proposes measures consistent with conventional practice.

Response: The Council's Environmental Protection Section have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.

Noise Impact Assessment (NIA)– The NIA concludes that the proposed mitigation in the form of glazing specification and enhanced garden fences would mitigate any exceedances of noise limits for a small number of properties which have been identified where this is necessary.

Response: The Council's Environmental Protection Section have no objections.

Air Quality Assessment - The Assessment concludes that that there would be no significant air quality impact on existing or future residents as a result of the development.

Response: The Council's Environmental Protection Section have no objections.

Tree Survey/Arboricultural Impact Assessment/Tree Mitigation Statement – A tree survey was undertaken to identify all of the trees and groups on and around the site. In accordance with British Standard BS5837, the development was then superimposed on the tree survey plan and the effect of the development on the trees was assessed in the Arboricultural Impact Assessment which formed the basis of a Tree Protection Plan.

Response: Compensatory planting requires to be carried out to ensure that there would be a net zero loss of trees as a result of the development. Trees remaining on site will also be protected during construction.

Bat Roost Assessment and Ecological Appraisal - These documents identify ecological receptors and outline mitigation measure together with landscaping enhancement measures.

In line with Scottish Planning Policy the document outlines that ecological enhancements will result in a net gain in biodiversity.

By adopting appropriate mitigation/ enhancement measures, which include the integrated landscape design framework, the planting of native trees on the site and the inclusion of hedgerows to strengthen habitat corridors, it is considered that the ecological assets identified in the reports would not be adversely affected by the development.

Response: NatureScot were consulted and have no objections to the proposal.

Energy Statement – The Energy Statement states that the development has been designed to optimise energy efficiency and reduce carbon dioxide emissions by incorporating a balanced approach to reducing energy demand through good fabric performance and effective building services, augmented with a de-centralised renewable energy supply system by means of photo voltaic panels fitted to each property.

Response: The content of the Energy Statement is considered to be acceptable and demonstrates compliance with appropriate policies.

Socio-Economic Statement – The document presents the net economic benefit generated by the proposed development, including:

- 311 gross construction jobs during construction;
- 294 indirect/induced jobs;
- The provision of housing choice across the housing sector;
- £594,797 per annum in Council Tax;
- £2.8 million expenditure with £1.02million being retained in Renfrewshire;
- GVA of £13.29 million
- New retail and public sector employment

Response: Noted.

Affordable Homes Statement: The layout consists of 179 dwellinghouses ranging from 3 bed terraced, semi-detached and townhouse dwellings and 4 and 5 bedroomed detached dwellings.

There is to be 36 terraced units, 4 semi-detached, 17 terraced townhouses and 122 detached homes.

The development will consist of 53 terraced units (32% of the overall units at the site) to assist delivery of suitable accommodation for first time buyers, starter homes and smaller units for those looking to downsize in the area.

The report highlights that the mix proposed on the site would provide a range of housing types to cater to a variety of needs and budgets within the vicinity. The mix of new homes is based on the established market demand in the locality.

	<p>The applicant considers their approach to providing a range of product types and assistance packages for first time buyers would be compliant with the principles of Policy P3.</p> <p>Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan.</p> <p>However, it is considered that this justification and the homes provided on this site does not fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan in that affordable housing requirements should be addressed in all residential developments of 50 units or more. The applicant will not be providing affordable housing on this site.</p> <p>It is not considered that the mix of house types and sizes of the new homes provides a mix for the locality, particularly when the majority of the site will consist of 4 and 5 bedroom detached units.</p> <p>UWS - Sportscotland Statement – The statement outlines the discussions with Sportscotland regarding the provision of a financial contribution for alternative facilities provision within the Paisley area to compensate for the loss of sports facilities within the site.</p> <p>Response: Sportscotland have been consulted and advise that a developer contribution towards alternative sports facilities within the area would be acceptable.</p> <p>Broadband Infrastructure Statement: The development has been designed to reflect the need for well-connected digital communication networks that will evolve and respond to technology improvements and incorporate existing and future high-speed digital network connections and other future digital technologies.</p> <p>The digital infrastructure has been designed and integrated directly into each of the respective properties, with no need to have separate external equipment or apparatus located within the wider site, and therefore, by virtue of such discrete siting, it has been possible to keep any environmental impacts to a strict minimum.</p> <p>Response: The development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p>Adopted Renfrewshire Local Development 2014</p> <p><u>POLICY P6 Paisley South Expansion Area</u></p> <p><u>POLICY ENV 2 Natural Heritage</u></p>

	<p><u>POLICY P8 Open Space</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I5 Flooding and Drainage</u> <u>POLICY I7 – Low Carbon Developments</u></p> <p>New Development Supplementary Guidance 2014 Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p>Proposed Renfrewshire Local Development Plan 2021 (as amended)</p> <p><u>POLICY P1 Renfrewshire’s Places</u> <u>POLICY P3 Housing Mix Affordable Housing</u> <u>POLICY P6 Open Space</u> <u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I3 Flooding and Drainage</u> <u>POLICY I4 Renewable and LCE Developments</u> <u>POLICY I6 Communications and Digital Infrastructure</u> <u>POLICY I7 Zero and Low Carbon Buildings</u> <u>POLICY I8 Developer Contributions</u></p> <p>Proposed New Development Supplementary Guidance Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p>
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PLANNING HISTORY	<p>Application No: 19/0384/NO - Erection of residential development - Accepted – 21 Aug 2019</p> <p>Application No: 19/0385/EO - Screening opinion for a residential development - Environmental Assessment Not Required – 3 July 2019</p> <p>Application No: 93/1313/PP - Extension to sports hall - Granted Subject to Conditions – 11 March 1994</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 179 dwellinghouses ranging from 3 bed terraced and semi-detached dwellings and 4 and 5 bedroomed detached dwellings.</p> <p>The application site is located to the south of Paisley, on the</p>

	<p>edge of the town and is accessed by vehicles from Caplethill Road which bounds the site to the south.</p> <p>The remainder of the site is bound by fields to the north, west and east with the UWS Campus buildings located within the central and northern part of the site. There are sports pitches within the southern half of the site which would be removed to accommodate the development.</p>
<p>ASSESSMENT</p>	<p>The application site is located within the Paisley South Expansion Area (Policy P6) as identified in the Adopted Renfrewshire Local Development Plan 2014 and both Renfrewshire's Places (Policy P1) and Housing Land Supply (Policy P2) in the Proposed Renfrewshire Local Development Plan 2021 (as modified).</p> <p>Policy P6 contained within the Adopted Local Development Plan states that Thornly Park is allocated as a site to provide medium to long term residential expansion to Paisley subject to a master plan approach.</p> <p>Policy P1 in the Proposed Renfrewshire Local Development plan considers the site is included as part of the built form of Paisley.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p> <p>Residential Amenity The proposal sets out a residential layout which respects privacy, provides a good level of amenity for each dwelling and a good outlook to all sides of the site.</p> <p>There are linkages to/from and throughout the site create permeability through the development and connectivity to the surrounding area.</p> <p>The site benefits from a degree of enclosure provided by the existing trees which would be augmented through additional landscaping, tree planting and new hedges to be implemented as part of the proposals.</p> <p>Design, Plot Configuration and Finishing Materials The proposal offers 3, 4 and 5 bedroom of terraced, semi-detached, detached homes and townhouses in the layout, with</p>

	<p>house designs which offer a variety of roof forms, orientation and finishing materials.</p> <p>The detailing and architectural style would vary with the introduction of key character areas which would differentiate spaces and enclosures with dual elevations and enhanced gables at corner plots creating interest at areas of open space and pedestrian links.</p> <p>Active Travel & Transportation</p> <p>The proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian/cycling arrangements.</p> <p>The site would be accessed by vehicles from Caplethill Road at the south-west corner of the site and would take the form of a new junction. Internally, the primary street would be a loop, stepping down to secondary streets and lanes in line with Designing Streets Guidance.</p> <p>The layout includes provision of pedestrian connections including a link to the core path network around the site and also to the bus network which operates on Caplethill Road. A pedestrian/cycle link to the east adjacent to an area of open space is also provided.</p> <p>Following discussions with the applicant, a number of new upgraded infrastructure proposals have been agreed and delivered by the applicant. The upgrades include: -</p> <ul style="list-style-type: none"> • Upgrades to the core path GB/6 that runs along the western boundary; • A 3m footway with 0.5m carriageway segregation on the south side of Caplethill Road; • Upgrades to the footpath to the northern footway on Caplethill Road; • A footpath that runs from the north east of the site to Stoney Brae; • Bus stop improvements on Caplethill Road; • A signalised crossing on Caplethill Road; and, • Traffic calming measures on Caplethill Road. <p>The Transport Assessment assessed the traffic generation from the development including a number of key junctions. As a result of this assessment, upgrades to junction at Caplethill Road and Glenburn Road would be provided with analysis showing how the upgraded junction would operate more</p>
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	<p>efficiently than at present.</p> <p>Street and Surface Finishes Pedestrian/cycle/road network & access to amenity spaces are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>Traffic calming measures including varying road widths, and changes in road material have been utilised.</p> <p>Boundaries and Open Space The landscape approach has been informed by the existing form and topography of the site and surrounding area, This includes enhancement of existing trees and to provide a long-term management and maintenance approach for the implementation and long-term care of landscape aspects.</p> <p>Areas for informal play would be located throughout the development including areas for more formalised play. Sports pitches provision will be dealt with through a financial contribution agreed with Sportscotland and the Council.</p> <p>All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.</p> <p>The proposal complies with Policy P8 of the Renfrewshire Local Development Plan.</p> <p>Natural Heritage The layout for the development includes green/open space elements with green buffers around the site, the layout also includes the planting of native shrub, tree and hedge planting to compensate for any loss of trees from the site.</p> <p>Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.</p> <p>The proposal complies with Policy ENV2 of both the Adopted and Proposed Renfrewshire Local Development Plan.</p> <p>Flooding/Drainage A Flood Risk Assessment was submitted with the application which concludes that with the proposed mitigation measures would ensure that the development can be drained in a sustainable manner to meet the requirements of all relevant authorities.</p> <p>The proposals put forward are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).</p> <p>Scottish Water have confirmed that they have no objections to</p>
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	<p>the proposal subject to a suitable connection to their infrastructure.</p> <p>The proposal complies with Policy I5 of the Adopted Renfrewshire Local Development Plan and Policy I3 of the Proposed Renfrewshire Local Development Plan.</p> <p>Low Carbon Development Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>This Energy Statement submitted with the application outlines that the applicant supports the principle of reducing carbon emissions by reducing energy demand through their approach to the provision of energy efficient housing.</p> <p>This approach will result in a reduction in carbon emissions for the site as a whole which is in line with Policy I7 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development.</p> <p>Housing Mix & Affordable Housing Policy P3 - Housing Mix and Affordable Housing and the associated Supplementary Guidance of the Proposed Plan states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.</p> <p>The applicant provided an Affordable Housing Statement to demonstrate compliance with Policy P3.</p> <p>In relation to Policy P3, this has been the settled view of the Council since the Board approval of the Proposed Plan in March 2019. The fact that the Planning Authority has accepted the majority of the modifications from the Examination into the Proposed Renfrewshire Local Development Plan, including the modifications in relation to Policy P3, indicates this is the most up to date policy position of the Council. The Proposed Renfrewshire Local Development Plan is a material consideration in the assessment of this proposal.</p> <p>It is agreed that the applicant has provided a mix of house types but not tenures as outlined in Policy P3 of the Proposed Plan.</p> <p>The layout cannot be considered to meet any specific needs of housing for older people or future residents that are less able, wherein housing associations and Council new build stock aim to meet at least 10% of their new homes on site to be</p>
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	<p>wheelchair accessible and all new homes meet housing for varying needs.</p> <p>Policy P3 requires affordable housing up to 25% where there are 50 or more homes being proposed. Affordable housing provision outlined in Policy P3 is in line with Scottish Planning Policy. The applicant is not providing affordable homes at the site.</p> <p>It is considered that the applicant has not demonstrated that the units to be provided on the site fully complies with Policy P3 of the Proposed Renfrewshire Local Development Plan.</p> <p>Developer Contributions Policy 16 contained within the Proposed Local Development Plan states that contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.</p> <p>A Section 75 Agreement would be required to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development and for alternative sport facilities provision within the Paisley area to compensate for the loss of sports facilities within the site.</p> <p>Broadband Infrastructure Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.</p> <p>The development has been designed to respond to technology and incorporate existing and future high-speed digital network connections and other future digital technologies.</p> <p>It is considered that the development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.</p> <p>Conclusion It is considered that although the proposal would be in accordance with all of the policies contained within the Adopted Local Development Plan, it is not fully compliant with all of the policies in the Proposed Renfrewshire Local Development Plan.</p> <p>It is considered that Policy P3 in the Proposed Renfrewshire Local Development Plan is a new addition to the development plan framework for Renfrewshire aiming to get a housing mix</p>
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	<p>on sites which support sustainable mixed communities.</p> <p>Appropriate housing mix for the locality and viability of the development are key consideration, the applicant has not demonstrated this through the application details, therefore fails to fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan.</p>
RECOMMENDATION	Refuse

