

## Notice of Meeting and Agenda

### Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 16 March 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 Natalie Don: Councillor Neill Graham: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags MacLaren: Councillor Iain Nicolson: Councillor Emma Rodden: Councillor James Sheridan:

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

#### Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07534 058160. To find the recording please follow the links attached to this agenda.

[Communities, Housing and Planning Board](#)

## **Apologies**

Apologies from members.

## **Declarations of Interest**

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

- 1 Police and Fire & Rescue Services Scrutiny Sub-Committee** **1 - 4**

Minute of meeting of Police and Fire & Rescue Services Scrutiny Sub-Committee held on 19 January 2021.

## **FINANCE**

- 2 Housing Revenue Account, Revenue and Capital Budget Monitoring Report** **5 - 14**

Report by Director of Finance & Resources.

- 3 Community Empowerment Fund** **15 - 22**

Report by Chief Executive.

- 4 Greenspaces, Park and Play Areas and Villages Investment Fund** **23 - 32**

Report by Director of Communities and Housing Services.

## **SERVICE DELIVERY**

- 5(a) Service Delivery Plan 2021/22: Communities and Housing Service** **33 - 70**

Report by Director of Communities and Housing Services.

- 5(b) Service Delivery Plan 2021/22: Children's Services** **71 - 104**

Report by Director of Children's Services.

- 5(c) Service Delivery Plan 2021/22: Chief Executive's Service** **105 - 142**

Report by Chief Executive.

## **HOUSING**

- 6 Neighbour Nuisance and Anti-Social Behaviour Policy and Practice** **143 - 148**

Report by Director of Communities and Housing Services.

- 7 New Local Housing Strategy - Update** **149 - 156**

Report by Chief Executive.

## **CONSULTATIONS**

- 8 Scottish Government Discussion Paper - The Criminal Law Dealing with Dangerous Dogs** 157 - 162  
Report by Director of Communities and Housing Services.

## **DEVELOPMENT MANAGEMENT & PLANNING**

- 9 Renfrewshire Planning Performance Framework Feedback 2019/20** 163 - 170

Report by Chief Executive.

- 10 National Planning Framework 4 - Position Statement** 171 - 222  
Report by Chief Executive.

- 11 Renfrewshire Local Development Plan** 223 - 256  
Report by Chief Executive.

### **Proposal of Application Notices**

Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.

- 12 Proposal of Application Notice** 257 - 260  
Report by Head of Economy & Development.

### **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.

- 13 Planning Applications** 261 - 262  
Reports by Head of Economy & Development.

- (A) 19/0782/PP - Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works at** 263 - 282

**land to East of Clyde View Park, Kings Inch Road,  
Renfrew by Bellway Homes Limited.**

- |            |  |                  |
|------------|--|------------------|
| <b>(B)</b> | <b>20/0368/PP - Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden at Barratt Homes Sales Office, Mulberry Square, Renfrew by Mr Hamilton.</b> | <b>283 - 294</b> |
| <b>(C)</b> | <b>19/0800/PP - Erection of three storey extension to rear of detached, converted villa to form nine flats AT 30 Mansionhouse Road, Paisley by Ms Wilson</b>   | <b>295 - 304</b> |
| <b>(D)</b> | <b>19/0801/LB - Erection of three storey extension to rear of detached, converted villa to form nine flats at 30 Mansionhouse Road, Paisley by Ms Wilson.</b>  | <b>305 - 312</b> |
| <b>(E)</b> | <b>20/0613/PP - Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Works at Nether Bell Trees, Newton of Belltrees, Lochwinnoch by Mr Macfadyen</b>   | <b>313 - 322</b> |

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

Date	Time	Venue
Tuesday, 19 January 2021	15:00	Microsoft Teams Meeting,

### Present

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

### Chair

Councillor McGurk, Convener, presided.

### In Attendance

M Crearie, Director of Communities & Housing Services; O Reid, Head of Communities & Public Protection and C Dalrymple, Communities & Regulatory Manager (all Communities & Housing Services); D Pole, End User Technician; R Devine and C MacDonald, both Senior Committee Services Officers (all Finance & Resources).

### Also in Attendance

A Murray, Chief Superintendent, D Pettigrew, Superintendent and R Fraser, Chief Inspector (all Police Scotland); J McNeill, Area Commander and M Hill, Group Manager, (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.

### **1 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 October 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 & terrorism and road safety & road crime.

It was highlighted that there had been an overall downward trend in both serious and minor violence crimes with a decrease of 13% in Group 1 crimes, which equated to 25 fewer victims, 100 fewer common assaults and 70 fewer serious assaults recorded than in the same period last year. A significant decrease in acquisitive crime was also reported, with shoplifting crimes reduced by 40.5%, while a decrease by 7.9% in domestic abuse crimes had also been reported compared to the same period during 2019 and which went against the national trend. Although nine bogus crimes had been reported during this period, six more than the previous year, it was emphasised that that this figure was likely to be higher as victims did not always report this type of crime. The Covid-19 pandemic provided additional opportunities for cybercriminals to target victims and it was noted that cyber-crimes had increased with significant amounts of money involved.

An update was provided in respect of the impact of the Covid-19 pandemic on policing.

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

### **2 Scottish Fire & Rescue Service - Renfrewshire Performance Report**

There was submitted a report, in an infographics format, by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) relative to SFRS performance and activities in the Renfrewshire area during the reporting period 1 October to 31 December 2020.

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

connection with Unwanted Fire Alarm Signals (UFAS) the Sub-Committee was advised that it was anticipated that arrangements regarding implementation of the Take 5 initiative within the Renfrewshire area would be submitted to the next meeting of the Sub-Committee.

An update was provided in respect of the impact of the Covid-19 pandemic on the Fire and Rescue Service.

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

### **3 Local Issues Update**

**DECIDED:** No updates in relation to local issues were provided.

#### **Valedictory**

Councillor McGurk advised that this was the last meeting of the Police and Fire & Rescue Scrutiny Sub-Committee that Chief Superintendent A Murray would be attending and took the opportunity to express appreciation, personally and on behalf of the Sub-Committee, Renfrewshire Council and the residents of Renfrewshire, for his efforts and commitment locally. Reference was made to the exemplary advice and assistance he had provided and to his involvement in various initiatives with vulnerable individuals. The Convener wished Chief Superintendent A Murray well for the future.





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

**On:** 16<sup>th</sup> March 2021

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

**Heading:** HRA, Revenue and Capital Budget Monitoring as at 8<sup>th</sup> January 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 £1.296m (9.7%) 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	(£159)	£760	<b>£601</b>	(£601)	0%
Development & Housing Directorate	(£192)	(£192)	£0	<b>(£192)</b>	£0	0%
Planning and Housing	£5,881	£5,881	£570	<b>£6,451</b>	(£570)	9.7%

<b>Division / Department</b>	<b>Revised Annual Budget £000</b>	<b>Projected Outturn Core £000</b>	<b>Projected Outturn COVID-19 £000</b>	<b>Total Projected Outturn £000</b>	<b>Budget Variance £000</b>	<b>Budget Variance %</b>
Communities and Public Protection (excluding Regulatory Services)	£4,216	£3,988	£353	<b>£4,341</b>	(£125)	3%
Criminal Justice	£3,508	£3,501	£7	<b>£3,508</b>	0	0%

<b>Division / Department</b>	<b>Revised Annual Budget £000</b>	<b>Projected Outturn Core £000</b>	<b>Projected Outturn COVID-19 £000</b>	<b>Total Projected Outturn £000</b>	<b>Budget Variance £000</b>	<b>Budget Variance %</b>
Housing Revenue Account (HRA)	£9,518	£9,518	£0	<b>£9,518</b>	£0	0%
Other Housing PSHG	£913	£913	£0	<b>£913</b>	£0	0%
Development & Housing Projects – Green network	£65	£65	£0	<b>£65</b>	£0	0%

## **2. Recommendations**

Members are requested to:

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

## **3. Revenue**

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £1.296 million (9.7% 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 adjustments totalling £300k have been processed since the previous finance report to board and this relates to the transfer of the Families First Service from Children's Services to Communities and Housing.

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

- 5.1. The Capital Investment Programme 2020/21 to 2024/25 was approved by the Council on 9<sup>th</sup> March 2020. The current programme is £10.496m.
- 5.2. The Capital Monitoring report at Appendix 2 indicates adjustments in the approved capital programme of £3.805m within HRA as a result of adjustments to cash flows due because of the ongoing Covid-19 pandemic.
- 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 £3.805m have arisen which reflect the following:

Budget re-profiled from 2020-21 to 2021-22 (£3.805m):

- **HRA**
  - Improvements to Existing Properties (£1.700m) mainly as a result in changes of the timing in planned External Improvements due to Covid-19;
  - Regeneration & Council House New Build (£1.235m) largely due to changes in the cash flows at Tannahill and SW Johnstone;
  - Other Assets (£0.870m) due to cashflow timings of Rotworks and Smoke & Heater Detector Installations.

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## Implications of this report

- 1. Financial** – The projected budget outturn position for Communities, Housing and Planning Services Revenue budget is an overspend of £1.296m or 9.7%. All Income and expenditure, in all services within the department will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

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

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

- 2. HR and Organisational Development**

None directly arising from this report.

- 3. Community/Council Planning**

None directly arising from this report.

- 4. Legal**

None directly arising from this report.

- 5. Property/Assets**

Capital projects will result in new build Council housing stock and improvements to existing stock.

- 6. Information Technology**

None directly arising from this report.

- 7. Equality and Human Rights**

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

- 8. Health and Safety**

None directly arising from this report.

- 9. Procurement**

None directly arising from this report.

**10. Risk**

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

**11. Privacy Impact**

None directly arising from this report.

**12. Cosla Policy Position**

N/a.

**13. Climate Risk**

None directly arising from this report.

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**List of Background Papers**

Housing Revenue Account Budget & Rent Levels 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, 9<sup>th</sup> March 2020.

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

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2020/21**  
**1st April 2020 to 8th January 2021**

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

Objective Summary	Revised Annual Budget at Period 8	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	(159)	760	601	(601)	0.0%	(342)	(259)
Development & Housing Directorate	(192)	0	(192)	(192)	0	(192)	0	0.0%	0	0
Planning & Housing Services	5,881	0	5,881	5,881	570	6,451	(570)	(9.7%)	(591)	21
Communities and Public Protection (excluding Regulatory Services)	3,916	300	4,216	3,988	353	4,341	(125)	(3.0%)	(98)	(27)
Criminal Justice	3,508	0	3,508	3,501	7	3,508	0	0.0%	0	0
<b>NET EXPENDITURE</b>	<b>13,113</b>	<b>300</b>	<b>13,413</b>	<b>13,019</b>	<b>1,690</b>	<b>14,709</b>	<b>(1,296)</b>	<b>(9.7%)</b>	<b>(1,031)</b>	<b>(265)</b>

Objective Heading	Key Reasons for Projected Variance
Housing Revenue Account (HRA)	The projected year end overspend is £601k and this is after incurring HRA related COVID costs/loss of income amounting to £760k. 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 are updated on a four weekly basis and have also been adjusted to reflect their capacity to undertake works until the end of the financial year. A recent review undertaken in relation to the projected income to be received at the year by the HRA from bank interest indicates that there will be an under-recovery of £121k at the year end. This is due to lower bank interest rates and lower cash balances being deposited.
Development & Housing Directorate	No projected year end variances to report.
Planning & Housing Services	The projected year end overspend is £570k and this is entirely due to additional costs due to COVID. 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. Building Standard fees are now, at period 10 projected to under-recover due to a reduction in customer requests for warrants etc this financial year.
Communities and Public Protection (excluding Regulatory Services)	Public Protection is projecting a year end overspend of £125k and this is after incurring £353k of COVID related expenditure and income under-recoveries for services such as community learning and pest control. The overspends 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 2020 to 8th January 2021**

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

Subjective Summary	Revised Annual Budget at Period 8	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	19,808	257	20,065	19,180	163	19,343	722	3.6%	595	127
Premises Related	16,266	(224)	16,042	16,359	627	16,986	(944)	(5.9%)	(404)	(540)
Transport Related	291	0	291	238	8	246	45	15.5%	52	(7)
Supplies and Services	3,032	43	3,075	2,964	67	3,031	44	1.4%	(78)	122
Third Party Payments	395	0	395	415	0	415	(20)	(5.1%)	(20)	0
Transfer Payments	6,378	0	6,378	6,576	(60)	6,516	(138)	(2.2%)	(110)	(28)
Support Services	3,853	0	3,853	3,820	0	3,820	33	0.9%	15	18
Depreciation and Impairment Losses	21,798	0	21,798	21,798	0	21,798	0	0.0%	0	0
<b>GROSS EXPENDITURE</b>	<b>71,821</b>	<b>76</b>	<b>71,897</b>	<b>71,350</b>	<b>805</b>	<b>72,155</b>	<b>(258)</b>	<b>(0.4%)</b>	<b>50</b>	<b>(308)</b>
Income	(58,708)	224	(58,484)	(58,331)	885	(57,446)	(1,038)	(1.8%)	(1,081)	43
<b>NET EXPENDITURE</b>	<b>13,113</b>	<b>300</b>	<b>13,413</b>	<b>13,019</b>	<b>1,690</b>	<b>14,709</b>	<b>(1,296)</b>	<b>(9.7%)</b>	<b>(1,031)</b>	<b>(265)</b>

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2020/21**  
 1st April 2020 to 8th January 2021

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

Subjective Summary	Revised	New Budget	Revised	Projected	Projected	Total	Budget Variance		Previous	Movement
	Annual Budget	Adjustments	Annual Budget	Outturn Core	Outturn	Projected	(Adverse) or Favourable		Projected	
	at Period 8			Business	COVID-19	Outturn			Outturn	
	£000	£000	£000	£000	£000	£000	£000	%	£000	£000
Employees	8,924	0	8,924	8,332	39	8,371	553	6.2%	467	86
Premises Related	14,726	(224)	14,502	14,736	285	15,021	(519)	(3.6%)	30	(549)
Transport Related	102	0	102	47	0	47	55	53.9%	59	(4)
Supplies and Services	714	0	714	732	19	751	(37)	(5.2%)	(1)	(36)
Third Party Payments	0	0	0	0	0	0	0	0.0%	0	0
Transfer Payments	3,910	0	3,910	3,988	(71)	3,917	(7)	(0.2%)	(1)	(6)
Support Services	2,425	0	2,425	2,415	0	2,415	10	0.4%	17	(7)
Depreciation and Impairment Losses	21,821	0	21,821	21,821	0	21,821	0	0.0%	0	0
<b>GROSS EXPENDITURE</b>	<b>52,622</b>	<b>(224)</b>	<b>52,398</b>	<b>52,071</b>	<b>272</b>	<b>52,343</b>	<b>55</b>	<b>0.1%</b>	<b>571</b>	<b>(516)</b>
Income	(52,622)	224	(52,398)	(52,230)	488	(51,742)	(656)	(1.3%)	(913)	257
<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(159)</b>	<b>760</b>	<b>601</b>	<b>(601)</b>	<b>0.0%</b>	<b>(342)</b>	<b>(259)</b>

RENFREWSHIRE COUNCIL  
CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES  
1st April to 8th January 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	
<b>HOUSING(HRA)</b>											
Improvements To Existing Properties	0	13,420	(11,813)	1,607	1,607	0	0%	38,358	38,358	0	0%
Regeneration	4,132	425	(95)	330	330	0	0%	6,282	6,282	0	0%
Other Assets	0	3,970	(1,799)	2,171	2,171	0	0%	9,150	9,150	0	0%
Non Property Expenditure	0	1,190	(96)	1,094	1,094	0	0%	1,366	1,366	0	0%
Council House New Build	21,201	10,110	(6,894)	3,216	3,216	0	0%	62,599	62,599	0	0%
Professional Fees	0	1,100	0	1,100	1,100	0	0%	3,450	3,450	0	0%
<b>Total Housing(HRA) Programme</b>	<b>25,333</b>	<b>30,215</b>	<b>(20,697)</b>	<b>9,518</b>	<b>9,518</b>	<b>0</b>	<b>0%</b>	<b>121,205</b>	<b>121,205</b>	<b>0</b>	<b>0%</b>
<b>HOUSING(PSHG)</b>											
Private Sector Housing Grant Programme	0	2,050	(1,137)	913	913	0	0%	2,263	2,263	0	0%
<b>Total Housing(PSHG) Programme</b>	<b>0</b>	<b>2,050</b>	<b>(1,137)</b>	<b>913</b>	<b>913</b>	<b>0</b>	<b>0%</b>	<b>2,263</b>	<b>2,263</b>	<b>0</b>	<b>0%</b>
<b>DEVELOPMENT &amp; HOUSING SERVICES</b>											
Local Green Area Networks Projects	0	65	0	65	65	0	0%	135	135	0	0%
<b>Total Development &amp; Housing</b>	<b>0</b>	<b>65</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>0%</b>	<b>135</b>	<b>135</b>	<b>0</b>	<b>0%</b>
<b>TOTAL COMMUNITIES, HOUSING &amp; PLANNING BOARD</b>	<b>25,333</b>	<b>32,330</b>	<b>(21,834)</b>	<b>10,496</b>	<b>10,496</b>	<b>0</b>	<b>0%</b>	<b>123,603</b>	<b>123,603</b>	<b>0</b>	<b>0%</b>

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





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

**On:** 16<sup>th</sup> March 2021

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**Report by:** Chief Executive

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**Heading:** Community Empowerment Fund

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## 1. Summary

- 1.1 The purpose of this report is to seek approval from the Communities, Housing and Planning Board for the award of grants in the thirteenth 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 two deferred applications were considered in this round.
- 1.3 The next deadline for applications is 12<sup>th</sup> April 2021.
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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:
- £100,000 to Linwood Community Development Trust to support the completion of their Mossedge Village Project, subject to conditions noted; and

- £10,000 to Kelburne Hockey Club for feasibility work into the use of Ralston Community Sports Centre for hockey facilities.
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### 3. Background

- 3.1 At its meeting on 2 March 2018, Council agreed to commit £1.5million to establish a Community Empowerment Fund that will be used to support community asset transfers, by providing up-front investment in the condition of assets prior to transfer. It should be noted that the £1.5million represents a one-off investment fund.
- 3.2 On 20th June 2018, Leadership Board agreed the key objectives and criteria of the fund and agreed that applications to the Community Empowerment Fund be submitted to 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.

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

- 4.1 One new application was received by the deadline date set for applications, and two applications were previously deferred as agreed by the CHAPS board on 19 January 2021. The total value of requested grants through this round is £210,000.00.
- 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 panel met in February 2021, with the following recommendations made to the board:
- To approve the application submitted by Linwood Community Development Trust to support the completion the Mossedge Village Project, subject to an updated Strategic Partnership Agreement being developed which covers:
    - Support to be provided from Economic Development Team with regard to (a) further development of the business plan particularly in light of COVID impacts and (b) partnership working in relation to initiatives such as Kickstart and Fair Start
    - Work with Renfrewshire Council and Renfrewshire Leisure, to explore opportunities to work together to manage demand for facilities in Renfrewshire
  - To approve the application submitted by Kelburne Hockey Club to do preliminary work to explore the use of Ralston Community Sports Centre as a hockey facility. The total value of the application recommended for approval is £10,000.
  - To defer the application from Friends of Howwood Park to seek further information and clarification on this application.
- 4.4 A summary of the applications can be found at Appendix 1.
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#### **Implications of the Report**

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

3. **Community/Council Planning –**

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

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

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

4. **Legal-** The establishment of this fund supports the delivery of a number of the Council’s obligations as part of the Community Empowerment Act 2015.

5. **Property/Assets** - The development of this fund will support Asset Transfer, and support the Council to meet its obligations as part of the Community Empowerment Act.

6. **Information Technology** – None

7. **Equality & Human Rights** - It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account.

8. **Health & Safety** – None

9. **Procurement** – None

- 10. **Risk** – None
  - 11. **Privacy Impact** – None
  - 12. **Cosla Policy Position** – None
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### **List of Background Papers**

- (a) Background Paper 1 – None
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**Author:** Annabelle Armstrong-Walter, Strategic Partnerships and Inequalities Manager, 0141 618 5968

**Appendix 1: Community Empowerment Fund – Round Twelve – Recommendations for award**

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
<p>Linwood Community Development Trust (LCDT)</p>	<p>The application relates to the development of Mossedge Village, a community facility which has been constructed by LCDT, supported through various sources of external funding. The shell of the building now requires final fit out to allow services and activities to be delivered from this facility.</p> <p>The final stage of the process will include the construction of a new car park, external work/lighting, and internal fit out of the centre to include theatre, cafe, toilets and a multi-purpose space area.</p> <p>The Centre is intended to become a focal point, meeting and action space for individuals and groups in Linwood. The completion of the Centre will enable LCDT to build on their existing work within Linwood.</p>	<p>£100,000</p>	<p>£100,000 subject to conditions</p>	<p>The award would support the completion of the Mossedge Village Project, and allow LCDT to get the building running and operational.</p> <p>LCDT having attracted significant additional external funding of £500K in recent months, from Scottish Government and grant giving organisations. The £100,000 which is sought from the Community Empowerment Fund would support the final completion of the building, and represent the Council’s final contribution to this project.</p> <p>It is recommended that conditions are linked to the award to strengthen partnership working on this project, to support LCDT in developing its business model in light of COVID, to develop close working links with Renfrewshire Leisure and to review and refresh the Strategic Partnership Agreement previously in place between the Council and LCDT.</p>	<p>Linwood</p>

<p>Kelburne Hockey Club</p>	<p>The purpose of this project is to support Kelburne Hockey Club to undertake preliminary work required to progress a proposed Community Asset Transfer of the Ralston Sports Community Centre, the associated all weather pitch and adjacent land (in part).</p> <p>The funding would enable preparatory work to consider whether a Community Asset Transfer is viable and will meet the needs of both Kelburne Hockey Club and Renfrewshire Council before progressing to the next stage. The project will involve the development of proposals for the asset and the creation of an associated business and funding plan.</p> <p>The ultimate objective of KHC is to develop a new high-quality hockey facility with clubhouse within Renfrewshire in partnership with Renfrewshire Council. The aspiration is to:</p> <ul style="list-style-type: none"> <li>• retain hockey &amp; improve facilities within Renfrewshire</li> <li>• provide extra &amp; intra curricular hockey for young people</li> <li>• provide coaching opportunities for young people, eg SQA PE &amp; Duke of Edinburgh awards scheme</li> <li>• support Renfrewshire Council aspiration for a "school of sport"</li> <li>• re-invigorate a vibrant sports hub for use by the local community</li> </ul>	<p>£10,000</p>	<p>£10,000</p>	<p>This award would Kelburne to undertake early work to explore the feasibility of Ralston Sports Community Centre as a site for a hockey facility in Renfrewshire.</p>	<p>Paisley</p>
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	<ul style="list-style-type: none"> <li>• grow participation in sport in Renfrewshire</li> <li>• provide a pathway for people to develop to whatever level of sport they aspire to play</li> <li>• create links with young people in the University of West of Scotland</li> </ul> <p>Elected members will be aware that it had originally been intended that Kelburne Hockey Club would be the host club for a new hockey pitch planned at ON-X in Linwood. The club has indicated that it would be keen to explore Ralston Community Sports Centre as their preferred alternative to the ON-X site.</p>				
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**To: Communities, Housing and Planning Policy Board**

**On: 16 March 2021**

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

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

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## **1. Summary**

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in supporting community projects using the Greenspaces, Parks & Play Areas and Villages Investment fund and seeks Board approval for the provision of grant funding for the projects described in Section 3 of this report and set out in appendix 1.
- 1.2 The key objective in allocating funding is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life. One of the other aspects of the work is to open up opportunities for groups to access additional funding from other sources and as can be seen by a number of the projects included within this report, communities are actively engaging with this, with a number of the projects seeking additional funding from other sources in order to support the community in meeting its ideal aspirations.
- 1.3 The Council and partners have been working closely with many groups across Renfrewshire since the launch of the fund in October 2018, with several smaller applications now having been approved by the Director of Communities and Housing under delegated authority in order to enable smaller projects to develop and move forward quickly. There were no applications approved under delegated authority since the last Board.
- 1.4 In addition to the projects contained within this Board report, several other projects are currently being developed by community groups and funding recommendations in relation to these projects will be brought to the Communities, Housing and Planning Policy Board for information or approval as relevant at future meetings of the Board.

- 1.5 As agreed at the last Communities Housing and Planning Policy Board, groups and individuals who have expressed an interest in the fund have been contacted and advised that the best opportunity to secure their funding aspirations will be if they can submit project applications by 31 March 2021. A few of those interested are still in the process of forming a constituted group, while others are exploring external funding opportunities. Following 31 March 2021 projects will be prioritised for any remaining unallocated funding, giving consideration to the evidence based need for the project, levels of funding previously issued to the local community and the level of external funding individual groups have secured or applied for.
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## **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; and
  - (ii) agrees to fund the projects as detailed in Section 3 of this report and appendix 1, awarding grant funding totalling £107,000 to support these community groups.
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## **3. Summary of Applications**

- 3.1 Renfrewshire Council has been working with a number of community groups since the launch of the funding in October 2018, and currently around 12 projects are actively being developed within communities across Renfrewshire.
- 3.2 Projects under active development include:
- Phase 2 of upgrade to Queens Road Elderslie
  - Play park upgrades in Lochfield and Hawkhead
  - Community Growing Ground in Linwood and Elderslie
  - Upgrade to South Park Mound, Houston
  - Upgrade to Sensory Gardens, MUGA and play area in Maxwellton Park, Paisley
  - Upgrade to Ferguslie Park Gardens, Paisley
  - Upgrades to 2 play areas in Lochwinnoch
  - Upgrade to play area/creation of Community Spots Hub in Bishopton
  - Upgrade to tennis court in Langbank
  - Purchase of Teucheen Wood, Inchinnan
- 3.3 Further reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities, Housing and Planning Policy Board.

- 3.4 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. There were no applications that required to be approved since the last Board.
- 3.5 In this round, 4 applications have been assessed and 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.

<b>Applicant 1:</b>	<b>Erskine Outdoor Play and Leisure</b>
<b>Funding Requested:</b>	<b>£40,000</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.6 Erskine Outdoor Play and Leisure formed as a constituted group in 2019. The group is made up of a collective of Erskine childminders who provide care and activities for their looked after young children. The group have a focus on developing Barwood Park as part of their little one's play and learning experience. The child minders often meet young families and children while on site where there is a noted appetite to improve the play equipment for local children.
- 3.7 Erskine has a population of around 15,500, with a slightly higher proportion of youths aged 14 or under when compared with Renfrewshire as a whole. There are 5 Council-owned play park areas in Erskine however overall, little play value is offered as play equipment is mainly 20-30 years old.
- 3.8 In contrast to the recently approved upcoming facility to be delivered in Bargarran Park, a design which will attract predominately older youths, the upgrade to the Barwood Play Park will be more traditional. New equipment installed will appeal to toddler and junior children, the addition of a zip wire will further increase play value for the older junior group.
- 3.9 Barwood Park recently secured an upgrade to 80% of the tarmac park paths and improved drainage. The Park will further benefit from Environment & Infrastructure's £50,000 Park fund, which will be used to compliment the £40,000 Green Spaces, Parks and Villages funding being proposed for play equipment.
- 3.10 The Erskine Outdoor Play and Leisure Group recently conducted a Facebook survey to glean local appetite for an upgrade to Barwood Park. Of the users surveyed, 71% stated they often leave Erskine to visit play facilities further afield as they feel there is little choice for play in Barwood Park.
- 3.11 The total cost of this project is £90,000. Environment & Infrastructure will lead on the installation, ensuring the group benefit from reduced costings. Environment and Infrastructure will work with the Erskine Outdoor Play and Leisure Group to ensure the play equipment delivered matches the community's aspirations.

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<b>Applicant 2:</b>	<b>Phase 2 – Upgrade to Glencoats Park</b>
<b>Funding Requested:</b>	<b>£50,000</b>
<b>Recommendation:</b>	<b>Approve</b>

- 3.12 The award-winning Pals of the Privies group upgraded their status to a Scottish Charitable Incorporated Organisation (SCIO) in December 2019 in order to advance plans to take on local community assets and increase their opportunity to access external funding.
- 3.13 The group delivered Phase 1 of their Park in 2020 which was very well received locally. The Park is rarely empty, with the group receiving many appreciative comments from children, parents, and the local schools.
- 3.14 The offering delivered in 2020 largely appealed to the junior and toddler age group. Older youths and adults are now the main focus for the roll out of the Phase 2 upgrade, which will complete the Play Park. A 2.8-metre-high tower module with multiple play opportunities, a cantilever swing and 5 pieces of outdoor gym equipment will be installed. This equipment will ensure the Park continues to appeal to a wide demographic.
- 3.15 The Pals of the Privies volunteers work hard to maintain their park, delivering weekly litterpicks and emptying park bins to reduce required Council resource. The group plan to continue to deliver their highly successful events calendar in the Park such as Gala Days, Halloween activities and silent disco's as soon as these activities are allowed.
- 3.16 Pals of the Privies consulted the Ferguslie community through Facebook, they further conducted paper surveys of residents surrounding the Park. Focus groups increased the groups reach to gather the views of local school children, nursery children, and teenagers from the community youth clubs.
- 3.17 Environment and Infrastructure services have been closely involved in the project plans from the outset. It has been agreed Environment and Infrastructure services will be consulted on all aspects of the project, at every stage of procurement, and give final approval to proposals. Environment and Infrastructure services will continue to deliver regular statutory inspections ensuring the safety of equipment. Broken/damaged equipment will not however be replaced by Renfrewshire Council.
- 3.18 Pals of the Privies have opted to procure play equipment independently to avoid delays in the procurement process. They understand they will be required to pay VAT on applicable items. The group have £13,000 secured from external funders. The Wooden Spoon Charity and the Flight Path Fund.
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**Applicant 3:** Elderslie Community Council  
**Funding Requested:** £10,000  
**Recommendation:** Approve

- 3.19 Elderslie Community Council were awarded £50,000 of Green Spaces Funding in 2019 to upgrade Elderslie's largest park in Queens Road. The group boosted these funds with £10,000 raised through local community fundraising events and contributions from local businesses.
- 3.20 This application is being driven by Elderslie Community Council on behalf of the residents surrounding Dunvegan Park, which is approximately 1 mile away from the Queens Road Park.
- 3.21 In October 2020 technicians from Environment & Infrastructure removed a large multi-activity play unit due to safety concerns as the piece was rusting in places and could not be repaired. The unit was estimated to be more than 40 years old.
- 3.22 Removal of the equipment quickly resulted in complaints from local residents who contacted Renfrewshire Council and local elected members to state their case for a replacement unit. It is clear the play equipment in Dunvegan had been well used and is missed by the community.
- 3.23 This application is for one piece of multi-use play equipment which will offer a slide, climbing frame and other activities designed for children aged 6-12 years. Neighbouring homes were consulted offering 4 options for equipment. 82% opted for the unit being delivered.

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**Applicant 4:** Spateston Tenants & Residents Association  
**Funding Requested:** £7,000  
**Recommendation:** Approve

- 3.24 Spateston Tenants and Residents Association have ambitious plans for Spateston. They were awarded £50,000 for their community park and have raised a further £2,500 so far from within their community to boost this funding.
- 3.25 They were recently disappointed to discover plans to transfer a local asset, the redundant local nursery building, into Spateston Community Hub, would not come to fruition due to the poor condition of the building. The group are however continuing to seek to identify potential local options to enable them to deliver the highly popular Hub proposal.
- 3.26 Consultation revealed replacement goalposts would be a valuable addition to the Park. Youths continue to use the goalposts on the site despite these being sunk into the ground and in a very poor condition. Whilst Spateston TARA focus on increasing their secured park funding, moving ahead with the goalposts in the short term will demonstrate the community's views are being listened to and considered - supporting continued interest in the project plans.