Reasons for Decision

1. That the proposals do not demonstrate how they meet the local housing need and demand nor do they provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities. In addition the proposed development does not provide up to 25% affordable housing as set out in Policy P3. The proposal therefore is not fully compliant with Policy P3 of the Proposed Renfrewshire Local Development Plan 2021 (as modified).

Alasdair Morrison
Head of Economy & Development

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



Renfrewshire
Council

Reference No. 20/0631/PP

KEY INFORMATION

Ward: (12)
Erskine and Inchinnan

Applicant: WRC
Recycling
45 Newmains Avenue
Inchinnan
PA4 9RR

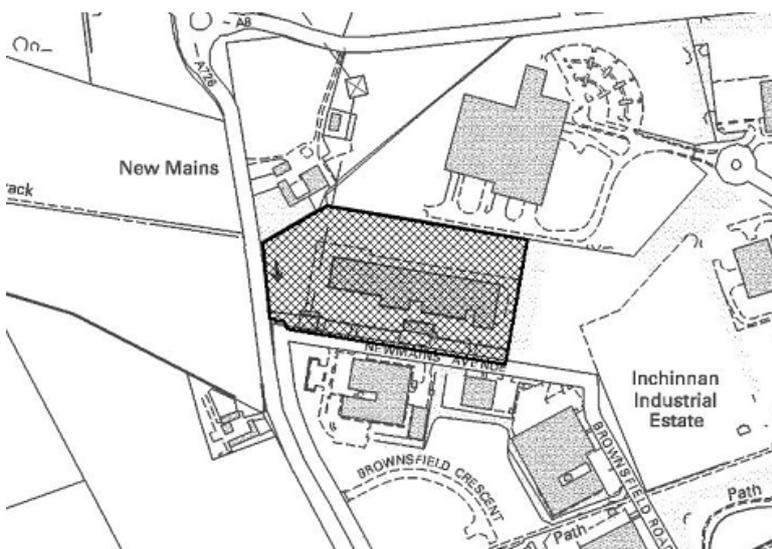
Registered: 09/10/2020

Report by Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.

LOCATION: 45 Newmains Avenue, Inchinnan, PA4 9RR

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan 2014 and the Proposed Renfrewshire Local Development Plan 2021 (as modified) as Policy E1 – Renfrewshire’s Economic Investment Locations.
- An objection has been received from both Inchinnan and Erskine Community Councils.
- Seven objections have been received.
- There have been no objections from statutory consultees.
- The proposed development complies with the Development Plan and all other material considerations including the National Planning Framework, Scottish Planning Policy and the Zero Waste Plan.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 20/0631/PP

APPLICANT:	WRC Recycling, 45 Newmains Avenue, Inchinnan, PA4 9RR
SITE ADDRESS:	45 Newmains Avenue, Inchinnan, PA4 9RR
PROPOSAL:	Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Seven objections have been received. The points raised can be summarised as follows:</p> <p>No constraint offered over particulate and effluent release into the air or water;</p> <p>Response - Particulate and effluent release into the air and water is monitored and controlled by the Scottish Environmental Protection Agency (SEPA). SEPA have not objected to the application.</p> <p>The applicant has submitted a dust management plan which has been approved by the Director of Communities and Housing.</p> <p>Surface water and wastewater will be managed through the existing drainage strategy, and Scottish Water have offered no objection to the development.</p> <p>Impact of delivery vehicles including congestion and pollution;</p> <p>Response - The Director of Environment and Infrastructure Service has not objected to the development, the applicant has demonstrated that the local road network can accommodate the increase in delivery vehicles.</p> <p>Additional pollution generated from delivery vehicles is also not considered to be significant, and the Director of Housing and Communities has not requested an air quality assessment in this instance.</p> <p>Generation of micro plastics through the pelletisation process and contamination of the environment;</p> <p>Response - Clarification on micro plastic pollution has been sought from the Director of Communities and Housing. The applicant has advised that the issue is encompassed within the dust management plan for the site. The plan specifies measures to reduce dust and mitigate its potential impact. This matter is</p>
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ultimately monitored by SEPA through the waste management licensing process.

Vast amount of waste currently stored is in excess of licensing and planning conditions;

Response - Conditions applied to previous permissions sought to restrict where materials could be stored at the site. These conditions continue to be monitored.

The current application provides an opportunity for these conditions to be reviewed and to consider whether such restrictions are necessary.

Dust, insect and vermin issues;

Response - The dust management plan for the site has been approved. SEPA have advised that pest control matters will be addressed through the waste management license.

Baseline sound survey in the noise assessment is misleading;

Response - The noise survey has been accepted by the Director of Communities and Housing, and conditions will be used to ensure the mitigation measures specified in the assessment are implemented on site.

Supporting information contradicts itself by referring to both soft and hard ground conditions;

Response - The supporting information refers to hard ground conditions as being preferable when trying to reduce dust impact associated with delivery vehicles. For the avoidance of doubt all manoeuvring and parking areas are hard surfaced.

Reports from SEPA on licence conditions should be publicly available;

Response - Publication of information related to a waste management licence is a matter for SEPA and not the Planning Authority.

Health and safety implications for employees and community;

Response - Health and safety of employees would be a matter for the employer and is not a material consideration. Conditions will be put in place through the planning process and the waste management licence to ensure that the health of communities and the environment is protected.

Bird hazard risks affecting the airport;

Response - Glasgow Airport Safeguarding have not objected to the development, and are satisfied that an amended Bird Hazard Management Plan can be submitted by condition.

The site does not appear to be equipped for handling and filtration for containment of particulate effluent generated by the processing of waste;

Response - This matter will be addressed as part of the waste management license. SEPA have not objected to the proposed development. Additionally the Director of Communities and Housing has not objected to the application, and have also approved a dust management plan.

A drainage strategy is in place at the site to address surface and waste water. Discharge of surface water to rivers or streams is licensed by SEPA through the Controlled Activities (Scotland) Regulations, and Scottish Water will manage the treatment and disposal of waste water. Scottish Water have not objected to the application.

Contamination of local habitats, businesses and agriculture from particulates and micro plastics;

Response - Planning conditions and the waste management license aim to ensure it does not have a significant detrimental impact on local habitats, businesses and agricultural land.

Particulate monitoring should take place at the site;

Response - Air quality monitoring would be a matter for SEPA and The Director of Communities and Housing. Neither of these bodies has recommended that air quality monitoring be undertaken within the scope of the planning application.

Fire risk and associated toxic fallout over nearby areas;

Response - The potential for the facility to combust is not a material planning consideration, and planning decisions cannot be based on the likelihood of a facility catching fire. Nevertheless, the applicant has provided copies of a fire risk assessment which was undertaken in 2020, and measures are therefore in place at the site to reduce the risk of fire.

History of violations at the site does not give confidence for future observations;

Response - The Planning Authority will continue to recommend conditions that meet the six tests set out in planning circular 4/1998, and will enforce these conditions in accordance with the Planning Enforcement Charter.

	<p>Original planning permission should be reviewed and the risks assessed.</p> <p>Response - There is no scope within this application to review the previous planning permission. This permission will remain valid irrespective of the outcome of this application.</p>
<p>CONSULTATIONS:</p>	<p>Scottish Environment Protection Agency - No objection to the planning application. The applicant will require a modification to their waste management license. Any possible environmental impacts from the management of waste on the site shall be dealt with through that application process.</p> <p>The increase in tonnage will likely result in the applicants having to carryout sampling in line with the code of practice on sampling and reporting at materials recovery facilities.</p> <p>The site intermittently has pest control issues. A more robust pest control condition will be recommended for inclusion within the waste management licence with reference to an approved pest control management plan.</p> <p>Response - SEPA have confirmed that environmental impacts associated with the development will be addressed through the waste management licence process. This will be through a combination of Environmental Limit Conditions and Environmental Management Conditions.</p> <p>Glasgow Airport Safeguarding - No objection subject to condition regarding the submission of a Bird Hazard Management Plan.</p> <p>NATS - No objections.</p> <p>Scottish Water - No objection to the planning application. There is sufficient capacity at the Blairlinnans Water Treatment Works and the Erskine Waste Water Treatment Works (foul only connection) to serve the development.</p> <p>Director of Communities & Housing (Environmental Protection) - Mitigation is required with respect to potential noise impact, and conditions are recommended:</p> <p>Response - The mitigation measures have been designed to mitigate the noise impact on the nearest sensitive receptor which is The Bible Centre. The implementation of the measures will be controlled via conditions.</p> <p>Director of Environment and Infrastructure Service (Roads - Traffic) - Response was initially deferred until a traffic sensitivity analysis was undertaken at three surrounding junctions - Barnsford Road/Barnsford Avenue, Bransford Road/Inchinnan Drive Roundabout, and Bransford Road/St James Interchange.</p>

A further response was then provided which offered no objection to conditions.

Response - The capacity of the road network to accommodate anticipated journeys is noted. The applicant has updated the submitted plans to include additional parking and a footway link to Barnsford Road. Conditions can be applied to accommodate the additional requirements.

Scottish Fire and Rescue Service - No response at time of writing.