### Greenspace, Parks and Play Areas Funding

<b>Project</b>	<b>Funding proposed</b>	<b>External Funding (or other Council funding)</b>
Barwood Play Park	£40,000	<b>£50,000 from Environment &amp; Infrastructure Park Fund</b>
Glencoats Play Park	£50,000	<b>£10,000 Wooden Spoon £3,000 Flight Path Funding</b>
Dunvegan Play Park	£10,000	<b>N/A</b>
Renewal of Spateston Goalposts	£7,000	<b>N/A</b>

### Overall Funding Position

<b>Funding</b>	<b>Initial Allocated Budget</b>	<b>Current Allocated Budget</b>	<b>Committed Budget (including this Board)</b>	<b>Potential Value of Projects in Progress</b>
Greenspace, Parks and Play Areas	£1,070,000	£1,120,000	£633,401 (56%)	£740,000
Bargarran Play Area	£110,000	£160,000	£160,000 (100%)	-
Village Investment Fund	£370,000	£370,000	£127,618 (34%)	£127,500
Staffing costs	£320,000	£220,000	£220,000 (100%)	-
<b>Total</b>	<b>£1,870,000</b>	<b>£1,870,000</b>	<b>£1,141,019 (61%)</b>	<b>£867,500</b>

## 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

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## List of Background Papers

None

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Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
1. Erskine Outdoor Play and Leisure	<p>The constituted group of childminders have relied on local parks for years to support their little ones learning and development. The group plan to deliver a range of upgraded toddler and junior play equipment for the benefit of all users of the Park.</p> <p>Green Spaces funds are being boosted by a planned spend by Environment &amp; Infrastructure delivering £90,000 of new equipment to the play area.</p>	£40,000	Approval by Communities, Housing and Planning Policy Board.	<p>Erskine has a higher than average number of youths when compared with Renfrewshire yet has suffered under investments in play parks over the years.</p> <p>The new offerings at Bargarran and Barwood will be very well received by the young community, with the benefits being felt by parents and the wider community.</p>	Erskine
2. Pals of the Privies	<p>The group delivered new play attractions in Summer 2020 geared toward toddler and junior users. Phase 2 of the Park plans will see play equipment being installed which will appeal to older children. Fitness equipment will also be installed on site for use by all.</p>	£50,000	Approval by Communities, Housing and Planning Policy Board	<p>Pals of the Privies have been a very strong group delivering positive changes for Ferguslie. They have increased use of the Park, not only with new equipment. But also with planned events, which they are looking forward to reinstating when restrictions are lifted.</p>	Paisley North

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
3. Elderslie Community Council	<p>The Dunvegan Play area sits within a highly populated area within Elderslie. After an unsafe, obsolete multiuse frame was removed, it became evident local children and parents used the piece often. A new, similar piece of equipment has been sourced and it is hoped the park can be reinstated as a local place to visit.</p>	£10,000	Approval by Communities, Housing and Planning Policy Board	This is a smaller park, a mile away from Elderslie's Queens Road Park, which the group feel is too far for their children to walk to themselves. The area is largely populated with young families and so many children will use.	Elderslie
4. Spateston Renewal of Goalposts	<p>Spateston Park has always been a popular place for local youths to play football. The goal posts have been in a poor condition for some time. The local Tenants and Residents Association are hoping to access funds to boost the value of the planned on-site play park by installing new goal posts which have were requested by the community during recent consultation.</p>	£7,000	Approval by Communities, Housing and Planning Policy Board	The current goalposts on site are well used by local youths, however they are in a poor state of repair and have sunk into the ground. The Spateston TRA hope to use available funding to bring much sought after goalposts to their community Park.	Johnstone






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

**On: 16 March 2021**

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

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**Heading: Communities and Housing Services- Service Delivery Plan 2021/22**

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## 1. Summary

- 1.1 This Service Delivery Plan for Communities and Housing Services covers the year 2021/22. Typically, services report on their performance and intended improvement actions through Service Improvement Plans. However, the pandemic has had a significant impact on how services are delivered, and on the needs of the community. Consequently, services have produced Service Delivery Plans for 2021/22 which will outline the actions they will take to assist in recovery over the next 12 months. However, the Council remains aspirational and this Plan also reflects a commitment from Communities and Housing Services to continuous improvement and to deliver a wide range of ambitious improvement programmes and projects.
- 1.2 The Service Delivery Plan sits beneath the Council Plan, Community Plan, and alongside the Risk Management Plan and the People Strategy to form a suite of documents which provide the strategic direction for the service. This Plan is also intended to complement the Council-wide Economic Recovery Plan and Social Renewal Plan.
- 1.3 The Plan sets out the priorities being addressed; the key tasks to be implemented; the implementation timetable and our measures of success.
- 1.4 A six-monthly update on progress of the Service Delivery Plan will be presented to the appropriate policy boards in autumn 2021, and an outturn report will be presented in early summer 2022.

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## 2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) approves the elements of the attached Service Delivery Plan which fall within the remit of this Board;

- (ii) agrees that mid-year progress of the Service Delivery Plan be reported to the Policy Board in autumn 2021, and an outturn report in early summer 2022; and
- (iii) note that this Service Delivery Plan has been submitted to the Infrastructure, Land and Environment Policy Board meeting being held on 24 March 2021 for approval of the elements covered by that Board's remit.

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### 3. **Background**

- 3.1 Communities and Housing Services aim to create, develop, support, protect and empower Renfrewshire' communities. Including managing and investing in our housing stock of approximately 12,200 properties and providing services to our council tenants, and housing advice and support, we ensure people have safe and healthy places to live. This work links closely with our public protection role safeguarding public health and protecting the environment, consumers, workers and local communities.
- 3.2 The Service Delivery Plan is one way in which elected members are able to scrutinise the work of Communities and Housing Services, and to consider and decide upon policy options as necessary. Refreshing service plans annually allows each service to consider the context in which they operate and revise plans where appropriate.
- 3.3 Importantly, the Service Delivery 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. The priority actions set out in Section 7 of the attached Service Delivery Plan detail the specific actions the service will progress in order to support the Council's immediate priorities and future direction.

### 4. **Key Activities and Achievements 2020/21**

- 4.1 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. These 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, the needs of those who were homeless or in housing need have continued to be met. Temporary accommodation continued to be provided for anyone who needed it throughout the COVID-19 crisis and 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 over 3000 new enquiries handled from March 2020 to February 2021.
- Communities and Housing Services has supported the work of the Alcohol and Drugs Commission, recognising that through our multiple roles working in and supporting our community, we have insight, expertise and opportunities that we can share while also learning from other providers and specialists. The Commission's report highlighted that Renfrewshire was the first local authority in Scotland to fund a Housing First Service, in partnership with Turning Point Scotland as part of our Rapid Rehousing Transition Plan and it also acknowledged the effective 'resettlement' work being carried out by our homeless and housing support teams for those who need assistance with moving to a new home.
- The Council's repair service has continually evolved to deal with changes to COVID-19 restrictions and guidance and under the current restrictions, the repairs service has been reviewed in consultation with Corporate Health and Safety to ensure that risk assessments and method statements were in place to ensure that the appropriate repairs continued to be provided to tenants.
- The Housing-led Regeneration and Renewal Programme for Renfrewshire was approved in December 2020 and will invest at least £100million in Council housing over the next 10 years.
- On 16 February 2021, the Climate Change sub-committee noted that a proposed £75,000 of funding should be awarded to the Zero Energy Buildings (RenZEB) programme and this was subsequently approved by the Leadership board on 24 February 2021. The Council will now develop a collaborative and an innovative partnership with a research organisation and industry to design and deliver a social housing new build development within the context of the Council approved Regeneration and Renewal Programme.

- Energy Efficiency Standard for Social Housing (ESSH) – the first milestone target for ESSH was the end of December 2020, although landlords are not expected to report on this until the annual Charter return at the end of this financial year. The council’s position is 78% of our housing stock currently meet this milestone and it is anticipated this will rise to 80% by the end of March 2021.
- Work commenced on a comprehensive review of regulatory landlord compliance issues which includes gas, electric, lift and fire safety, asbestos management and water management.
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- As a newly established initiative, 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 / multi-agency partnership response.

- MARAC continued to meet as normal during lockdown and 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.
- 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, Park 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 restrictions and ensuring compliance with gatherings, safety etc.
- During the lockdown 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 leaning 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 learner.
- Youth Services, the Chief Executive 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.

## **5. Priorities for 2021/22**

- 5.1 A full list of priorities for each service area are set out within section 7 of the Service Delivery Plan under the appropriate Council Plan outcome. Below are some of the main priorities for the next year.
- 5.2 The service will continue to support the council's recovery and renewal plans and workstreams. Council services continue to operate flexibly in order to respond to whatever challenges the pandemic brings for local communities but there is also a continuing focus on the recovery position and the opportunities to 'build back better'.
- 5.3 The service will also continue to support the Right for Renfrewshire transformation programme and the tranche 1 service redesigns and the revised implementation timelines in the context of the disruption caused by the COVID-19 pandemic to the programme delivery.
- 5.4 During 2021/22 Communities and Housing Services will also play a key role in supporting the Renfrewshire Economic Recovery Plan and the Renfrewshire Social Renewal Plan which will set a clear strategic direction for the organisation in these unprecedented and rapidly changing times.
- 5.5 We will continue to support the Leadership Board sub-committee on Climate Change to develop a range of actions through its adaptation plan to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. Communities and Housing Services activities will make a critical contribution towards Renfrewshire achieving the target of net zero carbon emissions by 2030.
- 5.6 Within Housing Services priorities include:
- The Housing-led Regeneration and Renewal Programme for Renfrewshire will invest at least £100million in Council housing over the next 10 years. The first phase of the programme will create around 300 newbuild homes and deliver improvements to around 1100 homes in eight areas across Johnstone, Paisley and Renfrew. The programme will play a key role in the economic and social renewal plans to help Renfrewshire thrive after COVID-19, and will also contribute to achievement of Climate Change targets through retrofit of existing stock, including through the (RenZEB) programme and energy efficient construction methods for new build properties.
  - 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 within 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.

- We will develop and implement further initiatives to meet the needs of those with alcohol and drug issues, in line with the recommendations from the Alcohol & Drug Commission.
- During the pandemic and in the post COVID-19 recovery, we will continue to ensure tenants have access to all financial and other support available through a range of council services and partner organisations across Renfrewshire.
- Following lockdown the usual rent arrears escalation process was ceased with housing officers adopting proactive wellbeing calls where tenants have missed rent payments. Although the Scottish Government announced a ban on enforcement of evictions from rented properties until 31 March 2021 in areas subject to level 3 and 4 restrictions (with exceptions) this has had little impact on our management of rent arrears. Our approach continue to be one of offering support, assistance and prevention measures to tenants with escalation to legal action the last resort.
- While difficult to quantify at present, however the impact on housing tenants, homelessness and demand for housing support in the post COVID-19 furlough era could be potentially very high and we will continue to monitor this closely.
- Delivery of the EESSH improvement programme will help remove poor energy efficiency as a driver for fuel poverty and contribute to achieving the Scottish Government's ambitious climate change emissions reductions targets. It will support the Energy Efficient Scotland vision for homes and buildings that are warmer, greener and more efficient, and a housing sector that helps to establish a successful low carbon economy across Scotland.
- The comprehensive review of all statutory landlord compliance activities, described in section 4 above will be completed and presented to Board. This will include a compliance strategy, compliance policies and a suite of performance indicators to monitor and report on compliance.

#### 5.7 Within Communities and Public Protection priorities include

- The Civil Contingencies Service's priorities for the forthcoming year include:
  - Continued support to each Council's pandemic response and recovery activities
  - Maintaining oversight of EU Exit and transitional impacts to ensure contingency plans reflect ongoing uncertainty in specific sectoral areas
  - Ensuring lessons learned from the pandemic, and all incidents are identified and adopted into incident response plans.

- The Communities and Public Protection Review, which now is clearly linked to the R4R Community Development workstream, aims to ensure that the Service can meet current and future demands, a review has been on-going, however, was delayed due to the pandemic. New structures and roles are being put in place to ensure statutory obligations are met and also that the needs of the communities are met.
- This new three year Community Learning and Development Plan will guide the work done in Renfrewshire for the next three years. The focus on the first year of this plan will very much be on dealing with recovery from the coronavirus pandemic which has affected all areas of local authority services. The plan is being developed in partnership with a variety of partner organisations and through consultation with a wide range of our service users and will be presented to the Scottish Government by September 2021.

## **6. Actions and Performance Indicators**

- 6.1 The Council Plan, 'Thriving People, Connected Communities', describes the Council's priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work. To deliver these priorities, Communities and Housing Services has focussed its work and activities to ensure close alignment with the key strategic outcomes of the Council Plan.
- 6.2 Section 7 of the Service Delivery Plan detail how Communities and Housing Services will contribute to the delivery of these outcomes. This section of the plan provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. It does this by:
- Highlighting the key priorities the service aims to achieve over the duration of the Plan
  - Identifying the key actions to be undertaken to meet the priorities
  - Setting out the performance indicators to be used to monitor progress
- 6.3 Due to the nature of the services provided by Communities and Housing Services, there are substantially more actions within some of the five Council Plan themes than others.
- 6.4 With to the changing national and local position it is challenging to assess what suitable long-term targets are appropriate for performance indicators and accurately establish milestones for longer-term service actions, therefore the focus for Service Delivery Plans' action plans and performance scorecards is on key activities over the next 12 months.
- 6.5 Longer term key priority areas are still included in the action plans, but the immediate focus remains on Renfrewshire's response to and recovery from the pandemic, with a clear alignment to delivery of the Council's high-level recovery plans, the Economic Recovery Plan and Social Renewal Plan.

## Implications of the Report

1. **Financial** - none
2. **HR & 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** – ICT are working to ensure staff have the capability to work from home wherever possible to reduce social contact in line with government and health guidance.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none
9. **Procurement** – The ongoing pandemic has and will continue to have a significant impact on existing contractual obligations and on the procurement of future goods, works and services required by the Council.
10. **Risk** – none
11. **Privacy Impact** - none
12. **COSLA Policy Position** – none
13. **Climate Change** - As noted in section 5, the new Leadership Board sub-group on Climate Change will continue to meet and develop an adaptation plan for the Council.

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**List of Background Papers:**     None

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Service Planning and Policy Development Manager*

## Communities and Housing Services

### Service Delivery Plan 2021-2022

#### Table of Contents

1. INTRODUCTION.....	2
2. IMPACT OF COVID-19.....	3
3. WHAT WE DO.....	4
4. KEY ACTIVITIES AND ACHIEVEMENTS 2020-21.....	5
5. PRIORITIES FOR 2021/22.....	9
6. STRATEGIC CONTEXT.....	11
7. ACTIONS AND PERFORMANCE INDICATORS.....	17

## 1. INTRODUCTION

- 1.1 Services have, on an annual basis, produced a Service Improvement Plan (SIP) which sets out the strategic direction and outlines key programmes, actions and improvements which we intend to deliver over the following three years based on the resources likely to be available. These feed into the Council and Community Plans, detailing how Services, partners and stakeholders will work together, focusing on activities which will support the delivery of these plans for Renfrewshire.
- 1.2 During the initial phases of the COVID-19 pandemic, planned meetings of Council and all policy boards were paused, with the Emergencies Board established in order to support decision making and cross-party scrutiny during this critical period. Due to the cancellation of many policy boards, Service Improvement Plans for each service were not approved by all policy boards at that time. Interim reporting on service performance was re-established after summer 2020 with Service Update reports being presented at each board cycle between August 2020 and January 2021.
- 1.3 The 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 council services 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 more often, as a key partner with other public and third sector organisations. The operating environment has changed frequently and often at short notice and the council has had to be flexible and adaptable to manage this change and adjust services accordingly. This 'response' phase is likely to continue for some time and will have a major impact on service delivery over the lifetime of this plan.
- 1.4 Running parallel with the council's response to the immediate concerns brought about by the pandemic and the associated restrictions, has been work to consider how Renfrewshire recovers and rebuilds when restrictions ease and services begin to return to 'business as usual'. On 17 December 2020, Council approved the Economic Recovery Plan 2020-22 which focuses on job retention and creation, employability, supporting upskilling and innovation, tackling inequalities and delivering a 'green' recovery. Aligned to this will be the Social Renewal Plan, which is the Council's response to findings that the pandemic had disproportionately impacted particular groups in society, exacerbating existing inequalities. This plan will have wide-ranging priorities including addressing economic impacts but also including issues such as digital exclusion and social isolation.
- 1.5 As a result of the pandemic, actions, performance indicators and targets across some areas of service are no longer relevant or have been heavily disrupted, and there has been a significant shift in the priorities of services. To reflect this, performance reporting arrangements for 2021/22 will take the form of this Service Delivery Plan (SDP).
- 1.6 The focus of the SDP will be on service delivery over the next 12 months, reflecting the greater focus on recovery and renewal, rather than traditional service improvement activity. Some longer-term priorities will be included however timescales and targets may have had to change due to the significant impact of the pandemic on service delivery. Nonetheless we will remain focused on progressing with the improvement agenda and the pandemic may allow some opportunity to accelerate some activity, such as in health and well-being and digital. However, the ongoing uncertainty means that there remains scope for plans to be disrupted going forward.

- 1.7 A six monthly update on progress of the Service Delivery Plan will be presented to the appropriate Policy Boards in autumn 2021 and an outturn report will be presented to the same boards in early summer 2022.

## **2. IMPACT OF COVID-19**

- 2.1 The impact of the pandemic on Renfrewshire's communities, residents and businesses has been unprecedented and no Council service was untouched by the lockdown and associated restrictions at that time. The Council worked with partners to continue to deliver vital services throughout the period, as well as create new services (such as the Local Assistance Team) to respond to immediate, critical needs. The workforce demonstrated its resilience and flexibility by adapting to new ways of working, whether that was finding new ways to support our most vulnerable, taking on entirely new duties whether as part of an existing role or as a redeployment, or adapting to full-time home based working. Staff continue to respond to an ever-changing set of circumstances and demands.
- 2.2 During Summer 2020, the Council worked to restart impacted services in line with Scottish Government guidance. In parallel to this work, the Council also commenced work with partners to develop local recovery plans for Renfrewshire, which set out the key actions that will be taken jointly to support communities and businesses to recover from the impact of the pandemic going forward.
- 2.3 Unfortunately, Renfrewshire has been subject to several different levels of severe restriction since October 2020 and remains in Level 4 at the time of writing. The situation continues to evolve, and the Council remains very much in response mode supporting local people, businesses and communities impacted by COVID-19 and associated current restrictions. There is a continued focus on supporting both mass testing and mass vaccinations, and practical support for those self-isolating is still being offered.
- 2.4 As with other areas of the Council, since March 2020, the coronavirus pandemic has significantly changed the way in which Communities and Housing Services has provided services. Priorities for Communities and Housing Services have also changed to deal with the many issues caused by the pandemic and also to prepare recovery actions post COVID-19. The response phase to the pandemic is continuing and is expected to continue for an extended period of time and will continue to have a significant impact on the services and resources of the Council.
- 2.5 As well as dealing with the impact of the pandemic, the service will continue to drive forward improvements, such as the recently approved £100M housing led regeneration programme, the Rapid Rehousing Transition Plan, wider housing improvements including the council newbuild programme, the Energy Efficiency Standard for Social Housing (EESH) improvement programme and supporting the delivery of the Local Housing Strategy. We are currently developing the new community learning and development Plan which will direct the activities of the Communities, Learning and Development Service for the next three years in partnership with community groups and organisations and have started to produce our new anti-social behaviour strategy.
- 2.6 Given the constricted timelines and staff concentrating on responding to COVID-19 it was not possible to involve staff as widely in the process of contributing to the Service Delivery Plan as happens during the normal course of producing the SIP's. However, staff will be involved in the development of the next plan and they will also be involved in helping to shape recovery and renewal plans over the coming months.

- 2.7 The Right for Renfrewshire (R4R) programme has been heavily disrupted by the capacity of the Council being diverted to support the COVID-19 response and this is expected to remain a significant constraint on the programme well into 2021. The R4R programme was formally paused in response to the Council and its resources being fully focused on managing the COVID-19 response. However, work has now resumed on taking forward service redesigns including the Community Protection review, which is now being progressed, and the Community Development service review. The current financial planning assumption is that the R4R programme will not provide any further delivery of savings in 2021/22 over and above those linked to the reprofiled savings from the tranche 1 service redesigns.
- 2.8 Further, it is anticipated that the delivery of the R4R programme is now likely to extend into a 4 year programme (to 2023/24) as opposed to the 3 year programme (to 2022/23) previously planned. Consequently, it is anticipated that the Council's financial strategy over the next two years will require to draw heavily on and potentially exhaust the financial flexibilities secured both through national agreement with the Scottish Government, but more significantly through changes to capital financial planning arrangements approved locally by the Council.

### **3. WHAT WE DO**

- 3.1 Communities and Housing Services aim to create, develop, support, protect and empower Renfrewshire' communities. Including managing and investing in our housing stock of approximately 12,200 properties and providing services to our council tenants, and housing advice and support, we ensure people have safe and healthy places to live. This work links closely with our public protection role safeguarding public health and protecting the environment, consumers, workers and local communities.
- 3.2 The Civil Contingencies Service (CCS) sits within Communities and Housing Services and is a joint service covering Renfrewshire, East Renfrewshire, Inverclyde and West Dunbartonshire Councils. The CCS principally ensures that each Council effectively plans for and responds to different emergencies. It also ensures that the local authorities comply with their statutory duties and responsibilities as set out in the Civil Contingencies Act 2004 and associated regulations.
- 3.3 Within these communities, we encourage people to fulfil their potential and ensure they have equal access to a range of learning and development opportunities. Community Learning and Development teams work to build this capacity in individuals, families, groups and communities and will also play a key role in the Council's new approach to community empowerment.
- 3.4 These services are delivered by approximately 450 employees employed on a full-time or part-time basis, and in the 2020/21 budget the service had a gross expenditure budget of £19.5 million for general fund activities and £52.4 million budget for the Housing Revenue Account, which is ring fenced for the provision of social housing.

## 4. KEY ACTIVITIES AND ACHIEVEMENTS 2020-21

4.1 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. These 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, the needs of those who were homeless or in housing need have continued to be met :
  - There have been a total of 631 new statutorily homeless households from the initial lockdown to end of January 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 occasion to make some use of B&B accommodation, in line with many other Scottish local authorities. However we have not used B&B since 4 December 2020.
  - Advice and assistance had to be provided in the first instance by telephone at the commencement of lockdown. 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 over 3000 new enquiries handled from March 2020 to February 2021.
  - Staff from Homeless Services and the Housing Support team have worked throughout 2020/21 to match over 200 homeless applicants to vacant properties, and then co-ordinate their '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.
- The Council's repair service has continually evolved to deal with changes to COVID-19 restrictions and guidance and under the current restrictions, the repairs service has been reviewed in consultation with Corporate Health and Safety to ensure that risk assessments and method statements were in place to ensure that the appropriate repairs continued to be provided to tenants.
- Despite the pandemic, annual gas servicing has continued throughout the year and since March 2020, 8,503 properties have had a gas service carried out. Of these 7,165 were carried out before the 12 month anniversary date and 1,338 were carried out after the anniversary date. There are still approximately 57 services beyond their 12 month anniversary date that have not been completed. Work is ongoing to ensure these can be completed in a safe manner as soon as possible.
- Energy Efficiency Standard for Social Housing (ESSH) – the first milestone target for ESSH was the end of December 2020, although landlords are not expected to report on this until the annual Charter return at the end of this financial year. The council's position is 78% of our housing stock currently meet this milestone and it is anticipated this will rise to 80% by the end of March 2021.
- Work commenced on a comprehensive review of regulatory landlord compliance issues which includes gas, electric, lift and fire safety, asbestos management and water management.
- The first tenants moved in at Johnstone Castle and working within Covid-19 restrictions and guidance, construction activity continues here at the newbuild with final completion is anticipated in April 2021). At the Bishopton site in 80 new Council homes across two sites are now complete and tenanted.
- Preparatory work has commenced at sites in 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.

- As a newly established initiative, 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**

- COVID-19 and Brexit are presenting significant additional challenges in relation to Community Protection. Regulatory functions have experienced significant pressures as part of the Council's pandemic 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.
- The service has also 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 / multi-agency 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.

- 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, Park 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 restrictions and ensuring compliance with gatherings, safety etc.
- During the lockdown 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 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.

## **5. PRIORITIES FOR 2021/22**

- 5.1 A full list of priorities for each service area are set out within section 7 under the appropriate Council Plan outcome. Below are some of the main priorities for the next year.
- 5.2 The service will continue to support the council’s recovery and renewal plans and workstreams. Council services continue to operate flexibly in order to respond to whatever challenges the pandemic brings for local communities but there is also a continuing focus on the recovery position and the opportunities to ‘build back better’.
- 5.3 The service will also continue to support the Right for Renfrewshire transformation programme and the tranche 1 service redesigns and the revised implementation timelines in the context of the disruption caused by the COVID-19 pandemic to the programme delivery.
- 5.4 During 2021/22 Communities and Housing Services will also play a key role in supporting the Renfrewshire Economic Recovery Plan and the Renfrewshire Social Renewal Plan which will set a clear strategic direction for the organisation in these unprecedented and rapidly changing times.
- 5.5 We will continue to support the Leadership Board sub-committee on Climate Change to develop a range of actions through its adaptation plan to reduce the Council’s own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. Communities and Housing Services activities will make a critical contribution towards Renfrewshire achieving the target of net zero carbon emissions by 2030.
- 5.6 Within Housing Services priorities include
- The Housing-led Regeneration and Renewal Programme for Renfrewshire will invest at least £100million in Council housing over the next 10 years. The first phase of the programme will create around 300 newbuild homes and deliver improvements to around 1100 homes in eight areas across Johnstone, Paisley and Renfrew. The programme will play a key role in the economic and social renewal plans to help Renfrewshire thrive after COVID-19, and will also contribute to achievement of Climate Change targets through retrofit of existing stock, including through the (RenZEB) programme outlined in sections 6.19 and 6.20 below, and energy efficient construction methods for new build properties.

- 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 within 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.
- We will develop and implement further initiatives to meet the needs of those with alcohol and drug issues, in line with the recommendations from the Alcohol & Drug Commission.
- During the pandemic and in the post COVID-19 recovery, we will continue to ensure tenants have access to all financial and other support available through a range of council services and partner organisations across Renfrewshire.
- Following lockdown the usual rent arrears escalation process was ceased with housing officers adopting proactive wellbeing calls where tenants have missed rent payments. Although the Scottish Government announced a ban on enforcement of evictions from rented properties until 31 March 2021 in areas subject to level 3 and 4 restrictions (with exceptions) this has had little impact on our management of rent arrears. Our approach continues to be one of offering support, assistance and prevention measures to tenants with escalation to legal action the last resort
- While difficult to quantify at present, however the impact on housing tenants, homelessness and demand for housing support in the post COVID-19 furlough era could be potentially very high and we will continue to monitor this closely.
- Delivery of the EESSH improvement programme will help remove poor energy efficiency as a driver for fuel poverty and contribute to achieving the Scottish Government’s ambitious climate change emissions reductions targets. It will support the Energy Efficient Scotland vision for homes and buildings that are warmer, greener and more efficient, and a housing sector that helps to establish a successful low carbon economy across Scotland.
- The comprehensive review of all statutory landlord compliance activities, described in section 4 above will be completed and presented to Board. This will include a compliance strategy, compliance policies and a suite of performance indicators to monitor and report on compliance.

#### 5.7 Within Communities and Public Protection priorities include

- The Civil Contingencies Service’s priorities for the forthcoming year include:
  - Continued support to each Council’s pandemic response and recovery activities
  - Maintaining oversight of EU Exit and transitional impacts to ensure contingency plans reflect ongoing uncertainty in specific sectoral areas
  - Ensuring lessons learned from the pandemic, and all incidents are identified and adopted into incident response plans.
- EU Withdrawal (BREXIT) will be a key focus, particularly with Glasgow Airport within Renfrewshire’s boundary. Discussions remain on-going with Glasgow Airport and Renfrewshire Council are represented on relevant national and regional Brexit Working Groups . It is anticipated that there will be an increase in Export Health Certification (EHCs) and potentially with other checks on products and consignments (imports and exports).

- 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, it now leaves 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 need to produce an up to date Business Regulations Service Plan to advise how it will catch up with inspections.
- The Communities and Public Protection Review, which now is clearly linked to the R4R Community Development workstream, aims to ensure that the Service can meet current and future demands, a review has been on-going, however, was delayed due to the pandemic. New structures and roles are being put in place to ensure statutory obligations are met and also that the needs of the communities are met.
- Nationally there is a shortage of Environmental Health Officers and Trading Standards Officers. Communities and Public Protection are tackling this by growing and developing talent, including the recruitment of Fair Trading Officers who will hopefully move on to be Trading Standards Officers. Work has also been undertaken with the University West of Scotland and the Society of Chiefs Officers for Environmental Health in Scotland (SOCOEHS) to change the degree course for students. As such, students will now spend their 3rd year within a local authority training and Renfrewshire is one of the first to take on a student from the new cohort in September 2021. This will again assist in replacing an ageing workforce moving forward.
- This new Community Learning and Development Plan will guide the work done in Renfrewshire for the next three years. The focus on the first year of this plan will very much be on dealing with recovery from the coronavirus pandemic which has affected all areas of local authority services. The plan is being developed in partnership with a variety of partner organisations and through consultation with a wide range of our service users and will be presented to the Scottish Government by September 2021.

## **6. STRATEGIC CONTEXT**

### **National policy context**

- 6.1 The Council's financial outlook over the relatively short period of the next two years is subject to significant uncertainty. There are particular resource pressures in relation to COVID-19 response and recovery, including the impact of loss of income, alongside ongoing pay and cost pressures. The Council is actively managing these pressures on an in-year basis and is remobilising the Right for Renfrewshire transformation programme, which will be critical to supporting the Council's medium-term financial sustainability.
- 6.2 The UK left the European Union on the 31st of January 2020 and entered a 'transition period' which ended on the 31st of December 2020. The UK-EU Trade Cooperation Agreement was ratified by the UK Parliament on the 30th of December 2020, covering the key areas of the new trading relationship between the UK and the EU. Further supporting legislation including the UK Internal Market Act 2020 and the Scottish Government's EU (Legal Continuity) (Scotland) Act 2020 have also recently been passed. Further details on

other provisions of relevance to local government (such as procurement, 'state aid', the UK Shared Prosperity Fund) are in development.<sup>2041</sup>

- 6.3 Scotland's climate change legislation (The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019) sets a target of net-zero emissions of all greenhouse gases by 2045. The act makes provision about advice, plans and reports in relation to those targets. The objective is to contribute appropriately to the world's efforts to deliver on the Paris Agreement reached at the 21st Conference of the Parties of the United Nations Framework Convention on Climate Change. In November 2021, Glasgow will host the 26th Conference of the Parties, known as COP26, which is designed to produce an international response to the climate emergency. This was originally planned for November 2020 but was postponed due to the pandemic.
- 6.4 In autumn 2020 the Scottish Government outlined a Programme for Government for the period 2020 – 2021. The Programme focuses on dealing with the economic, health and social crisis caused by COVID-19. The programme includes a range of initiatives which will directly impact on the work and priorities of Communities and Housing Services. There is an opportunity to build and invest in housing to significantly reduce carbon emissions and ongoing fuel costs for residents. The Programme for Government outlined plans to enhance standards for Scottish Government grant-funded homes for carbon, greenspace, homeworking space and digital connectivity. This will be detailed in the 'Housing to 2040' route map which is expected to be published in early 2021.
- 6.5 These include an updated Ending Homelessness Together action plan, removal of the local connection criteria for homeless applications, the establishing of a new £10 million Tenant Hardship Loan Fund which will provide interest free loans to support those struggling to meet their rent costs due to financial difficulty associated with the pandemic and a commitment to take forward government ambitions for 20-minute neighbourhoods – the creation of liveable, accessible places, with thriving local economies, where people can meet their daily needs within a 20minute walk.
- 6.6 The Scottish Government set up a Social Renewal Advisory Board to look at how to deliver a fairer society while Scotland recovers from the effects of the pandemic. A report was published in January 2021 setting out 20 Calls to Action around the themes of Money and Work; People, Rights and Advancing Equality; and Communities and Collective Endeavour.
- 6.7 Legislation and guidance in relation to businesses and COVID-19 compliance was introduced and changed at a fast pace, leading to regular changes for both Environmental Health and Trading Standards. The Health Protection (Coronavirus) (Restrictions) (Scotland) Regulations 2020, the Health Protection (Coronavirus) (Restrictions and Requirements) (Scotland) Regulations 2020, the Health Protection (Coronavirus, Restrictions) (Directions by Local Authorities) (Scotland) Regulations 2020 and the Health Protection (Coronavirus) (Restrictions & Requirements) (Local Levels) (Scotland) Regulations 2020 as amended all came into force in 2020. These Regulations gave additional powers to local authorities to direct as necessary for the purpose of preventing, protecting against, controlling or providing a public health response to the incidence or spread of infection by coronavirus in the local authority's area. These Regulations were a main focus for Officers in 2020.
- 6.8 The Community Empowerment (Scotland) Act 2015 and Review of Community Planning aims to empower community bodies through supporting them in taking ownership or control of land and buildings, and by strengthening their voices in decisions about public services. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for the Council and other public services.

- 6.9 The Requirements for Community Learning and Development (Scotland) Regulations 2013 place a statutory duty on local authorities to produce a 3-year plan detailing how Community Learning and Development will be delivered within the Council area. Each local authority is required to produce a clearly defined framework for planning and delivering community learning and development, through consultation with learners and in partnership with providers. Our plan for 2021-24 is currently being developed and will be submitted to the Scottish Government in September 2021.

### **Local policy context**

- 6.10 Although COVID-19 response and recovery will be the major focus over the next twelve months, the Council still has huge ambition for Renfrewshire, and many activities to support our high-level priority areas will continue to be channelled through our recovery approach. Alongside the Council's own financial recovery planning, two major strategic recovery plans, the Renfrewshire's Economic Recovery Plan and the Renfrewshire Social Renewal Plan – will sit alongside the Council and Community Plans, to set a clear strategic direction for the organisation in these unprecedented and rapidly changing times.
- 6.11 In December 2020, Council approved the Economic Recovery Plan for Renfrewshire, developed in conjunction with Renfrewshire's Economic Leadership Panel and building on the strong foundation of Renfrewshire's Economic Strategy. The Plan sets out the direction of travel to support Renfrewshire's economy as we move out of the response and into the recovery phase of the pandemic, recognising the significant impact on the local and national economy and what this means at a local level for Renfrewshire's businesses, communities and people.
- 6.12 The Housing-led Regeneration and Renewal Programme for Renfrewshire was approved at the Council meeting in December 2020. The Regeneration and Renewal Programme will invest at least £100million in Council housing over the next 10 years. The programme will create around 300 newbuild homes and deliver improvements to existing housing in eight areas in Johnstone, Paisley, and Renfrew in its first phase. The council will consult and engage with communities to develop comprehensive regeneration and renewal plans which will be individually tailored to meet the needs of each area. This programme will contribute to both the Economic Recovery Plan and the Social Renewal Plan.
- 6.13 A Social Renewal Plan for Renfrewshire is currently being finalised, recognising the inequalities that exist in Renfrewshire, significantly deepened by the COVID-19 pandemic, and setting out joint plans to work with our partners, communities and other stakeholders to address these. Supporting this work, a community impact assessment was undertaken, examining the existing data around the impact of COVID-19 in tandem with understanding people's experiences of the pandemic, through listening events and Public Services Panel survey to Renfrewshire citizens.
- 6.14 Supported by Renfrewshire Council's Youth Services, Renfrewshire Youth Voice's 'Unheard Voices Campaign' – began in spring 2020. Its purpose was to understand how COVID-19 and the 'lockdown' has impacted the lives of both young individuals and those of an older age group. A second round of surveys has recently been carried out. The surveys will be segregated in to different categories including mental health, education, family/ friends and more. The surveys will include many questions from the first survey to help measure the impact and any changes since the original survey earlier in the year.

- 6.15 Established in 2018, Renfrewshire’s Alcohol and Drugs Commission published its key findings and recommendations in December 2020, providing clear direction to community planning partners on the action that must be taken to fundamentally address the impact of alcohol and drug use in Renfrewshire.
- 6.16 Communities and Housing Services has supported the work of the Alcohol and Drugs Commission, recognising that through our multiple roles working in and supporting our community, we have insight, expertise and opportunities that we can share while also learning from other providers and specialists. The Commission’s report highlighted that Renfrewshire was the first local authority in Scotland to fund a Housing First Service, in partnership with Turning Point Scotland as part of our Rapid Rehousing Transition Plan and it also acknowledged the effective ‘resettlement’ work being carried out by our homeless and housing support teams for those who need assistance with moving to a new home.
- 6.17 A detailed action plan which sets out the Council and its’ partners response to the Commission’s report and recommendations was presented to the Leadership Board in February 2021 and Communities and Housing Services will continue to support and assist in the delivery of the action plan where appropriate.
- 6.18 Following the Council’s declaration of a climate emergency in June 2019, we will continue to support the Climate Change sub-committee of the Leadership Board to develop a range of plans to reduce the Council’s own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs.
- 6.19 On 16 February 2021, the Climate Change sub-committee noted that a proposed £75,000 of funding should be awarded to the Zero Energy Buildings (RenZEB) programme and this was subsequently approved by the Leadership board on 24 February 2021. The Council will now develop a collaborative and an innovative partnership with a research organisation and industry to design and deliver a social housing new build development within the context of the Council approved Regeneration and Renewal Programme.
- 6.20 The project will bring together resources from academia and industry to develop best practice and design principles, around a sustainable social housing model that can be delivered as a “standard” at scale over the coming decade for all social housing within the area. The project aims to address the principles that should be assessed, and adopted, within the Councils new build developments, to meet our climate change commitments, through delivering homes that are Zero Carbon, operationally sustainable for our tenants and the environment and mitigate fuel poverty.
- 6.21 Communities and Housing Services activities will make a critical contribution towards Renfrewshire being carbon neutral by 2030. This includes our Housing Investment programme and achieving compliance with the Energy Efficiency Standard for Social Housing (EESH) which will improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases.
- 6.22 Renfrewshire Council’s change and transformation programme, Right for Renfrewshire (R4R) was formally paused in the response to the Council and its resources being fully focused on managing the COVID-19 response and remobilised in late summer, reviewed to reflect the changed environment and experiences due to the COVID-19 response and recovery.

6.23 Communities and Housing Services have contributed to a number of R4R workstreams, including:

- **Placeshaping** – Since the onset of the pandemic, the Council has played a key role in Renfrewshire in the response, working with partners, industry and communities to both manage the immediate impact of the virus, but also to plan for our economic and social recovery. There has been a real focus in recent months in Renfrewshire on true partnership working between the public, private and third sectors, to deliver a local response to the many challenges we have faced together as a place - which aligns closely with the objectives of the planned approach to placeshaping. 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 this will now sit within the Chief Executive Service. Building Standards, and Planning and employees involved in preparation of the Local Housing Strategy have also moved to the Chief Executive Service.
- **Community Development** – Communities and Housing Services are leading on this workstream. The vision for the Community Development redesign is the enablement of locality based multi-functional teams aligned to the Local Partnership Boundaries which strengthen connections across services and to the community and third sector groups in their respective localities. The redesign also seeks to remove areas of service overlap or duplication of effort that exists across existing arrangements, providing a simplified service model for accessing advice services, including housing options advice, income and welfare advice. The current development of the new Community Learning and Development 3 year plan will support this workstream. The next phase of development work will also look at opportunities to integrate some HSCP and RL activities with the neighbourhood hub model and to look at opportunities for joint commissioning.
- **Community Protection** – This workstream brings together regulatory and enforcement functions with community safety and public protection services. The service redesign builds on the approach developed in Community Safety as part of the previous Better Council programme. The progress achieved on the service redesign as part of the R4R programme has delivered the initial targeted savings in line with the planned programme through the voluntary severance programme and was on track to deliver subsequent savings and changes prior to pause of programme. Given the unique challenges from COVID-19 and Brexit, work is now progressing with the R4R service redesign as outlined in the original R4R review to establish a stronger and more resilient service focused on prioritising the areas of greatest risk. In the short term to maintain resilience and capacity this will be progressed without further reductions in the staffing structure with the planned changes being implemented over the medium term pushing the delivery of further planned savings into 2022/23.

6.24 A new Digital Strategy for Renfrewshire was approved by the Leadership Board in September 2020, outlining our approach to embedding digital across all that we do in a way that closely aligns with our ambitions for Renfrewshire and ensures that we work collaboratively to maximise the opportunities from emerging digital technologies and new ways of working and doing business. The Strategy also reflects the learning and experience of the COVID-19 pandemic, showing the increasing importance of digital in how we work, provide services, engage with our communities, and educate our children.

- 6.25 Following the Council’s positive Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. Actions from the improvement plan are embedded within the Council and Community Plans and are driven at a service level through the service planning process. The context in which the Council is operating and delivering services against, has changed significantly since the Best Value Assurance Report was published in 2017. Since the emergence of the pandemic, the Council has had to respond and adapt at pace to fundamental level of change, and will be required to continue to do so into the longer term as the full impact of pandemic on the Council’s financial position, the local economy and communities is realised. The recommendations within the Best Value Assurance Report and linked improvement plan do remain relevant, and the ongoing work with the Council’s external auditors continues to support the organisation’s ongoing improvement
- 6.26 As well as general restrictions, COVID-19 had impacted on specific areas within Communities and Housing Service. The Council’s repair service has continually evolved to deal with changes to COVID-19 restrictions and guidance and under the current restrictions, the repairs service has been reviewed in consultation with Corporate Health and Safety to ensure that risk assessments and method statements were in place to ensure that the appropriate repairs continued to be provided to tenants.
- 6.27 Also, the Scottish Government announced a ban on enforcement of evictions from rented properties until 31 March 2021 in areas subject to level 3 and 4 restrictions. There are exceptions to this, for example in cases involving criminal or serious anti-social behaviour, including domestic abuse. At the end of this period, where someone is made homeless through eviction, it is possible that this will result in an increase in homeless presentations.
- 6.28 The Council’s risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk and Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Actions related to corporate and strategic risks, where Communities and Housing Services are owner or joint owners of the risks are shown below. Other risks, which may occur only for or within our own service, will be contained in our service risk register which are reported to the Audit, Risk and Scrutiny Board. Our top strategic and corporate risks are shown below for information.

Risks	Evaluations
<b>Our strategic risks</b>	
Community Safety and Public Protection (co-owner with Children’s Services)	High
Serious organised crime (owner)	High
<b>Our corporate risks</b>	
Insider threat and corporate fraud	High
Organisational resilience	High
EU Exit	High

## Equalities

- 6.29 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.
- 6.30 One of the specific duties requires the Council to publish a set of Equality Outcomes and report progress towards them every two years. The new Equality Outcomes have been developed for Renfrewshire through engagement with organisations such as Diversity and Equality Alliance in Renfrewshire (DEAR), and designed to reflect the understanding of the impact of COVID-19 on communities in Renfrewshire. The Outcomes will be presented to the meeting of the Council in March 2021.
- 6.31 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that equality outcomes are given high priority, by being part of mainstream progress reporting. Communities and Housing Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas and through the relevant operational plans.

## Peoples Strategy

- 6.32 The Council will launch “Our People, Our Future”, a new People Strategy 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. It will thereafter be realigned with the new Council Plan and focus on supporting staff through service transformation, changing culture norms, embedding our values within decision making and improving staff and service user experiences of the council.
- 6.33 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. The actions arising from the strategy will be embedded in each service improvement plan and reported on therein. It is intended that the new approach focuses not on only processes and planning, but on skills development and cultural change. Communities and Housing Services will work with HR colleagues throughout 2021 to develop actions which fit the needs and duties of its staff.

## 7. ACTIONS AND PERFORMANCE INDICATORS

- 7.1 The Council Plan, ‘Thriving People, Connected Communities’, describes the Council’s priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work. To deliver these priorities, Communities and Housing Services has focussed its work and activities to ensure close alignment with the key strategic outcomes of the Council Plan.
- 7.2 The following pages detail how Communities and Housing Services will contribute to the delivery of these outcomes. This section of the plan provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. It does this by:
- Highlighting the key priorities the service aims to achieve over the duration of the Plan

- Identifying the key actions to be undertaken to meet the priorities
  - Setting out the performance indicators to be used to monitor progress
- 7.3 Due to the nature of the services provided by Communities and Housing Services, there are substantially more actions within some of the five Council Plan themes than others.
- 7.4 With to the changing national and local position it is challenging to assess what suitable long-term targets are appropriate for performance indicators and accurately establish milestones for longer-term service actions, therefore the focus for Service Delivery Plans' action plans and performance scorecards is on key activities over the next 12 months.
- 7.5 Longer term key priority areas are still included in the action plans, but the immediate focus remains on Renfrewshire's response to and recovery from the pandemic, with a clear alignment to delivery of the Council's high-level recovery plans, the Economic Recovery Plan and Social Renewal Plan.
- 7.6 Where appropriate, performance indicators with targets have been provided, these, and areas where actions may have been paused due to the pandemic will be reviewed at the mid-term point of the SDP in October 2021.

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

### Priorities 2021/22

- EU Withdrawal (BREXIT) will be a key focus, particularly with Glasgow Airport within Renfrewshire's boundary. Discussions remain on-going with Glasgow Airport and Renfrewshire Council are represented on relevant national and regional Brexit Working Groups. It is anticipated that there will be an increase in Export Health Certification (EHCs) and potentially with other checks on products and consignments (imports and exports).
- Housing-led Regeneration and Renewal Programme for Renfrewshire - The Regeneration and Renewal Programme will invest at least £100million in Council housing over the next 10 years. In the first phase of the programme, around 300 newbuild homes will be delivered along with improvements to existing housing in eight areas in Johnstone, Paisley and Renfrew.
- We want to tackle fuel poverty and climate change in Renfrewshire. This programme will help do that by creating modern, affordable, safe and warm homes which are designed to reduce fuel poverty and carbon emissions.
- We want to create communities that work for the people within those communities. We will carry out consultations and engage with residents to create tailored regeneration plans for each area to ensure what we are proposing meets the needs of each community.
- Housing Services Customer Engagement Strategy is currently being reviewed to enhance the opportunities available for tenants to become involved in tenant participation activities at a level that suits them and to ensure digital communication methods are maximised.

<u>What will we do?</u>	<u>What difference will this make?</u>	<u>Who is leading on this?</u>	<u>When will it be completed?</u>
Continue to work with stakeholders to understand the impacts of EU withdrawal and ensure safety of products in Renfrewshire	Safer communities by ensuring products etc are safe. It will also assist economy by ensuring businesses to import/export and that anything placed on the market is safe	Communities and Public Protection – Environmental Health – Business Regulation Manager and Serious Organised Crime and Trading Standards Manager	March 2022
Deliver the first year actions of Housing-led Regeneration and Renewal Programme for Renfrewshire?	<p>The programme which is part of our two-year economic recovery plan to help Renfrewshire thrive after COVID-19 and will create around 300 newbuild homes and deliver improvements to existing housing in eight areas in Johnstone, Paisley and Renfrew in its first phase.</p> <p>Creating modern, affordable, safe and warm homes which are designed to reduce fuel poverty and carbon emissions</p>	Housing Regeneration and Service Improvement Team	March 2022
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 have been reviewing our Customer Engagement Strategy, including:</p> <ul style="list-style-type: none"> <li>• Review of consultative processes</li> <li>• Review of the Neighbourhood Housing Forums</li> <li>• Examining ways to enhance digital methods to consult and engage with our tenants and tenant representatives</li> </ul>	Housing Regeneration and Service Improvement Team	March 2022

## Strategic Outcome 2: Building strong, safe and resilient communities

### Priorities 2021/22

- The delivery timescales of Council newbuild developments were delayed slightly due to the impact of COVID-19 –
  - Bishopton – 80 new Council homes across two sites are now complete and tenanted
  - Johnstone Castle phase 1 – 95 new homes now scheduled to complete in April 2021
  - Auchengreoch Road, Johnstone – 39 new homes in South West Johnstone anticipated to complete Summer 2022
  - Ferguslie Park – 101 new homes due to complete Spring 2023
- Letting activity from the Council and Registered Social Landlords (RSL's) may need to continue to focus on providing settled tenancies for those who are statutorily homeless or in chronic housing need for some time. This will help to reduce the number of those who are homeless and awaiting settled accommodation, and ease the pressure on the use of temporary accommodation to allow the Council to avoid the unbudgeted cost of B&B.
- 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 within 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.
- Although difficult to quantify at present, the impact on homelessness and demand for housing support in the post-COVID-19/ furlough era is expected to be high. There has already been a substantial increase in demand from those in need of Housing Support – with around a 50% increase. This will be closely monitored, and may require a stronger focus being placed on support related activities throughout the COVID-19 recovery period.
- Sheltered housing tenants at the 10 complexes owned and managed by the Council have not had access to the full level of housing support and wellbeing activities due to COVID-19 related restrictions. As we move through the post vaccination period, we will start to return to our Sheltered Housing Officers and Health & Wellbeing staff to providing the full range of support measures and activities as before. All lounges at sheltered complexes to have Wi-Fi installed
- Implement revised management arrangements for the sheltered housing service to meet needs of this Care Inspectorate registered service and seek alternative arrangements for liaison with Gypsy / Travellers.
- During the pandemic and in the post COVID-19 recovery, we will continue to ensure tenants have access to all financial and other support available through a range of council services and partner organisations across Renfrewshire.

- As a consequence of uncertainty in the local employment market and wider economic implications it is anticipated that there will be an increase in rent arrears as a result of new Universal Credit claims and changes in payment methods. This situation is being closely monitored and Officers are undertaking detailed analysis and monitoring on rent account management as well as providing detailed welfare contacts to support our tenants where there is an indication of financial pressure / distress.
- Delivery of the EESSH improvement programme will help remove poor energy efficiency as a driver for fuel poverty and contribute to achieving the Scottish Government's ambitious climate change emissions reductions targets. It will support the Energy Efficient Scotland vision for homes and buildings that are warmer, greener and more efficient, and a housing sector that helps to establish a successful low carbon economy across Scotland.
- It is recognised that restrictions and guidance will be likely to change in order to best tackle the coronavirus and this means that the type of repairs works allowed will change as the guidance does and the service will continue to provide all repairs which the current restrictions permit. As of February 2021, whilst some external works can continue, only essential works and urgent repairs are being carried out inside peoples' homes.
- We will continue to work with contractors to proactively manage the resources and capacity available to deal with other repairs, such as some disabled adaptations and the smoke and heat detector upgrade programme which were put on hold as a result of COVID-19 restrictions and to progress these as quickly as possible.
- 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 re-profiled to allow them to be carried out when restrictions will allow. This may require some activities to be taken forward beyond 2021/22.
- The Civil Contingencies Service's priorities for the forthcoming year include:
  - Continued support to each Council's pandemic response and recovery activities
  - Maintaining oversight of EU Exit and transitional impacts to ensure contingency plans reflect ongoing uncertainty in specific sectoral areas
  - Ongoing planning to establish robust arrangements for continued delivery of essential services in a widespread power outage
  - Continual review and update of each Council's suite of Incident Response Plans
  - Scoping opportunities for training and exercising as a key validator of planning arrangements
  - Ensuring lessons learned from the pandemic, and all incidents are identified and adopted into incident response plans.
- COVID-19 will remain a key priority for Communities and Public Protection throughout 2021. Regulatory functions have experienced significant pressures 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, it now leaves 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 need to produce an up to date Business Regulation Service Plan to advise how it will catch up with inspections.

What will we do?	What difference will this make?	Who is leading on this?	When will it be completed?
We will deliver new build programme for 2021/22 – with revised targets due to COVID-19 restrictions.	Johnstone Castle phase 1 – 95 new homes now scheduled to complete in April 2021  Auchengreoch Road, Johnstone – 39 new homes in South West Johnstone anticipated to complete Summer 2022  Ferguslie Park – 101 new homes due to complete Spring 2023	Housing Regeneration and Service Improvement Team	March 2022
Sustained increase in the number and proportion of lets from Council and RSL partners	Reduce the time homeless applicants spend in temporary accommodation, in line with national homeless policy.  Positive effect on tenancy sustainment level and reduction in temporary accommodation costs.	Homeless and Housing Support Services/ Housing Services	March 2022
Upscale the use of a Housing First approach in supporting homeless applicants into settled tenancies	Increase in number of homeless applicants being provided with wraparound support. Improved tenancy sustainment levels	Homeless and Housing Support Services	March 2022
Review the provision of temporary accommodation light of the impact of RRTP and Council Regeneration programme	Rationalise the provision and cost of temp accommodation.	Homeless and Housing Support Services	March 2022
Implement new management structure for sheltered housing service.	Service modernised, improved resilience, meet Care Inspectorate requirements. Alternative arrangements in place for liaison with Gypsy / Travellers	Homeless and Housing Support Services	March 2022
Review service delivery arrangements for Concierge/ Caretaking service	Improved links with enhanced estate management service.	Homeless and Housing Support Services/ Housing Services	March 2022

<b>What will we do?</b>	<b>What difference will this make?</b>	<b>Who is leading on this?</b>	<b>When will it be completed?</b>
Continue to work with relevant colleagues and partners such as Advice Works, Invest in Renfrewshire, Energy Advisors and other support services to help council tenants to access any source of funding or benefit entitlement available.	Tenants income is maximised	Housing Services	March 2022
Maximising contact with customers to understand their needs and offer support through proactive contact.	Allow us to understand their needs to help inform what actions we take next.	Housing Services	March 2022
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.	Housing Asset and Investment Team	March 2022
Deliver HEEPS:ABS programme subject to COVID-19 restrictions	The HEEPS:ABS programme will help to ensure council properties in mixed tenure blocks meet EESSH, reducing fuel poverty and ensuring warm, energy efficient homes.	Housing Asset and Investment Team	March 2022
Deliver yearly programme towards ensuring houses meet EESSH standard subject to COVID-19 restrictions	EESSH aims to improve the energy efficiency of social housing in Scotland. This will help reduce fuel poverty and ensure warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a successful low carbon economy across Scotland.	Housing Asset and Investment Team	March 2022
Complete smoke and heat detector upgrade programme.	This will ensure our housing stock meets the revised regulations on smoke, heat and carbon monoxide detectors introduced by the Scottish Government. The date for compliance with the new standards has been extended from February 2021 to February 2022, due to the practical difficulties caused by COVID-19.	Housing Asset and Investment Team	February 2022
Review the Renfrewshire Council Anti-Social Behaviour Strategy and associated procedures	A fit for purpose strategy to work alongside partners to tackle persistent anti-social behaviour	Communities and Public Protection – Lead Officer, Tasking and Deployment	October 2021
Continue to deliver and manage the Local Assistance Team wherever required for calls in relation to self-isolation/vaccinations to ensure support to the communities	Assistance for communities throughout the pandemic to ensure support in isolation	Communities and Public Protection – Resilience and Deployment Manager	March 2022

What will we do?	What difference will this make?	Who is leading on this?	When will it be completed?
Roll out of further Notice-Check-Share training as part of the local and national Prevent training	Safer communities and to allow people to share concerns safely	Communities and Public Protection – Resilience and Deployment Manager	March 2022
Ensure business compliance with regards to COVID-19 legislation, guidance and requirements	This will reduce transmission of COVID-19 and ensure safety for everyone working, visiting or staying in Renfrewshire.	Communities and Public Protection – Environmental Health and Trading Standards Managers	March 2022
Enhanced inspection of private water supplies (including risk assessments and sampling) in Renfrewshire to ensure compliance with legislation	Safe water supplies for the consumption of residents	Communities and Public Protection – Environmental Health – Public Health Manager	March 2022
Recovery of Food Law inspections in line with the Code of Practice	This will allow businesses to re-open and serve food safely to residents in Renfrewshire	Communities and Public Protection – Environmental Health – Business Regulation Manager	September 2021 (Subject to change due to COVID-19 restrictions)

PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target	
	Percentage of Council housing stock which meets the Scottish Housing Quality Standard  (After applying allowable exclusions and abeyances, the Council remains 100% compliant with the SHQS target.)	Annual	March 2020	94.6%	100%		100%	
	Average time from household presenting themselves as homeless to completion of duty (number of weeks)	Quarterly	October 2020	22.42	23		26*	
	Percentage of homes meeting the EESSH 2020 standard	Annual	New Indicator					95%
	Percentage of adults who agree that Renfrewshire is a safe place to live.	Annual	January 2021	TBC	85%		85%	
	Percentage of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".	Annual	January 2021	TBC	88%		88%	
	Private Water Supplies – 100% of type A supplies risk assessed and sampled	New Indicator					TBC	

	Enhanced Enforcement of Private Rented Sector - no. of investigations, reports to First Tier Tribunal and RPNs issued	New Indicator	TBC
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\* Average time from household presenting themselves as homeless to completion of duty (number of weeks) – has been increased to 26 weeks due to impact of COVID-19 recovery

## Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

### Priorities 2021/22

- Develop and implement further initiatives to meet the needs of those with alcohol and drug issues, in line with the recommendations from the Alcohol & Drug Commission
- This new Community Learning and Development Plan will guide the work done in Renfrewshire for the next three years. The focus on the first year of this plan is very much on dealing with recovery from the coronavirus pandemic which has affected all areas of local authority services. The plan is being developed in partnership with a variety of partner organisations and through consultation with a wide range of our service users and will be presented to the Scottish Government by September 2021.
- A range of improvement actions and performance measures will be created as part of the new Community Learning and Development Plan. These will be included within the Service Delivery Plan moving forward.

What will we do?	What difference will this make?	Who is leading on this?	When will it be completed?
Develop Alcohol & Drug Commission related initiatives in line with Final Report recommendations.	Initiatives being delivered to better meet the needs of those homeless applicants and tenants with alcohol and drug issues.	Homeless and Housing Support Services	March 2022
Develop new 3 year Community Learning and Development Plan	The plan will be developed in partnership with learners and communities. The needs of learners and communities should clearly inform priorities.  This will help to ensure CLD provision is adequate and efficient and meets the needs of young people, adults, families and communities.	Community Learning and Development Team	September 2021

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

### Priorities 2021/22

- We have a key role in ensuring our spaces are there to be enjoyed by all. We help to create healthy places particularly through enforcement and monitoring air quality, but also attractive places, through Renfrewshire's Team Up to Clean Up campaign – our call to arms to communities to do their bit and tackle littering and fly tipping.
- We will maintain and build on the success of the Team Up to Clean Up Campaign, continuing to work closely with communities, schools and businesses, publicising good news stories and encourage more communities to participate. Team Up to Clean Up continued throughout 2020 and in fact grew with more and more volunteers coming on board. It should be noted that advice was always given on current restrictions and ensuring compliance with gatherings, safety etc.
- Air quality in Renfrewshire is closely monitored by the service and for the level of particulate matter which are 10 micro-meters or less in diameter (PM10) across Renfrewshire's 4 automatic monitoring sites.
- Introduce and implement the Voluntary Professional Dog Walking Scheme which will ensure consistency across the profession and allow targeted enforcement for noncompliance leading to a cleaner Renfrewshire.

What will we do?	What difference will this make?	Who is leading on this?	When will it be completed?
Implement the voluntary professional dog walking scheme in Renfrewshire	Communities feeling safer, less dog fouling and a more controlled sector that is currently not engaged	Communities and Public Protection – Lead Officer, Environmental Initiatives	October 2021
Review of Litter Control Areas with Legal and Democratic Services across Renfrewshire	A better understanding of areas of concern and a focus on engagement and enforcement	Communities and Public Protection and Legal & Democratic Services	March 2022
Continue to focus on fly tipping hot spots to both remove, secure and tackle the perpetrators	Cleaner communities with less fly tipping and a clear understanding that this will not be tolerated	Communities and Public Protection, Environment and Infrastructure Services and SEPA	March 2022

PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
	Air Quality - Annual average PM10 value across all continuous monitoring sites	Annual	March 2020	14.3ug/m <sup>3</sup>	18ug/m <sup>3</sup>		18ug/m <sup>3</sup>
	Air Quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits	Annual	March 2020	41.1ug/m <sup>3</sup>	42ug/m <sup>3</sup>		40ug/m <sup>3</sup>

## Strategic Outcome 5: Working together to improve outcomes

### Priorities 2021/22

- Although the Scottish Government announced a ban on enforcement of evictions from rented properties until 31 March 2021 in areas subject to level 3 and 4 restrictions (with exceptions) our approach has not changed. Even pre pandemic, our approach was, and will continue to be one of offering support, assistance and prevention measures to tenants with escalation to legal action the last resort
- Within Housing Services, we will consolidate the new ways of working which have evolved since March 2020 and continue to build on the benefits of this approach to our customers such as making services more accessible through increased use of the digital platforms available.
- The comprehensive review of all statutory landlord compliance activities, described in section 4 above will be completed and presented to Board. This will include a compliance strategy, compliance policies and a suite of performance indicators to monitor and report on compliance.
- Communities and Public Protection Review – to ensure that the Service can meet current demands, a review has been on-going for several years, however, was delayed due to the pandemic. New structures and roles are being put in place to ensure statutory obligations are met and also that the needs of the communities are met. This includes increasing Pest Control resource, new Environmental Health Compliance Officers (COVID-19 and Brexit), review of Wardens and anti-social behaviour and additional posts in the CCTV Operations Room.
- For many years, Environmental Health Officers and Trading Standards Officers have been decreasing due to the age demographic. Communities and Public Protection are tackling this by growing and developing talent, including the recruitment of Fair Trading Officers who will hopefully move on to be Trading Standards Officers. Work has also been undertaken with the University West of Scotland and the Society of Chiefs Officers for Environmental Health in Scotland (SOCOEHs) to change the degree course for students. As such, students will now spend their 3rd year within a local authority training and Renfrewshire is one of the first to take on a student from the new cohort in September 2021. This will again assist in replacing an ageing workforce moving forward.
- The Council will launch “Our People, Our Future”, a new People Strategy 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. The actions arising from the strategy will be embedded in each service improvement plan and reported on therein.
- We will work with HR & OD colleagues to ensure that our managers have timely, and tailored information and the support they need to proactively manage staff absence - in particular to identify issues in relation to short term absence such as hotspots, repeat periods of absence or other patterns that should be addressed to support employees to maintain attendance.

<b><u>What will we do?</u></b>	<b><u>What difference will this make?</u></b>	<b><u>Who is leading on this?</u></b>	<b><u>When will it be completed?</u></b>
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.	Housing Regeneration and Service Improvement Team	March 2022
The service will continue with a flexible approach to service delivery in order to meet any emerging needs or changes to COVID-19 guidance and restrictions.	The service will be agile enough to continue to deliver services as effectively as possible.	Housing Services	March 2022
Housing Services will continue to contribute to the Right for Renfrewshire workstream – ‘Community Development’ whose remit includes housing management services and is looking at opportunities to integrate advice services.	The aim is to create more integrated joined up services at a local level, which are responsive to local needs, and are simpler to navigate from the perspective of the service user/customer or citizen	Housing Services/ Homeless & Housing Support Services	March 2022
Implement compliance strategy and compliance policies.	This will ensure our housing stock complies with all statutory and regulatory requirements in relation to Gas, Electric, Asbestos, Water, Lifts & Fire Safety	Housing Asset and Investment Team	May 2021
Working with HR and OD, to develop relevant actions in line with the Council’s new People Strategy.	Actions will focus on supporting staff through service transformation, changing culture norms, embedding our values within decision making and improving staff and service user experiences of the council	Senior Management Team	March 2022
We will work with HR & OD colleagues to ensure that our managers have timely, and tailored information and the support they need to proactively manage staff absence.	We will ensure our employees are provided with the appropriate support to manage their attendance, to minimise sickness absence levels and help support staff health and wellbeing.	Senior Management Team	March 2022
On-going training of staff as part of the Communities and Public Protection Review to ensure skills meet the needs of the communities	Workforce planning is a key priority to ensure that the workforce is trained and can undertake all roles appropriately	Communities and Public Protection	March 2022

PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target	
	Number of proactive e-mails to businesses in relation to COVID-19 compliance	New COVID-19 indicator						TBC
	Number of or percentage of businesses brought into compliance with applicable legislation within 30 days	New COVID-19 indicator						TBC
	Training – Percentage of staff training undertaken in relation to qualifications	New indicator						TBC
	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarterly	October 2020	6.75%	8%		8.5%*	
	Rent collected as percentage of total rent due in the reporting year.	Quarterly	October 2020	96.35%	98%		97%*	
	Average length of time taken to re-let properties in the last year	Quarterly	October 2020	97 days	38 days		60 days**	
	Percentage of rent loss due to voids	Quarterly	October 2020	1.14%	1.5%		1.6%**	
	Percentage of reactive repairs carried out in the last year completed right first time	Annual	March 2020	82.6%	93%		93%	
	Percentage of Overall Repairs Completed Within Target	Quarterly	October 2020	93.61%	95%		95%	
	Average length of time taken to complete non-emergency repairs (days)	Quarterly	October 2020	17.3 days	15		15	
	Total Percentage of frontline (stage 1) complaints responded to within 5 days	Quarterly	October 2020	84%	95%		95%	
	Total Percentage of investigation (stage 2) complaints responded to within 20 days	Quarterly	October 2020	100%	95%		95%	
	Average number of work days lost per full time equivalent (FTE) employee. (cumulative)	Quarterly	October 2020	3.97 (for Q1 & Q2)	4.10 (for Q1 & Q2)		8.5 (for year)	

\*Will be revised once recovery programme from COVID-19 becomes clearer. Forecasts take account of the ceasing of the furlough scheme.

\*\*Routine Letting suspended – focus currently on temporary accommodation for homeless persons and emergency accommodation for those with highest need. Figure will be revised once recovery programme from COVID-19 becomes clearer. Forecasts take account of extended timescales linked to periods of restrictions and related impacts, which will carry forward to 2021/22.



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

**On: 16 March 2021**

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

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**Heading: Children's Services Service Delivery Plan 2021-22**

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## **1. Summary**

- 1.1 This Service Delivery Plan for Children's Services covers the year 2020/21. Typically, services report on their performance and intended improvement actions through Service Improvement Plans. However, the pandemic has had a significant impact on how services are delivered and on the needs of the community. Consequently, services have produced Service Delivery Plans for 2021/22 which will outline the actions they will take to assist in recovery. However, the Council remains aspirational and this plan also reflects a commitment to continuous improvement.
- 1.2 The Service Delivery Plan sits beneath the Council Plan, Community Plan, Risk Management Plan and the Workforce Plan to form a suite of documents which provide the strategic direction for the service. This plan is also intended to complement the council-wide Economic Recovery Plan and Social Renewal Plan. The service also produces an annual Education Improvement Plan (a statutory requirement) and makes a major contribution to the delivery of both the Renfrewshire Children's Services Partnership Plan and the Community Justice Renfrewshire plan.
- 1.3 The plan sets out the priorities being addressed; the key tasks to be implemented; the implementation timetable; and our measures of success.
- 1.4 A mid-year progress update on the Service Delivery Plan will be submitted to the Communities, Housing and Planning Policy Board in October 2021.

## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (a) approves the elements of the attached Service Delivery Plan which fall within the remit of this Board;
  - (b) agrees that mid-year progress with the Service Delivery Plan be reported to this Board in October 2021; and
  - (c) note that this Service Delivery Plan has been submitted to the Education and Children's Services Policy Board for approval of the elements covered by that Board's remit.

## **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 Delivery Plan is one way in which elected members are able to scrutinise the work of Children's Services, and to consider and decide upon

policy options as necessary. Refreshing service improvement plans annually allows each service to consider the context in which they operate and revise plans where appropriate.

- 3.5 Importantly, the Service Delivery 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. The priority actions set out in Section 6 of the attached Service Delivery Plan detail the specific actions the service will progress in order to support the Council's immediate priorities and future direction and help deliver improved outcomes for Renfrewshire children, young people and families.

#### **4. Key Achievements 2020/21**

- 4.1 During 2020/21, key achievements of the service include:

- Maintaining frontline social work services throughout the pandemic;
- Identifying new solutions to support people to continue with their unpaid work where possible;
- Continuing to work with national groups and the Scottish Government on new developments in justice social work, including consideration of additional services;
- Working closely with all council services to deliver an effective pandemic response which kept people as safe as possible and which responded quickly and flexibly to changing needs.

- 4.2 A more detailed picture of achievements is included in the Service Delivery Plan appended to this report.

#### **5. What do we want to achieve?**

- 5.1 A priority for all council services is the recovery from the pandemic. The service continues to contribute to the priorities set out in the Council Plan 2017-2022, which was approved by Council in September 2017. Children's Services also contributes to outcomes set out in Renfrewshire's new Community Plan, 'Our Renfrewshire' (2017-2027). Children's Services is also the lead on several key recommendations of the Alcohol and Drugs Commission and on priorities identified in the Economic Recovery Plan and Social Renewal Plan.

- 5.3 The service recognises the importance of working together across and beyond Council services with our partners, parents and communities to improve the outcomes for children, families and communities.

- 5.4 The work of Children's Services is guided by our vision:

'Working together to get it right for children, families and communities - Protecting, learning, achieving and nurturing'.