Inchinnan and Erskine Community Councils – The Community Councils are not anti recycling and are supportive of properly regulated recycling programmes.

This proposal would radically increase the size of the recycling site, throughput, capacity and traffic and will potentially have a huge impact on the environment, community and constituents.

Objections to the application from both Community Councils raise similar issues to those raised by individual objectors, further objections not outlined above include:

The proposed development appears to contradict the planning statement that the site is under capacity, and appears to be an application for commercial expansion and gain;

Response - The proposed application seeks to increase the capacity at the site with respect to the tonnage of materials that can be processed each year. This will provide the operator with more flexibility to expand the scope of the operation.

The Local Development Plan seeks to in principle support the expansion of established businesses in this location.

Conditions attached to original approvals seem nowadays to be meaningless. Historical interventions and enforcements should be considered, with evidence suggesting poor compliance at the site;

Response – The Council have and will continue to monitor conditions associated with the approvals on this site and respond to potential breaches in accordance with the Planning Enforcement Charter.

The applicant has submitted evidence which shows compliance with the conditions within the waste management licence.

Had knowledge of future plans to increase operations been known and understood it may have given rise to the business being offered another location with the expansion

in throughput capability included;

Response - The applicant has demonstrated that the proposed expansion in throughput capability can be accommodated at the site without significant detrimental impact on the environment, surrounding uses or the road network.

Plastic is now defined as hazardous waste, and requires special conditions of handling, regulation and monitoring;

Response - These matters will be reflected in the waste management licence which is regulated and monitored by SEPA.

A full Environmental Impact Assessment should be undertaken, Plastic waste is harmful to the environment and populations, and an EIA is required.

Response - The characteristics of the development, its location, and the characteristics of the potential impact have been fully assessed, and it is not considered that the environmental effects arising from the development are significant enough to warrant the submission of an Environmental Impact Assessment.

The criteria for EIA development is set out within the Environmental Impact Assessment (Scotland) Regulations 2017. The application has been screened against these regulations, and it is not considered that an EIA is required.

Development will consume green space, and consideration of the hard standing approach increasing loading on the sewer systems;

Response - The proposed shed will be located on an area of existing hard standing, and there is no loss of green space within the development site. The proposals will not therefore have a material impact on the existing approved drainage strategy for the site.

Site will consume huge quantities of water in processing and cleaning activity, and it is a concern that Scottish Water do not specifically refer to micro pollution in the sewage system;

Response - Scottish Water have confirmed that there is capacity within the water supply network to serve the development.

Microplastics within foul water is a matter for Scottish Water to address as part of their waste water network. Discharges to watercourses are also monitored and licensed by SEPA under the Controlled Activities (Scotland) Regulations.

The application must be considered as a new development which should include an EIA. Consideration of the plan as an extension to the existing operation is not acceptable.

Response – The application will be assessed on its own merits. The planning history at the site and historical compliance with planning conditions are a material consideration.

Third party consultations are ambiguous, and a no objection statement should not be inferred as offering support.

Response – Consultation responses are a key material consideration, and are taken into account in the consideration of any planning application.

The SEPA Waste Management License is granted based upon the Council having acknowledged and accepted the implications of the development and its environmental impact in determination.

Response – The Waste Management License is a separate process. Considerations in this regard would go beyond the scope of the planning application which is primarily focused on environmental impact on a land use basis.

SEPA have not objected to the use of the site in the manner proposed by the applicants, and have advised that environmental issues will be addressed through the waste management license.

The site will not operate in an environmentally friendly manner as no mitigation is proposed for containment of plastic particulates. Recycling regulations require operators procedures to be compliant in the safe handling of materials to prevent pollution release into the environment.

Response – The recycling regulations referred to are not a matter that the planning authority has control over. The site is an acceptable location for a recycling facility in land use terms and accords with the Local Development Plan.

Mitigation of pollution occurrences should not be addressed post determination. Local monitoring should be installed, and reactive management is not the answer.

Response – The site is monitored by SEPA as part of the Waste Management License process. Controls within the license are in place to try and prevent pollution incidents from occurring. Conditions attached to the planning permission will aim to mitigate land use related environmental impacts. None of the consultees have indicated that additional monitoring will be

	<p>required.</p> <p>Rather than addressing the environmental issue with experts, planning may give credence to the applicant's supportive documentation.</p> <p>Response – The supporting documentation has been assessed by various external bodies. No objections have been raised.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>A pre-application meeting was held to discuss a proposed increase in throughput at the WRC facility. Advice was given that any forthcoming application would need to be accompanied by robust supporting documentation such as a planning and operational statement, noise assessment, dust management plan and transport assessment to demonstrate that the increase in throughput could be accommodated at the site without significant detrimental impact on the environment, amenity or the road network.</p>

<p>APPLICANTS SUPPORTING INFORMATION:</p>	<p><u>Pre-Application Consultation Report</u> - The pre-application consultation process was impacted by the COVID restrictions on gathering and travelling. A web based consultation option was pursued. The website was advertised in the local press, and the Community Council, Councillors, MSP's and MP's were invited to engage in the process.</p> <p>Through this process the Community Council submitted comments by email stating their concerns regarding the proposal.</p> <p>There were also 34 representations submitted through the online feedback response form, with all 34 responses in support of the development. It is acknowledged that these responses include employees from WRC.</p> <p>Response - The pre-application consultation report demonstrates compliance with the statutory requirements governing the pre-application process for major developments.</p> <p><u>Transport Statement</u> - The statement provides an overview of current operations and a baseline assessment of the current transport demands arising from the facility.</p> <p>In terms of the proposed development, the main transport impacts identified are an increase in the number of staff travelling to and from the site each day from 40 to 60, a potential increase in staff parking demand, and an increase in the number of commercial vehicle trips to the site from 15 inbound trips to approximately 42. Routing to and from the site and access into the facility will remain as at present.</p> <p>The statement suggests that the current car park would have capacity to accommodate 80% of future employees driving to</p>
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work. Although in reality the additional trips will be spread over a longer time period due to the shift to 24 hour working. It is also hoped to reduce the number of single occupancy car journeys through travel plan measures. It is concluded on this basis that existing car park arrangements are sufficient.

In terms of deliveries, at present there are around 80 weekly deliveries which equates to an average of just under 1.5 deliveries an hour when spread across the working weekday (0700-1800). This is forecast to increase to 231 deliveries which is an average of just under 4 an hour (deliveries will still be made/received between 0700 and 1800). This is considered unlikely to have a noticeable impact on the road network in the vicinity of the site.

The statement concludes that transport impacts associated with the development primarily relate to an intensification of use of the site. Peak levels of staff traffic are likely to remain similar due to a spreading of demand, and the increase in deliveries is likely to be relatively modest. The proposed development can therefore be accommodated without any changes to the surrounding transport network.

Response - The findings within the Transport Assessment have been accepted by The Director of Environment and Infrastructure.

Travel Plan - The aim of the travel plan is to support a realistic shift in staff and visitor travel to sustainable travel alternatives. The target is a 15% reduction in the number of single occupancy car trips to be achieved by 2024.

To achieve this the travel plan sets out several actions to be implemented at the site over the next five years. These include promoting agile working, journey sharing, cycle parking, shower and changing facilities, cycle to works scheme, car sharing and personalised travel planning sessions. Inchinnan Business Park will benefit from enhanced cycleway access as part of the AMIDS proposed investment.

Response - Implementation of the recommendations within the Travel Plan will be secured by a condition.

Planning Statement - The current planning permission includes a volume throughput restriction of 22,575 tonnes. The proposal seeks to increase the operational throughput volume to a maximum of 75,000 tonnes. The increase in volume of materials that can be recycled will contribute to the Scottish Governments zero waste ambitions.

It is noted that SEPA's Waste Management Infrastructure Capacity data, published in October 2019, shows a capacity shortfall within the Clydeplan area of 325,000 tonnes. The

proposals will contribute to addressing this shortfall.

Response - The planning statement sets out the benefits of the expansion of operations in accordance with the Local Development Plan.

Addendum to Planning Statement – The applicant submitted a further supporting statement in response to a request for further information from the Council, and in response to the comments raised by Inchinnan and Erskine Community Councils.

In summary the applicant states that the proposals will facilitate investment in new automatic plant equipment and improved working practices allowing the site to handle a significantly higher volume of material than currently.

The proposed shed will ensure storage and sorting remains under cover.

WRC have a full time health, safety and environmental manager, and further job opportunities will be created through the proposed expansion.

Response – The addendum emphasises the capacity at the site to grow the business and contribute to recycling and carbon reduction targets. The growth will be managed through the investment in a new building, more efficient plant, and expansion of the workforce.

Design and Access Statement - The proposed shed will tie into the existing secondary shed at the rear of the site. It will match the existing development. The existing site entrance will be utilised, and a one way system will operate within the site.

Response - The physical changes at the site in a design sense will not have a significant impact on the character or appearance of the area. Access arrangements will not be changed.

Dust Management Plan - A dust management plan has been prepared for the operations associated with the new building and the increased annual throughput. The dust control measures in place for the existing building and associated activities will continue as present.

Response - The Director of Communities and Housing has approved the Dust Management Plan, the recommendations of which are imported on site to ensure that dust is suitably controlled. SEPA will also monitor dust management as part of the waste management licence.

Noise Impact Assessment - Noise levels have been predicted at the two closest noise sensitive receptors (The Bible Centre and

	<p>Barnsford Farm) to establish the potential level of noise impact from the proposed extension. It is accepted that baseline noise levels will be reduced due to travel restrictions in place at the time of the survey. However, noise level surveys from a previous assessment undertaken in 2014 have been used to inform the current assessment.</p> <p>At the closest noise sensitive receptor (The Bible Centre) the outcome of the assessment is that there will be a significant impact. To mitigate against this impact, the proposed storage shed will be modified to include concrete paneling up to the eaves height on the north and west elevations, introduction of acoustic paneling to the north facing roof plane, and erection of a 3m high barrier on the mutual boundary.</p> <p>Response - The Director of Communities and Housing has approved the noise assessment subject to the recommendations therein being implemented on site. This includes restrictions on activities which can be undertaken at night, and the installation of an acoustic barrier.</p> <p><u>Fire Risk Assessment</u> - The most recent fire risk assessment was undertaken in 2020. The assessment looks at identification and control of hazards in addition to fire safety arrangements and administration.</p> <p>Response - The Assessment outlines measures to reduce fire risk.</p> <p><u>Bird Hazard Management Plan</u> - WRC will appoint a pest control contractor who will inspect the roof every week on a normal basis, with increased inspections through the breeding season to remove any nests and nesting materials. Targeted falconry will be utilised 2-3 times a week. A routine bird control action sheet is completed after each visit and the record are kept on site.</p> <p>Response - The Bird Hazard Management Plan requires separate approval from Glasgow Airport Safeguarding, and this can be undertaken via condition. Glasgow Airport Safeguarding have not objected to the proposed development.</p> <p><u>SEPA Compliance Assessment Scheme</u> - The applicant has provided copies of a SEPA assessment undertaken in May 2019. The assessment identified no breaches of the Environmental Limit Conditions (ELC) associated with the waste management licence, and compliance with all Environmental Management Conditions (EMC). The overall interim assessment was considered to be 'excellent'.</p> <p>Response - Noted.</p>
CLYDEPLAN POLICIES:	Clydeplan Strategic Development Plan 2017