- 5.5 The core aims of the service are to:
- provide support to, and protection of, vulnerable children and families and manage people with convictions in the community;
  - provide children and young people with high quality learning and teaching within nurturing and innovative environments;
  - improving attainment for all whilst reducing the poverty-related attainment gap;
  - value wider achievements as well as traditional attainment so that young people are securing sustainable and positive post-school destinations, regardless of their start in life;
  - work with partners to improve life opportunities for children across Renfrewshire; and
  - support all services to raise standards through continuous improvement and self-evaluation in line with local and national priorities.

## **6. Key priorities**

6.1 The priorities outlined in the Service Delivery Plan reflect our integrated approach to Children's Services which means that early years, primary and secondary education sits alongside support, protection and care functions all encompassed within one Council service. This approach allows us to best respond to meeting the needs of children, young people and families and provides a sound basis for us to achieve our vision.

6.2 During the lifetime of this plan, specific priorities for the service include:

- Continuing to respond to the challenges of the pandemic, flexing our services to continue to meet the needs of children, young people and families as well as supporting our workforce;
- contributing to the council's Right for Renfrewshire transformation programme, leading on elements identified by the Programme Board;
- introducing additional services which support people awaiting court processes to be managed in the community rather than placed on remand;
- introducing more services which support a reduction in convictions where this is appropriate.

6.3 Greater detail of the specific actions the service will progress can be found in Section 6 of our Service Delivery Plan, included as an appendix to this report.

## **7. Monitoring progress**

7.1 Progress on the implementation of the Service Delivery Plan will regularly be monitored by the Extended Senior Leadership Team every quarter and will be reported to the Education and Children's Services Policy Board on a six-monthly basis. A review of progress will be brought to this Board in October 2021.

- 7.2 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, with courts operating at 25% capacity at time of writing. Consequently, measures which relate to the delivery of unpaid work cannot be reported on at present. The indicators remain in the Service Delivery Plan and will be reported on once the service is permitted to return to full operations.

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## Implications of the Report

1. **Financial** - The Service Delivery Plan 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

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**List of Background Papers:**     None

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## **Children's Services**

### **Service Delivery Plan 2021-2022**

## 1. INTRODUCTION

- 1.1 Services have, on an annual basis, produced a Service Improvement Plan (SIP) which sets out the strategic direction and outlines key programmes, actions and improvements which we intend to deliver over the following three years based on the resources likely to be available. These feed into the Council and Community Plans, detailing how Services, partners and stakeholders will work together, focusing on activities which will support the delivery of these plans for Renfrewshire.
- 1.2 During the initial phases of the COVID-19 pandemic, planned meetings of Council and all policy boards were paused, with the Emergencies Board established in order to support decision making and cross-party scrutiny during this critical period. Due to the cancellation of many policy boards, Service Improvement Plans were not approved by all policy boards at that time. Interim reporting on service performance was re-established after summer 2020 with Service Update reports being presented at each board cycle between August 2020 and January 2021.
- 1.3 The 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 guidance required some services to be paused, most council services 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 more often, as a key partner with other public and third sector organisations. The operating environment has changed frequently and often at short notice and the council has had to be flexible and adaptable to manage this change and adjust services accordingly. This 'response' phase is likely to continue for some time and will have a major impact on service delivery over the lifetime of this plan. Both the universal and targeted services provided by Children's Services will be driven by the needs of our children, young people and families.
- 1.4 Running parallel with the council's response to the immediate concerns brought about by the pandemic and the associated restrictions, has been work to consider how Renfrewshire recovers and rebuilds when restrictions ease and services begin to return to 'business as usual'. On 17 December 2020, Council approved the Economic Recovery Plan 2020-22 which focuses on job retention and creation, employability, supporting upskilling and innovation, tackling inequalities and delivering a 'green' recovery. Aligned to this will be the Social Renewal Plan, which is the Council's response to findings that the pandemic had disproportionately impacted particular groups in society, exacerbating existing inequalities. This plan will have wide-ranging priorities including addressing economic impacts but also including issues such as digital exclusion and social isolation. Furthermore, a bespoke equity audit has

also looked at the educational and wellbeing impact of lockdown on Renfrewshire's children and will help to shape future service delivery.

- 1.5 The Council's financial outlook over the relatively short period of the next two years is subject to significant uncertainty. There are particular resource pressures in relation to COVID-19 response and recovery, including the impact of loss of income, alongside ongoing pay and cost pressures. The Council is actively managing these pressures on an in-year basis and is remobilising the Right for Renfrewshire transformation programme, which will be critical to supporting the Council's medium-term financial sustainability.
- 1.6 As a result of the pandemic, actions, performance indicators and targets across some areas of service are no longer relevant or have been heavily disrupted, and there has been a significant shift in the priorities of services. To reflect this, performance reporting arrangements for 2021/22 will take the form of this Service Delivery Plan (SDP). The ongoing and uncertain impact of the pandemic may mean these are subject to further change as services continue to flex in response to current needs.
- 1.7 The SDP will be predominantly focused on the next 12 months and the response and recovery work that Children's Services will undertake during that time. However, this is a short-term refocusing and the service remains aspirational and will still seek to deliver continuous improvement, as it did throughout 2020/21. The recovery phase will look different for different parts of the service; whilst some universal services were paused or drastically altered during the pandemic, targeted services delivered by social work largely continued throughout. This will be reflected in the action plan, which will include some longer-term improvement activities alongside recovery actions.
- 1.8 A mid-year update on progress with this plan will be presented to this Board and to the Communities, Housing and Planning Board in October 2021, the latter as the board with responsibility for justice social work. An outturn report will be presented to each board in May 2022.

## **2. IMPACT OF COVID-19**

- 2.1 The impact of the pandemic on Renfrewshire's communities, residents and businesses has been unprecedented and no Council service was untouched by the lockdown and associated restrictions at that time. The Council worked with partners to continue to deliver vital frontline services throughout the period, as well as create new services to respond to immediate, critical needs (such as the Covid Case Assessment Team to respond to confirmed cases amongst pupils and school staff). The workforce demonstrated its resilience and flexibility by adapting to new ways of working, whether that was finding new ways to support our most vulnerable, taking on entirely new duties

whether as part of an existing role or as a redeployment, or adapting to full-time home based working. Staff continue to respond to an ever-changing set of circumstances and demands. Over the last year, this has included operating childcare hubs from a number of schools, adapting teaching to fit with the necessity of home learning, using technology to allow key social work statutory meetings to go ahead, and having to manage changing public health restrictions in order to keep staff and service users as safe as possible.

- 2.2 During Summer 2020, services worked to restart impacted services in line with Scottish Government guidance. In parallel to this work, the Council also commenced work with partners to develop local recovery plans for Renfrewshire, which set out the key actions that will be taken jointly to support communities and businesses to recover from the impact of the pandemic going forward.
- 2.3 Unfortunately, Renfrewshire has been subject to several different levels of severe restriction since October 2020 and remains in Level 4 at time of writing. The situation continues to evolve, and the Council remains very much in response mode in terms of supporting local people, businesses and communities impacted by COVID-19 and associated current restrictions. There is a continued focus on supporting both mass testing and mass vaccinations, and practical support for those self-isolating is still being offered.
- 2.4 As with other areas of the Council, the pandemic has significantly altered many aspects of service delivery within Children's Services. Frontline social work services continued to operate through each stage of lockdown; statutory processes in respect of the care and protection of children have continued and families have been supported through these processes. During the initial period of lockdown staff facilitated contact between children and their families using technology such as video calls. As the initial lockdown restrictions were released social work staff facilitated direct face to face contact between children and their families and this continued under the level 4 restrictions introduced in December 2020. The children's houses continued to operate throughout the pandemic ensuring that the children and young people received ongoing support and care.
- 2.5 In justice social work, the court service ceased for several months in 2020 and now continue to operate at around one-quarter of previous capacity, which has had a significant impact on justice social work services. Support to those in custody, those released on licence and those subject to community orders continued throughout. Unpaid work services were halted and staff redeployed to support the pandemic response in priority areas across the council. The service has thus far been unable to provide the usual level of unpaid work activity due to ongoing public health measures and this is likely to be the case for some time to come. There will also be a considerable backlog of new work once courts resume full-time operation. The Scottish Government is currently considering regulations which will reduce the length of existing unpaid work

requirements by 35% for some offences, which is intended to relieve the pressure on services.

- 2.6 The changes to education are more well-known owing to the impact on a larger proportion of the population and the consequent level of public interest. Schools have had to adapt a number of times as public health restrictions change, and at various stages have acted as childcare hubs, have delivered full time, in person learning with public health measures in place, and returned to online learning for the majority supported by regular scheduled contact with teaching staff.
- 2.7 Although it has not been possible to progress all the improvement activity identified in the 2020/23 Service Improvement Plan, development work has continued wherever possible. The mental health of children and young people remains a priority area for the service, and work to redesign residential services for young people has also continued. Many elements of the Attainment Challenge plan continued but were reframed to reflect the changed circumstances during lockdown.

### **3. WHAT WE DO**

- 3.1 Children's Services are responsible for the delivery of early years, primary and secondary education, social work services to children and families, and justice social work.
- 3.2 The Director of Children's Services is the Council's Chief Education Officer and the Head of Child Care and Criminal Justice is the Chief Social Work Officer (CSWO) for the Council and the Health and Social Care Partnership. Each local authority is required to designate a senior member of staff to act as CSWO under the Social Work (Scotland) Act 1968.
- 3.3 Children's Services provides universal services such as education and targeted and specialist services for specific identified needs such as child protection services, mental health and addictions services for children and young people, and management and rehabilitation services for people who have committed offences. Some of the key areas of work for Children's Services are set out in the diagram below.



3.4 Children's Services receives a ring-fenced Scottish Government grant to provide justice social work services and additional funding for education as an Attainment Challenge authority. The service has also been successful in attracting other funding for specific work through grants and partnerships with other agencies.

#### 4. 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 A 'Coping During Covid' helpline was set up for children and families facing wellbeing issues during the lockdown, and this was complemented by targeted support from a range of children's professionals from the public and

third sectors. A curriculum programme, “Skills for Recovery” was developed in response to the pandemic to support the wellbeing of pupils, parents and staff. This offered practical help and also signposted families and staff to additional supports where these were needed.

- 4.3 The pandemic resulted in the Scottish Government recognising that the August 2020 deadline for increasing all local authority early years provision to 1140 hours was no longer feasible. Renfrewshire Council is on target to deliver this for all eligible children by the new deadline of August 2021, as delays were due only to the pandemic and its impact on construction. As at 31 December 2020, 86% of children attending nursery were already receiving 1140 hours per year and good progress continues to be made with the new build and refurbishment projects.
- 4.4 As noted above, Children & Families Social Work continued to operate throughout lockdown to protect the most vulnerable children, ensure statutory processes can continue, to ensure children who are accommodated are supported to have contact with their families and to ensure young people who are care-experienced feel safe and supported. Regular contact with all children who have a multi-agency plan has taken place throughout lockdown periods, with workers finding different ways to connect with the children and families they support. Justice Social Work services continued to support court and tribunal services and manage and support people with convictions, 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.
- 4.5 There was external recognition of the high quality of services in Renfrewshire, with Gryffe High School named as Scottish State School of the Year by The Sunday Times, following from a recent Education Scotland inspection where it received a grade of “Excellent” for raising attainment and achievement. Two additional schools, Heriot and Brediland Primaries, have been awarded the prestigious Scottish Government Digital Schools Award since August, recognising positive digital learning experiences for children and young people. To date, 36 of our schools have now received this award. Six schools have been awarded the LGBT Charter Award, three at bronze and three at silver, whilst three schools have PATHS Worldwide model school status. Results from Education Scotland inspections continued to compare favourably against other local authorities. The service’s Development Officer Team has been nominated for this year’s General Teaching Council Excellence in Professional Learning Award.
- 4.6 The Renfrewshire Digital School was launched in October to support pupils who were self-isolating or shielding as a result of coronavirus. It provides a range of resources across the curriculum as well as direct access to teaching staff. There are also resources for parents and early years and primary

school children are also provided with home learning packs. Primary school children can access a virtual classroom and ask a teacher questions about the work they are doing, whilst secondary pupils can access a teacher surgery where staff are available to answer questions from each subject area. The school is paused whilst lockdown remains in operation but will resume when face to face schooling restarts.

- 4.7 Professional development activities for classroom-based staff continued throughout 2020/21 and strong partnership working with the University of Strathclyde on literacy and with Winning Scotland on numeracy are contributing to the delivery of a high-quality curriculum. Literacy work has also benefited from targeted support provided by the school library staff and from the English as an Additional Language Team.
- 4.8 Children's Services identified the construction of a new Paisley Grammar Community Campus as its learning estate investment priority in May 2019. During 2020, the Service conducted a formal consultation on the proposal which was supported by Education Scotland and approved by the Education and Children's Services Policy Board in January 2021. Having met all the qualifying criteria identified by ministers, the project has now been included in phase 2 of the Scottish Government's £1 billion Learning Estate Investment Programme.
- 4.9 The roll-out of digital learning and teaching was a necessity during lockdown periods and new resources were introduced or developed. This included daily videos with numeracy activities targeted at several age groups and the Silly Squad Summer Reading Challenge. Home learning packs with printed materials were also available in addition to digital resources, and the Family Learning team provided community-based support and practical advice. The service distributed thousands of pieces of ICT equipment and put in place professional development activities for staff and guidance to help children access online learning and to help care experienced young people stay in touch with their support networks.
- 4.10 Council services worked together to ensure that safe working, learning and care environments were provided, and to organise payments for the families of more than 6000 children and young people to ensure that the absence of a free school meal did not mean children went hungry.

## **5. OUR STRATEGIC CONTEXT**

### **National policy context**

- 5.1 The ongoing response to, and recovery from, the current pandemic is unprecedented in terms of the ongoing requirement for the Council to respond to all changes in national guidance and legislation. There have been frequent updates to the guidance as to how care establishments and learning

establishments should operate, and officers from across the council have responded to these to ensure services can be delivered in as safe a way as possible whilst trying to minimise disruption for children and young people as well as for staff.

- 5.2 The Scottish Government's Programme for Government 2020-21 focuses on dealing with the economic, health and social crisis caused by COVID-19, while taking steps to ensure that in responding to the pandemic Scotland also delivers on the government's commitments to tackle child poverty and to reach net-zero by 2045. The commitment to a Green recovery includes creating a Green Jobs Fund to boost opportunities in this area, as well as a fund to improve local authority refuse collection infrastructure and develop a new route map to reduce waste and meet Scotland's waste and recycling targets for 2025.
- 5.3 The Scottish Government set up a Social Renewal Advisory Board to look at how to deliver a fairer society while Scotland recovers from the effects of the pandemic. A report was published in January setting out 20 Calls to Action around the themes of Money and Work; People, Rights and Advancing Equality; and Communities and Collective Endeavour.
- 5.4 In addition to the above, the Health Protection (Coronavirus, Restrictions) (Directions by Local Authorities) (Scotland) Regulations 2020 were enacted on 28 August 2020. These new regulations give additional powers to local authorities to direct as necessary for the purpose of preventing, protecting against, controlling or providing a public health response to the incidence or spread of infection by coronavirus in the local authority's area. Directions can be made with regards to a premise, event or public open space.
- 5.5 The Scottish Government and Scottish Qualifications Authority (SQA) have confirmed that there will be no national exams this year at any level. Students will be assessed through a teacher judgement process with quality assurance procedures being undertaken by schools, authority and SQA.
- 5.6 In February 2020, the Independent Care Review, which had been established to look at all aspects of the care system for children and young people, published its findings in the form of The Promise. The findings are based on five foundations – voice, family, care, people and scaffolding, referring to the key principles of reflecting the child's voice in decision making; of the importance of families in caring; the services which comprise "the care system"; the workforce; and the legislative and policy framework which governs the system. Corporate parents are expected to deliver on the findings of the Promise over the next ten years. In Renfrewshire, a Promise working group with membership drawn from key strategic partners, is currently developing the local approach to keeping The Promise. In the initial phase, the five workstreams are undertaking a review of current practice to identify areas where services are already delivering on the Promise, and develop a

plan for taking forward any improvement activity to address gaps. An evaluation framework to monitor progress will be developed this year to provide strategic oversight and assurance. New national guidance on child protection is also expected during 2021.

- 5.7 The National Joint Investigative Interviewing (JII) Project was established to develop a new approach to the joint investigative interviewing of children in Scotland. The aims of the new approach are to improve the quality of experience of child victims and witnesses, minimise re-traumatisation, and improve the quality of evidence gathered during joint investigative interviews to prevent the need for these children to have to give evidence in person as part of court processes. This new approach is called the Scottish Child Interview Model (SCIM).
- 5.8 Renfrewshire Council is participating in one of only two national pilots taking forward this new approach. Four Social Workers from Renfrewshire, East Renfrewshire, East Dunbartonshire and Inverclyde Council, along with officers from Police Scotland have received specialist training in the forensic interviewing of children who are subject to Child Protection processes. They are known as the Joint Investigating Interview Cadre. The JII Cadre will interview children subject to a joint Police and Social Work Child Protection investigation. The JII cadre will have advanced knowledge, skills and competencies and the required experience of forensic interviews that produce best quality evidence and ensure the protection of the child. The charity Children 1<sup>st</sup> is our partner in this endeavour and together the aim is to provide a truly child centred trauma responsive approach. A fundamental principle of the partnership is for recovery that is trauma informed to be built into the process from the point of disclosure for children. Children 1st will provide recovery support to the child and their family. This partnership will develop a best practice model based on shared resources, learning and will providing risk sharing arrangements across authority that ensure that the quality of the interventions are not compromised and are consistent in improving the experiences for children and their families who are subject to child protection processes.
- 5.9 New duties for Justice Social Work continue to emerge in relation to support for Home Detention Curfews, provision of Bail Supervision, increased intervention through use of Diversion from Prosecution, additional support for electronic monitoring, the introduction of Structured Deferred Sentences, and an expectation around increasing the uptake of voluntary throughcare for people leaving custody without any licence requirements. The provision of some additional resource to take forward these developments requires additional interventions to be established within Renfrewshire, interventions which minimise the extent to which individuals are involved with the justice system and where they require that all attempts are made to manage and support them in the community. In addition to this, the full impact of the extension of the Presumption Against Short Sentences is yet to be seen

because of the large-scale reduction in court activity as a result of the pandemic. Early evidence is that this will generate an increase in not only the volume but the complexity of cases managed in the community. As part of the response to managing this, the Scottish Government has recently announced that they are considering a 35% reduction in the unpaid work hours imposed on existing community orders, though certain offences will be excluded from the reduction.

5.10 Scotland's climate change legislation (The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019) sets a target of net-zero emissions of all greenhouse gases by 2045. The act makes provision about advice, plans and reports in relation to those targets. The objective is to contribute appropriately to the world's efforts to deliver on the Paris Agreement reached at the 21st Conference of the Parties of the United Nations Framework Convention on Climate Change. In November 2021, Glasgow will host the 26th Conference of the Parties, known as COP26, which is designed to produce an international response to the climate emergency. This was originally planned for November 2020 but was postponed due to the pandemic. As part of the development of the school estate, Children's Services works with colleagues in Property Services to deliver sustainable school buildings and this will include the new campus for Paisley Grammar. At present, 34 Renfrewshire schools and pre-five centres have been awarded the Green Flag as an eco-school, with most others signed up to the scheme and working towards this. One of the focus areas for STEM learning in 2021 will be events themed around climate change in the run-up to COP26 in November 2021.

5.11 Following the referendum in 2016, the UK left the European Union on the 31st of January 2020 and entered a 'transition period' which ended on the 31st of December 2020. The UK-EU Trade Cooperation Agreement was ratified by the UK Parliament on the 30th of December 2020, covering the key areas of the new trading relationship between the UK and the EU. Further supporting legislation has since been passed but more details on provisions directly relevant to local government, such as procurement and the UK Shared Prosperity Fund, are still in development.

### **Local policy context**

5.12 Although COVID-19 response and recovery will be the major focus over the next twelve months, the Council still has huge ambition for Renfrewshire, and many activities to support our high-level priority areas will continue to be channelled through our recovery approach. Alongside the Council's own financial recovery planning, two major strategic recovery plans – Renfrewshire's Economic Recovery Plan and Social Renewal Plan – will sit alongside the Council and Community Plans, to set a clear strategic direction for the organisation in these unprecedented and rapidly changing times.

Within Children's Services, the Build Back Better programme is shaping how education is delivered during the pandemic and taking lessons learned in order to support future service developments.

- 5.13 In December 2020, Council approved an Economic Recovery Plan for Renfrewshire, developed in conjunction with Renfrewshire's Economic Leadership Panel and building on the strong foundation of Renfrewshire's Economic Strategy. The Plan sets out the direction of travel to support Renfrewshire's economy as we move out of the response and into the recovery phase of the pandemic, recognising the significant impact on the local and national economy and what this means at a local level for Renfrewshire's businesses, communities and people.
- 5.14 Our schools have a strong focus on employability skills and supporting young people into positive destinations post-school. Vocational courses delivered by college staff are already offered in some schools and the newly-launched Career Ready programme being piloted in two schools will provide some S5 and S6 pupil with a workplace mentor, networking opportunities and a paid, 4 week internship. The My Future Pathways programmes in construction and hospitality also provide routes into employment. Engagement with the Community Benefits Forum and other groups ensures continued good links with local employers. However, there is always scope for more collaborative working and the service has identified this as a priority not just for recovery but for the future wellbeing and success of our young people and our communities.
- 5.15 A Social Renewal Plan for Renfrewshire is currently being finalised, recognising the inequalities that exist in Renfrewshire, significantly deepened by the COVID-19 pandemic, and setting out joint plans to work with our partners, communities and other stakeholders to address these. Supporting this work, a community impact assessment was undertaken, examining the existing data around the impact of COVID-19 in tandem with understanding people's experiences of the pandemic, through listening events and Public Services Panel survey to Renfrewshire citizens.
- 5.16 Although some elements of the local work on the Scottish Attainment Challenge (SAC) had to be postponed due to the pandemic, the wider work programme remains a key driver of activity in schools not only in terms of learning and teaching but in terms of wellbeing, family engagement and professional development. Regular updates on the SAC are provided to this Board.
- 5.17 The Equity Audit published by the Scottish Government in January 2021 highlights the impact of school closures on children and young people from disadvantaged backgrounds and has identified possible mitigations as well as priorities for recovery. There is evidence of regression in core literacy and numeracy skills and reduced levels of engagement with learning. Children's

Services undertook their own equity audit during 2020 to understand the impact of the pandemic on the poverty-related attainment gap, identify reasons for this and identify areas for development in order to address this. The data from the local audit also found a dip in literacy levels and identified some gaps in the emotional and social development of P1 pupils, as well as in their listening and talking skills. As expected, there is some evidence of the attainment gap widening and this is for a variety of reasons including but not limited to digital exclusion, the challenges of balancing employment with home schooling and the reduction of social interaction with peers. A number of actions were identified as part of the response to this but in light of a further lockdown, these will be reviewed to take account of any additional impact.

- 5.18 Established in 2018, Renfrewshire's Alcohol and Drugs Commission published its key findings and recommendations in December 2020, providing clear direction to community planning partners on the action that must be taken to fundamentally address the impact of alcohol and drug use in Renfrewshire. These key findings recognised the impact on children and families of alcohol and drug use and reflected on the proportion of social work involvement with families directly related to this. The exemplary work of RADAR was acknowledged by both the Commission and by the young people who use the service. Children's Services will continue to support and protect children, young people and families impacted by alcohol and drug use and work with partners to deliver on the recommendations of the Commission and will have a lead role on a number of these, including family support, trauma informed approaches, supporting the mental health and wellbeing of children and young people and ensuring that sheriffs are aware of the range of drug, alcohol and mental health services available in Renfrewshire and how these can be best utilised to provide support and interventions within sentencing.
- 5.19 Renfrewshire Council's change and transformation programme, Right for Renfrewshire was formally paused in the response to the Council and its resources being fully focused on managing the Covid-19 response. The programme was remobilised in late summer, reviewed to reflect the changed environment and experiences due to the Covid-19 response and recovery.
- 5.20 Children's Services continues to review the social work service provision under the Right for Renfrewshire programme. The service is reviewing how services can be improved further to meet the needs of Renfrewshire's most vulnerable children. The work under this programme will build on progress to shift the balance of care where children aren't able to remain with their family to ensure they can be supported in kinship, foster care or children's houses provided by the local authority. The programme will also focus on developing services further to ensure children receive early and effective interventions to minimise the need for longer term involvement.
- 5.21 A new Digital Strategy for Renfrewshire was approved by the Leadership Board in September 2020, outlining our approach to embedding digital across

all that we do. This will align closely with our ambitions for Renfrewshire and ensure that we work collaboratively to maximise the opportunities from emerging digital technologies and new ways of working and doing business. The Strategy also reflects the learning and experience of the Covid-19 pandemic, showing the increasing importance of digital in how we work, provide services, engage with our communities and educate our children. Within education, the five-year “Assess, Build, Innovate” Plan has four priority areas for supporting the use of digital technology in learning and teaching. These are infrastructure (ensuring learners and schools have equal access to the right hardware and software); resources (ensuring practitioners have the skills and confidence to use digital tools to enhance learning, teaching and parental engagement); engagement, co-ordination and communication (creative use of digital platforms to strengthen family learning and a flexible approach to digital learning more broadly); and learning, teaching and assessment (professional learning which supports a shared understanding of, and a provision of, high quality digital learning).

## **Demographic and Social Change**

- 5.22 As a provider of universal services to all children as well as targeted and specialist supports for particular groups, Children’s Services has a number of societal and demographic factors impacting on demand for services. Renfrewshire has some of the most deprived neighbourhoods in Scotland as well as some of the most affluent, and such societal inequalities can result in children from poorer areas not having the same opportunities and life chances as those from more affluent areas. Initiatives such as the Attainment Challenge seek to address this for all children whilst targeted work with specific groups seek to address the wider circumstances which can limit life chances for young people. The Just Learning programme delivered with Invest in Renfrewshire ensures a focused service for justice service users which addresses specific barriers to employment, education and training. The increased joblessness levels in Renfrewshire are one consequence of the pandemic which could worsen this situation. Our response is reflected in this service delivery plan and will be reflected in our contributions to the Council’s Social Renewal Plan, the new Renfrewshire Children’s Services Partnership Plan and the Community Justice Outcomes Improvement Plan.
- 5.23 Whilst Renfrewshire Council has worked hard on permanency planning and early intervention to reduce the overall number of looked after children, issues such as substance misuse and neglect mean that there will always be some children and young people who need intervention from the local authority. This includes our care experienced young people who choose to take up their entitlement to continued support beyond the age of 18.
- 5.24 The pattern of demand for school places is changing in response to new housing population and local population migration. Developments such as the

Advanced Manufacturing and Innovation District may result in migration to Renfrewshire from elsewhere in the country or further afield and may change the pattern of demand again. Schools are also supporting increasing numbers of children with additional support needs and doing so within mainstream provision where this is appropriate.

## Best Value

5.25 Following the Council’s positive Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. Actions from the improvement plan are embedded within the Council and Community Plans and are driven at a service level through the service planning process. The context in which the Council is operating and delivering services against, has changed significantly since the Best Value Assurance Report was published in 2017. Since the emergence of the pandemic, the Council has had to respond and adapt at pace to fundamental level of change, and will be required to continue to do so into the longer term as the full impact of pandemic on the Council’s financial position, the local economy and communities is realised. The recommendations within the Best Value Assurance Report and linked improvement plan do remain relevant, and the ongoing work with the Council’s external auditors continues to support the organisation’s ongoing improvement

## Risk Management

5.26 The Council’s risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk and Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Actions related to corporate and strategic risks, where Children’s Services are owner or joint owners of the risks are shown below. Other risks, which may occur only for or within our own service, will be contained in our service risk register which are reported to the Audit, Risk and Scrutiny Board. Our top strategic, corporate and service specific risks are shown below for information.

Risks	Evaluations
<b>Our strategic risks</b>	
Community Safety and Public Protection (co-owner with Communities and Housing Services)	High
<b>Our corporate risks</b>	
Expansion of early years provision	Moderate
<b>Our top service-specific risks</b>	
Unaccompanied Asylum Seeking Children	Moderate

Integrated service arrangements	Moderate
Early intervention and prevention in Children's Services	Moderate
Failure of major providers	Moderate
Continuous improvement	Moderate
Property – school estates	Moderate
Implementation of new case management system for social work	Moderate

## Equalities

- 5.27 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.
- 5.28 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that equality outcomes are given high priority, by being part of mainstream progress reporting. Children's Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas and through the relevant operational plans and this will reflect the updated equality outcomes currently being developed by the Council.

## People Strategy

- 5.29 The council will launch "Our People, Our Future", a new People Strategy 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. It will thereafter be realigned with the new Council Plan and focus on supporting staff through service transformation, changing culture norms, embedding our values within decision making and improving staff and service user experiences of the council.
- 5.30 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. The actions arising from the strategy will be embedded in each service improvement plan and reported on therein. It is intended that the new approach focuses not on only processes and planning, but on skills development and cultural change. Children's Services will work with HR colleagues throughout 2021 to develop actions which fit the needs and duties of its staff.

## Partnerships and Providers

- 5.31 Children's Services maintains close links to other partners through the Renfrewshire Children's Services Partnership, the Renfrewshire Community Planning Partnership and Community Justice Renfrewshire, as well as participating in other partnership work on a thematic basis, such as the Renfrewshire Child Protection Committee, the Renfrewshire Gender Based Violence Strategy Group and joint working with Police Scotland, the Scottish Prison Service and health and housing colleagues in relation to Multi-Agency Public Protection Arrangements (MAPPA).
- 5.32 In addition, the service continues to have strong links with Renfrewshire Health and Social Care Partnership which provides adult social work and social care services. There are a number of key areas where Children's Services will work closely with the HSCP. The mental health and wellbeing of young people, tackling drug and alcohol use use, promoting physical activity, supporting women and children impacted by gender-based violence (including women involved with justice), supporting adults with convictions with their addiction and mental health issues and improving the transition between children's and adult services are reflected in the actions in the strategic plans of both agencies.
- 5.33 Children's Services provides a number of services directly, but also commissions from a range of providers across sectors and works with specific partners on the delivery of specialist services.

## **6 Our Strategic Priorities**

- 6.1 Due to the changing national and local position it is challenging to assess what suitable long-term targets are appropriate for performance indicators and accurately establish milestones for longer-term service actions; therefore the focus for Service Delivery Plans' action plans and performance scorecards is predominantly on the next 12 months. Longer term key priority areas are still included in the action plans, but the immediate focus remains on Renfrewshire's response to and recovery from the pandemic, with a clear alignment to delivery of the Council's high-level recovery plans, the Economic Recovery Plan and Social Renewal Plan. Children's Services remains ambitious about what it does and can deliver for the children and young people of Renfrewshire and for local justice service users and the recovery focus will also help drive continuous improvement work.
- 6.2 The service is still able to report performance information on the majority of service areas. The exception is Justice Social Work; with court activity reduced by 75% and public health legislation preventing unpaid work services from operating as usual, most new unpaid work requirements cannot be started within the required timescale. As such, there is no data for these

indicators at present though it is hoped this can be reported on later in the year.

### 6.3 Strategic Priority 1 Reshaping our place, our economy and our future

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
In partnership with SDS, West College Scotland, Invest in Renfrewshire, Developing the Young Workforce and other council services, review supports being offered to the most vulnerable in terms of moving into positive destinations post school.	This will provide a more coordinated approach to ensuring that all young people, particularly the most vulnerable, are given the best opportunities and supports to move into positive future pathways.	Education Manager (Senior Phase)	30 June 2021
Develop and extend bespoke pathways and programmes on literacy and numeracy to support the recovery programme for all establishments through a differentiated approach.	Attainment data will demonstrate improvements in literacy and numeracy attainment.	Education Manager (Curriculum)	30 June 2021
Progress work to increase the use of digital technology within learning and teaching and to deliver professional development opportunities to support this.	Children and young people have the appropriate digital skills required by employers and staff are equipped to keep up to date with the pace of change.	Head of Curriculum and Quality	31 March 2022

PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
CHS/PD/01	% of School leavers in a positive destination	Annual	2018/19	95%	95%		95%
CHS/ATT/01	% of Leavers attaining literacy SCQF Level 4	Annual	2018/19	96%	98%		98%
CHS/ATT/01b	% of Leavers attaining numeracy SCQF Level 4	Annual	2018/19	92%	95%		96%
CHS/ATT/01c	% of Leavers attaining literacy SCQF Level 5	Annual	2018/19	87%	86%		88%
CHS/ATT/01d	% of Leavers attaining numeracy SCQF Level 5	Annual	2018/19	76%	75%		77%
CHS/ATT/12	Average Complementary Tariff (S4)	Annual	2018/19	312	316		320
CHS/ATT/13	Average Complementary Tariff (S5)	Annual	2018/19	546	560		565
CHS/PD/02	No of foundation apprenticeships accessed by	Annual	2019/20	42	New for 2020/21; baseline to		TBC

	Renfrewshire school pupils				be established		
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## 6.4 Strategic Priority 2: Building strong, safe and resilient communities

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Provide high quality professional learning, resources and supports in schools to improve the mental and emotional wellbeing of children, young people, staff and parents during the recovery period and beyond.	<p>All practitioners have an enhanced knowledge and understanding of programmes, resources and strategies available to support their own wellbeing and that of CYP. All practitioners have the skills to effectively support CYP.</p> <p>Almost all practitioners use evidence-based programmes and approaches in the learning and teaching of mental, emotional and social wellbeing.</p> <p>All CYP requiring specialist HWB services e.g. Counselling, receive timeous support to cope with issues and build resilience.</p>	Education Manager (Wellbeing)	31 March 2022
Reduce the impact of lockdown measures on justice group work interventions and the availability of unpaid work through means including unpaid work working from home projects, maximising the use of other activity and offering interventions on a 2:1 basis.	Those subject to unpaid work orders from courts will be supported to complete the hours with community benefits and the statutory obligation to manage community orders will be fulfilled.	Criminal Justice Service Manager	31 March 2022
Expand voluntary supervision, where possible, to intervene to reduce reoffending.	People leaving custody receive support with rebuilding their lives, reducing the likelihood of reoffending and providing	Criminal Justice Service Manager	31 March 2022

	them with opportunities to contribute.		
Extend diversionary opportunities, implement Structured Deferred Sentences and electronic monitoring to support bail as part of our range of services to minimise involvement with the justice system.	People with particular vulnerabilities are supported to address their behaviour and avoid involvement with the justice system. People are supported to remain in their community and the stigma associated with involvement in the justice system can be reduced.	Criminal Justice Service Manager	31 March 2022
Implement new national guidance on child protection.	Child protection practice is further enhanced and strengthened in line with recommendations. Child protection practice is further enhanced and strengthened in line with recommendations.	Head of Childcare and Criminal Justice	31 December 2021
Undertake a review of current practice against the recommendations of The Promise and identify areas for improvement	Looked after children and care experienced young people have better outcomes and a more positive experience of care; feel listened to and valued; are able to build and maintain good relationships.	Children's Services Manager	31 March 2022
Develop an evaluation framework for measuring progress in implementing The Promise	Looked after children and care experienced young people have better outcomes and a more positive experience of care; feel listened to and valued; are able to build and maintain good relationships.	Children's Services Manager	31 March 2022
Lead on delivery of some of the recommendations of the Alcohol and Drug Commission, specifically related to Personal and Social Education in schools, addressing mental health issues in children and young people, and reviewing family support provision.	The negative impact of drug and alcohol use on our children and young people is reduced and families can access the right services which will support them to provide healthy environments for their child. The impact of	Director of Children's Services	31 March 2022

	alcohol and drug use in terms of offending behaviour is recognised and appropriate referrals and services are made to support rehabilitation and reduce offending.		
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PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
CHS/CJ/CPO/02	% of NEW unpaid work orders/requirement complete by the required date	Quarterly	Q3 2020/21	97%	72%		75%
CHS/CJ/CPO/01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week	Quarterly	Q4 2019/20	Data not available for 2020/21 due to services being paused	85%	N/a	85%
CHS/CJ/CPO/04	Percentage of NEW unpaid work clients seen within 1 working day of the order	Quarterly			70%	N/a	70%
CHS/CJ/CPO/05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order	Quarterly			75%	N/a	75%
CHS/CJ/CPO/06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order	Quarterly			65%	N/a	65%
CHS/CPR/01	Percentage of children registered in this period who have previously been on the Child Protection Register	Quarterly			Q3 2020/21	44%	n/a
RCPC/01	Number of children on the Child Protection Register at quarter end date	Quarterly	Q3 2020/21	72	n/a		n/a
CHS/LAC/02	Percentage of accommodated Looked After Children placed with families	Quarterly	Q3 2020/21	82%	83%		85%
CHS/LGBF/01	Percentage of Looked After	Quarterly	Q3 2020/21	94%	89.9%		89.9%

	Children cared for in the community						
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## 6.5 Strategic Priority 3: Tackling inequality, ensuring opportunities for all

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Implement the recommendations of the ASN review	Children and young people are supported to remain in mainstream education with their peers.	Education Manager (ASN)	31 March 2022
Ensure full implementation of 1140 hours of high-quality early learning and childcare for all eligible children across Renfrewshire from August 2021.	High quality early learning and childcare will support children to fulfil their potential and contribute to closing the attainment gap.	Education Manager (Early Years)	31 July 2021
Further support schools by adding value to central and school level interventions and approaches in order to close the poverty related attainment gap whilst raising attainment for all.	Improvement planning is better integrated at both school and central level.  The attainment gap between our most deprived children and least deprived children and young people is reduced.  Improved health and wellbeing measures for all children and young people.	Attainment Challenge Project Manager	31 March 2022
Develop appropriate addiction pathways and interventions for justice service users at all stages of the justice system.	Individuals at all stages of the justice system will access appropriate addiction support which helps to address some of the causes of offending and promote desistance.	Criminal Justice Service Manager	31 March 2022
Ensure Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.	All children in Renfrewshire have the best possible start in life.	Director of Children's Services	31 March 2022
Develop the Mental Health and Wellbeing Strategic Partnership with Barnardos to address the causes and	Children and young people enjoyed improved mental health and can access	Head of Childcare and Criminal Justice	31 March 2022

symptoms of poor mental health in children and young people.	appropriate support if and when they need it.		
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PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
CHS/EY/03	% of entitled 2 year olds accessing 1140 hours of early learning and childcare	Quarterly	Q3 2020/21	42%	N/a		N/a
CHS/EY/04	% of 3 and 4 year olds accessing 1140 hours of early learning and childcare	Quarterly	Q3 2020/21	86%	N/a		N/a
CHS/LAC/CL/01	Percentage of care leavers participating in employment, training or education	Quarterly	Q2 2019/20	42%	51%		55%
CHS/LAC/CL/02	Percentage of care leavers who have had a period of homelessness in the last 6 months	Quarterly	Q2 2019/20	4%	0%		0%
CHS/ATT/07	Percentage gap in average total tariff score of school leavers resident in SIMD 30% most deprived and those from the 70% least SIMD deprived Renfrewshire areas.	Annual	2018/19	37%	34%		28%
CHS/ATT/08	Average Total Tariff Score of Looked After Children (school leavers)	Annual	2018/19	280	302		320
CHS/ATT/09	Gap between the Average Total Tariff Score of Looked After Children (school leavers) and that of the total	Annual	2018/19	70%	67.2%		63%

	Renfrewshire leavers cohort						
CHS/ATT/14	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)	Annual	2018/19	12	10		7
CHS/ATT/15	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils living in 30% Most Deprived areas and those living in 70% Least Deprived Areas (SIMD)	Annual	2018/19	10	9		7
CHS/ATT/16	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Literacy between pupils entitled to Free School Meals and pupils not entitled	Annual	2018/19	18	16		15
CHS/ATT/17	Percentage Point Gap in % Pupils Achieving Expected Level for their stage in Numeracy between pupils entitled to Free School Meals	Annual	2018/19	14	15		15

	and pupils not entitled						
CHS/SCH/07	% of children attending school (Primary)	Annual	2019/20	93.7%	95.5%		95.5%
CHS/SCH/08	% of children attending school (Secondary)	Annual	2019/20	89.4%	91%		91%
CHS/SCH/09	% of young people choosing to stay onto S5 after January (as % of S4 roll at September previous year)	Annual	2019/20	94%	92%		92%
CHS/SCH/10	% of young people choosing to stay onto S6 (as % of S4 roll at September two years before)	Annual	2019/20	73%	69%		70%

## 6.6 Strategic Priority 4: creating a sustainable Renfrewshire for all to enjoy

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Continue to work with other council services to deliver improvements to the school estate which offer a high degree of environmental sustainability and energy efficiency.	Following the Council's declaration of a climate emergency in June 2019, the delivery of this action will make a critical contribution towards Renfrewshire being carbon neutral by 2030.	Education Manager (Resources)	31 March 2022
Progress consultation and development work in relation to the priority schools identified in the School Estate Management Plan.	Pupils and staff enjoy a modern, fit for purpose, school estate which supports learning and achievement.	Education Manager (Resources)	31 March 2022

## 6.7 Strategic Priority 5: Working together to improve outcomes

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Continue to support and strengthen leadership capacity of senior school staff to support delivery of school recovery programmes	Leadership capacity is enhanced enabling fulfilment of school recovery programmes.  Senior school leaders feel valued and supported to carry out their role with confidence and competence.  Distributive leadership is increasingly evident across all establishments	Education Manager (Professional Development and Leadership)	31 March 2022
Using the new Devolved School Management (DSM) Guidelines on school funding decisions for Local Authorities, published in June 2019, resume the collaborative work to update the authority's Delegated Management of Resources (DMR) Scheme by April 2022		Education Manager (Workforce)	31 March 2022
Continue to participate in school, cluster, and regional moderation and pilot engagement with the West Partnership moderation portal.	Staff will be skilled and confident in using a differentiated approach to meet learning needs of children and young people.	Education Manager (Curriculum)	31 March 2022
Review and adapt the Quality Improvement Framework, to align with recovery planning processes, and to promote empowerment and greater collaboration between establishments.	Establishments are supported and challenged to recover and improve through continued implementation of our robust QIF.	Education Manager (Wellbeing)	
Support schools with the process of determining SQA <a href="#">provisional estimate</a> grades by setting up subject networks of Principal Teachers/Faculty Heads to allow moderation and validation of assessments to take place across schools.	Estimate grades for all young people will accurately reflect their learning and progress across all national qualifications.	Education Manager (Senior Phase)	30 June 2021

Explore capacity to develop a bail supervision service within existing resources i.e. funding, staffing, office accommodation, and the capacity of partners to take forward their requirements.	The negative impact of remand is reduced and individuals are supported in the community to achieve good life goals.	Criminal Justice Service Manager	31 March 2022
Build on current CJSW office space usage, increasing face to face office contact for all service users, including groupwork provision.	A range of interventions support individuals to address the reasons for offending and promote desistance.	Criminal Justice Service Manager	31 March 2022
Undertake a review of 'lessons learned' from lockdown and identify where face-to-face meetings in social work can be reduced.	Children and young people are required to attend fewer statutory meetings, reducing the impact on education and wellbeing.	Quality and Practice Development Manager	31 March 2022
Review options for retaining some home-based working for social work staff.	Productivity is improved and staff enjoy improved work-life balance.	Quality and Practice Development Manager	31 March 2022
Work with HR to develop priority actions for Children's Services to support implementation of the council's new People Strategy.	The council has a workforce confident and capable of delivering its role.	Director of Children's Services	31 December 2021
Deliver a pilot /proof of concept of Wi-Fi roll out to schools to demonstrate the benefits, and to explore what further opportunities it presents.	Pilot will inform the development of the business case for delivery across the whole school estate	Head of Curriculum and Quality	30 September 2022
Develop a Business Case for the roll out of full Wi-Fi across the school estate, understanding the benefits that can be baselined and measured.	Business case agreed, funding in place and programme developed and underway	Head of Curriculum and Quality	31 March 2022

PI code	Performance Indicator	Frequency	Last update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
CHS/CORP/01a	% of Stage 1 complaints responded to within timescales agreed with customers	Quarterly	Q3 2020/21	100%	95%		95%
CHS/CORP/01b	% of Stage 2 complaints responded to within	Quarterly	Q3 2020/21	90%	95%		95%

	timescales agreed with customers						
CHS/CORP/03	% of FOI requests completed within timescale by Children's Services	Quarterly	Q3 2020/21	88.7%	100%		100%
CHS/SCH/05	Percentage of pupils satisfied with establishments Education Scotland Survey	Annual	2019/20	82.4	85%		85%




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

**On: 16 March 2021**

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**Report by: Chief Executive**

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**Heading: Chief Executive's Service - Service Delivery Plan 2021- 22**

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**1. Summary**

- 1.1 Each year, Council services develop and prepare a Service Improvement Plan for approval by elected members. Service Improvement Plans are three year rolling plans which set out the key priorities and actions which will be progressed by the service, and the performance measures and associated targets which will be used to evidence progress made.
- 1.2 From previous reports to both Council and policy boards, elected members will be aware of the significant impact the COVID-19 pandemic has and continues to have on the provision of services by the organisation overall. Many services continue to be impacted by ongoing restrictions and are unable to be delivered in the same way, with many additional services being delivered as part of the ongoing COVID response.
- 1.3 In light of the significant change to the context in which the Council is operating, an interim change has been made to the service improvement planning process for 2021/22, with Service Delivery Plans being developed for each Council service. Although these plans still focus on some of the longer term ambitions and priorities being progressed by services, there is a much greater focus on the next 12 months, and the work that will be undertaken as part of the ongoing COVID response to stabilise and adapt the way in which services are provided going forward.
- 1.4 In line with operational changes to the delivery of services agreed by Leadership Board on 2 December 2020 in relation to the Right for Renfrewshire programme, planning and development management services have now transferred from the Communities, Housing and Planning Service to the Chief Executive's Service. The Chief Executive's Service Delivery Plan will therefore now be presented to the Communities, Housing and Planning Board going forward, with members asked to approve those actions and performance targets which relate to the planning and development management functions, and therefore come under the remit of this policy board.

- 1.5 The Service Delivery Plan sits beneath the Council Plan, Community Plan, and alongside the Risk Management Plan and the People Strategy to form a suite of documents which provide the strategic direction for the service. The plan also sets out some of the key actions which the service will progress to support the delivery of the Social Renewal and Economic Recovery Plans, with the Chief Executive's Service leading work on these plans for the organisation.
- 1.6 The Plan sets out the priorities being addressed; the key tasks to be implemented; the implementation timetable; and our measures of success.
- 1.7 A six-monthly update on progress of the Service Delivery Plan will be presented to the appropriate policy boards in autumn 2021, and early summer 2022.

## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
  - (a) approves the elements of the attached Service Delivery Plan which fall within the remit of this Board;
  - (b) agrees that an update on the progress that has been made in terms of delivering this plan be submitted to the Board in Autumn 2021; and
  - (c) note that this Service Delivery Plan has been submitted to the Finance, Resources and Customer Services Policy Board for approval of the elements covered by that Board's remit.

## **3. Background**

- 3.1 The Chief Executive's Service supports the strategic direction of the organisation. We do this through a range of activities delivered across our service areas: policy and commissioning, economy and development, City Deal and infrastructure, and communications, marketing and events.
- 3.2 In December 2020, a report was presented to the Council's Leadership Board on the progress of the Right for Renfrewshire transformation programme. Within the Placeshaping workstream and in line with the recommendations agreed by the Board, a number of changes to management arrangements have now been implemented within the Chief Executive's Service, with the Development Management and Building Standards teams joining existing services to form a new Economy and Development function. In line with these changes, the Chief Executive's Service Delivery Plan is being presented to this Board to approve the elements which fall within the Communities, Housing and Planning Policy Board's remit.
- 3.3 As set out within Section 1 of this report, the service improvement planning process has been adapted this year to reflect the significantly different context in which services are now operating due to the COVID-19 pandemic. Restrictions in place over the past 12 months, and currently, continue to impact on the ability of services to operate in the same way, whilst new services are being delivered in response to the pandemic. Services have therefore developed interim Service Delivery Plans in place of the Service Improvement Plans, with a greater focus on the next 12 months and on work being undertaken to respond and recover from the impacts of the pandemic,

in addition to ongoing work to progress the key priorities of the service and the organisation overall.

- 3.4 The Service Delivery Plan is an important mechanism by which elected members scrutinise the work of the Chief Executive's Service and consider and set policy direction as necessary. Importantly, the Service Delivery 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 its objectives. The plan also sets out some of the key actions which the service will progress to support the delivery of the Social Renewal and Economic Recovery Plans agreed by Council in recent months. Section 7 of the attached Service Delivery Plan details the specific actions the service will progress in order to support the Council's immediate priorities and future direction.

#### 4. **Key Achievements 2020/21**

- 4.1 In looking ahead to the next 12 months, the service has reviewed its activities over the course of 2020/21. The impact of the pandemic on Renfrewshire's communities, residents and businesses has been unprecedented, and the Chief Executive's Service has played a critical role in supporting the Council's response.
- 4.2 As with other areas of the Council, since March 2020, the coronavirus pandemic has significantly changed the way in which the Chief Executive's Service has provided services and, for many service areas, the actual services which they deliver. Priorities for the Chief Executive's Service have also changed to respond to the many issues caused by the pandemic and also to prepare recovery actions post COVID-19. Wherever possible existing priorities have continued to be delivered, such as the review of Local Partnerships and the Celebrating Renfrewshire Participatory Budgeting programme; the publication of the Alcohol and Drugs Commission report and recommendations; delivering a digital events programme; fundraising activity for Paisley Museum; progressing City Deal and Cultural Infrastructure projects including an innovative District Heating Network solution; and continuing to offer support on jobs and skills development, including bidding to be a Kickstart provider
- 4.3 Key achievements for 2020/21 are summarised below, highlighting those most relevant for the Communities, Housing and Planning Policy Board:
- Publishing Renfrewshire's Economic Recovery Plan, including an action plan, to deliver sustainable and inclusive growth through Renfrewshire's recovery from the pandemic.
  - Continuing to support customers through the planning and building standards process in line with the changing national restrictions.
  - Developing a Social Renewal Plan for Renfrewshire, setting out the key actions that the Council will take with partners to respond to the COVID-19 pandemic, with a key focus on addressing some of the significant inequalities that have existed historically across Renfrewshire's communities.

- Developing further the Neighbourhood Hub model, put into place as part of the initial pandemic response, with colleagues across the Council and our partners.
  - Publishing the final report of the Alcohol and Drugs Commission, including 27 recommendations which provide clear direction to community planning partners on the action that must be taken to fundamentally address the impact of alcohol and drug use in Renfrewshire.
- 4.4 A more detailed summary of achievements is included in the Service Delivery Plan appended to this report.

## 5. Key priorities

- 5.1 Over the next 12 months, the focus for the Chief Executive's Service will include understanding and addressing the impact of COVID-19, with a strong focus on recovery, through the two new plans – Renfrewshire's Social Renewal Plan and Economic Recovery Plan. Across the service, and the Council, we will work to stabilise and support services and the wider Renfrewshire community as we move through the new national recovery route map and associated changes to restrictions.
- 5.2 Priority areas for the service over the next 12 months include:
- **Social Renewal** – working collaboratively with Community Planning Partners to take forward Renfrewshire's Social Renewal Plan and action plan, based on the key messages and priority areas highlighted by the Community Impact Assessment.
  - **Economic Recovery** – leading activity to support Renfrewshire's economic recovery through the Economic Recovery Plan and action plan alongside continuing to fulfil a critical role coordinating, administering and delivering business support grants in relation to COVID-19, and prioritising the local response on employability.
  - **Response and recovery** – continuing to prioritise required work to support the ongoing COVID-19 response, with a particular focus on supporting community testing and the vaccination programme, and the further development of the Neighbourhood Hub model to support communities and to create ongoing resilience across communities.
  - **Climate Change** – coordinating work from across services and with partners to develop a climate change adaptation plan for Renfrewshire and developing appropriate partnership and community engagement.
  - **Alcohol and Drugs Commission** – leading the delivery of the Commission's recommendations with partners, including developing the partnership governance structures required to drive this work and progressing actions which were identified as requiring immediate action.
  - **Supporting communities** – reviewing local partnership arrangements, delivering the framework for mainstreaming participatory budgeting and further developing the Neighbourhood Hubs model to enhance community engagement and empowerment.
  - **Future Paisley** – leading the delivery of cultural regeneration through the Future Paisley programme, aligned to support Renfrewshire's COVID-19 recovery and specifically the recovery of our cultural and creative sectors to deliver our ambitious long-term vision for Paisley and Renfrewshire.

- **Local Development Plan and Local Housing Strategy** – working across services to develop these key strategic plans to shape the future of Renfrewshire’s communities, creating a sustainable Renfrewshire which best meets the needs of our people and encourages people to want to live here.
- **Elections** – supporting preparations for the delivery of a safe and successful Scottish Parliament election in May 2021.
- **Communications** - continuing to deliver effective communications and supporting communities throughout lockdown and the easing of restrictions, including public health advice and information on local services, community testing and vaccination.
- **Right for Renfrewshire** – continuing to support the progression of the transformation programme across the organisation with particular focus at a service level on the delivery of the Placeshaping and Developing Communities workstreams.

## 6. Actions and Performance Indicators

- 6.1 In developing this plan, a full review of indicators and actions in light of the current context has been undertaken. Activities to deliver the key priorities outlined above have been identified alongside appropriate performance indicators.
- 6.2 Due to the changing national and local position it is challenging to assess what suitable long-term targets are appropriate for performance indicators and to accurately establish milestones for longer-term service actions, therefore the focus for Service Delivery Plans’ action plans and performance scorecards is on key activities over the next 12 months. Some longer-term priorities will be included however timescales and targets may have changed due to the significant impact of the pandemic on service delivery. Wherever possible, the service continues to look ahead beyond the next 12 months - targets and actions can also be updated through the year as the operating environment steadies, and this can be highlighted for elected members at the mid-term point.
- 6.3 Where appropriate, targets have been provided, but in other areas these have been paused and will be reviewed at the mid-term point. Where performance indicators or actions relate to activities which have not been able to continue at present due to the COVID-19 pandemic, these have been paused for this year, as outlined in the appendix, and new indicators and actions relating to COVID-19 response and recovery have been included, for example indicators around households and referrals supported by the Neighbourhood Hub teams.
- 6.4 Longer term key priority areas are also covered within the action plan, but the immediate focus remains on Renfrewshire’s response to and recovery from the pandemic, with a clear alignment to delivery of the Council’s high-level recovery plans, the Economic Recovery Plan and Social Renewal Plan.

## Implications of the Report

1. **Financial** - none
2. **HR & 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** – ICT are working to ensure staff have the capability to work from home wherever possible to reduce social contact in line with government and health guidance.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none
9. **Procurement** – The ongoing pandemic has and will continue to have a significant impact on existing contractual obligations and on the procurement of future goods, works and services required by the Council.
10. **Risk** – none
11. **Privacy Impact** - none
12. **COSLA Policy Position** – none
13. **Climate Change** - As noted in section 5, the Leadership Board sub-committee on Climate Change will continue to meet and oversee the development of an adaptation plan for the Council.

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**List of Background Papers:**      None

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**Author**              Jacqui Jacobsen, Senior Planning and Policy Development Officer

# Chief Executive's Service

## Service Delivery Plan 2021-2022

<b>CONTENTS</b>	<b>PAGE</b>
<b>1 INTRODUCTION</b>	<b>2</b>
<b>2 IMPACT OF COVID-19</b>	<b>3</b>
<b>3 WHAT WE DO</b>	<b>3</b>
<b>4 KEY ACHIEVEMENTS AND ACTIVITIES 2020/21</b>	<b>4</b>
<b>5 OUR STRATEGIC CONTEXT</b>	<b>8</b>
<b>6 KEY PRIORITIES</b>	<b>12</b>
<b>7 ACTIONS AND PERFORMANCE INDICATORS</b>	<b>14</b>

## 1. INTRODUCTION

- 1.1 Services have, on an annual basis, produced a Service Improvement Plan (SIP) which sets out the strategic direction and outlines key programmes, actions, and improvements which we intend to deliver over the following three years, based on the resources likely to be available. These feed into the Council and Community Plans, detailing how Services, partners and stakeholders will work together, focusing on activities which will support the delivery of these plans for Renfrewshire.
- 1.2 During the initial phases of the COVID-19 pandemic, planned meetings of Council and all policy boards were paused, with the Emergencies Board established in order to support decision making and cross-party scrutiny during this critical period. Due to the cancellation of many policy boards, Service Improvement Plans for each service were not approved by all policy boards at that time. Interim reporting on service performance was re-established after summer 2020 with Service Update reports being presented at each board cycle between August 2020 and January 2021.
- 1.3 The 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 Council services 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 more often as a key partner with other public and third sector organisations. The operating environment has changed frequently, and often at short notice, and the Council has had to be flexible and adaptable to manage this change and adjust services accordingly. This 'response' phase is likely to continue for some time and will have a major impact on service delivery over the lifetime of this Plan.
- 1.4 Running parallel with the Council's response to the immediate concerns brought about by the pandemic and the associated restrictions has been work to consider how Renfrewshire recovers and rebuilds when restrictions ease and services begin to return to 'business as usual'. On 17 December 2020, Council approved the Economic Recovery Plan 2020-22 which focuses on job retention and creation, employability, supporting upskilling and innovation, tackling inequalities and delivering a 'green' recovery. Aligned to this is the Social Renewal Plan approved by Council in March 2021, which is the Council's initial response to the findings of a community impact assessment undertaken to develop a deeper understanding of the pandemic on local people and communities. This Plan will have wide-ranging priorities including targeted actions to support those disproportionately impacted with issues such as low income, insecure employment, caring responsibilities and disabilities.
- 1.5 The Council's financial outlook over the relatively short period of the next two years is subject to significant uncertainty. There are particular resource pressures in relation to COVID-19 response and recovery, including the impact of loss of income, alongside ongoing pay and cost pressures. The Council is actively managing these pressures on an in-year basis and is remobilising the Right for Renfrewshire transformation programme, which will be critical to supporting the Council's medium-term financial sustainability.
- 1.6 As a result of the pandemic, previously identified actions, performance indicators and targets across some areas of the service may no longer be relevant or have been heavily disrupted, and there has been a significant shift in the focus of the service, for example the coordination, administration and delivery of business support grants in relation to COVID-19. To reflect this, performance reporting arrangements for 2021/22 will take the form of this Service Delivery Plan (SDP).
- 1.7 The focus of the SDP will be on service delivery over the next 12 months, reflecting the greater focus on recovery and renewal. The service also remains committed to key priorities

being delivered over the longer term, however timescales and targets may have had to change due to the significant impact of the pandemic on service delivery.

- 1.8 A six-monthly update on progress of the SDP will be presented to the appropriate policy boards in autumn 2021, and early summer 2022.

## **2. IMPACT OF COVID-19**

- 2.1 The impact of the pandemic on Renfrewshire's communities, residents and businesses has been unprecedented and no Council service was untouched by the lockdown and associated restrictions during 2020. The Council has worked with partners to continue to deliver vital frontline services over the past 12 months, as well as create new services (such as the Neighbourhood Hubs) to respond to immediate critical needs. The workforce demonstrated its resilience and flexibility by adapting to new ways of working, whether that was finding new ways to support vulnerable people, providing new services where required and delivering these in different ways, with many employees across the service working from home. Staff continue to respond to an ever-changing set of circumstances and demands.
- 2.2 During Summer 2020, the Council worked to restart impacted services in line with Scottish Government guidance. In parallel to this work, the Council also commenced work with partners to develop local recovery plans for Renfrewshire, which set out the key actions that will be taken jointly to support communities and businesses to recover from the impact of the pandemic going forward.
- 2.3 Unfortunately, Renfrewshire has been subject to several different levels of restrictions since October 2020, with a national lockdown in place from January 2021 and remaining in place at the time of writing. The situation continues to evolve, and the Council remains very much in response mode - supporting local people, businesses and communities impacted by COVID-19 and associated current restrictions. There is a continued focus on supporting both mass testing and mass vaccinations, and practical support for those self-isolating is still being offered.
- 2.4 As with other areas of the Council, since March 2020, the coronavirus pandemic has significantly changed the way in which Chief Executive's Services has provided services and, for many service areas, the actual services which they deliver. Priorities for Chief Executive's Services have also changed to deal with the many issues caused by the pandemic and also to prepare recovery actions post COVID-19. Wherever possible existing priorities have continued to be delivered, such as the review of Local Partnerships and the Celebrating Renfrewshire Participatory Budgeting programme; the publication of the Alcohol and Drugs Commission report and recommendations; delivering a digital events programme; fundraising activity for Paisley Museum; progressing City Deal and Cultural Infrastructure projects including an innovative District Heating Network solution; and continuing to offer support on jobs and skills development, including bidding to be a Kickstart provider.
- 2.5 Given the constricted timelines and staff concentrating on responding to COVID-19 it was not possible to involve employees as widely in the process of contributing to the SDP as happens during the normal course of producing the SIPs. However, staff will be included more widely in the development of the next Plan, and are currently engaged in the renewal and recovery plans.

## **3. WHAT WE DO**

- 3.1 The Chief Executive's Service supports the strategic direction of the organisation. We do this through a range of activities delivered across our service areas: policy and commissioning, economy and development, City Deal, communications, marketing and events. Our services are delivered by 227 employees, led by the Chief Executive who is supported by the Head of

Policy and Commissioning, the Head of Marketing and Communications, the Head of Economy and Development, and the Project Director (City Deal and Infrastructure).

- 3.2 In December 2020, a report was presented to the Council’s Leadership Board on the progress of the Right for Renfrewshire transformation programme. Within the Placeshaping service design, a number of changes to management arrangements have been implemented from January 2021, including the identification of the Head of Policy and Commissioning as the strategic lead officer to support the work of the Climate Change Sub Committee and lead on the development of the Council’s Climate Change Adaptation Plan; elements of the Future Paisley programme are now being led by the Head of Marketing and Communications; the work of the City Deal team and the cultural infrastructure team has been brought together and led by the Project Director (City Deal and Infrastructure); and place planning services have been brought together in the Chief Executive’s Service, with the Development Management and Building Standards teams now under the Head of Economy and Development.



#### 4. KEY ACHIEVEMENTS AND ACTIVITIES 2020/21

- 4.1 Despite the main focus of the service over the last year being to tackle COVID-19 and supporting our communities and businesses, during this period the Chief Executive’s Service has continued to deliver on a range of priorities.

##### **Economy and Development**

- 4.2 The Economic Recovery Plan 2020 to 2022 was published in December 2020 with an Action Plan including: a refreshed employability programme for Renfrewshire; promoting enterprise and entrepreneurship in all Renfrewshire High Schools through curriculum development; supporting and growing supply chain management and knowledge exchange among manufacturing; developing a programme to support work-place wellbeing; with NMIS develop a productivity and innovation programme for Renfrewshire manufacturing companies; raising awareness of contract opportunities from the public sector; targeting interventions for recruitment, upskilling and re-skilling across Renfrewshire’s key sectors; large scale investment in refurbishment and regeneration of Council housing stock; and promoting a Renfrewshire Apprentice Framework.
- 4.3 The Service continues to fulfil a critical role in terms of the coordination, administration and delivery of business support grants in relation to COVID-19. The landscape is subject to continuous change due to the introduction of additional measures of support on an ongoing basis in response to the pandemic. This represents a significant ongoing resource pressure for the service and a vital activity to support Renfrewshire’s businesses.
- 4.4 The Council’s Employability Service continues to offer support on jobs and skills development. In October the Council bid to be a Kickstart provider and to be the Gateway organisation for local businesses to get involved. The Kickstart Scheme aims to create 6-

month work placements for those aged 16 to 24 who are in receipt of Universal Credit. The aim is for 700 places to be created across Renfrewshire in the coming year.

- 4.5 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.

#### **City Deal and Cultural Infrastructure**

- 4.6 Glasgow Airport Investment Area site works are progressing with an estimated completion date of quarter 2 2021. The City Deal Team continue to work closely with Advanced Manufacturing Innovation District Scotland (AMIDS) partners, Scottish Enterprise, Scottish Government, and stakeholders National Manufacturing Institute Scotland (NMIS) and Medicines Manufacturing Innovation Centre (MMIC) to maintain momentum in preparing the readiness of the AMIDS site for these anchor facilities, and further develop the AMIDS proposition to attract further investment. Design and construction of an innovative District Heating Network solution is expected to commence in quarter 2 of 2021. The Clyde Waterfront and Renfrew Riverside Project tendering process to award a design and construction contract is currently underway.
- 4.7 Within the Cultural Infrastructure Programme the Museum and Town Hall projects are progressing, with the Town Hall Advance Works contract complete. Tendering for both projects is underway and is anticipated to be on site for their Main Works contracts as early as possible in 2021.

#### **Marketing, Communications and Events**

- 4.8 Effective communications continue to be critical to the Council response to the pandemic and supporting communities throughout lockdown, the easing of restrictions and subsequent reapplication of some measures. This includes public health advice and information on local services, from lockdown through restart and recovery. The aim has been to keep people informed, maintain public confidence in the Council's ability to respond to the crisis and maintain staff and community morale. Key activities have included:
- Designing a dedicated COVID-19 information hub within Council website for residents, staff and businesses, updated daily. This has been a successful single source of information and has had 3.1 million visits by 1.5 million users in 2020, 50% more than in 2019.
  - Establishing a social customer service team with Digital First team to provide extended hours of customer service across an initial seven-day period. This helped to reduce calls to the customer service centre, flag emerging issues, and allow real time analysis of data.
  - Public information campaigns informed by the Scottish Government Routemap, including the restart of services, the ongoing provision of business support, the reopening of schools and Household Waste Recycling Centres, campaigns to influence behaviour and help people understand local restrictions, and the launch and promotion of Johnstone Asymptomatic Test Centre and Renfrewshire's mass vaccination centres.
  - Internal communications involving Elected Members, managers and employees, including regular updates, a new weekly newsletter, and a fortnightly open letter from the Chief Executive.
  - Launching Our Values in June 2020 and documenting part of the Council's response to the global health crisis and the significant contribution the Council made to support the national response.

- Launching a new Internal Communications and Engagement Strategy and implementing a series of health and wellbeing campaigns to signpost staff to a range of support available either through their employer or via external partners.
- 4.9 The Council's live major event programme was cancelled in 2020 due to ongoing restrictions on mass gatherings. A digital programme was delivered and included Sma' Shot Day, Renfrewshire Doors Open Days, Radical Wars 1820-2020, Remembrance Day: Renfrewshire reflects and Light up Renfrewshire, reaching over 40,000 people. Work is underway to reintroduce a physical events programme in 2021, based on the Council's Autumn/Winter portfolio. Events will not immediately return to a pre-COVID delivery method in 2021, and digital programming, which has been well received by partners and attendees, will remain a feature throughout 2021 and particularly to support events in the Spring/Summer season.
- 4.10 In 2020 destination marketing focused on engaging the local resident population during a year when travel restrictions have significantly impacted ability to visit or spend leisure time out with local authority boundaries. This is in line with Visit Scotland's 2020 destination marketing and supports *Scotland Loves Local* from Scotland's Towns Partnership. Marketing activity has promoted staycation opportunities to local people; encouraged spending that stays in the local economy; promoted micro-experiences and escapes in the fresh air (parks, open spaces, great outdoors); and examined trends in consumer attitude and demands. Ongoing campaigns include Spend Local, Steal Back Summer, Be a Tourist in Your Own Town and the promotion of online events and trails. A Christmas campaign was delivered to encourage people to celebrate Christmas safely, 'spend local' and enjoy festive trails, competitions and activities in their local town.
- 4.11 In response to the crisis, a priority action plan was developed with the local tourism sector, aligned to the national tourism recovery plan, and a highly engaged Tourism Sub-Group is now active with 18 private and public sector (non-Council and leisure trust) members. The group has positioned the Council as the hub to help connect the sector, mobilise partnerships, link to business support and funding, promote skills and training in the sector and share insights.
- 4.12 In addition to the focus on COVID-19 communications and marketing, the development of the Marketing strategy for Paisley Museum was completed, based on community and visitor research. In addition, Year 1 of the Museum's national PR strategy was delivered, achieving YTD 36 pieces of coverage, 4.3m positive opportunities to hear or see, with PR value of £128,261. Fundraising activity for Paisley Museum has continued although the ability to reach individual donors has been significantly restricted due to COVID-19 restrictions. Work has focused on targeting Trusts and Foundations in quarter 2. The fundraising charity Paisley Museum Reimagined has secured just over £468,000 gifts to date. This includes successful applications to The Wolfson Foundation, The Hugh Fraser Foundation and The William Syson Foundation. The main priorities for the next quarter include further targeting of UK based Trusts and Foundations.