	<p>Policy 1 - Placemaking Policy 5 - Strategic Economic Investment Locations (Glasgow Airport Investment Area) Policy 11 - Zero Waste Diagram 4 - Strategic Economic Investment Locations Diagram 10 - Assessment of Development Proposals</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1 - Strategic Economic Investment Locations Policy E2 - Glasgow Airport Investment Zone Policy I1 - Connecting Places Policy I7 - Low Carbon Developments Policy I8 - Waste Management Policy ENV2 - Natural Heritage Policy ENV4 - The Water Environment Policy ENV5 - Air Quality</p> <p><u>New Development Supplementary Guidance 2014</u> Delivering the Economic Strategy - Economic Development Criteria and Strategic Economic Investment Locations Delivering the Infrastructure Strategy - Infrastructure Development Criteria and Connecting Places Delivering the Environment Strategy - Environment Development Criteria, Biodiversity, The Water Environment and Air Quality</p> <p><u>Proposed Renfrewshire Local Development Plan 2021 (as amended)</u> Policy E1 - Renfrewshire's Economic Investment Locations Policy I1 - Connecting Places Policy I5 - Waste Management Policy ENV2 - Natural Heritage Policy ENV4 - The Water Environment Policy ENV5 - Air Quality</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy - Economic Investment Locations Delivering the Infrastructure Strategy - Connecting Places Delivering the Environment Strategy - Natural Heritage, The Water Environment and Air Quality</p> <p><u>Material Considerations</u></p> <p><u>National Planning Framework</u> A decentralised network of processing facilities will be needed to achieve our vision for a circular economy where waste is recognised as an opportunity, not a burden. Planning authorities should work with the market to identify viable solutions and leave a sustainable legacy for future generations.</p> <p><u>Scottish Planning Policy</u> The planning system should promote developments that</p>

	<p>minimise the unnecessary use of primary materials, support the emergence of a diverse range of new technologies and investment opportunities, support achievement of Scotland's zero waste targets, help deliver infrastructure at appropriate locations and prioritise development in line with the waste hierarchy.</p> <p>Planning authorities should determine whether proposed developments would constitute appropriate uses of the land, leaving the regulation of permitted installations to SEPA.</p> <p><u>Scotland Zero Waste Plan</u> Introduces a strategic target of recycling 70% of all Scotland's waste, with only 5% of remaining waste ending up in landfill.</p> <p>The zero waste plan recognises that moving to zero waste means more facilities will be required to collect, sort, reuse, recycle and process waste. Achieving the zero waste targets will require action by the planning system to identify sufficient land allocations for more sustainable waste management infrastructure.</p> <p>The planning system has an important role in supporting the achievements of the zero waste plan through its influence on the location, layout and design of all new developments (not just waste management facilities) and the provision of the required waste management installations.</p>
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<p>PLANNING HISTORY</p>	<p>14/0328/PP - Use of premises as waste processing and recycling facility. Granted subject to conditions 11/11/2014.</p> <p>15/0182/PP - Erection of office accommodation (Class 4). Granted subject to conditions 25/08/2015.</p> <p>15/0294/PP - Re-cladding of building. Granted 25/08/2015.</p> <p>15/0339/PP - Temporary siting of weighbridge and portable office building. Granted subject to conditions 25/08/2015.</p> <p>15/0534/PP - Erection of boundary wall and fencing and formation of hardstanding. Refused 09/10/2015.</p> <p>15/0537/PP - Engineering operations comprising the reinstatement of land to former ground level. Granted subject to conditions 11/09/2015.</p> <p>15/0703/PP - Installation of solar panels. Granted subject to conditions 03/12/2015.</p> <p>15/0753/PP - External alterations to front elevation and formation of ramped loading bay. Granted 17/12/2015.</p> <p>16/0914/PP - Erection of water storage tank and pump house.</p>
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	<p>Granted subject to conditions 29/08/2017.</p> <p>16/0832/PP - Formation of vehicle wash area, formation of yard, erection of covered external storage area and erection of concrete walling. Granted subject to conditions 04/09/2017.</p> <p>18/0117/PP - Variation to condition 4 (enclosure and operation of storage bays) of planning permission 16/0832/PP. Granted subject to conditions 17/01/2019.</p> <p>20/0365/NO - Erection of recycling shed and increase in facility volume to 75,000 tonnes per annum. Accepted 27/07/2020</p>
DESCRIPTION	<p>This application seeks planning permission for the erection of a recycling shed and an increase in the throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes per annum at the WRC recycling facility located in Inchinnan Business Park.</p> <p>Planning permission to use the site as a recycling facility was originally granted in 2014. This permission was subject to a condition that the total volume of materials handled at the facility shall not exceed 22,575 tonnes per annum. The reason for this condition was to define the consent in the interests of amenity and traffic safety, and to ensure the operation of the facility remains consistent with the supporting information submitted at the time.</p> <p>The application site is located at the north western corner of the Inchinnan Business Park. The facility comprises of a large warehouse approx. 8,250 square metres in area which functions as the main recycling building, several ancillary buildings including a storage shed, office building and water storage tank, and associated parking and manoeuvring areas. WRC sort and process different waste materials into products that are suitable for further recycling, re-use, or utilization within the manufacturing industry. This includes baled cardboard and paper products, baled cans, and granulated plastics. Waste materials are sourced from a variety of locations including commercial and industrial premises and building sites, with all sorting and processing taking place within an enclosed environment.</p> <p>Activities at the site are also regulated by SEPA Waste Management License.</p> <p>The proposed increase in throughput will be accommodated at the site through a combination of new investment in plant and machinery, and improved working practices.</p> <p>The additional shed erected to the rear of the site will accommodate new plant. This will allow additional waste handling to take place in an enclosed environment, making</p>

	<p>more efficient use of what is currently open yard space.</p> <p>In addition to the above, the workforce at the site will be expanded and a 24 hour shift pattern will be developed.</p> <p>The application site is bound by Newmains Avenue to the south with industrial buildings beyond, Barnsford Road to the west with agricultural land beyond, The Bible Centre and an industrial building to the north, and an industrial building to the east with a vacant plot beyond.</p> <p>Boundary treatment comprises of a palisade fence with brick piers to the south, a palisade fence to the east, a palisade fence and hedgerow to the west, and a mix of trees, hedgerows and fencing to the north.</p>
<p>PLANNING ASSESSMENT</p>	<p><u>National Planning Framework</u> The National Planning Framework emphasises the key role of the planning system in helping to identify viable sites for waste management uses. In this way planning authorities can contribute to delivering on climate change commitments by facilitating the creation of a network of waste management facilities.</p> <p>The application site has, through approval of planning application 14/0328/PP, already been identified as being a viable site for a waste management facility. The key issue to be considered is the increase in throughput, and whether the site can suitably accommodate the proposed intensification of the existing approved use.</p> <p><u>Scottish Planning Policy</u> Scottish Planning Policy (SPP) outlines the vital role the planning system plays in supporting the provision of waste management facilities. The principal consideration for the planning system is ensuring the proposed development constitutes appropriate use of the land.</p> <p>SPP makes it clear that the regulation or permitted sites thereafter is a matter for SEPA.</p> <p><u>Scotland’s Zero Waste Plan</u> The proposed development will contribute towards achieving the strategic recycling targets set out in the zero waste plan by increasing the permitted throughput of material which can be processed at an existing waste management facility.</p> <p>Taking the above into consideration it is clear that policies at a national level support the principle of the proposed development by way of its contribution to meeting zero waste targets. The development must thereafter be assessed against the Strategic and Local Development Plans where more site</p>

	<p>specific matters can be considered in more detail.</p> <p><u>Clydeplan Strategic Development Plan 2017</u> Clydeplan recognises waste as an economic resource which can support the creation of a low carbon city region.</p> <p>Policy 11 provides a list of locations where development proposals for waste management facilities will generally be acceptable subject to local considerations. This includes land designated for industrial, employment or storage and distribution uses and existing waste management sites.</p> <p>Taking the above into consideration, the proposed development has been found to comply in principle with the Clydeplan vision and strategic development strategy.</p> <p>Developments that comply with Clydeplan must thereafter be assessed against the Local Development Plan.</p> <p><u>Adopted Local Development Plan 2014</u> Policy E1 states that the Council promotes Strategic Economic Investment Locations (SEIL's) for the development of class 4, 5 and 6 development and ancillary service provision. Development proposals require to be assessed against the criteria detailed in the new development supplementary guidance.</p> <p>Policy E2 states similarly that the Council promotes the area around Glasgow Airport and in particular Inchinnan Business Park as a key location to support economic growth.</p> <p>The proposal and site location in this regard is consistent with National, Regional and Local Planning Policy which all state that industrial areas can be considered suitable for waste management facilities in principle.</p> <p>The main consideration in the assessment of the application is whether the increase in throughput capacity can be accommodated at the site without significant impact on the environment or the core role and function of the site and surrounding area.</p> <p>The applicants state that the increased capacity will be managed by an investment in new plant and storage capacity and an expansion of the workforce.</p> <p>Consultation responses have not raised any specific concerns with respect to potential impact on the surrounding area. Any potential impact will be controlled through planning conditions and the waste management licence process which is enforced by SEPA.</p> <p>The planning and waste management advice note states that</p>
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	<p>planning consents should focus on the use of the land. SEPA will address any possible environmental impacts through the waste management licence process, and planning authorities should not impose planning conditions on matters subject to regulation under pollution prevention or environmental protection legislation.</p> <p>SEPA have not objected to the proposals, and have advised that any possible environmental impacts shall be dealt with through the waste management licensing process. This includes issues such as pest control and odours.</p> <p>The applicant has submitted evidence which demonstrates that the conditions imposed by SEPA within the waste management licence have been complied with. SEPA will continue to monitor the site to enforce the conditions within the waste management licence. The potential for environmental or pollution incidents to increase along with an increase in throughput is noted. However this is a matter for SEPA to control and enforce through the waste management licence.</p> <p>Any potential impact on amenity, including residential amenity, is not considered significant enough to warrant a recommendation to refuse this application, and the development will be able to co-exist with residential properties within the vicinity of the site.</p> <p>Potential impact on the local road network infrastructure must also be considered. The developer has provided a break down of additional journeys associated with the intensification of operations at the site. This analysis has been accepted by The Director of Environment and Infrastructure who have offered no objection to the proposals.</p> <p>The applicant has allocated additional spaces within the existing car park for use should demand dictate this. This will reduce the potential for further parking on Newmains Avenue. Measures to reduce traffic generation will also be undertaken via implementation of the travel plan.</p> <p>The applicant has also allocated land to form a pedestrian and cycle link to Barnsford Road in order to connect with proposed bus stops. This measure will improve accessibility to the site and the wider business park for pedestrians, cyclists and public transport and will contribute to addressing one of the key challenges for the business park as outlined in the local development plan.</p> <p>With respect to the remaining criteria within the delivering the economic strategy which have not been addressed above, the expansion of operations will create additional job opportunities at the site. This additional economic benefit is not at the expense of the environment or the amenity of the area or</p>
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	<p>neighbouring properties.</p> <p>In terms of visual amenity at the site, the new shed will be at the rear of the site and will not be visible from Newmains Avenue. However increasing the throughput capacity at the site may result in additional vehicles and machinery being stored in the yard area.</p> <p>The applicants have recognised this and have agreed to the implementation of additional landscaping within a grass strip to the front of the site. Additional landscaping will contribute towards screening the facility.</p> <p>The storage of materials within the yard area was previously restricted by condition, and it is proposed that similar conditions should apply again in this instance with the aim of ensuring that material is not stored at the front of the site where would be most visible. Conditions previously attached to control the type of materials which could be processed at the site will also be applied again.</p> <p>Taking the above into consideration, it is not anticipated that the development will have a significant detrimental impact on visual amenity or generate any visual impact that would be wholly out of keeping with the character or appearance of the area.</p> <p>The operators have given consideration to climate change mitigation and carbon reduction as part of the operations at the site. Renewable and low carbon technology has been incorporated into the site through the installation of solar panels which generate approx. 40% of the sites electricity requirements.</p> <p>It is also intended to install electric vehicle charging points, and commitments are in place through the travel plan to reduce single occupancy car journeys to the site.</p> <p>The proposed development has been found to comply with the supplementary guidance relating to economic development and Strategic Economic Investment Locations. The proposed development is therefore suitable at this location, and complies with Policy E1 and E2.</p> <p>Policy I1 states that increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations within Renfrewshire. Getting to and from employment uses by a range of modes is an important consideration, and appropriate provision to connect to active travel and public transport networks requires to be considered from the outset.</p> <p>Figure 6 within the Local Development Plan notes that limited</p>
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	<p>public transport provision is a challenge for Inchinnan Business Park. To address this the Director of Environment and Infrastructure Service has advised that the Council intends to develop bus stops along the Barnsford Road which bounds the application site to the west.</p> <p>To facilitate this investment the applicant has set aside a strip of land to allow a connection to be formed between Barnsford Road and Newmains Avenue. This connection will improve accessibility into the site and the wider Inchinnan Business Park for both pedestrians and cyclists, and will facilitate an additional connection to the public transport network. Implementation of the link will be managed via condition.</p> <p>In assessing the full transport impact associated with the development, the applicant has prepared a travel plan which aims to reduce single occupancy car trips to the site. The proposed measures to achieve this include promoting journey sharing, installing cycle facilities and implementing a cycle to work scheme.</p> <p>The applicant has also provided a transport assessment which demonstrates that the additional journeys associated with the development will not have a significant impact on the performance of the road network and travel has also been prepared. The Director of Environment and Infrastructure has not objected to the development in this regard.</p> <p>The proposed development is considered to comply with Policy I1 and the associated new development supplementary guidance.</p> <p>Policy I7 aims to reduce the predicted carbon dioxide emissions arising from proposed developments.</p> <p>The applicants have implemented a range of measures to reduce their carbon footprint. These range from the installation of solar pv panels to tree planting and discouraging single occupancy car travel to the site.</p> <p>Officers are satisfied that the development does not conflict with the aims of Policy I7.</p> <p>Policy I8 states that existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the zero waste plan. Proposals for waste management infrastructure and facilities on existing sites will require to demonstrate how they conform to, meet and deliver the objectives of the zero waste plan in addition to demonstrating compliance with a number of criteria.</p> <p>It has been demonstrated above that the development conforms to the zero waste plan and will help to deliver its</p>
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	<p>objectives by increasing recycling capacity at an established facility which is in an appropriate location.</p> <p>The development is considered to comply with Policy 18.</p> <p>Policy ENV2 states that developments must not have an adverse effect on the integrity of sites protected for their nature conservation interest.</p> <p>The application site lies approx. 800m to the north west of the Black Cart Special Protection Area (SPA). The SPA is of international importance as a roosting and foraging area for migratory birds.</p> <p>The proximity of the site to the SPA ensures that the risk to the SPA is minimal even when taking into consideration the precautionary principle. The site is approx. 800m away, with the intervening land characterised by a range of commercial and industrial premises. Potential environmental impacts arising from the site will be mitigated, and a strategy for disposing of foul and surface water at the site has already been approved.</p> <p>Officers are satisfied that the development will not have a detrimental effect on the SPA.</p> <p>The supplementary guidance also sets out a requirement to consider biodiversity. This requirement is based on the Nature Conservation (Scotland) Act 2004 which places a duty on every public body to further the conservation of biodiversity.</p> <p>The proposed development will not significantly affect existing species, habitats and ecosystems. The shed will be erected on an area of hard standing, and there will be no loss of green space within the site. The boundary to the north comprises of a hedge with trees beyond. The proposed shed is set back from the boundary, and its construction will not have a significant detrimental impact on the hedge or the trees.</p> <p>The proposed 3m high acoustic fence will be positioned on the northern boundary of the site adjacent to the Bible Centre. Details of the design and installation of the fence will be sought via condition to ensure its installation does not have a detrimental impact on the hedge or the trees. The intervening tree coverage will also ensure the fence does not have an overbearing or over dominating impact on the Bible Centre.</p> <p>In terms of promoting biodiversity, the applicants have completed a soft landscaping scheme around the office building which occupies the western half of the site. It is proposed to accommodate additional landscaping within a grass strip to the front of the building. This will contribute to further biodiversity gain at the site. The details of a landscape scheme, and a timetable for its implementation, can be submitted via condition.</p>
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	<p>Policy ENV4 seeks to protect the existing water environment, and support will be given to developments which improve the control and management of water along with enhancement of biodiversity, flora and fauna surrounding blue corridors. Proposals should be assessed against the criteria set out in the supplementary guidance.</p> <p>It is not anticipated that the development will significantly compromise the water environment. There is a strategy in place to control the disposal of foul and surface water at the site. Discharge to the water environment is also a matter that is regulated by SEPA through the Controlled Activities (Scotland) Regulations. Scottish Water have confirmed that there is sufficient capacity to continue accepting foul water from the site.</p> <p>Officers are satisfied therefore that the development accords with Policy ENV4.</p> <p>The above comments would also apply to air quality. Policy ENV5 states that the Council will seek to ensure that development proposals shall not individually or cumulatively have an adverse effect on air quality.</p> <p>The Director of Communities and Housing has not requested an air quality assessment in this instance, and has advised that they are satisfied with the dust management plan that has been produced. Implementation of the measures within the dust management plan will ensure that detrimental impacts on air quality, including those which may arise from micro plastics, are mitigated.</p> <p>I am also satisfied therefore that the development accords with Policy ENV5.</p> <p><u>Proposed Local Development Plan 2021 (as modified)</u></p> <p>The policies within the Proposed Local Development Plan and the associated Supplementary Guidance generally reflect those of the currently adopted plan.</p> <p>Policy I5 introduces additional criteria to be considered when assessing proposals for waste management infrastructure. With respect to the proposed development it is considered that the benefits of increasing recycling capacity are well known and well recognised. Recycling has a key role to play in the waste hierarchy by diverting waste away from landfill. Recycling is therefore an essential part of a low carbon circular economy which is a key strand of Scottish Government policy as set out in the zero waste plan.</p> <p>The environmental, social and economic impacts of the proposed development are well understood partly because the facility has already been operational for a number of years. In</p>
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	<p>general terms the recycling industry is also well regulated as noted in the Scottish Government advice note. The potential impacts are therefore known and can be mitigated through the planning process and the waste management licence.</p> <p>The integration of waste and energy innovations is not considered to be relevant to the proposal. The proposal is for the recycling of material and not the recovery of energy from waste.</p> <p>Restoration and after-use proposals are not considered necessary in this instance as these issues would primarily relate to landfill sites</p> <p>The proposal is found to be compliant with the Proposed Local Development Plan.</p>
<p>CONCLUSION AND RECOMMENDATION</p>	<p>Having considered the above assessment, it is found that the proposal complies with the policies and guidance at national, strategic and local level and all other material considerations. It is therefore recommended that the application is approved subject to conditions.</p>

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material consideration which outweigh the presumption in favour of development according with the Development Plan.

Conditions

- 1 That all activities associated with the sorting and processing of waste materials shall be undertaken entirely within a building envelope. Waste materials including those that have been processed shall not be stored within external yard areas that are beyond the principal elevation of the main building fronting Newmains Drive.

Reason: In the interests of visual amenity and to ensure the storage, sorting and processing of materials does not undermine the appearance of the Inchinnan Business Park.

- 2 That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

- 3 The design, installation and operation of any plant, machinery or equipment at the

site shall be such that noise associated with the recycling facility shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 and NR35 at all other times one measured within any dwelling in the vicinity of the development.

Reason: To ensure noise from the site is restricted in the interests of residential amenity and to protect sensitive receptors.

- 4 That prior to the recycling shed hereby approved being brought into use, a specification detailing the location, design and finish of the acoustic barrier as generally illustrated in approved drawing 1849-PL-02 e titled 'Proposed Block Plan / Future Works' shall be submitted for the written approval of the Planning Authority. The specification shall also include measures to protect the existing hedgerow and trees within the vicinity of the acoustic barrier, and shall detail compensatory re-planting should any hedgerow or trees be removed to accommodate the acoustic barrier.

The acoustic barrier thereafter approved shall be implemented on site prior to the recycling shed being brought into use, and shall be retained thereafter for the duration that the recycling shed is in use.

Reason: To ensure that noise impact from the recycling shed is mitigated in the interests of residential amenity and to protect sensitive receptors.

- 5 That prior to development commencing on the recycling shed hereby approved, the developer shall submit a Bird Hazard Management Plan for the site to be approved in writing by the Planning Authority in consultation with Glasgow Airport.

The submitted plan shall include details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

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

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

- 6 That prior to the recycling shed hereby approved becoming operational, the developer shall submit a specification detailing the design, location, materials and surface finish of the footpath link and crossing point as generally illustrated in approved drawing 1849-PL-02 e titled 'Proposed Block Plan / Future Works'. The specification shall also include a timetable for the installation of the footpath link and crossing point. The footpath link and crossing point shall thereafter be implemented in accordance with the approved timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site is connected to the pedestrian, cycle and public transport network in the interests of accessibility and promoting journeys by

sustainable means.

- 7 That prior to development commencing on the recycling shed hereby approved the developer shall submit a scheme of landscaping for the site to be approved in writing by the Planning Authority in consultation with Glasgow Airport. The landscaping scheme shall specify new shrub and tree planting at the site including location, number, standard and species, and shall include a timetable for the implementation of the landscaping scheme and a maintenance plan. The landscaping scheme shall thereafter be implemented on site in accordance with the approved timetable, and shall be maintained thereafter in accordance with the approved maintenance plan.

Reason: To ensure a scheme of landscaping is implemented at the site in the interests of visual amenity.

- 8 That the approved Travel Plan by Systra (ref: GB01T17F74.SCTLSD56) shall be implemented at the facility in accordance with the active travel plan actions detailed in section 6 of the plan. This includes annual monitoring and reporting as specified in the plan. Provision shall also be made for the delineation of the additional parking spaces as generally illustrated in approved drawing 1849-PL-02 e titled 'Proposed Block Plan / Future Works' should the Travel Plan indicate that additional parking spaces at the site are required.