### **Policy and Commissioning**

- 4.13 An update was provided to Council in March 2021 on the progress of the Social Renewal Plan, including the extensive work that has taken place to complete this first phase of the community impact assessment, including a COVID-19 impact survey issued to 1,500 local people, engagement with the Local Partnerships, and listening events with a range of different equality groups. The research findings have been used to develop an initial Social Renewal Plan which sets out a range of priority actions which the Council and partners should take forward. At the heart of this plan, there is a focus on improving wellbeing and tackling the inequalities that exist across Renfrewshire's communities. This is the first step in

the process of social renewal, with further work to commence with community planning partners in late March 2021.

- 4.14 The Neighbourhood Hub model which was put into place as part of the initial pandemic response continues to develop, with colleagues across the Council and our partners. Seven hub areas have been established, supported through three physical locations in Renfrew, Paisley and Linwood. The hubs operate on a partnership basis with Renfrewshire Leisure, Renfrewshire Health and Social Care Partnership (HSCP), Engage Renfrewshire, local groups and organisations across communities, and are supported by local volunteers. The hub teams have provided support services to over 800 households since the start of the lockdown period. Support provided has included signposting to food services, delivering prescriptions, befriending calls to people who feel isolated or vulnerable, and delivery of books and toys through the Libraries Direct Service.
- 4.15 Since the onset of COVID-19, the Partnerships and Inequalities team has engaged with community groups to support the humanitarian response effort. This has included leading the community food network to work in partnership with community groups leading local responses, coordinating distribution of FareShare community resources and supporting local organisations to build their capacity to deliver local services. Local community groups and the people using their services have been connected to advice and guidance resources and sources of funding, which has supported individuals and households and also built the resilience of community groups.
- 4.16 Another round of 'Celebrating Renfrewshire', the youth-led participatory budgeting exercise, was successfully completed in December 2020 in partnership with Youth Services and Renfrewshire Youth Voice. 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.
- 4.17 Renfrewshire Council has continued to support the delivery of the Connecting Scotland Programme which was established by Scottish Government and Scottish Council for Voluntary Services to provide digital connectivity to people in priority categories who did not have a device. A total of 1,442 devices have now been allocated to organisations across Renfrewshire to support specific target groups including people shielding/at high clinical risk, families and care experienced young people and elderly and disabled people.
- 4.18 The final report of the Alcohol and Drugs Commission was presented to the Council and Community Planning Partnership in December 2020. It includes 27 recommendations which provide clear direction to community planning partners on the action that must be taken to fundamentally address the impact of alcohol and drug use in Renfrewshire, including urgently addressing issues in relation to mental health service provision, including provision for young people; considering trauma as part of everything that partners do in Renfrewshire – this is fundamental to reducing or preventing problems with alcohol and drug use and supporting recovery; and, introducing a whole system approach to supporting people with their alcohol and drug use.
- 4.19 The Head of Policy and Commissioning has strategic lead for the climate change agenda within the Council and has been working with services and elected members to coordinate the Council's response to the climate emergency. Work is currently being progressed to develop an adaptation plan for Renfrewshire, which will set out the actions required to achieve the net zero by 2030 target set by Council in 2019. A Climate Change Sub Committee

has now been established within the Council's governance structure to oversee this programme of work.

- 4.20 The Procurement Manager represents the local authority sector on the national Procurement and Climate Change *Strategy and Objectives* work stream, focusing on maximising the opportunities to use our procurement spend to promote sustainability and help tackle the climate emergency. The procurement team take account of key sustainability measures when tendering contracts with a value of over £50,000 and work closely with stakeholders to ensure that climate change objectives are incorporated into our procurement strategies.
- 4.21 The global demand for PPE remains high, corporate procurement continue to engage closely with suppliers, with internal stakeholders and with Scotland Excel to ensure that supply continues to meet the needs of essential services without disruption.
- 4.22 As restrictions remain in force, ongoing support is required to enable the private and voluntary sector care providers contracted by the Council to continue to safely deliver services. The procurement team are working with Renfrewshire HSCP to help manage ongoing claims for supplier relief.
- 4.23 The Procurement Team continue to engage with the Economic Development and Regeneration Teams to help support local communities to recover from the impact of COVID-19. This includes ensuring that community benefit clauses are targeted to support the recovery and building capacity of the local supply base and encouraging contractors who win contracts in Renfrewshire to open up sub-contracting opportunities to Renfrewshire based businesses.
- 4.24 The policy team continues to provide briefings and updates on the critical information and guidance released by the Scottish and UK governments. Daily briefings are provided to the CMT and Senior Managers on any key announcements that would impact on the work of the Council and policy advice is developed as required. Enhanced support is also being provided to the HSCP, in particular to support scrutiny and reporting in relation to care homes.
- 4.25 The Council continues to submit a range of regular data and information returns to the Scottish Government on areas such as support for vulnerable adults and children, and housing. Work has been undertaken through COSLA and SOLACE to streamline this activity and the data submission has been coordinated by members of the Policy Team and is reported through a weekly dashboard.
- 4.26 In addition to submitting our own data as above, the data analytics team continue to work closely with partners at a local and national level to analyse the available data in terms of risk, infection levels, positive cases and death rates to help us understand the trends, identify any critical areas and inform our response. This work will continue as we work to understand the medium to longer term impact on our communities.

## 5. OUR STRATEGIC CONTEXT

### National policy context

- 5.1 **Scotland's climate change legislation** (The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019) sets a target of net-zero emissions of all greenhouse gases by 2045. The act makes provision about advice, plans and reports in relation to those targets. The objective is to contribute appropriately to the world's efforts to deliver on the Paris Agreement reached at the 21st Conference of the Parties of the United Nations Framework

Convention on Climate Change. In November 2021, Glasgow will host the 26th Conference of the Parties, known as COP26, which is designed to produce an international response to the climate emergency. This was originally planned for November 2020 but was postponed due to the pandemic.

- 5.2 **The Scottish Government's Programme for Government 2020-21** focuses on dealing with the economic, health and social crisis caused by COVID-19, while taking steps to ensure that in responding to the pandemic Scotland also delivers on the government's commitments to tackle child poverty and to reach net-zero by 2045. The commitment to a Green recovery includes creating a Green Jobs Fund to boost opportunities in this area, as well as a fund to improve local authority refuse collection infrastructure and develop a new route map to reduce waste and meet Scotland's waste and recycling targets for 2025.
- 5.3 The Scottish Government set up a **Social Renewal Advisory Board** to look at how to deliver a fairer society while Scotland recovers from the effects of the pandemic. A [report](#) was published in January setting out 20 Calls to Action around the themes of Money and Work; People, Rights and Advancing Equality; and Communities and Collective Endeavour.
- 5.4 Following the referendum in 2016, the **UK left the European Union on 31 January 2020** and entered a 'transition period' which ended on 31 December 2020. The UK-EU Trade Cooperation Agreement was ratified by the UK Parliament on 30 December 2020, covering the key areas of the new trading relationship between the UK and the EU. Further supporting legislation including the UK Internal Market Act 2020 and the Scottish Government's EU (Legal Continuity) (Scotland) Act 2020 have also recently been passed. Further details on other provisions of relevance to local government (such as procurement, 'state aid', the UK Shared Prosperity Fund) are in development.
- 5.5 **Significant financial support** has been made available through programmes funded by both the UK and Scottish Governments to seek to mitigate the adverse impact on individuals and businesses that are unable to live and work as normal due to the restrictions placed on them under the lockdown periods, and the tiered system of protective measures. The scale and range of financial support measures put in place is unprecedented with almost £45m distributed directly to businesses in Renfrewshire by the Council since March 2020 to help them mitigate the impact of COVID-19 and the operational restrictions imposed by the Government to tackle the pandemic.
- 5.6 **The Community Empowerment (Scotland) Act 2015** and Review of Community Planning aims to empower community bodies through supporting them in taking ownership or control of land and buildings, and by strengthening their voices in decisions about public services. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for the Council and other public services.
- 5.7 **Legislation to address the pandemic** has been introduced, including:
  - The Coronavirus Act 2020, passed by the UK Parliament as the statutory basis for measures to implement the lockdown and to make changes to other legislation to relax rules and timescales on matters such as the rules on claiming statutory sick pay and allowing for the remote registration of deaths.
  - The Public Health(Coronavirus)(Restrictions) (Scotland) Regulations 2020, providing a detailed set of rules for Scotland covering such matters as which types of businesses had to close during the pandemic, which activities had to stop or were restricted, the exemptions that applied to these general rules and the powers of enforcement to Police Scotland and local authorities in relation to the lockdown. The Emergencies Board agreed to delegate responsibility to Environmental Health and Trading Standards Officers to exercise relevant enforcement powers for the Council as authorised officers under this Act.

- The Coronavirus (Scotland) Act 2020 introduced a wide range of measures covering such matters as protecting tenancies, making temporary changes to child protection procedures and the Children’s Hearings system, extending timescales for determining civic licensing applications and freedom of information requests, extending the duration of planning permission, the justice system and allowing local authorities to exclude the public from meetings.
- The Coronavirus (Scotland)(No2) Act 2020 introduced a range of powers for the Scottish Ministers, Health Boards and local authorities to intervene in the way care homes were operated. This included a power to local authorities to purchase care homes in certain circumstances. There are provisions relating to marriage and civil partnerships and the Act also reversed the previous changes to the timescales for dealing with freedom of information requests. There are further provisions regarding the operation of the justice system and termination of student tenancies.

5.8 **An updated Strategic Framework for the easing of lockdown restrictions** was published by the Scottish Government on 23 February. A further document will be published in mid-March giving more detail on the sequencing of re-opening the economy from late April onwards. In the coming months vaccination will become the main tool of suppression, however before that there is a need to use a range of other measures including test and protect, expanding testing capacity and travel restrictions.

#### **Local policy context**

- 5.9 The Council’s financial outlook over the relatively short period of the next two years is subject to significant uncertainty. There are particular resource pressures in relation to COVID-19 response and recovery, including the impact of loss of income, alongside ongoing pay and cost pressures. The Council is actively managing these pressures on an in-year basis and is remobilising the Right for Renfrewshire transformation programme, which will be critical to supporting the Council’s medium-term financial sustainability.
- 5.10 Although COVID-19 response and recovery will be the major focus over the next twelve months, the organisation remains ambitious, and many activities to support our high-level priority areas will continue to be channelled through our recovery approach. Alongside the Council’s own financial recovery planning, two major strategic recovery plans – Renfrewshire’s Economic Recovery Plan and Social Renewal Plan – sit alongside the Council and Community Plans, to set a clear strategic direction for the organisation in these unprecedented and rapidly changing times.
- 5.11 In December 2020, Council approved an Economic Recovery Plan for Renfrewshire, developed in conjunction with Renfrewshire Economic Leadership Panel and building on the strong foundation of Renfrewshire’s Economic Strategy (2019). The Plan sets out the direction of travel to support Renfrewshire’s economy as we move out of the response and into the recovery phase of the pandemic, recognising the significant impact on the local and national economy and what this means at a local level for Renfrewshire’s businesses, communities and people. The Plan is a key priority and will be coordinated by the Head of Economy and Development in collaboration with a wide variety of local partners.
- 5.12 The Chief Executive’s Service will continue to undertake the assessment of all relevant business grants and to prioritise the local response on employability, through, for example, the Kickstart and Young Persons Guarantee programmes. An updated and amended business grant programme was introduced from 2 November 2020 to provide ongoing support to businesses impacted by increased and extended protective measures. The grants available were primarily to support those required to close or restrict services during the second wave of the pandemic. When Renfrewshire was operating under level four protective measures approximately 1,120 businesses were impacted in this way.

- 5.13 A Social Renewal Plan for Renfrewshire is currently being finalised, recognising the inequalities that exist in Renfrewshire, significantly deepened by the COVID-19 pandemic, and setting out joint plans to work with our partners, communities and other stakeholders to address these. Supporting this work, a Community Impact Assessment was undertaken, examining the existing data around the impact of COVID-19 in tandem with understanding people's experiences of the pandemic, through listening events and the Public Services Panel survey to Renfrewshire citizens.
- 5.14 Established in 2018, Renfrewshire's Alcohol and Drugs Commission published its key findings and recommendations in December 2020, providing clear direction to community planning partners on the action that must be taken to fundamentally address the impact of alcohol and drug use in Renfrewshire. Key areas of focus during early 2021 will be to develop the partnership governance structures required to drive this work and to progress actions which were identified within the Commission report as requiring immediate action.
- 5.15 Following the Council's declaration of a climate emergency in June 2019, the service will continue to support the Climate Change sub-committee of the Leadership Board to develop a range of plans to reduce the Council's own carbon emissions and support partners, businesses and citizens in Renfrewshire to reduce theirs. A specific focus is work to develop an adaptation plan for the organisation and the wider area, which will set out the actions required to achieve the net zero by 2030 target set by Council in 2019.
- 5.16 Renfrewshire Council's change and transformation programme, Right for Renfrewshire, was paused in the response to the Council and its resources being fully focused on managing the COVID-19 response and remobilised in late summer, reviewed to reflect the changed environment and experiences due to the COVID-19 response and recovery. Within the Chief Executive's Service, officers will continue to support the progression of this programme across the organisation with particular focus at a service level on the delivery of the Placeshaping and Developing Communities workstreams. Within the Placeshaping service design, some of the functions being brought together started to move over to the Chief Executive's Service in early January.
- 5.17 A new Digital Strategy for Renfrewshire was approved by the Leadership Board in September 2020, outlining our approach to embedding digital across all that we do in a way that closely aligns with our ambitions for Renfrewshire and ensures that we work collaboratively to maximise the opportunities from emerging digital technologies and new ways of working and doing business. The Strategy also reflects the learning and experience of the COVID-19 pandemic, showing the increasing importance of digital in how we work, provide services, engage with our communities and educate our children.
- 5.18 Following the Council's positive Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. Actions from the improvement plan are embedded within the Council and Community Plans and are driven at a service level through the service planning process. The context in which the Council is operating and delivering services against, has changed significantly since the Best Value Assurance Report was published in 2017. The recommendations within the Best Value Assurance Report and linked improvement plan do remain relevant, and the ongoing work with the Council's external auditors continues to support the organisation's ongoing improvement
- 5.19 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk and Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Other risks, which may occur only for or within our own service, will be contained in our service risk register which is reported to the Audit, Risk and Scrutiny Board. The strategic risks where Chief Executive's Services are owner or joint owners are shown below.

Risks	Evaluations
<b>Our strategic risks</b>	
Economy	Very High
Unemployment	Very High
Reducing inequalities in Renfrewshire	Very High
Climate, Sustainability & Adaptability	Very High

## Equalities

- 5.20 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.
- 5.21 One of the specific duties requires the Council to publish a set of Equality Outcomes and report progress towards them every two years. The new Equality Outcomes have been developed for Renfrewshire through engagement with organisations such as Diversity and Equality Alliance in Renfrewshire (DEAR) and designed to reflect the understanding of the impact of COVID-19 on communities in Renfrewshire. The draft Outcomes were agreed by Council in March 2021, and further consultation will be undertaken during 2021.
- 5.22 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that Equality Outcomes are given high priority, by being part of mainstream progress reporting. Chief Executive's Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas and through the relevant operational plans.

## People Strategy

- 5.23 The Council will launch "Our People, Our Future", a new People Strategy 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. It will focus on supporting staff through service transformation, changing culture norms, embedding our values and improving staff and service user experiences of the Council. 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. The actions arising from the strategy will be embedded in each service improvement plan and reported on therein.
- 5.24 Chief Executive's Service will work with HR and OD colleagues throughout 2021 to develop actions which fit the needs and duties of its staff. This will include ensuring a service-wide focus on absence, supporting managers with training, embedding policies, and supporting the health and wellbeing of employees.

## 6. KEY PRIORITIES

- 6.1 Over the next 12 months, the focus for the Chief Executive's Service will include understanding the impact of COVID-19, with a particular focus on recovery, through our two recovery plans – Renfrewshire's Social Renewal Plan and Economic Recovery Plan. Across the service, and the Council, we will work to stabilise and support services and the wider Renfrewshire community as we move through the new national recovery route map and changes to restrictions.

6.2 Priority areas for the service over the next 12 months include:

- **Social Renewal** – working collaboratively with Community Planning Partners to implement Renfrewshire’s Social Renewal Plan and the associated action plan, based on the key messages and priority areas highlighted by the Community Impact Assessment.
- **Economic Recovery** – driving the activity to support Renfrewshire’s economic recovery through the Economic Recovery Plan and action plan alongside continuing to fulfil a critical role coordinating, administering and delivering business support grants in relation to COVID-19, and prioritise the local response on employability.
- **Response and recovery** – continuing to prioritise required work to support the ongoing COVID-19 response, with a particular focus on supporting community testing and the vaccination programme, and the further development of the Neighbourhood Hub model to support communities and to create ongoing resilience across communities.
- **Climate Change** – coordinating work from across services and with partners to develop a climate change adaptation plan for Renfrewshire and developing appropriate partnership and community engagement.
- **Alcohol and Drugs Commission**– following the report to Council in December 2020 and the approval of a programme of change and investment, the service will lead on the delivery of this with partners. Key areas of focus during early 2021 will be to develop the partnership governance structures required to drive this work and to progress actions which were identified within the Commission report as requiring immediate action.
- **Supporting communities** – reviewing local partnership arrangements, delivering framework for mainstreaming participatory budgeting and further developing the Neighbourhood Hub model to enhance community engagement and empowerment. A particular focus will be on developing and implementing a mainstream participatory budgeting programme for the organisation.
- **Future Paisley** – leading the delivery of cultural regeneration through the Future Paisley programme, aligned to support Renfrewshire’s COVID-19 recovery and specifically the recovery of our cultural and creative sectors to deliver our ambitious long-term vision for Renfrewshire.
- **Local Development Plan and Local Housing Strategy** – working across services to develop these key strategic plans to shape the future of Renfrewshire’s communities, creating a sustainable Renfrewshire which best meets the needs of our people and encourages people to want to live here.
- **Elections** – support work to prepare for and deliver a safe and successful Scottish Parliament election in May 2021.
- **Communications** - continuing to deliver effective communications and supporting communities throughout lockdown and the easing of restrictions, including public health advice and information on local services, community testing and vaccination.
- **Right for Renfrewshire** – officers within the service will continue to support the progression of this programme across the organisation with particular focus at a service level on the delivery of the Placeshaping and Developing Communities workstreams.

## **7. ACTIONS AND PERFORMANCE INDICATORS**

- 7.1 Due to the changing national and local position it is challenging to assess what suitable long-term targets are appropriate for performance indicators and accurately establish milestones for longer-term service actions, therefore the focus for Service Delivery Plans' action plans and performance scorecards is on key activities over the next 12 months. Some longer-term priorities will be included, however timescales and targets may have changed due to the significant impact of the pandemic on service delivery.
- 7.2 Where appropriate, targets have been provided, but in other areas these have been paused and will be reviewed at the mid-term point of the SDP. Where performance indicators or actions relate to activities which have not been able to continue at present due to the COVID-19 pandemic, these have been paused for this year, as outlined below, and new indicators and actions relating to COVID-19 response and recovery have been included.
- 7.3 Longer term key priority areas are still included in the action plans, but the immediate focus remains on Renfrewshire's response to and recovery from the pandemic, with a clear alignment to delivery of the Council's high-level recovery plans, the Economic Recovery Plan and Social Renewal Plan.

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

### Priorities 2021/22

- Deliver the priority actions within the Renfrewshire Economic Recovery Plan, including a refreshed employability programme for Renfrewshire, raising awareness of contract opportunities from public sector, and targeting interventions for recruitment, upskilling and re-skilling across Renfrewshire’s key sectors.
- Continue to fulfil a critical role coordinating, administering and delivering business support grants in relation to COVID-19, and prioritise the local response on employability through, for the example, the Kickstart programme.
- Assist the delivery of approved Town Centre Capital Grant Fund projects and develop project proposals for new Scottish Government Regeneration Capital Grant Fund.
- Reintroduce a physical events programme in 2021, based on the Council’s Autumn/Winter portfolio.
- Implement Year 4 of the destination marketing plan.
- Deliver the Fundraising Strategy for Paisley Museum.
- Lead the delivery of cultural regeneration through Future Paisley.
- Implement the marketing strategy for Paisley Museum.
- Work with partners to deliver the Advanced Manufacturing Innovation District – Scotland (AMIDS), and Implement the Cultural Infrastructure Investment programme.
- Develop the new Renfrewshire Local Development Plan.
- Actively engage with Renfrewshire suppliers to increase opportunities to bid for council contracts and improve opportunities for local job creation

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Coordinate the delivery of business support grants in relation to COVID-19	The grants available are primarily to support those required to close or restrict services during the pandemic.	Economic Development Manager	31-Mar-2022

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Develop a refreshed employability programme for Renfrewshire (utilising Youth Guarantee and Kickstart funding) to reduce unemployment among young people (18-24 yrs.) and to support local businesses	Improving the employability of those currently unemployed or who potentially face unemployment through reskilling and retraining	Economic Development Manager	31-Mar-2022
Support and grow supply chain management and knowledge exchange among manufacturing SMEs to supply Scottish / UK businesses and global supply chain	Led by Scottish Enterprise, support with supply chain development opportunities can enable larger contractors to reduce costs in finding appropriate, high quality and local suppliers	Head of Economy and Development	31-Mar-2022
Develop a programme to support work-place wellbeing across Renfrewshire companies Work with NMIS (Skills Academy)	Led by HSCP, promoting wellbeing in the workplace can help prevent stress and create positive working environments where individuals and organisations can thrive	Regeneration Manager	31-Mar-2022
Develop a productivity and innovation programme for Renfrewshire manufacturing companies (aligned to the existing AMCF / Critical Engineer programme)	Led by NMIS and Skills Development Scotland, this will help attract investment and make Renfrewshire a leader in advanced manufacturing	Head of Economy and Development	31-Mar-2022
We will ensure that we raise awareness among locally based companies of our proposed procurement across Renfrewshire capital projects and purchase of supplies and services to enhance opportunities for successful bids	This includes ensuring that community benefit clauses are targeted to support the recovery and building capacity of the local supply base and encouraging contractors who win contracts in Renfrewshire to open up sub-contracting opportunities to Renfrewshire based businesses	Economic Development Manager/Corporate Procurement Manager	31-Mar-2022
Bring forward actions to reduce health inequalities, improving economic participation, more secure earnings and greater earning power	Led by HSCP, there is a need to ensure a resilient recovery whereby local businesses maximise local economic opportunities and we ensure that this activity does all it can to overcome local inequalities in terms of benefiting everyone.	Economic Development Manager	31-Mar-2022
Targeted interventions for recruitment, upskilling and re-skilling across Renfrewshire's key sectors	Ensuring that our local population are equipped with the skills required for the future underpins our economy. We need to ensure that when choices are made ranging from first career, to identifying the need for upskilling of the existing workforce, to selecting retraining programmes for those affected by redundancy, such decisions are equally well informed about local opportunity	Economic Development Manager	31-Mar-2022
Promote a Renfrewshire Apprentice Framework that can be rolled out across local businesses wishing to participate	Led by West College Scotland and Skills Development Scotland, apprenticeships offer the opportunity to enhance Renfrewshire's work-based learning system and reduce unemployment	Economic Development Manager	31-Mar-2022
Create a clearly defined and publicised investment proposition to attract more investment and talent to the area that will see Renfrewshire secure its position as the primary location for manufacturing (research and development) investment in Scotland	Secure Renfrewshire's position as the primary location for manufacturing Research and Development investment in Scotland	Head of Economy and Development	31-Mar-2022
Pilot and test the creation of active travel routes between neighbourhoods, town centres and business locations using these to test SMART travel solutions and evaluate benefits to biodiversity, air quality and access	There is increasing, evidence that walking and cycling can play a very significant role in optimising the contribution of transport to economic performance, including areas such as reducing congestion, quality of life and retail vitality, and reduced absenteeism as a result of a	Regeneration Manager	31-Mar-2022

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
	healthier and happier workforce. This intervention will link closely with the emerging climate change agenda		
Implement Year 3 action plan as part of the Renfrewshire Visitor Plan	Contribute to growth of the visitor economy	Head of Economy and Development	31-Mar-2022
Deliver on the ambitions of our town centre strategies and specifically working with partners to transform Paisley Town Centre through the Paisley Town Centre Action Plan 2016-2026.	Deliver changes within the identified key areas Outline a clear vision for the future of the town centres	Regeneration Manager	31-Mar-2023
Deliver Paisley Townscape Heritage / Conservation Area Regeneration Scheme (TH/CARS2) Project	Repair and refurbish a number of priority buildings Improve areas of public realm Raise people's awareness of Paisley's heritage and culture	Regeneration Manager	31-Dec-2022
Proactively work with property owners to bring some of the area's most valued assets back into use	This work will link with the town centre strategies to protect, enhance and return to use key assets	Regeneration Manager	31-Mar-2023
Assist delivery of approved Town Centre Capital Grant Fund projects and develop project proposals for new Scottish Government Regeneration Capital Grant *	Drive local economic activity Stimulate and support place based economic improvements to town centres, and ensure project completions to meet the requirements of the Scottish Government.	Head of Economy and Development	30-Sep-2021
Review and development of the Heritage Asset Strategy for Renfrewshire **	Build on the transformation of Renfrewshire further using heritage and cultural assets	Head of Economy and Development	31-Mar-2021
Deliver the strategies within the current <a href="#">Local Development Plan</a> (LDP)	<p>The Local Development Plan sets out policies and proposals that aim to facilitate sustainable economic growth and sustainable development by directing development to existing built up areas, creating sustainable mixed communities, high quality places and helping to tackle climate change. This is structured around five themes:</p> <ul style="list-style-type: none"> <li>• Economy</li> <li>• Centres</li> <li>• Infrastructure</li> <li>• Places</li> <li>• Environment</li> </ul>	Head of Economy and Development	31-Mar-2021
Develop the new LDP 2	Work on the next Renfrewshire Local Development Plan has progressed to an advanced stage with the submission of the Renfrewshire Local Development Plan Proposed Plan to the Scottish Ministers. In reviewing the Plan, it is considered that the main components of the current	Head of Economy and Development	31-Dec-2021

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
	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.		
Progress the relevant workstreams of the Digital Strategy including work on smart data, and digital participation	<p>Improve digital skills of Renfrewshire residents</p> <p>Create a digital culture within the Council, utilising opportunities to use new technology to improve service delivery</p>	Head of Policy and Commissioning	31-Mar-2022
Implement Year 4 of the destination marketing plan	<p>Raise profile as an attractive destination and engage with new audiences</p> <p>Raise awareness of our investment credentials and the AMIDs brand</p> <p>Promote identity, pride, and local knowledge</p> <p>Generate enthusiasm for staying and spending local</p> <p>Understand impact of Covid19 and patterns of consumer behaviour</p> <p>Enhance partnership activity</p>	Marketing Manager	31-Mar-2022
Deliver a Covid secure events programme that supports sector restart	<p>Support Renfrewshire's social renewal and economic recovery</p> <p>Nurture civic pride</p> <p>Encourage spending that remains in Renfrewshire.</p> <p>Increase cultural participation and community wellbeing</p> <p>Influence policy and provide a voice for the event sector</p>	Events Operations Manager	31-Mar-2022
Deliver Fundraising Strategy for Paisley Museum	<p>Increase profile for Paisley Museum</p> <p>Donor stewardship</p> <p>Meet Trust and Foundation income target</p>	Head of Marketing and Communications	31-Mar-2022
Lead delivery of cultural regeneration through Future Paisley	<p>Support Renfrewshire's social and economic recovery and place shaping Support the recovery of Renfrewshire's cultural and creative sectors</p> <p>Realigned step changes that deliver long-term ambitions for Paisley</p> <p>Increase emphasis on place, wellbeing, and education</p>	Head of Marketing and Communications	31-Mar-2022

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Implement the marketing strategy for Paisley Museum	Paisley Museum is recognised as a nationally significant visitor attraction Build visitor excitement in advance of Museum opening, locally and nationally	Marketing Manager	31-Mar-2022
Work with partners to deliver the Advanced Manufacturing Innovation District – Scotland (AMIDS)	Engaging with key partners in the public, academic and private sectors to realise for a high-quality advanced manufacturing innovation district (AMIDS) which aims to deliver thousands of new jobs	Programme Director – City Deal and Infrastructure	31-Mar-2023
Monitor benefits of City Deal Projects, including Glasgow Airport Investment Area, Clyde Waterfront and Renfrew Riverside and City Region wide employment programmes	Benefits will include new jobs and training and upskilling opportunities for Renfrewshire residents	Programme Director – City Deal and Infrastructure	31-Mar-2022
Implement the Cultural Infrastructure Investment programme	Renfrewshire will have state of the art cultural venues and attract people to the area	Programme Director – City Deal and Infrastructure	31-Oct-2023
Actively engage with Renfrewshire suppliers to increase opportunities to bid for council contracts and improve opportunities for local job creation	<ul style="list-style-type: none"> <li>Carry out analysis of local supply base to identify current usage of local suppliers and highlight future contract opportunities locally.</li> <li>Host local Meet the Buyer events in partnership with Supplier Development Programme and Invest in Renfrewshire.</li> <li>Provide clear, accurate guidance for suppliers on how to register with Public Contracts Scotland and who to complete a Quick Quote tender.</li> </ul>	Strategic Procurement Manager	31-Mar-2022
Carry out a full review of the current Community Benefits Outcome Menu to maximise local employment opportunities and include an option for tenderers to offer support for the Youth Guarantee	By increasing the points allocated to employment and training opportunities we will encourage tenderers to offer the highest value Community Benefits providing new jobs and opportunities for adults from priority groups and young people in Renfrewshire.	Strategic Procurement Manager	31-Dec-2021

\* (this has been extended by the SG due to the pandemic, currently still completing 19/20 grant award, targeting completion September 2021. Includes a second award from SG in autumn as part of the PFG, injection of additional capital support fund for town centres. Now working on additional set of projects in the same timescales. There will be subsequent funding streams announced this year in terms of Town Centre and Place regeneration (details tbc)

\*\* (This project is currently paused, due to the impacts of covid-19, and to properly assess the implications of the pandemic on heritage and visitor audiences.)

## Performance Indicators

A number of new Performance Indicators have been included in this Outcome in the Service Delivery Plan this year, including:

- Number of businesses applied for support relating to COVID-19 funding schemes
- Amount of grants and loans approved to businesses in relation to COVID-19 funding schemes (£)
- Number of people participating in the events programme, digitally or in person
- Number of people performing in the events programme, digital or live performance
- Number of volunteers supporting the development and delivery of the events
- Number of people viewing or attending the events programme
- Fundraising Income Target
- Paisley Museum PR target (OTSH)

Previous indicators relating to physical visitor numbers and subsequent spend cannot be included due to restrictions on events and travel, and have been revised for digital events. This may be reviewed when sector restart plans emerge. A number of indicators relating to growth advisory support and Business Events have also been paused. The vacant retail units and town centre vacancy indicators will also be paused this year due to being unable to carry out the audit required, as a result of ongoing restrictions.

Performance Indicator	Frequency	Last Update	Current Value	Current Target (quarterly target provided, where relevant)	Traffic Light Icon	2021/22 Target
Number of new unemployed people being supported through Renfrewshire Council Employability Programme (INVEST)	Quarterly	Q2 2020	219	275		1,100
Renfrewshire Claimant Count (NOMIS)	Quarterly	Q2 2020	7,695	Data only		Data only
Number of new business start-ups in Renfrewshire with Business Gateway support	Quarterly	Q2 2020	39	78		310
Percentage of Renfrewshire population working age (16-64)	Annual	2019/20	64.2%	Data only		Data only
Number of unemployed people moving into paid employment through Renfrewshire Council Employability Programme	Annual	2019/20	443	350		375
Number of people supported, sustained in work at 6 Months through Renfrewshire Council Employability Programme (INVEST)	Annual	2019/20	123	180		250
Number of businesses applied for support relating to COVID-19 funding schemes	Quarterly	New indicator		Data only		Data only

Performance Indicator	Frequency	Last Update	Current Value	Current Target (quarterly target provided, where relevant)	Traffic Light Icon	2021/22 Target
Amount of grants and loans approved to businesses in relation to COVID-19 funding schemes (£)	Quarterly	New indicator		Data only		Data only
Number of properties on Buildings at Risk Register	Quarterly	Q2 2020	32	42		30
Amount of land brought forward for re-use and development contributing to economic activity and enhancing the built and natural environment	Annual	2019/20	18	20		20
Opportunities to see or hear something positive about Paisley and Renfrewshire as part of Paisley is destination brand	Quarterly	Q3 2020/21	160m	240m		120m
Number of people participating in the events programme, digitally or in person	Quarterly	New PI	2020 baseline - 150	New PI	New PI	300
Number of people performing in the events programme, digital or live performance	Quarterly	New PI	2020 baseline - 50	New PI	New PI	100
Number of volunteers supporting the development and delivery of the events	Quarterly	New PI	New PI – not measured before	New PI	New PI	15
Number of people viewing or attending the events programme	Quarterly	New PI	2020 baseline – 42.8k	New PI	New PI	65k
Fundraising Income Target	Annual	New PI	2020 baseline - £450k	New PI	New PI	£500k
Paisley Museum PR target (OTSH)	Annual	New PI	2020 baseline – 4m	New PI	New PI	5.5m

## Strategic Outcome 2: Building strong, safe and resilient communities

### Priorities 2021/22

- Continue to deliver Neighbourhood Hub support in response to COVID-19, and continue to develop the Neighbourhood Hub model as part of mainstream service delivery.
- Continue to engage with community groups to support the humanitarian response effort.
- Review Local Partnership arrangements and implement recommendations as appropriate.
- Deliver the framework for mainstreaming Participatory Budgeting.
- Support the development of the new Local Housing Strategy (LHS) for the next five-year period 2021-2026.