Reason: To ensure the actions within the Travel Plan are implemented in the interests of promoting journeys by sustainable means.

- 9 That all dust control measures identified within the Dust Management Plan ref: R20.10871/1/AF shall be implemented on site prior to the recycling shed hereby approved becoming operational. All measures shall thereafter remain in place for the duration that the recycling facility is operational to the satisfaction of the Planning Authority.

Reason: To ensure dust control measures are implemented in the interests of air quality.

- 10 The recycling shed hereby approved shall not be brought into use until the developer has undertaken a survey to determine the impact of floodlighting from the proposed development. The survey shall be based on the principles set out in British Standard BS EN 12193:2018 (incorporating corrigendum February 2019) Light and Lighting – Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted for the written approval of the Planning Authority and shall include details of:

- A description of the proposed lighting units including height, type, shape and luminous flux of the floodlights.
- The luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect neighbouring properties.
- The direction and aiming angle of each floodlight and the upward waste light ratio for each light.
- The Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Only the approved floodlighting scheme shall thereafter be implemented on site, and no changes to the scheme shall take place without the written agreement of the Planning Authority.

Reason: To ensure any floodlighting scheme installed at the site is appropriate in the interests of amenity.

Alasdair Morrison

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



Renfrewshire
Council

Reference No. 20/0793/PP

KEY INFORMATION

Ward: (7)
Paisley Southwest

Applicant: WP Grid Services Limited
Fourth Floor
2 Kingsway
Cardiff
CF10 3FD

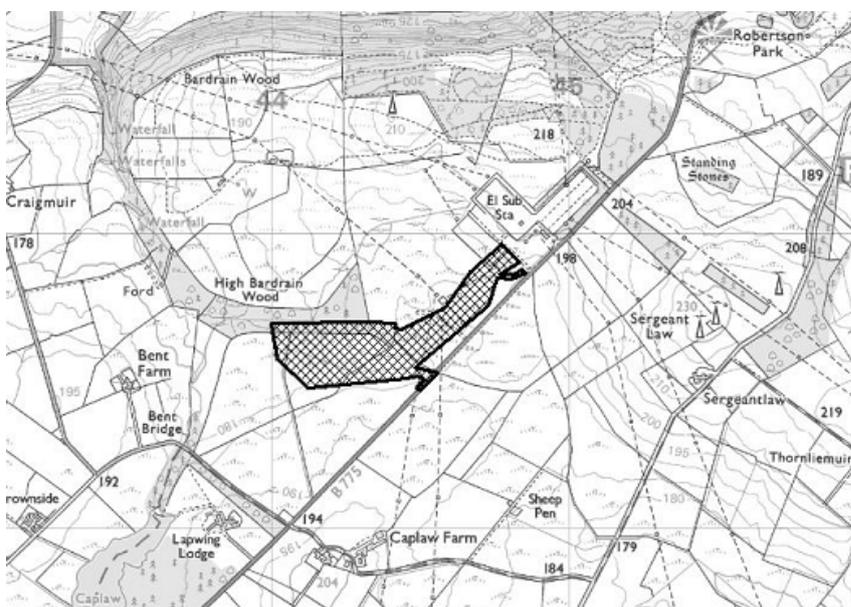
Registered: 14th
December 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of a grid stability facility including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, operations centre and boundary enclosures

LOCATION: Neilston Grid Electricity Sub-station Complex, Gleniffer Road, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy P1 and the Proposed Renfrewshire Local Development Plan (2019) as Policy ENV1 – Green Belt.
- The proposed development complies with the Development Plan including the National Planning Framework, Clydeplan and the Local Development Plan as well as Scottish Planning Policy.
- Potential impacts on visual amenity, landscape character, natural heritage, built heritage and road safety have been considered and will not result in a significant impact.
- There have been no objections from consultees.
- There have been no representations.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 20/0793/PP

APPLICANT:	WP Grid Services Limited Fourth Floor 2 Kingsway Cardiff CF10 3FD
SITE ADDRESS:	Neilston Grid Electricity Sub-station Complex, Gleniffer Road, Paisley
PROPOSAL:	Erection of a grid stability facility including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, operations centre and boundary enclosures
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	None received.
CONSULTATIONS:	<p>Elderslie Community Council - Appreciate that developments such as the proposed grid stability facility are needed to support the move towards low and zero carbon sources of electricity, and ask that the following mitigation points are considered:</p> <ul style="list-style-type: none"> - Appropriate landscaping to ensure the site as far as possible does not adversely affect the character, landscape and setting of the area; - Checking, monitoring and ongoing maintenance of the drainage systems; - Seasonal flora and fauna could not have been accounted for in the ecology assessment, and landscaping should be sympathetic to the existing natural environment and wildlife; - Investment should be made to preserve and enhance peatlands within the surrounding areas of the country park. <p>Response - The applicant has submitted a comprehensive landscaping scheme which builds upon the existing landscape features at the site. The landscape proposals include 3 hectares of new woodland planting.</p> <p>A condition will be applied to ensure the drainage system is maintained in accordance with the recommendations in the Drainage Impact Assessment.</p> <p>A condition will also be applied to ensure the site is developed in accordance with the recommendations within the ecology</p>

statement.

The potential impact of the development on peat deposits has been considered by the applicant. There is a commitment by the applicant to ensure that abstracted peat is re-used within the landscape scheme. This will be managed in detail via the submission of a peat management plan.

Additionally, the ecology report identifies opportunities where the wetland habitat could be improved particularly within the corridor where the connecting cable will be laid. This will be addressed within a detailed methodology for the installation of the cable which can be requested via condition.

NATS - No objection.

Scottish Water - No objection.

Glasgow Airport Safeguarding - No objection.

SP Energy Networks – No objection subject to various controls being placed over the cable connection to the Neilston substation.

Director of Communities and Housing (Environmental Protection) –

Confirmation is sought regarding a number of assumptions that have been made in the noise assessment. Further comment on the gas risk from peat has also been requested prior to determination of the application.

Response - The applicant has provided further information on gas risk. This has been reviewed, and the Director of Communities and Housing has advised that they have no further comments to make. A further noise assessment will be undertaken prior to the development being brought into use.

West of Scotland Archaeology Service - The application site lies just out with the area that was covered by an archaeological survey in 1991-92. Recommended that a condition is applied to secure the implementation of a programme of archaeological investigation works.

Response - A programme of archaeological works will be implemented via a condition.

Director of Environment and Infrastructure Service (Roads - Traffic) - No objection subject to conditions regarding the provision of sightlines, submission of a traffic management scheme and submission of a construction traffic management plan.

Response - Conditions will be applied to address the matters raised by the Director of Environment and Infrastructure Service.

Glenniffer Braes Country Park – Object to the application for the following reasons:

- The adverse impact it would have on the locally designated SINC;
- It would not be in keeping with the appearance and character of the Rugged Upland Farmland or Greenbelt of Glenniffer Braes;
- That the removal and disturbance to the peatland goes against Renfrewshire Councils Climate Change Action and NatureScot's Peatland ACTION programme.

- Developers should follow the guidance within the Ecological Appraisal Report with regards to any works. This mainly relates to concerns over drainage of the wetland, but also in relation to other habitats.

- Clarification is sought over the site selection, where else has been considered, and if an assessment has been made of the amount of carbon that will be lost due to the construction of the facility and connecting cable on peatland at this location.

- A more detailed methodology is required to cover the installation of the cable, and clarification is sought over the exact route proposed for the cable.

- Protected and notable species have been witnessed further afield.

- Will there be restoration of peatland in the country park to mitigate for any loss of peat from the installation works.

Response – On the points of objection, it is considered that detrimental impacts associated with works within the SINC area can be mitigated through adherence to the recommendations within the ecology statement, and preparation of an additional methodology to control works within the SINC area.

The landscape of the area is characterised by existing electricity infrastructure including the sub station and several rows of large pylons. While the development will be visible within the landscape, it is not considered that it will be significantly out of keeping in terms of character or appearance of the adjacent use. The visual impact will also be mitigated by tree planting for example, and I am satisfied that the landscape can suitably absorb a development of this nature without significant detriment to its character.

Disturbance to peatland is noted. This issue will be addressed

	<p>in more detail through the submission of a Peat Management Plan, which can be secured by condition.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>The proposed development has been the subject of extensive pre-application discussions between the applicant and Planning. The proposals were first presented by the agent in July 2020. Initial feedback was provided with respect to the applicable local development plan policies, the likely level of information that will be required to support a forthcoming planning application, and the process around major development community consultation.</p> <p>A proposal of application notice was accepted in September 2020. It was agreed that community consultation would take place electronically via the launch of a dedicated website which would contain information on the proposal and provide a means by which members of the public could provide feedback.</p> <p>The proposal was discussed again in October 2020 this time with the applicant as well as the agent. The background to the project was discussed in more detail.</p> <p>A visual inspection of the site and surrounding area was also undertaken by officers in October 2020. This included assessment of the site from external vantage points. This visit was used to inform scope for the landscape and visual assessment in terms of the key viewpoints that would need to be assessed.</p>

<p>APPLICANTS SUPPORTING INFORMATION:</p>	<p><u>Pre-application Consultation Report</u> - An online public exhibition event was progressed in due of restrictions in public gatherings arising from the ongoing coronavirus pandemic. The public consultation website was launched on the 21st September, and there was an opportunity for visitors to complete a survey. A live question and answer session was undertaken on the 23rd September. Community Councils and local councilor's were also contacted ahead of the website launch.</p> <p>The website was viewed 129 times by 78 unique visitors. 2 members of the public took part in the live question and answer session, and 4 responses were received to the online survey.</p> <p>Of those who did engage with the consultation process there was an awareness of the need for the development and no objections were raised.</p> <p>Response - The pre-application consultation report demonstrates compliance with the statutory requirements governing the pre-application process for major developments.</p> <p><u>Landscape and Visual Appraisal</u> - The report provides an appraisal of the landscape and visual effects likely to be associated with the proposed development, a summary of any</p>
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	<p>landscape and visual mitigation embedded within the site selection, layout and design, and a scheme of soft landscaping to help integrate the proposed development into its landscape setting.</p> <p>The site is approx. 5 hectares, and the land cover is generally rough, damp grassland with some areas of young plantation woodland typically between 1m and 3m in height.</p> <p>The site is wholly within the Rugged Upland Farmland landscape character type.</p> <p>Existing electricity infrastructure within the surrounding landscape is very prominent.</p> <p>The site has been selected for its proximity to the existing substation and relatively isolated position on low lying ground set back from the road. The presence of existing infrastructure makes the immediate landscape context better able to accommodate the proposed facility. Electricity infrastructure is already a key characteristic of the local landscape.</p> <p>The siting has also been chosen to take advantage of existing mature woodland at High Bardrain Wood which provides a backdrop.</p> <p>Tree removal would be limited to an area of 3 hectares of young, broadleaved plantation some of which is very sparse. A proposed area of new woodland planting is proposed the south of the site. The facility will become increasingly surrounded as the surrounding mature plantations.</p> <p>Response - The appraisal provides a comprehensive assessment of the current landscape and its sensitivity to the new development. This is outlined in full in the assessment of the application.</p> <p><u>Tree Survey and Arboricultural Constraints</u> - A large proportion of the site is planted with mixed broadleaved woodland. However, the plantations are very poorly established with significant gaps and large areas of dead trees including Ash killed by Ash dieback disease.</p> <p>The proposed development does not impact on the ancient woodland to the north, and adequate standoff distances can be maintained.</p> <p>An area of replacement tree planting 3 hectares in area is proposed in mitigation for the removal of existing planting. The proposed planting will comply with Scottish Forestry requirements in terms of ground preparation, planting density and species mix.</p>
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Response - The survey highlights the poor condition of the existing plantation which has largely failed to establish.