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Review Local Partnership arrangements and implement recommendations as appropriate	Increase effectiveness of community level governance	Strategic Partnerships and Inequalities Manager	31-Mar-2022
Deliver framework for mainstreaming Participatory Budgeting	Communities will feel more empowered and involved	Strategic Partnerships and Inequalities Manager	31-Mar-2022
Continue to deliver Neighbourhood Hub support in response to COVID-19, and continue to develop the Neighbourhood Hub model as part of mainstream service delivery.	Providing support including signposting to food services, delivering prescriptions, befriending calls to people who feel isolated or vulnerable, and delivery of books and toys through the Libraries Direct Service.	Strategic Partnerships and Inequalities Manager	31-Mar-2022
Continue to engage with community groups to support the humanitarian response effort	This has included leading the community food network to work in partnership with community groups leading local responses, coordinating distribution of FareShare community resources and supporting local organisations to build their capacity to deliver local services.	Strategic Partnerships and Inequalities Manager	31-Mar-2022
Seek to proactively engage with communities around Community Benefits	This approach will ensure that Community Benefits delivered under the category of "Community Engagement" are meaningful, accessible and fair to all community groups. Local community groups can set out what Community Benefits their communities would like to be delivered.	Strategic Procurement Manager	31-Mar-2022
Support the delivery of the key outcomes from the current Local Housing Strategy (LHS) 2016- 2021 and report progress annually	<p>The delivery of the key priorities within the Local Housing Strategy will directly link to the delivery of the Council Plan strategic outcomes through</p> <ul style="list-style-type: none"> <li>- Ensuring the right supply of homes in the right places, utilising our LDP to identify appropriate sites and linking to our SHIP to deliver partnership approaches to affordable housing</li> <li>- Creating sustainable communities</li> <li>- Enabling people to live independently in their own homes through the availability of a wide range of appropriate support measures</li> </ul>	Head of Economy and Development	31-Oct-2021
Support the development of the new Local Housing Strategy (LHS) for the next five-year period 2021-2026	<p>The Local Housing Strategy (LHS) has a central and strategic role in directing investment in housing and related services locally. It sets out a strategic vision for the delivery of housing, related services and the outcomes that it will seek to achieve.</p> <p>The development of the next Strategy requires officers to engage and consult with a wide range of stakeholders, including partners and local communities across Renfrewshire.</p>	Head of Economy and Development	31-Mar-2022

## Performance Indicators

A number of new Performance Indicators have been included in this Outcome in the Service Delivery Plan this year, including:

- Percentage of respondents who agree that this is a neighbourhood where local people take action to help improve the neighbourhood
- Percentage of respondents who agree that they can influence decisions about public services and other issues of public interest
- Percentage of respondents who agree this is a neighbourhood where people are kind to each other
- Percentage of respondents who have felt lonely some, all or most of the time

Performance Indicator	Frequency	Last Update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
Affordable housing completions	Annual	2019/20	195	127		200
Private housing completions	Annual	2019/20	612	500		500
Percentage of respondents who agree that this is a neighbourhood where local people take action to help improve the neighbourhood	Annual	2020/21	49%	Data only		Data only
Percentage of respondents who agree that they can influence decisions about public services and other issues of public interest	Annual	2020/21	23%	Data only		Data only
Percentage of respondents who agree this is a neighbourhood where people are kind to each other	Annual	2020/21	72%	Data only		Data only
Percentage of respondents who have felt lonely some, all or most of the time	Annual	2020/21	47%	Data only		Data only

## Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

### Priorities 2021/22

- Implement the recommendations of the Renfrewshire Alcohol and Drugs Commission, key areas of focus during early 2021 will be to develop the partnership governance structures required to drive this work and to progress actions which were identified within the Commission report as requiring immediate action.
- Continue to work with community planning partners and with local communities to further develop the Social Renewal Plan and identify further opportunities to work together to address the key findings from the community impact assessment.
- Implement Year 4 of the Tackling Poverty Programme funding, and review programme in light of COVID-19 impacts
- Support the delivery of the Connecting Scotland Programme.

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Implement the recommendations of the Renfrewshire Alcohol and Drugs Commission	Support local people and communities affected by drug and alcohol use, to support recovery and improve life outcomes	Head of Policy and Commissioning	31 Mar 2023
Work with partners to deliver the Social Renewal Plan's initial action plan	<p>Given the ongoing impact of the pandemic and the likely longer term issues that may emerge over time within Renfrewshire's communities, it was recognised by Council that there would be a need to work with partners on a continuous basis to respond to changing priorities and levels of need. An initial Social Renewal Action plan has been developed, including actions around the below themes:</p> <ul style="list-style-type: none"> <li>• Income, poverty and financial insecurity</li> <li>• Ensuring economic recovery for all</li> <li>• Building community resilience and capacity</li> <li>• Health and wellbeing</li> <li>• Digital participation</li> <li>• Green / Climate emergency</li> <li>• Housing</li> <li>• Children and Young People</li> <li>• Culture and creativity</li> </ul>	Head of Policy and Commissioning	31 Mar 2023
Implement Year 4 of the Tackling Poverty Programme funding, and review and refresh the programme in light of COVID-19 impacts	Continue to reduce the impact of poverty on Renfrewshire communities	Strategic Partnerships and Inequalities Manager	31-Mar-2022

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Work with local equalities led community groups to develop and publish new equality outcomes for Renfrewshire	Equality groups experience inclusive interactions with the Council and see diverse needs met	Strategic Partnerships and Inequalities Manager	31-Aug-2021
Develop and publish Local Child Poverty Action Report	To detail the activity taken to reduce child poverty in Renfrewshire	Strategic Partnerships and Inequalities Manager	30-Jun-2021
Support the delivery of the Connecting Scotland Programme	The programme was established by Scottish Government and Scottish Council for Voluntary Services to provide digital connectivity to people in priority categories who did not have a device.	Strategic Partnerships and Inequalities Manager	31-Mar-2022

## Performance Indicators

A number of new Performance Indicators have been included in this Outcome in the Service Delivery Plan this year, including:

- Number of households supported by the Neighbourhood Hub teams
- Number of referrals supported by the Neighbourhood Hub teams
- Number of devices allocated as part of Connecting Scotland programmes

These new indicators reflect the focus on COVID recovery and supporting the Connecting Scotland programme. The target for “Number of third sector organisations engaging with Renfrewshire Community Planning Partnership” has been amended to ‘data only’ for this year.

Performance Indicator	Frequency	Last Update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
Number of third sector organisations engaging with Renfrewshire Community Planning Partnership	Quarterly	Q3 2020	48	134		Data only - now
Income maximised in Tackling Poverty projects	Quarterly	tbc	tbc	Data only		Data only
Number of households supported by the Neighbourhood Hub teams	Quarterly	New indicator	New indicator	Data only		Data only
Number of referrals supported by the Neighbourhood Hub teams	Quarterly	New indicator	New indicator	Data only		Data only
Number of devices allocated as part of Connecting Scotland programmes	Quarterly	New indicator	New indicator	Data only		Data only

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

### Priorities 2021/22

- Lead the coordination of Council-wide efforts to respond to the climate emergency and support the work of the Climate Change Sub Committee. A key focus during early 2021 will be to coordinate all work from across services and with partners to develop a local climate change adaptation plan in Renfrewshire. Work will also be prioritised to develop appropriate partnership and resident engagement mechanisms.

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Lead and coordinate the process of securing the renewal of Renfrewshire's status as a Fairtrade Zone *	Increase awareness and promote the benefit of fair and ethical products while demonstrating a commitment to sustainable development.	Head of Policy & Commissioning	31-Mar-2023
Lead the coordination of Council-wide efforts to respond to the climate emergency and support the work of the Climate Change Sub Committee, including the partnership forum, adaptation plan, citizens engagement panel / assembly, and community food growing	The Sub Committee was established to provide oversight of the strategic actions being undertaken by the Council in response to the climate change emergency.	Head of Policy & Commissioning	31-Mar-2022
Ensure that climate considerations are taken into account in our procurement strategies and tenders with a focus on reducing emissions.	Working together with other services we can support the reduction of emissions, waste and consumption by challenging usage, taking an innovative approach to specification, better utilising technological solutions and promoting the circular economy.	Strategic Procurement Manager	31-Mar-2022

\* paused due to the pandemic and further work to be undertaken to develop a new timetable for this work

## Strategic Outcome 5: Working together to improve outcomes

### Priorities 2021/22

- Continue to support the progression of the Right for Renfrewshire programme across the organisation with particular focus at a service level on the delivery of the Placeshaping and Developing Communities workstreams.
- Working with HR and OD, develop the relevant actions in line with the Council's new People Strategy.
- Continue to engage with national bodies including COSLA to help anticipate the impact of Brexit on local government. The cross-service Strategic Brexit Officer Group has been re-established to plan for the potential medium to long term impact on both the Council and the area.
- Embed the Council's brand values.
- Implement Year 4 of the Council's marketing and communication strategy to support recovery.
- Implement the internal communications and engagement strategy to support the Council's social, economic, and organisational recovery.
- Deliver Part 1 of the Digital Experience strategy.
- Develop a new content strategy, to improve ability to target our audiences, improve reach of key messages and Council communications, and strengthen own communication channels.
- Continue to work with the Economic Development and Regeneration Teams to help support local communities to recover from the impact of COVID-19 in Renfrewshire. This includes ensuring that community benefit clauses are targeted to support the recovery and building capacity of the local supply base and encouraging contractors who win contracts in Renfrewshire to open up sub-contracting opportunities to Renfrewshire based businesses.

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Working with HR and OD, develop the relevant actions in line with the Council's new People Strategy	Supporting our employees' health and wellbeing, better understanding of service needs and resources and planning for the future	Head of Policy and Commissioning	31-Mar-2023
Ensure a service-wide focus on absence - supporting managers with training, embedding policies and supporting the health and wellbeing of employees.	We are working with our colleagues in HR and OD to develop and implement further measures to proactively manage absences and support staff health and wellbeing as part of the new People Strategy	Senior Management Team	31-Mar-2022

What will we do?	What difference will we make?	Who is leading this?	When will we do it by?
Work closely with suppliers, Scotland Excel, Scottish Government Procurement and CoSLA to monitor the impact of Brexit	Close working relationships will help to protect supply of essential goods and services to the Council. Price fluctuations are likely on some products, by working closely with suppliers the Council may have access to alternative products mitigating the impact of rising costs.	Strategic Procurement Manager	31-Dec-2021
Embed the Council's brand values	<p>Positive brand awareness</p> <p>Staff and communities have a shared understanding of the Council values</p> <p>Our values are integrated across the council's people policies</p> <p>Staff demonstrate the council values in day to day service delivery</p> <p>The tone, style and frequency of communication are improved</p>	Head of Marketing and Communications	31-Mar-2022
Implement Year 4 of the Council's marketing and communication strategy to support recovery	<p>High awareness of the Council's Covid response and national campaigns</p> <p>Staff feel supported through the pandemic</p> <p>High public confidence and participation in Scottish Parliamentary Election</p> <p>Positive engagement with local services</p> <p>Awareness and support for Council's social and economic recovery plans</p>	Head of Marketing and Communications	31-Mar-2022
Implement the internal communications and engagement strategy to support the Council's social, economic, and organisational recovery	<p>Staff can easily access Council communications</p> <p>Staff know how to access support and services that improve their physical and mental wellbeing</p> <p>Staff have a high level of awareness of organisational change and what change means for them</p>	Corporate Communications and Public Affairs Manager	31-Mar-2022
Deliver Part 1 Digital Experience strategy	<p>Production of a road map and design for new Council website</p> <p>It is easier to find information and engage with the Council through digital</p> <p>Improve digital skills across the organisation</p>	Corporate Communications and Public Affairs Manager	31-Mar-2022
Develop new content strategy	<p>Improve ability to target our audiences</p> <p>Improve reach of key messages and Council communications</p> <p>Strengthen own communication channels</p>	Corporate Communications and Public Affairs Manager	31-Mar-2022

## Performance Indicators

A number of new Performance Indicators have been included in this Outcome in the Service Delivery Plan this year, including:

- % of frontline resolution complaints responded to within timescales agreed with customer (Chief Executive's)
- % of staff who feel that the information they receive from internal communications is helpful
- Number of total visits to council website
- Number of new users visiting the council website

Performance Indicator	Frequency	Last Update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
% of investigation complaints responded to within timescales agreed with customer (Chief Executive's)	Quarterly	Q3 2020	100%	100%		100%
% of frontline resolution complaints responded to within timescales agreed with customer (Chief Executive's)	Quarterly	Q3 2020	100%	100%		100%
Average number of work days lost through sickness absence per employee (Chief Executive's) (FTE)	Quarterly	Q3 2020	1.55	1.8		6.5
% of FOI requests in a quarter completed within timescale in the Chief Executive's Department	Quarterly	Q3 2020	95%	100%		100%
Time to issue a building warrant or amendment to warrant from receipt of application (days)*	Quarterly	Q2 2020	96.6	60days		90days
Percentage of first reports issued within 20 days (Building Standards)	Quarterly	Q2 2020	59.2%	95%		95%
Percentage of building warrants or amendments issued within 10 days of receipt of all satisfactory information	Quarterly	Q2 2020	46.4%	90%		90%
Average Time for processing Planning Applications (Householder)	Bi-annually	Q2 2020	6.9	8		8
Application Approval Rate	Bi-annually	Q2 2020	98.2%	Data only		Data only
Percentage of applications dealt with under delegated authority	Bi-annually	Q2 2020	97.6%	Data only		Data only
% of staff who feel that the information they receive from internal communications is helpful	Annual	New PI	New PI – not measured before	New PI	New PI	60%
Number of total visits to council website	Annual	New PI	2020 Baseline – 3.21m	New PI	New PI	3.37m

Performance Indicator	Frequency	Last Update	Current Value	Current Target	Traffic Light Icon	2021/22 Target
Number of new users visiting the council website	Annual	New PI	2020 Baseline – 1.54m	New PI	New PI	1.62m
Number of people engaging with the Council's digital channels (not including website).	Quarterly	Q3 2020	53,918	54,400		60,000
Opportunities to see or hear something positive about Renfrewshire Council activity	Quarterly	Q3 2020	14.4m	30m		80m

\* There is the expectation that performance these indicators will be improved through introduction in spring 2021 of a new applications system which can lead to the digitisation of a number of previously lengthy administrative processes for these teams.






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

**On: 16 March 2021**

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

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**Heading: Neighbour Nuisance and Anti-Social Behaviour Policy and Practice**

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## **1. Summary**

- 1.1 At the Communities, Housing and Planning Policy Board on 27 October 2020, in approving the Annual Assurance Statement that the Council is required to submit to the Scottish Housing Regulator; members also agreed that a report be brought to a future meeting of the policy board in relation to antisocial behaviour and a review of the laws and processes that exist and the ongoing co-operation between housing, police, social work, and the voluntary sector, to provide an integrated approach to addressing anti-social behaviour.
- 1.2 This report provides an update on the ongoing work to review and develop an updated Anti-Social Behaviour Strategy, and to review and improve existing policies, practice and procedures within Housing services.
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## **2. Recommendations**

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (i) note that work is ongoing within Renfrewshire's Community Safety Partnership to review the overall Anti-Social Behaviour strategy as an integral part of the Community Safety Partnership Service Delivery Plan;
  - (ii) note that the review being taken forward will include 2 workstreams: the first reviewing the Community Safety Partnership anti-social behaviour strategy; and the second conducting a review of housing landlord policy and practice in relation to anti-social behaviour. Each of these workstreams will be overseen by a steering group to be chaired by the Head of Housing Services;

- (iii) note that the review process will:
- review the effectiveness of current practices, policies and procedures in managing neighbour disputes and anti-social behaviour;
  - consider best practice in managing and tackling anti -social behaviour;
  - work closely with local housing providers to develop new and improved ways of dealing with housing and neighbour related anti-social behaviour across all tenures;
  - work closely with all relevant partners including Police Scotland, Scottish Fire and Rescue Service, Social Work, Health and Social Care Partnership and the Voluntary Sector, to provide an integrated approach to addressing all forms of anti-social behaviour and
  - involve consultation with Council tenants on relevant policy and practice through mechanisms such as the Tenant Scrutiny Panel and / or focus groups.
- (iv) agree that further reports on progress of the review and the development of the Community Safety Partnership Anti-Social Behaviour Strategy be brought back for consideration and agreement to future meetings of the board.

### 3. Background

- 3.1 Anti-social behaviour sits within the broader context of public protection and delivering safer communities. Community safety has a key role to play in creating the conditions in which communities can develop the confidence and capacity they need to engage positively with their environment and with partner agencies improving quality of life and outcomes for individuals and families and maximising feelings of safety and security.
- 3.2 Dealing with anti-social behaviour is a collective effort and is delivered by the Council working with all relevant partners through the Community Safety Partnership. Processes and procedures are governed by key areas of legislation and guidance including the Anti-social Behaviour (Scotland) Act 2004, and the Housing (Scotland) Act 2001 and subsequent amendments
- 3.3 The table below provides figures from the Scottish Housing Network return for 2019/20 which provides data for all categories of ASB relating to Council housing stock during 2019 / 20.

Categories	Number of cases of anti-social behaviour reported		Number of cases resolved	
	Housing Services	Community Safety	Housing Services	Community Safety
A	26	13	25	13
B	178	36	177	36
C	228	2	227	2
Total	483		480	

Category A cases: those involving serious anti-social behaviour, for example drug dealing, hate crime or violence.

Category B cases: those involving behaviour such as frequent disturbances, or disturbances arising from drug / alcohol misuse

Category C cases: those involving nuisance such as vandalism, or infrequent disturbances.

3.4 In addition to the complaints dealt with by Housing services, in Renfrewshire during 2019/20 there were 196 anti-social behaviour cases reported to and dealt with by the Community Safety Partnership – which involved cases in relation to the following tenures:

- 70 - Council Tenancies ( *Note: 21 of these cases were youth anti-social behaviour (under 16) most of which did not involve Housing Services and therefore were not included on the return submitted to the Scottish Housing Network and the figures provided in the table above*)
- 44 - Owner Occupiers
- 32 - Private Landlord
- 44 - Housing Association
- 3 - Residential Accommodation
- 3 - Other

3.5 As can be seen from the information provided above, the majority of anti-social neighbour complaints and disputes received by housing services are successfully resolved at an early stage and do not escalate to formal stages of intervention or require the support or involvement of the Community Safety Partnership. In addition, many incidents of anti-social behaviour involve residents in other forms of tenancy or private accommodation. However, when it has been established that a Council tenant has breached the terms of their tenancy agreement, a housing officer will issue the relevant warnings and may refer the case to the anti-social behaviour investigation team within the Community Safety Partnership. A case would normally be deemed for investigation when the tenancy has been breached on 3 separate occasions within a 12 week period. The anti-social behaviour investigation team will undertake specialist interventions and investigations in order to seek to prevent the anti-social behaviour from escalating or continuing. Professional officers will work with all participants and with relevant partner agencies to seek to resolve the issues that are leading to anti-social behaviour, which may include the use of mediation and/or enforcement activities.

3.6 Neighbour disputes can be particularly difficult to resolve. Tolerance levels are different for all and although extremely upsetting for some people the matters sometimes reported to housing officers or the Community Safety Partnership sometimes don't merit an anti-social behaviour investigation or formal intervention. It is also unusual for only one party to be entirely responsible for all instances of antisocial behaviour. Individuals thresholds and interpretation of anti-social behaviour differ and the tools available to officers to impact on reported anti-social behaviour are limited. The most realistic and likely route to a successful outcome is the affected neighbours modifying their behaviours and accommodating the needs and preferences of

each other as far as possible – normally achieved through mediation. As only the serious and persistent anti-social behaviour is ultimately referred to the Community Safety Partnership poor behaviours can have become established and willingness to compromise can sometimes be difficult to achieve. The review will consider options for relevant earlier intervention where appropriate – however, public agencies intervening too early can sometimes be counterproductive as it can escalate a situation.

- 3.7 The Community Safety Partnership has developed a holistic approach to addressing antisocial behaviour. At daily and monthly tasking meetings housing officers and community safety investigators work alongside other relevant partner and safeguarding agencies, with a view to resolving issues before they escalate to the point where more formal interventions are required. Officers investigate complaints, share relevant information and seek to resolve issues as quickly as possible to reduce the wider impact of anti-social behaviour on the community and to encourage those involved in anti-social behaviour to consider their actions before they have reached the point of causing significant harm. The partnership has seen considerable success in taking forward this approach with overall reports of anti-social behaviour consistently around a quarter of the level they reached in advance of the establishment of the partnership.
- 3.8 Residents can make a complaint using a variety of methods ie, telephone, email, text, letter, Renfrewshire Council website or in person at any Customer Service Unit or local housing office. Complaints may also be reported by the professional officers who attend the daily tasking Community Safety Partnership meetings. The overall approach is supported by a robust and comprehensive information sharing protocol to ensure the proportionate and confidential sharing of information – only where it is deemed necessary to protect an individual or a community from coming to harm.
- 3.9 In all cases the Partnership use the resources and legal processes at their collective disposal to improve the situation for tenants and residents. The aim of all action and intervention is to support people to cease the continuation of any nuisance that is impacting on surrounding residents, or the wider community.
- 3.10 If the perpetrator is a secure tenant of the Council or a Registered Social Landlord they will have entered into a tenancy agreement. Failure to adhere to the terms of the agreement in relation to conduct may result in their landlord seeking and interim anti-social behaviour order or even eviction.
- 3.11 Eviction is an option of last resort. It takes time before a conclusion is reached and ultimately it is the Sheriff who decides whether a tenant can be evicted; if they consider there are sufficient grounds they will grant a 'decree' for eviction which allows the landlord to end the tenancy. Renfrewshire Council evicted two tenants in 2019/20 due to anti-social behaviour.

- 3.12 Work is already ongoing within Renfrewshire's Community Safety Partnership to review the Anti-Social Behaviour Strategy as an integral part of updating the Community Safety Partnership Service Delivery Plan. The review will:
- review the effectiveness of current practices, policies and procedures in managing neighbour disputes and anti-social behaviour;
  - consider best practice in managing and tackling anti -social behaviour;
  - work closely with local housing providers to develop new and improved ways of dealing with housing and neighbour related anti-social behaviour across all tenures; and
  - work closely with all relevant partners including Police Scotland, Scottish Fire and Rescue Service, Social Work, Health and Social Care Partnership and the Voluntary Sector, to provide an integrated approach to addressing all forms of anti-social behaviour.
- 3.13 As highlighted earlier in the report, however, there is a significant body of work undertaken by Housing Officers to resolve complaints and issues of anti-social behaviour that will never require the involvement of the wider community safety partnership. It is therefore planned that the overall review process will have 2 workstreams: the review of the Community Safety Partnership anti-social behaviour strategy outlined above; and a review of housing landlord policy and practice in relation to anti-social behaviour which will involve consultation with Council tenants on relevant policy and practice through mechanisms such as the Tenant Scrutiny Panel and / or focus groups. Each of these workstreams will be overseen by a steering group to be chaired by the Head of Housing Services with the aim of ensuring that there is an effective relationship and consistency of approach between housing landlord policy and practice and the broader Community Safety Partnership anti-social behaviour strategy arrangements.
- 3.14 The outcomes from this review process will ensure that the Council continues to meet its responsibilities to tenants in terms of the requirements set by the Scottish Housing Regulator as well as the requirements set out in section 1 of the Antisocial Behaviour etc (Scotland) Act 2004.

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### Implications of the Report

1. **Financial** – n/a.
2. **HR & Organisational Development** – n/a
3. **Community/Council Planning** – The review will be a partnership process.
4. **Legal** – n/a
5. **Property/Assets** – n/a
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. A more detailed assessment of any implications will be made as the update of the Community Safety Strategy is developed. 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** – n/a
10. **Risk** – n/a
11. **Privacy Impact** – n/a
12. **COSLA Policy Position** – n/a
13. **Climate Risk** – n/a

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**List of Background Papers:**

none

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***Author: Fraser Carlin, Head of Housing***



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

**On:** 16 March 2021

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**Report by:** Chief Executive

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**Heading:** New Local Housing Strategy - Update

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## **1. Summary**

- 1.1 This report provides an update on progress in the development of the new Renfrewshire Local Housing Strategy in relation to recent early consultation and stakeholder engagement activity, as well as setting out the next steps in the strategy development.
- 1.2 A summary of the consultation responses is attached as appendix 1.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
- (i) notes the progress in the development of the new Renfrewshire Local Housing Strategy and the summary of consultation responses included in appendix 1.
- 

## **3. Background**

- 3.1 The Housing (Scotland) Act 2001 requires that local authorities prepare a five-year Local Housing Strategy, which is informed by an assessment of housing provision, need and related services in the area.
- 3.2 The Local Housing Strategy sets out the strategic vision for housing and housing-related services in Renfrewshire and seeks to provide a clear direction for strategic housing investment.

3.3 The Local Housing Strategy links with a number of other key plans and strategies for Renfrewshire including, the Local Development Plan, Renfrewshire's Economic Strategy (2019), Renfrewshire's Community Plan 2017-2027 and the Renfrewshire Health and Social Care Partnership Strategic Plan.

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#### **4. New Local Housing Strategy development: early engagement activity**

4.1 As outlined in the report to the Communities, Housing and Planning Policy Board on 27 October 2020, work has commenced to shape and inform the development on the next Renfrewshire Local Housing Strategy.

4.2 The development of this new Strategy requires extensive engagement and consultation with a wide range of stakeholders, including housing partners and local communities across Renfrewshire.

4.3 This first stage of consultation and engagement was undertaken between 16 November 2020 and 25 January 2021.

4.4 Due to Covid-19 restrictions this initial engagement activity focused on the completion of an online questionnaire. Email and social media platforms were used as the primary contact methods.

4.5 The questionnaire was hosted on the Renfrewshire Council website and was promoted using the Council's social media platforms, as well as press releases in the Paisley Express and Paisley Gazette in November 2020 and an article in the tenant's newsletter: 'The People's News' in December 2020. Staff were also encouraged to participate in the questionnaire and it was featured in the Council's Staff Weekly News: 'Take 5' publication.

4.6 There was in excess of 2,000 views on the Local Housing Strategy webpage during the consultation with just over 700 on the launch day itself.

4.7 101 questionnaire responses were submitted during the consultation. Responses were made by a wide range of stakeholders including Registered Social Landlords, Tenants and Residents Associations, Community Councils, people in temporary supported accommodation, Council tenants as well as other local residents.

4.8 Responses covered a wide range of topics including:

- the delivery of more affordable homes;
- improving the physical condition of homes;
- reducing homelessness;
- regeneration of local areas; and,
- an increase in energy efficient homes.

4.9 The majority of respondents agreed that the strategic outcomes of the current Local Housing Strategy remain appropriate. A summary report on consultation responses is contained in Appendix 1.

## 5. Next Steps

- 5.1 Taking into account the views and comments made during this initial consultation and engagement opportunity, the new Local Housing Strategy will be prepared with continuing input from key partners including local communities, housing associations, Renfrewshire Health and Social Care Partnership and other Council services.
  - 5.2 The draft Local Housing Strategy will be presented to the Board later in the year. Following consultation over a 12-week period, the Local Housing Strategy will then be finalised and presented to the Communities, Housing and Planning Policy Board for final approval.
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## Implications of the Report

1. **Financial** - None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
  - *Our Renfrewshire is thriving – Actions within the Local Housing Strategy will help improve housing conditions and enable more affordable homes to be built, encouraging people to live and stay in Renfrewshire.*
  - *Our Renfrewshire is well – Actions within the Local Housing Strategy will help support older and disabled residents to live healthier, for longer, in their own homes.*
  - *Our Renfrewshire is fair - Actions within the Local Housing Strategy will help to prevent homelessness and ensure vulnerable people get the advice and support they need.*
  - *Building strong, safe and resilient communities – Significant regeneration programmes are being progressed through the Local Housing Strategy.*
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights**
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
  9. **Procurement** – None.
  10. **Risk** – None.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** – Not applicable.
  13. **Climate Risk** - The Local Housing Strategy sets out a strategy and actions to help deliver sustainable development and places, warm and energy efficient homes and adaptation to climate change.
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## **Appendix 1**

### **Renfrewshire Local Housing Strategy – Consultation Summary**

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

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## APPENDIX 1

### Renfrewshire Local Housing Strategy - Consultation Summary

The development of the new Local Housing Strategy requires officers to engage and consult with a wide range of stakeholders, including housing partners and local communities across Renfrewshire.

The first stage of consultation and engagement was undertaken between 16 November 2020 and 25 January 2021.

In total 98 responses were received for the customer engagement questionnaire and a further 3 responses from Registered Social Landlords to the key stakeholder questionnaire.

Part 1 of this report provides a summary of the customer engagement questionnaire responses, with Part 2 summarising the responses from Registered Social Landlords to the key stakeholder questionnaire.

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### Part 1: Customer Engagement Questionnaire

#### Responses received

- Overall number of questionnaires submitted: 98
- Number who responded as an individual: 89
- Number of responded on behalf of an organisation: 9

#### Q1. What do you think are the main issues affecting housing in Renfrewshire?

Responses to question = 93

#### Key themes of responses received:

- Supply and availability of social housing across all areas of need, in a range of types and sizes to meet demand from young people, older people, people with disabilities and mobility issues, families, those wishing to downsize or relieve their overcrowding;
- Affordable tenure options in Renfrewshire's towns and villages;
- Balance of newbuild private homes against new affordable housing;
- Property condition in particular areas of Renfrewshire and investment work;
- Estate management and anti-social behaviour;
- Impact on existing infrastructure, services, and amenities when new homes built;
- Availability of local amenities for communities;
- Heating and energy efficiency measures in council stock.

**Q2. The current Local Housing Strategy for 2016-2021, set out seven strategic outcomes, do you think that these outcomes are still relevant today and what changes (if any) would you make to them, or would you replace them with?**

**Responses to question = 73**

The majority of respondents agreed that the strategic outcomes were broadly still relevant today

**Key themes of responses received:**

- Investment to improve the quality and condition of existing social housing;
- Increase the supply of affordable housing to meet local needs, including the supply of housing for older people and people with mobility issues/disabilities;
- Access to social housing;
- Affordability of housing, ensuring energy efficiency and tackling fuel poverty;
- Addressing homelessness.

**Q3. The Scottish Government outlines a focus on particular key areas within the Local Housing Strategy. These areas are noted below.**

From these areas, what should be given greater priority in the Local Housing Strategy?

**Responses to question = 98**

<b>Key areas</b>	<b>Number of selections:</b>
Housing supply and delivery	61
House condition	61
Preventing and addressing homelessness	36
Fuel poverty, energy efficiency and climate change	35
Housing, health and social care integration	35
Specialist provision housing which includes wheelchair accessible or adapted housing, housing for older people, specialist housing to meet the needs of Gypsy/Travellers and Travelling Show people	24
Placemaking and communities	18
Other	5

**Q4. What are the top 3 priorities that should be focussed on in the new Local Housing Strategy?**

**Responses to question = 97**

<b>Priorities</b>	<b>Number of selections:</b>
Building more affordable homes of the right size, type and tenure	70
Improving the physical condition of properties across tenures	56
Regeneration of local communities and making sustainable places to live	41
Meeting the housing needs of older people and other people with particular needs	25
Housing homeless people more quickly	24
Building houses for people with particular needs such as wheelchair users	24
Reducing fuel bills by making homes more energy efficient	20
Improving conditions in the private rented sector, in terms of management, maintenance, quality and standards	10
Supporting people to sustain their social rented tenancies	5
Helping residents embrace low carbon behaviour to help tackle climate change	4
Other	3

**Q5. Is anything else we should consider including in our Local Housing Strategy.**

**Responses to question = 51**

**Key themes of responses received (listed in no particular order):**

- Stock condition, repairs and improvement work to existing Council stock;
- More affordable housing options across tenures;
- Increase the provision of social housing, including more larger family homes and housing for people with physical disabilities and older people;
- Increase local amenities including parks, play areas and local facilities;
- Addressing homelessness;
- A joined up partnership approach to address issues and opportunities for communities to be involved in decisions about their area.

## **Part 2: Key Stakeholder Questionnaire**

A key stakeholder engagement questionnaire was emailed to the 15 Registered Social Landlords currently operating across Renfrewshire.

The questionnaire sought views from housing association partners in terms of the relevance of existing Local Housing Strategy outcomes and associated priorities to determine what should be carried through to the new draft Local Housing Strategy, as well as what should be added in terms of potential new outcomes and priorities.

### **Responses received**

The responses received were broadly supportive of retaining the existing outcomes and most of the existing priorities.

There was support for more detail around particular issues.