The proposed development includes 3 hectares of new plantation. A management plan will be sought to ensure that the new plantation becomes established and is of better quality than the plantation being removed.

This will ensure that the new plantation contributes to screening the new development in the long term whilst also providing for biodiversity gain across the site.

Planning Statement - The proposed development is required as the UK's electricity system moves towards low and zero carbon sources.

As more renewable come online there is a requirement for stand-alone facilities to provide these stabilising qualities.

Renfrewshire has been selected as the preferred location for one of six similar developments across Scotland.

This will present an opportunity for Renfrewshire to play a significant and essential role in providing energy security and a transition towards a zero-carbon economy.

Renfrewshire has also been selected as the preferred location for an operations centre which would secure 10 full time skilled jobs.

Response - Provides a good quality introduction to the nature of the proposed development, its purpose and need.

The contribution the development will make to the transition towards a carbon economy is welcomed and is compatible with Scottish Government policy on net zero emissions.

Briefing Note February 2021 - An additional briefing note was provided to supplement the planning statement following a request from the Planning Authority for additional information.

The proposed technology will increase the capacity of the grid to run off renewable energy, make existing renewable generators more efficient, and enable more renewable energy to come on stream in the future.

The increase in capacity of the grid to accommodate more renewable energy sources will be of benefit as Scotland moves towards a low carbon economy with net zero emissions.

In terms of carbon reduction, the proposed development also provides stability to the grid in a way that is much less carbon intensive than having to with on gas peak power generators.

The applicant states that the lower estimate of carbon dioxide saving per year of approx. 240,000 tons. This is the equivalent annual carbon emissions total of 45,000 people in Scotland.

Response - The briefing note further reinforces the benefits of the proposed development.

Design and Access Statement - Considers the overall design and layout of the proposed development against local and national policy.

Access to the site will be restricted and the entrance to the site will be gated. Parking arrangements will be accommodated within the site.

During the operational phase the facility would be visited on average 8 times per month. Two staff members will always be present on site.

Several sustainable elements have been incorporated into the design of the proposed development including EV charging points, new planting, and sustainable drainage.

Response - The design and access statement further demonstrates how the applicant has developed the site with respect to its constraints, and the measures employed to mitigate the visual impact of the development.

Preliminary Ecological Appraisal Report - The scope of the survey is to establish a baseline of ecological information and thereafter ascertain whether the proposed development activities have the potential to adversely affect any designated sites and/or notable habitats or species.

There are no statutory designated sites within the site.

There is a Site of Importance for Nature Conservation (SINC) adjacent to the site through which the grid connection corridor will pass.

Three groups of trees were identified during the site visit as having roost potential.

There were no signs of badger, otter, water vole, amphibians, or reptiles.

Two priority habitats are present within the grid connection corridor route. The habitats are highly damaged and degraded and no longer function as active bog. There is an opportunity to improve the quality of habitats within the area.

There is an opportunity for biodiversity gain to be achieved by reinforcing the existing woodland habitat and by planting

	<p>hedgerows.</p> <p>Response - The ecology report does not identify any protected species or habitats of national importance.</p> <p>Locally significant habitats are located within the grid connection corridor. The ecology report makes several recommendations for the implementation of the development ranging from prestart checks for protected species to methods by which habitats can be enhanced. These recommendations will be implemented on site via condition.</p> <p><u>Flood Risk Assessment and Drainage Impact Assessment</u> - Flood risk is low.</p> <p>Surface water will be discharged to an existing ditch to the south of the site via an attenuation basin. Discharge from the site does not increase off-site flood risk as surface water is restricted to greenfield run-off rates. Three states of treatment are provided for water quality purposes. The basin will also be lined to minimise vegetation growth and deter birds.</p> <p>Response - Presents a suitable drainage system for the site. Maintenance of the drainage system will be required via condition to ensure it performs appropriately for the lifetime of the development.</p> <p><u>Acoustic Technical Report</u> - A noise survey was undertaken in order to determine the existing noise conditions in the area.</p> <p>Response - The acoustic report is based on the minimum specification for acoustic mitigation that will be applied to the development. This minimum specification will ensure that adequate sound levels within the nearest sensitive receptors are achieved. A further noise assessment will be undertaken once a detailed acoustic specification has been prepared.</p> <p><u>Accessibility Statement</u> - The assessment considers the access for vehicles associated with the proposed development both in relation to the external highway network and within the site itself.</p> <p>Response - Routing options for vehicles during the construction phase are noted, and these will be discussed with The Director of Environment and Infrastructure to ensure the local road network is protected.</p>
<p>CLYDEPLAN POLICIES:</p>	<p><u>Clydeplan Strategic Development Plan 2017</u> Policy 1 - Placemaking Policy 10 - Delivering Heat and Electricity Policy 13 - Forestry and Woodland Policy 14 - Green Belt</p>

	<p>Schedule 14 - Strategic Scales of Development Schedule 15 - Indicative Compatible Development</p> <p>Diagram 10 - Assessment of Development Proposals</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV1 - Green Belt Policy ENV2 - Natural Heritage Policy ENV3 - Built Heritage Policy ENV4 - The Water Environment Policy I1 - Connecting Places Policy I5 - Flooding and Drainage Policy I6 - Renewable and Low Carbon Energy Developments Policy I7 - Low Carbon Developments</p> <p><u>New Development Supplementary Guidance 2014</u> Delivering the Environment Strategy - Environment Development Criteria, Green Belt, Archaeological Sites, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, Local Designations, Contaminated Land and The Water Environment Delivering the Infrastructure Strategy - Connecting Places, Flooding and Drainage and Renewable and Low Carbon Energy Developments</p> <p><u>Proposed Renfrewshire Local Development Plan 2021 (as modified)</u> Policy ENV1 - Green Belt Policy ENV2 - Natural Heritage Policy ENV3 - Built and Cultural Heritage Policy ENV4 - The Water Environment Policy ENV6 - Natural Resources (Minerals and Soil) Policy I1 - Connecting Places Policy I3 - Flooding and Drainage Policy I4 - Renewable and Low Carbon Energy Developments</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Green Belt, Natural Heritage, Archaeological Sites, Local Designations, Contaminated Land, The Water Environment and Natural Resources (Soil) Delivering the Infrastructure Strategy - Connecting Places, Flooding and Drainage and Renewable and Low Carbon Energy Developments</p> <p><u>Material Considerations</u></p> <p><u>National Planning Framework 3 (NPF)</u> States that planning will play a key role in delivering on the Scottish Governments targets on carbon emission reduction and facilitating the transition to a low carbon economy.</p> <p>Electricity grid enhancements will facilitate increased renewable electricity generation across Scotland. However, the</p>

	<p>environmental impacts of this type of infrastructure require careful management.</p> <p><u>Scottish Planning Policy (SPP)</u> The planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation including the expansion of renewable energy generation capacity.</p>
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PLANNING HISTORY	20/0424/NO - Erection of grid stability facility with associated landscaping, access, parking and grid connection. Accepted 11/09/2020.
DESCRIPTION	<p>This application seeks planning permission for the erection of a grid stability facility including grid stability unit with associated ancillary equipment, access, landscaping, drainage, car parking, an operations centre and boundary enclosures.</p> <p>The site comprises of rough grassland approx. 9 hectares in area.</p> <p>It is bound by Gleniffer Road to the south east, rough grassland to the south west and High Bardrain Wood to the north west.</p> <p>The facility will be connected via an underground cable to the Neilston substation which is approx. 400m to the north east. The intervening land is also rough grassland some of which is designated as a Site of Importance for Nature Conservation (SINC).</p> <p>There is an existing informal access onto Gleniffer Road which will be upgraded to form the access to the proposed facility.</p> <p>The facility is laid out in a linear fashion east to west across the site. The western end of the facility comprises of the main plant building which is 12m in height at the apex. The main building is flanked by colling equipment and backup generators. A transformer adjoins the main plant building to the east. The proposed operations centre is detached from the main compound to the east.</p> <p>The purpose of the development is to provide stability to the national grid with respect to electricity supply. Stability within the grid was previously provided by large power stations which would operate continuously. However, these power stations are being brought offline and a larger proportion of electricity is now generated by renewable sources.</p> <p>Renewable sources are intermittent in terms of supply, and do not provide the same stabilising qualities. Additional infrastructure is therefore required to ensure stability is maintained across the national grid.</p>

<p>PLANNING ASSESSMENT</p>	<p><u>National Planning Framework 3 (NPF)</u> The proposed development complies with the NPF aspirations for the planning system to facilitate the transition to a low carbon economy.</p> <p>The proposed infrastructure is required as it will support the transition away from large centralised power stations to a mix of renewable energy sources.</p> <p><u>Scottish Planning Policy (SPP)</u> The proposed development complies with SPP in principle as it will support the transformational change to a low carbon economy.</p> <p>While the development does not generate electricity, it will play a vital role in the transition towards more energy being generated from renewable sources.</p> <p>The development will therefore allow Renfrewshire to further contribute towards the achievement of national renewable energy targets.</p> <p>In addition to creating greater capacity for renewable energy within the national grid, the development has a direct impact on the reduction of carbon dioxide emissions as it negates the need for grid stability to be provided by gas peaking plants.</p> <p>The applicant estimates this saving to be in the region of 240,000 tons of carbon dioxide per year.</p> <p><u>Clydeplan Strategic Development Plan 2017</u> The proposed development contributes towards supporting the transition towards the generation of more electricity by renewable sources.</p> <p>At a strategic level this will contribute towards the creation of a safe and pleasant, resource efficient and resilient city region.</p> <p>The proposed development is an important and necessary piece of infrastructure in this regard.</p> <p>The development will therefore support the Clydeplan vision and spatial development strategy.</p> <p><u>Adopted Local Development Plan 2014</u> Policy ENV1 states appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the new development supplementary guidance.</p> <p>The supplementary guidance lists several forms of development which are acceptable within the green belt in principle. This includes essential infrastructure such as</p>
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	<p>electricity equipment.</p> <p>The development is considered to constitute essential infrastructure as it will provide stability and security to the national grid.</p> <p>This will increase the capacity of the grid to accommodate energy generated from renewable sources, and thus facilitate the transition towards a low carbon economy.</p> <p>The site has been selected primarily for its proximity to the Neilston substation which allows for a connection to be formed to the national grid. A green belt location is therefore considered to be necessary in this instance.</p> <p>Detailed site selection thereafter has been informed by topography and the presence of existing natural heritage features to ensure the physical impact of the development on the green belt is reduced as much as possible.</p> <p>The development will not result in the loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.</p> <p>The site is located within the Rugged Upland Farmland landscape character type. However, the landscape in this area is also characterised by existing electricity infrastructure associated with the Neilston substation.</p> <p>The landscape is of low sensitivity to the development in this regard, and there is capacity within the landscape to accommodate additional electricity infrastructure of this nature.</p> <p>The site for the proposal is a low-lying point within the landscape that is set back from Gleniffer Road. The existing woodland to the north provides a backdrop to the development, and additional planting will over time provide a screen to the south and west.</p> <p>The grouping of the buildings and the overall design is functional. However, consideration has been given to the finish colour for the external cladding to help anchor the building into the site.</p> <p>In terms of landscape and visual impact, the applicant has submitted a comprehensive landscape and visual appraisal of the proposed development.</p> <p>The landscape will therefore be able to absorb the proposed development with a low impact on the existing character and visual amenity.</p> <p>As noted above the existing plantation is very poorly</p>
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	<p>established. The landscape proposals therefore provide an opportunity to deliver woodland planting that will establish at the site.</p> <p>Over time the landscape proposals will improve overall woodland coverage at the site. In addition to screening the site, the additional woodland coverage will also contribute towards biodiversity gain and carbon capture.</p> <p>The SINC designation does not cover the area in which the facility will be developed. However, it does cover the corridor in which the cable connection to the Neilston substation will be formed.</p> <p>The exact route for the cable has not yet been identified. A methodology for the laying of the cable will be developed to ensure that the associate works do not have a detrimental effect on the SINC. The methodology shall be informed by the recommendations within the ecology report.</p> <p>On balance it is considered that the development will not have a significant detrimental effect on identified nature conservation interests at the site provided the relevant conditions as discussed above are applied. Furthermore, the ecology report also identifies opportunities for habitat enhancement and biodiversity gain at the site.</p> <p>The proposed development will comply with Policy ENV1.</p> <p>Policy ENV2 states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.</p> <p>The development will not have a significant effect on existing species, habitats, and ecosystems. The area on which the facility will be developed is not a priority habitat, and the ecology report found little evidence of protected species in the vicinity of the site.</p> <p>In this instance the development includes the planting of 3 hectares of native broadleaved trees. The proposed planting will form an integral part of the development, and the establishment of the additional woodland creates an opportunity for significant biodiversity gain at the site.</p> <p>On balance it is considered that the impact of the development on natural heritage resources will not be significant. Any potential impact can be suitably managed by conditions. The development will also enhance the natural heritage value of the site on the long term. I am therefore satisfied that the development complies with Policy ENV2 and the associated supplementary guidance.</p>
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	<p>Policy ENV4 states that there will be support for the protection of the existing water environment and the enhancement of biodiversity, flora and fauna.</p> <p>Mitigatory measures will ensure the water environment is protected. These habitats could also be improved by drain blocking and reducing grazing pressure for example.</p> <p>In view of the above I am satisfied that the development complies with Policy ENV4 and the associated new development supplementary guidance.</p> <p>Policy I6 states that renewable and low carbon developments will be supported in principle where they are appropriate in terms of location, siting and design having regard to both individual and cumulative effects.</p> <p>While the development does not generate energy, it is a necessary component of an electricity grid that is based on energy from renewable and low carbon sources.</p> <p>The supplementary guidance on renewable and low carbon technologies states that the transition to a low carbon economy must include maintaining an effective supply of affordable energy and other resources. The Council is supportive of an increase in the proportion of electricity produced from renewable sources provided several criteria are met.</p> <p>The proposed development is considered to comply with Policy I6 and the associated supplementary guidance.</p> <p>Policy I7 aims to reduce the predicted carbon dioxide emissions from proposed developments.</p> <p>As noted above the proposed development will play a key role in modernising the electricity network and improving capacity for renewable energy generation.</p> <p>Infrastructure such as the proposed grid stability facility are a necessary component of a low carbon electricity supply. The development is therefore vital with respect to addressing the climate change emergency. The proposal would therefore fully accord with the provisions of Policy I7.</p> <p><u>Proposed Local Development Plan 2021 (as modified)</u></p> <p>The policies within the Proposed Local Development Plan and the associated Supplementary Guidance generally reflect those of the currently adopted plan.</p> <p>The proposed Local Development Plan introduces an additional Policy ENV6 which refers to natural resources including minerals and soils. This policy is relevant given the presence of peat deposits at the site.</p>
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	<p>Policy ENV6 states that new developments should avoid the unnecessary disturbance of areas of peatland or carbon rich soils.</p> <p>The peat encountered on site falls into two classifications which do not indicate priority peatland habitat as defined by the Carbon and Peatland Map 2016 prepared by Nature Scotland (formerly Scottish Natural Heritage).</p> <p>The developer has considered peat disturbance as part of the design process. The development footprint has been designed to minimise peat disturbance and to ensure that the areas of deepest peat deposits have been avoided. Where peat will be excavated it will be reused on site as part of the restoration of landscaped areas.</p> <p>Detailed measures relating to the excavation, storage and reuse of peat will be encompassed within a Peat Management Plan. The plan shall be prepared in accordance with SEPA guidelines on peat management and the recommendations within the ecology report, and restoration of peatland through rewetting for example will also be sought. The requirement for the submission of a Peat Management Plan will be secured via a condition.</p>
<p>CONCLUSION AND RECOMMENDATION</p>	<p>The proposed development will contribute towards the continued de-carbonisation of the electricity network.</p> <p>The development should be considered as a necessary piece of infrastructure with respect to addressing the climate change emergency. It provides an opportunity for Renfrewshire to contribute positively towards the renewable energy generation and carbon reduction targets set by the Scottish Government.</p> <p>Having considered the above assessment, it is found that the proposal complies with the policies and guidance of the Strategic Development Plan, the Local Development Plan and all material considerations. It is therefore recommended that the application is approved subject to conditions.</p>

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That prior to the commencement of development on site, the developer shall submit a Peat Management Plan for the written approval of the Planning Authority. The management plan will set out the means by which the disturbance of peat has been avoided, and thereafter detail methods for the handling, storage and compensatory reinstatement of peat that will be disturbed taking cognizance of the

recommendations within the ecology report. The approved Peat Management Plan shall thereafter be implemented on site to the satisfaction of the Planning Authority.

Reason: To ensure peat on the site is protected and any detrimental impacts are mitigated in the interests of safeguarding carbon rich soils.

- 2 All works associated with the implementation of a visibility splay measuring 4.5m x 215m x 1.05m shall be undertaken prior to the facility being brought into use. The splay shall thereafter be maintained throughout the life of the development to ensure that no features within the splay shall exceed 1.05m in height.

Reason: To ensure the site can be accessed safely.

- 3 That all planting as detailed within the approved Landscape Proposals drawing (including additional compensatory replanting required in association with condition 2) shall be completed on site within the first planting season following the facility hereby approved being brought into use.

Reason: To ensure the required landscaping is completed in a timely manner in the interests of natural heritage and visual amenity.

- 4 That prior to the completion of the landscape proposals hereby approved the developer shall submit a woodland management plan for the written approval of the Planning Authority. The management plan shall set out measures to be implemented on site to ensure that all woodland planting becomes established. This shall include restocking to replace any trees which are removed, become diseased or die. The measures within the management plan shall thereafter be implemented on site to the satisfaction of the Planning Authority.

Reason: To ensure the woodland becomes established, in the interests of natural heritage and visual amenity.

- 5 That prior to the commencement of development on site, the developer shall submit a Construction Management Plan for the written approval of the Planning Authority. The approved Construction Management Plan shall thereafter be implemented on site during the construction phase to the satisfaction of the Planning Authority.

Reason: To ensure the construction phase is managed appropriately in the interests of the safe and efficient operation of the local road network.

- 6 That prior to the facility hereby approved being brought into use, the developer shall submit a traffic management plan for the written approval of the Planning Authority. The management plan shall identify measures to reduce the speed of vehicles along the stretch of Gleniffer Road conterminous with the visibility splay area, and a timetable for the installation of the measures. The measures shall thereafter be implemented in accordance with the agreed upon timetable.

Reason: To reduce traffic speeds in the interests of traffic safety.

- 7 That prior to commencement of any works associated with the connecting cable between the site and the Neilston substation, the developer shall first submit a construction environmental management plan and methodology for the written

approval of the Planning Authority. The methodology shall address any potential negative impacts on the Site of Importance for Nature Conservation (SINC), and shall also include measures to improve the habitat within the SINC taking cognisance of the recommendations within the approved ecology report and the drawing provided by Scottish Power Energy Networks titled FEED_NE_001 Rev 1 (16/03/2021). The installation of the connecting cable shall thereafter be undertaken in accordance with the approved methodology.

Reason: To ensure any detrimental impact on the SINC is mitigated in the interests of natural heritage.

- 8 That all aspects of the implementation of the development hereby approved shall be undertaken in accordance with the recommendations as set out in Section 5 of the ecology report.

Reason: In the interests of natural heritage.

- 9 That prior to the facility hereby approved becoming operational the developer shall submit a noise assessment for the written approval of the Planning Authority. The assessment shall demonstrate that the noise limits within the initial noise assessment have been complied with, and shall include a specification of the measures implemented on site to mitigate noise impact and any ongoing maintenance requirements thereafter. The facility shall thereafter operate in accordance with the noise assessment.

Reason: To ensure noise impact is mitigated in the interests of amenity.

- 10 That six months prior to the facility hereby approved ceasing operations the developer shall submit a site decommissioning and restoration plan with associated timetable for the written approval of the Planning Authority. All decommissioning and site restoration works shall thereafter be undertaken in accordance with the agreed timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site is restored following decommissioning in the interests of visual amenity.

- 11 That the tree protection measures outlined in section 8 of the approved tree survey shall be implemented on site prior to the commencement of the construction phase of the development, and maintained thereafter for the duration that construction activities are taking place. This includes provision for a construction exclusion zone around High Bardrain Woodland in accordance with BS 5837:2012.

Reason: To ensure that existing trees on the site are protected in the interests of natural heritage.

- 12 That all works associated with the implementation of the facility hereby approved shall be undertaken in accordance with SEPA Guidance for Pollution Prevention for works and maintenance in or near water: GPP5 Version 1.2 February 2018.

Reason: To ensure the risk of pollution is minimised in the interests of protecting the water environment.

- 13 No development shall take place within the development site until the developer

has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing 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 in agreement with the West of Scotland Archaeology Service.

Reason: To ensure any archaeological resources on site are recovered and/or recorded in the interests of safeguarding built heritage.

- 14 That prior to the facility hereby approved becoming operational the developer shall submit for the written approval of the Planning Authority a management and maintenance plan for the SUDS system hereby approved. The plan shall set out measures to be adopted to ensure the SuDS system remains fully functional for the lifetime of the development. The facility shall thereafter operate in accordance with the approved management and maintenance plan.

Reason: To ensure the SUDS system is managed appropriately in the interests of natural heritage and the water environment.

Alasdair Morison
Head of Economy and Development

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.