These include:

- Tackling climate change and zero carbon emissions;
- Increased focus on energy efficiency, fuel poverty and income maximisation;
- Prevention and alleviation of homelessness;
- Building a range of property sizes and types to meet differing housing need;
- Design standards that reflect working from home more and home schooling;
- Continuation of mixed tenure developments that reflect local need;
- Regeneration to consider amenities and infrastructure in addition to building new homes;
- Focus on estate management, including bins parking, lighting etc;
- Focus on improving tenemental stock;
- Embracing new technology and the 'Internet of Things' to support independent living and digital living.



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

**ON:** 16 March 2021

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**REPORT BY:** Director of Communities and Housing Services

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**HEADING:** Scottish Government Discussion Paper - The Criminal Law Dealing with Dangerous Dogs

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## 1. Summary

- 1.1. The Scottish Government has published a Discussion Paper on the Criminal Law Dealing with Dangerous Dogs which follows on from previous consultation and subsequent amendments to statutory guidance in respect of the operation of the Control of Dogs (Scotland) Act 2010.
  - 1.2. The current discussion paper discusses the existing approach to the control of dangerous dogs and suggests proposals to change this, in particular with a view to how to hold those dog owners and others to account, who allow dogs to act in a dangerous manner. The discussion paper includes proposals to provide new powers for dog seizure along with consolidation of relevant dog control legislation.
  - 1.3. The full consultation paper can be found at - <https://consult.gov.scot/justice/criminal-law-dealing-with-dangerous-dogs/>
  - 1.4. The final date for submissions to the discussion paper is 30 April 2021. A response from the Council will be submitted within the timescales set by the Scottish Government and the proposed response is attached as appendix 1.
- 

## 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 Scottish Government in line with the requested timescales.
-

### 3. Background

- 3.1. The Scottish Government last consulted on the civil law relating to dog control in 2019, which resulted in the statutory guidance for the Control of Dogs (Scotland) Act 2010 being amended to strengthen some areas, with the aim of keeping communities safe. The consultation showed strong support for a national database to be established which would keep track of irresponsible dog owners who allow their dogs to be out of control. The work to develop this database is ongoing.
- 3.2. Following the 2019 consultation, a refreshed dog control protocol has also been established to aid enforcement agencies involved in dog control to understand who has responsibility for dealing with different types of dog control incident. At the current time, Police Scotland lead on the dangerous dogs aspects while the Council leads on dog control and subsequent Dog Control Notices.
- 3.3. These recent developments are designed to encourage responsible dog ownership and to support action which is taken when dogs are found to be out of control, but before they become dangerous. There is inevitably some crossover in responsibilities between Councils and Police Scotland and in Renfrewshire the Council's Animal Wardens have been required to deal with situations where a dog would, in terms of guidance on this matter, be considered to have been dangerously out of control.
- 3.4. The current discussion paper seeks to consider this crossover in responsibilities and provides an overview of Section 3 of the Dangerous Dogs Act 1991 which deals with threatening behaviour or attacks by any type of dog and provides for offences where a dog has been dangerously out of control, whether or not this has occurred in a public place.
- 3.5. The definition of a dog being 'dangerously out of control' is provided within Section 10 of the Dangerous Dogs Act 1991, stating a dog can be regarded as dangerously out of control if there are grounds for reasonable apprehension that it will injure a person, whether or not it actually does.
- 3.6. Scottish Courts have taken a specific approach to the statutory interpretation of the offence when a dog is considered to have been dangerously out of control. In general terms, Scottish Courts have found that an offence is only committed where there is knowledge or expectation on the part of the person in charge of the dog that it would have acted in the manner it did i.e. there would usually require to have been a relevant prior incident where the dog has acted in such a manner as would give some warning that it may subsequently be expected to act in a dangerously out of control manner.
- 3.7. The discussion paper seeks views on either maintaining the current position as described at 3.6 above (Option 2 in Appendix response) or moving to placing an absolute responsibility on dog owners in respect of the behaviour of their dog (Option 1 in Appendix response). The latter is the preferred option within the proposed Council response. Implementation would improve community safety by raising standards and expectations on dog owners to take full responsibility for the actions of their dogs. This approach would require the current law to be reformed.

- 3.8. The discussion paper also seeks views on proposed amendments to current legislation to allow seizure powers to be extended, which if implemented would enable a dog to be seized pending the outcome of a destruction order being sought through the courts - where current powers under the 1991 and 2010 Acts are currently insufficient to allow for this action. This approach is also supported in the proposed response to ensure that situations do not continue to arise where dogs considered dangerous remain in the community whilst a destruction order is being considered through the Court process.
  - 3.9. There is a final question in the discussion paper which seeks views on the potential to consolidate the various pieces of legislation dealing with dog control, making this more user friendly and accessible. This proposal is supported as the outcome should provide legislation which is easier to understand by members of the public and assists enforcement by relevant officers.
  - 3.10. The full discussion paper is available at <https://consult.gov.scot/justice/criminal-law-dealing-with-dangerous-dogs/> and the proposed Council response is attached for consideration and approval as Appendix 1 to this report.
- 

### **Implications of the Report**

1. **Financial** – None
  2. **HR & Organisational Development** – None
  3. **Community Planning**  
**Renfrewshire is Safe -**
  4. **Legal** – None
  5. **Property/Assets** – None
  6. **Information Technology** – None
  7. **Equality & Human Rights** -
  8. **Health & Safety** – None
  9. **Procurement** – None
  10. **Risk** – None
  11. **Privacy Impact** – None
  12. **CoSLA Policy Position** – N/A
  13. **Climate Risk** – N/A
-

## List of Background Papers

- a) Control of Dogs (Scotland) Act – Call for evidence, 21 August 2018
- b) Scottish Government Consultation – Steps to Improve Operational Effectiveness of the Control of Dogs (Scotland) Act 2010, 14 January 2020

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

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**Proposed Council Response to the Discussion Paper**

**Question 1. *Do you think option 1 or option 2 is the preferred model for criminal liability falling on dog owners/persons in charge of a dog in the area of dangerous dogs?***

**Response:** Renfrewshire Council would support Option 1 which would place an absolute responsibility on dog owners in terms of the behaviour of their dogs. It is an owner's responsibility to ensure their dog is kept under proper control at all times and whilst there may be the occasional occurrence where a dog may become dangerously out of control without any previous history of aggressive behaviour, any responsible owner will know that dogs can behave unpredictably in such a manner.

Option 2 in the discussion paper maintains the status quo - there was knowledge or expectation on the part of the person in charge of the dog that it would have acted in the manner it did i.e. there was a previous incident involving the dog.

The fact a dog may not have behaved in this manner previously is of little solace to the victim of an attack and if the aim of this discussion paper is to raise the bar in protecting the public from dogs being dangerously out of control maintaining the status quo (Option 2), does not achieve this. The law needs to safeguard communities against irresponsible dog ownership and this would be one way of achieving this.

It is accepted that the law relating to dangerous dogs would require to be reformed to ensure absolute liability on owners, but this could be implemented concurrently with the proposal to consolidate dog control legislation.

**Question 2. *Do you think new powers should be provided for seizure of dogs in respect of where a court is considering whether a destruction order is being sought and/or in other situations involving dangerous dogs?***

**Response:** Renfrewshire Council supports the proposal to introduce new powers to permit the seizure of dogs in circumstances where the current Control of Dogs (Scotland) Act 2010 and Dangerous Dogs Act 1991 do not make provision for this. Any new powers for this purpose should have criteria built in based on the circumstances of the offence committed. This would offer greater protection for the public pending the case being considered at court and the outcome of this process.

Removing a dog from its home setting during this period also provides an opportunity for the dog's behaviour to be reviewed in an independent setting which could potentially help inform the court on the best course of action to be taken.

**Question 3. *Do you think relevant legislation should be consolidated?***

Renfrewshire Council supports the consolidation of relevant dog control legislation where this achieves the intended purpose of making the legislation more user friendly and accessible. This will assist members of the public in having a clearer understanding of what powers are available for enforcement in relation to dangerous dog control and assist in managing expectations in this regard.

It would also be beneficial if this proposal is implemented, that new legislation is written in such manner which future proofs this and permits any amendments to be made through subordinate legislation.

Supporting statutory guidance would also be of benefit to assist enforcement officers in its implementation and ensure a consistent approach across Scotland.



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

**On: 16 March 2021**

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**Report by: Chief Executive**

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**Heading: Renfrewshire Planning Performance Framework Feedback  
2019/20**

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## 1. Summary

- 1.1 The purpose of this report is to inform the Board of the Feedback Report from the Minister for Local Government, Housing and Planning in relation to Renfrewshire's Planning Performance Framework 2019/20 as set out in appendix 1.
- 

## 2. Recommendations

- 2.1 It is recommended that the Board:
- (i) notes the Feedback Report for Renfrewshire's Planning Performance Framework 2019/20.
- 

## 3. Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2 The framework, developed by the Heads of Planning Scotland, aims to capture and highlight a balanced measurement of planning performance focusing on the following areas:
- Speed of decision making;
  - Providing certainty through timescales, process and advice;
  - Delivery of good quality development;
  - Project management;
  - Communication and engagement;
  - An overall 'open for business' attitude.

#### 4. **Feedback Report for Renfrewshire Planning Performance Framework 2019/20**

- 4.1 Overall the Feedback Report for Renfrewshire's Planning Performance Framework is positive, an improvement from last year's scorecard with 10 out of the 15 performance markers indicating green, only 2 amber ratings and 1 red rating. Two performance markers are not applicable to Renfrewshire due to the advanced stage in the preparation of the next Renfrewshire Local Development Plan.
- 4.2 In considering the red marker, this is due to the Renfrewshire Local Development Plan being more than 5 years old. It should be noted that the report into the examination of the Plan has taken over a year to be fully examined by the Department for Planning and Environmental Appeal (DPEA). Members will recall that the Proposed Renfrewshire Local Development Plan was approved by the Communities, Housing and Planning Policy Board in March 2019.
- 4.3 In terms of the amber markers, one of the markers again is in relation to the timetable outlined in the Development Plan Scheme which highlights that the Renfrewshire Local Development Plan being more than 5 years old.
- 4.4 The other amber marker is in relation to the delay in implementing the new Planning Digital Platform – Uniform. However, with this new system to be implemented in Spring 2021 then this will assist in improving and enhancing the online systems, improving customer experience, streamlining processes and ensuring better customer interactions.

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

- 5.1 Planning will work with members, other Council Services and stakeholders in the preparation and shaping of the next Renfrewshire Council's Planning Performance Framework 2020 – 2021 which is anticipated will be reported to the Board in August 2021.

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#### **Implications of the Report**

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

7. **Equality & Human Rights -**
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety - None**
  9. **Procurement - None**
  10. **Risk - None**
  11. **Privacy Impact – None**
  12. **COSLA Policy Position - None.**
  13. **Climate Risk - N/A.**
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## **Appendix 1**

### **Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2019/20.**

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

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*Author: Sharon Marklow, Strategy and Place Manager, 0141 618 7835,  
email: [Sharon.marklow@renfrewshire.gov.uk](mailto:Sharon.marklow@renfrewshire.gov.uk)*

## PERFORMANCE MARKERS REPORT 2019-20

Name of planning authority: **Renfrewshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	<b>Decision-making:</b> continuous reduction of average timescales for all development categories [Q1 - Q4]	Green	<p><b>Major Applications</b> Your average timescale of 13.3 weeks is faster than the previous year and faster than the Scottish average of 33.5 weeks. <b>RAG = Green</b></p> <p><b>Local (Non-Householder) Applications</b> Your average timescale of 7.4 weeks is faster than the previous year and are faster than the Scottish average of 10.9 weeks. <b>RAG = Green</b></p> <p><b>Householder Applications</b> Your average timescale of 6.1 weeks is faster than last year and faster than the Scottish average of 7.3 weeks. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
2	<p><b>Processing agreements:</b></p> <ul style="list-style-type: none"> <li>offer to all prospective applicants for major development planning applications; and</li> <li>availability publicised on website</li> </ul>	Green	<p>You encourage processing agreements for major applications and you have provided examples of where they have been used. <b>RAG = Green</b></p> <p>Processing agreements are advertised on your website. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
3	<p><b>Early collaboration</b> with applicants and consultees</p> <ul style="list-style-type: none"> <li>availability and promotion of pre-application discussions for all prospective applications; and</li> <li>clear and proportionate requests for supporting information</li> </ul>	Green	<p>You provide a free pre-application advice service for prospective applicants. <b>RAG = Green</b></p> <p>You ensure that all relevant parties are involved so that when applications are submitted all the relevant information is there to enable neighbours to understand the proposals. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>

4	<b>Legal agreements:</b> conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	No applications with a legal agreement were determined in 2019-20
5	<b>Enforcement charter</b> updated / re-published within last 2 years	Green	Your enforcement charter was 7 months old at the end of the reporting year.
6	<b>Continuous improvement:</b> <ul style="list-style-type: none"> <li>• progress/improvement in relation to PPF National Headline Indicators; and</li> <li>• progress ambitious and relevant service improvement commitments identified through PPF report</li> </ul>	Amber	Your LDP is out of date however, your enforcement charter was replaced during the reporting year. Clear timescales exist for adopting the next LDP. Your decision-making timescales are faster than last year, and you have a low number of legacy cases. <b>RAG = Green</b>  You have completed 3 out of 7 of your improvement commitments with 3 to be continued over the next reporting year and the other one abandoned. Elsewhere, you have identified a range of tangible improvement commitments for the coming year. <b>RAG = Amber</b>  <b>Overall RAG = Amber</b>
7	<b>Local development plan</b> less than 5 years since adoption	Red	Your LDP was 5 years 7 months of at the end of the reporting year.
8	<b>Development plan scheme</b> – next LDP: <ul style="list-style-type: none"> <li>• on course for adoption within 5 years of current plan(s) adoption; and</li> <li>• project planned and expected to be delivered to planned timescale</li> </ul>	Amber	Your report notes that the next LDP is not on course for adoption within 5 years of the current plan's adoption. <b>RAG = Red</b>  Your LDP Project Management group continued to oversee the production of your replacement LDP. This involved weekly meetings to review progress and discuss representations and the council response. <b>RAG = Green</b>  <b>Overall RAG = Amber</b>
9	<b>Elected members engaged early</b> (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
10	<b>Cross sector stakeholders* engaged early</b> (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	N/A	
11	<b>Regular and proportionate policy advice</b> produced on information required to support applications.	Green	Your case studies indicate a commitment to ensuring policy information is kept proportionate to the needs of stakeholders. A good example of this is the Affordable Housing Design Guide which provides good practice and promotion of well-designed affordable homes which meet the current and future needs of tenants and residents.

12	<b>Corporate working across services</b> to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	You have provided evidence of a joined-up approach being taken across the authority in the preparation of your LDP, guidance and your pre-application service. Case studies including Netherton Square show how your collaboration with other services ensured good cycling and pedestrian connections were included in the development.
13	<b>Sharing good practice, skills and knowledge</b> between authorities	Green	You have provided a number of examples which demonstrate how you are sharing good practice such as the DM Forum. You also participate in the West of Scotland Benchmarking Group which meets quarterly. Discussion has involved a wide variety of subjects from Pre-application discussions to Masterplanning.
14	<b>Stalled sites / legacy cases:</b> conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	You cleared 0 cases during the reporting year, with 2 case still awaiting conclusion. Based on this and last year's figures, 1 case reached legacy status during the reporting year.
15	<b>Developer contributions:</b> clear and proportionate expectations <ul style="list-style-type: none"> <li>• set out in development plan (and/or emerging plan); and</li> <li>• in pre-application discussions</li> </ul>	Green	Your proposed plan and associated guidance sets out where developer contributions may be appropriate. <b>RAG = Green</b>  You seek to discuss and investigate any potential measures to facilitate development early in the process with applicants and other stakeholders. <b>RAG = Green</b>  <b>Overall RAG = Green</b>

**RENFREWSHIRE COUNCIL**  
**Performance against Key Markers**

Marker		12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
1	Decision making timescales								
2	Processing agreements								
3	Early collaboration								
4	Legal agreements								
5	Enforcement charter								
6	Continuous improvement								
7	Local development plan								
8	Development plan scheme								
9	Elected members engaged early (pre-MIR)	N/A	N/A				N/A	N/A	N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A				N/A	N/A	N/A
11	Regular and proportionate advice to support applications								
12	Corporate working across services								
13	Sharing good practice, skills and knowledge								
14	Stalled sites/legacy cases								
15	Developer contributions								

**Overall Markings (total numbers for red, amber and green)**

<b>2012-13</b>	6	5	2
<b>2013-14</b>	1	9	3
<b>2014-15</b>	0	2	13
<b>2015-16</b>	0	3	12
<b>2016-17</b>	0	6	9
<b>2017-18</b>	0	3	10
<b>2018-19</b>	1	4	8
<b>2019-20</b>	1	2	10

**Decision Making Timescales (weeks)**

	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	2019-20 Scottish Average
Major Development	36.6	12.0	10.1	13.1	20.0	18.6	35.4	13.3	33.5
Local (Non-Householder) Development	11.2	8.7	8.3	9.4	9.8	10	8.9	7.4	10.9
Householder Development	7.8	6.9	7.2	7.9	7.6	7.6	6.9	6.1	7.3





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

**On:** 16 March 2021

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**Report by:** Chief Executive

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**Heading:** National Planning Framework 4 – Position Statement

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## **1. Summary**

- 1.1 This report provides an update on a recent Scottish Government Position Statement for the emerging National Planning Framework 4.
  - 1.2 Officers prepared a response to the consultation which ended on 19 February 2021. The Position Statement (appendix 1) and the consultation response (appendix 2) is attached.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) notes the Scottish Government Position Statement for the emerging National Planning Framework 4 and the consultation response attached as appendix 1 and 2.
- 

## **3. Planning Reform Programme**

- 3.1. The Scottish Government are currently progressing a detailed work programme to implement the Planning (Scotland) Act 2019. This includes the preparation of National Planning Framework 4 alongside further regulations, plans and strategies which will support proposals to transform the Scottish Planning System.
-

#### **4. National Planning Framework 4 – Position Statement**

- 4.1. The Scottish Government published a Position Statement on the emerging National Planning Framework 4 which sets out the governments' current thinking on the key planning issues for Scotland.
- 4.2 The Position Statement is structured around four key themes:
  - A plan for Net-Zero Emissions;
  - A Plan for Resilient Communities;
  - A Plan for a Wellbeing Economy; and,
  - A Plan for Better, Greener Places.
- 4.3 Officers support the opportunities and key issues set out in the Position Paper which ensure climate change is a guiding principle for all plans and planning decisions and support the delivery of high quality places and place based solutions that have the potential to reduce emissions and improve health and wellbeing.

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

- 5.1 The Scottish Government are working towards a consultation draft of National Planning Framework 4 and this is expected in Autumn 2021.
- 5.2 Officers will continue to engage with the Scottish Government and the Council will have an opportunity to feed into the emerging National Planning Framework 4.
- 5.3 It is anticipated that the final National Planning Framework 4 will be published in Spring 2022 and once adopted it will set the spatial plan for Scotland to 2050 and will form part of the Development Plan for Renfrewshire.

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#### **Implications of the Report**

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – The National Planning Framework is a key document in establishing a land use framework to ensure that the right development happens in the right places that will benefit our communities, safeguard our environment and well as our natural, built and cultural heritage.
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 – NPF4 aims to ensure sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.**

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**Background Papers**

Appendix 1

- National Planning Framework 4 – Position Statement (2020)

Appendix 2

- National Planning Framework 4 – Position Statement Consultation Response

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

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# Scotland's Fourth National Planning Framework Position Statement

November 2020



# Contents

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**01 Ministerial Foreword**

---

**02 Our Future Places**

---

**04 A Plan for Scotland in 2050**

Outcomes for 2050

---

**06 A Plan for Net-Zero Emissions**

You told us...

Our new spatial strategy will:

- Prioritise emissions reduction
- Integrate land use and transport
- Facilitate design solutions and innovation
- Promote nature-based solutions
- Deliver infrastructure to reduce emissions

Potential policy changes

---

**11 A Plan for Resilient Communities**

You told us...

Our new spatial strategy will:

- Apply the concept of 20 minute neighbourhoods
- Strengthen community resilience
- Promote inclusion and equality and eliminate discrimination
- Improve our health and wellbeing
- Actively plan and support the delivery of good quality homes
- Promote an infrastructure-first approach to community development
- Enhance and expand natural infrastructure
- Achieve more sustainable travel

Potential policy changes

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**20 A Plan for a Wellbeing Economy**

You told us...

Our new spatial strategy will:

- Support a sustainable and green economic recovery
- Reduce inequality and improve health and wellbeing
- Provide certainty and flexibility to encourage investment
- Grow our food and drink sector
- Support sustainable tourism development
- Stimulate culture and the creative industries
- Transition to a circular economy
- Promote sustainable resource management
- Secure strategic transport connectivity
- Improve digital connectivity

Potential policy changes

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**29 A Plan for Better, Greener Places**

You told us...

Our new spatial strategy will:

- Focus on place-based outcomes
- Achieve higher quality design
- Re-imagine city and town centres
- Re-use vacant and derelict land and empty buildings
- Actively promote working and living in rural Scotland and the islands
- Protect and restore Scotland's natural environment
- Protect and enhance our historic buildings and places
- Adapt our coastline to the impacts of climate change

Potential policy changes

---

**37 Delivery**

---

**40 Next Steps**

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# Ministerial Foreword



**Kevin Stewart MSP**  
Minister for Local Government,  
Housing and Planning

## The quality of our places really matters.

Scotland has many strengths and assets that we have depended on throughout the global pandemic. We have an exceptional environment with great buildings and a strong sense of character and identity. Many of us live in places that can provide the facilities we need within a short walk from our homes. However, that experience hasn't been shared by everyone. By not always considering the needs of all people, irrespective of their age, gender, geography, disability or socio-economic status, it has become clear that decisions about our places that were made in the past have locked in future problems. Inequality persists – within our society, and between the places where we live. Too often, places don't do enough to support our health and wellbeing and we still have more to do to build the homes that people need. COVID-19 has shown us that people can feel more isolated where there are too few accessible local amenities or nearby green spaces for play or physical activity.

Our [Programme for Government](#), recognises the important role that our National Planning Framework, along with local development plans and local place plans, can have in redesigning our communities to best respond to the pandemic. Emerging regional spatial strategies also have a great deal to contribute to the future of long-term planning in Scotland.

National Planning Framework 4 will set out a new plan for Scotland in 2050. The strategy will have to make some big decisions about our future development. Our ambitious targets for addressing climate change demand a fresh approach and significant investment in infrastructure, as well as a new understanding of how zero carbon living might work. We need to anticipate and plan for our changing population to focus more on improved health and wellbeing and a better natural environment for everyone in Scotland. It is clear that good quality homes must be delivered in the right places, alongside the services and facilities that communities need. It is essential that planning supports our green economic recovery in the short term, as well as enabling strategic investment in the long term. And all of this must be achieved through a highly performing planning system that improves our places: our cities; towns; villages; rural; and island areas.

The preparation of National Planning Framework 4 is a significant task that cannot be achieved by government alone. Our approach has been open and collaborative from the start, and I am very grateful to all those who have taken the time to share their thinking on a new spatial plan and policy changes. This Position Statement brings together the thoughts and ideas we have heard so far with wider Scottish Government commitments to begin to set a new course for planning in Scotland.

# Our future places

Our places will look and feel different in the future. A significant shift is required to achieve net-zero emissions by 2045.

We cannot afford to compromise on climate change. If we are to meet our targets, some significant choices will have to be made. We will make these choices next year as we move towards a draft National Planning Framework 4 for public consultation and Parliamentary scrutiny, but it is already clear that significant effort will be required. We will have to rebalance the planning system so that climate change is a guiding principle for all plans and decisions. We will need to focus our efforts on actively encouraging all developments that help to reduce emissions. This is not about restricting development. Our aim is to help stimulate the green economy by facilitating innovation, greener design and place-based solutions.

**Key opportunities to achieve this, as set out in this Position Statement, include:**

- 1.** Building 20 minute neighbourhoods. We can plan our homes together with everyday local infrastructure including schools, community centres, local shops and healthcare to significantly reduce the need to travel. This is not just about new buildings – we want to guide change in a way that also helps to transform our existing places.
- 2.** Introducing a stronger preference for reusing existing buildings before new development proceeds.
- 3.** Shifting future development away from greenfield land including by actively enabling the redevelopment of vacant and derelict land.
- 4.** Strengthening our support for development in town centres and restricting out-of-town retail and leisure to help us transition away from car-dependent developments towards those that enable walking, cycling, wheeling and public transport accessibility.
- 5.** Stimulating new models of low carbon living in our rural areas as well as our towns and cities, by facilitating further investment in digital infrastructure, building in more space for people to work remotely and creating community hubs.

6. Expecting low and zero carbon design and energy efficiency, for example by actively encouraging much wider use of sustainable and recycled materials in new developments.
7. Significantly strengthening our policies to secure low carbon heating solutions.
8. Supporting renewable energy developments, including the re-powering and extension of existing wind farms, new and replacement grid infrastructure, carbon capture and storage and hydrogen networks.
9. Harnessing the potential for rural development to act as a lever to facilitate woodland creation and expansion.
10. Expanding green infrastructure, biodiversity and natural spaces to make our places greener, healthier and more resilient to the impacts of climate change.
11. Restricting peat extraction and development on peatland, and facilitating restoration through permitted development rights.
12. Removing the need for planning permission for active travel and electric vehicle charging points to ensure that we can roll-out new infrastructure widely and quickly.

# A Plan for Scotland in 2050

We are preparing a new spatial plan for Scotland that will look ahead to 2050 to set out where future development can bring benefits for people, the economy and environment. The fourth National Planning Framework (NPF4) will show what Scotland, as a place, could and should look like in 2050. It will include national planning policies, providing a clear and coherent plan for our future development. And it will have the status of development plan, informing day to day planning decisions.

NPF4 will embed the UN Sustainable Development Goals<sup>1</sup> and Scotland's national outcomes<sup>2</sup>. The Place Principle<sup>3</sup> will be a key driver for ensuring that planning focuses on our places, and is supported by a much wider range of interests to ensure that proposals and policies are delivered on the ground.

No decisions have been made yet. At this stage we have taken stock of what we have learned so far about the priorities for NPF4, and set them out in this Position Statement. Much of our thinking is informed by views and ideas we received from our initial engagement in early 2020. Over the year ahead we will continue to work collaboratively with a wide range of stakeholders to further develop these proposals. We expect to lay the draft NPF4 in the Scottish Parliament in autumn 2021, and will consult publicly on our fuller proposals at that stage. NPF4 will be presented digitally as part of a new spatial data platform.

This Position Statement sets out our current thinking to inform further discussions on the content of a draft revised framework for consultation. It aims to support those discussions and is not, in itself, a document setting out policy. Statements in this Position Statement as to what the content of a revised National Planning Framework will contain should be read in that context. The final content of NPF4 will only be established following consultation and consideration, and approval, of the draft revised framework by the Scottish Parliament.

The current National Planning Framework (NPF3) and Scottish Planning Policy remain in place until NPF4 is adopted by Ministers.

## Outcomes for 2050

The long-term strategy will be driven by the overarching goal of addressing climate change. We must play our full part in tackling the global climate emergency by reducing greenhouse gas emissions in line with our legal targets. Many places are already vulnerable to the impacts of climate change and we must build future resilience by making better choices. This can also improve our places.

We currently expect that NPF4 will focus on achieving four key outcomes:



In line with ongoing planning reform, we will also do more to ensure our national spatial strategy and policies will be delivered. Alignment with the Infrastructure Investment Plan, and our response to the recommendations of the Infrastructure Commission for Scotland, will be key to achieving this.

To open up wider conversations to further inform the future draft NPF4, this statement considers each of these outcomes in turn. Each section reflects views we have heard so far, emerging spatial priorities, and potential policy changes.

# A Plan for Net-Zero Emissions



We will prioritise the types and locations of development that will help meet our emission reduction targets.



We will build on the Climate Change Plan and take forward advice provided by the UK Climate Change Committee. The recommendations of the Just Transition Commission will also inform our actions<sup>4</sup>.



Our future places will be planned in a way that reduces the need to travel and builds in natural solutions.



Our buildings will be more energy efficient and will be designed to be sustainable.



We will actively facilitate decarbonised heating and electricity generation and distribution.

## You told us...

- We need a swift and decisive response to the global climate emergency at all levels – national, regional, local and community.
- The time is right to give greater weight to climate change as a crucial factor influencing decision making on our future land use.
- We should be addressing long term climate change in a way that benefits communities and the economy more widely.
- Views vary on the most effective solutions. Some suggest a targets-based approach at either a national or a regional level. Others propose increasing the requirements for new developments, and want to make it easier to put in place new infrastructure that would help to reduce emissions.
- Heat, energy efficiency, housing, green infrastructure, onshore and marine renewables have all been highlighted as development priorities for planning to address.
- Policies should reflect the importance of growing the green economy, including renewable energy and the circular economy, to help meet our climate change targets and secure good quality jobs and investment.
- Challenges around this include balancing the need for new infrastructure with minimising impacts on communities and the environment. We will also need flexibility to ensure our policies keep pace with future technological change.
- It is essential that we plan our future land use together with our transport network to actively reduce the need to travel and promote low carbon transport options.
- Land can generate, and reduce, emissions. It will be important to align with wider land use management to tackle issues including woodland creation, peatland restoration, natural flood management, bioenergy and improving biodiversity.
- NPF4 is an opportunity to consider long term change at a national scale, as well as focusing in on geographic 'hot spots' of development and infrastructure that could be prioritised and supported as part of a national effort to reduce emissions.



## Our new spatial strategy will:

### Prioritise emissions reduction

Climate change will be the overarching priority for our spatial strategy. To achieve a net-zero Scotland by 2045 and meet the interim emissions reduction targets of 75% by 2030 and 90% by 2040, an urgent and radical shift in our spatial plan and policies is required. Scotland's updated Climate Change Plan will be published later this year, setting a course for achieving the targets in the Climate Change (Emissions Reductions Targets) (Scotland) Act 2019. NPF4 will take forward proposals and policies to support it.

No single development or planning policy can achieve this. The strategy as a whole will be designed to minimise emissions from new development. We will work alongside the development of Scotland's next Land Use Strategy to guide long-term land use change in a way that helps to reverse patterns of behaviour that are already contributing to emissions. We will do this in a way that achieves economic, health and other environmental benefits through a just transition.

To help inform this, we will bring together and reflect emerging regional spatial strategies and their proposals for strategic development that helps to reduce emissions and aligns with emerging thinking on wider regional land use. The transition from energy intensive to zero carbon economies is a key challenge that is being actively considered across national and regional scales. It is increasingly recognised that the impacts of climate change may be best tackled at a strategic scale – i.e. managing flooding through upland management, and capturing carbon through tree planting and strategic peatland restoration. These are some ways in which regional spatial strategies are reflecting these opportunities. Early work shows that there are opportunities for planning to support a transition to a lower carbon economy in areas that include the Firth of Forth, the North East and island communities.

### Integrate land use and transport

The location of development determines the intensity of emissions that it will generate throughout its lifetime. Our strategy will promote future patterns of development that embed the National Transport Strategy 2 (NTS2) Sustainable Travel Hierarchy<sup>5</sup> in decision making. We will seek to promote high quality walking, wheeling and cycling environments, public transport and shared transport options in preference to single occupancy private car use. This will help us to meet our climate change targets and transition towards healthier, more local, zero carbon living and working. Clear choices will need to be made to direct development to locations which reduce the need to travel and are already well served by sustainable transport options.

Our approach will ensure transport options that focus on reducing inequalities and the need to travel unsustainably are prioritised. We also need to maintain and safely operate existing transport infrastructure and services, and ensure our transport networks can adapt to the impacts of climate change. Only after that should investment involving targeted infrastructure improvements be considered. Ultra-low emission vehicles (ULEV), including electric vehicles will have a role to play, particularly with regard to shared transport, and so we will also plan for electric vehicle infrastructure.

### Facilitate design solutions and innovation

We will ensure planning policies support the very significant reductions in emissions from buildings that we need to see. This is not just about new development – our existing buildings and places will need retro-fit solutions and we will make use of the embedded carbon across the built environment. Planning can facilitate low carbon methods of construction, which create a whole building approach to emissions including construction and decommissioning. We will support developments that make use of low energy and emission materials as well as natural and micro-climate features which reduce the resource demand of the development. We will align our strategy with Building Standards to create a consistent approach, and actively encourage buildings that go beyond current standards where there is appetite to do so. We will also enable and encourage deployment of renewable and zero emissions heating, including by facilitating development of the networks they require.

### Promote nature-based solutions

The climate and nature crises are intrinsically linked. It is estimated that around a third of the global mitigation effort needed to deliver the goals of the Paris Climate Agreement could be achieved through nature-based solutions.

Scotland's natural environment plays a vital role in removing carbon from the atmosphere and securing it in natural habitats on land and in our seas. Promoting nature-based solutions to climate change, including tree planting and peatland protection and restoration, and tackling emissions related to soil disturbance and agricultural land use, will be essential to reduce emissions from our land and increase carbon sequestration. They can also help to sustain and grow rural communities and improve the quality of our built environment. Our spatial strategy will explore how we can promote nature-based solutions to climate change, which also protect and restore biodiversity and deliver wider benefits.

### Deliver infrastructure to reduce emissions

We expect that NPF4 will confirm our view that the Global Climate Emergency should be a material consideration in considering applications for appropriately located renewable energy developments. We have made good progress in transitioning from reliance on fossil fuels to renewable electricity generation in a way which is compatible with our environmental objectives. Scotland is a net exporter of electricity and in the past decade renewable electricity output has grown markedly. However, significant further investment will be needed to support new technologies for carbon capture and storage; hydrogen; sustainable and active travel; electricity grid capacity (including subsea links to the islands); and decarbonisation of heating, our transport networks and vehicle fleets<sup>6</sup>.

As a priority, our strategy will need to facilitate the roll-out of renewable electricity and renewable and zero emissions heat technologies. We will need to switch to low and zero carbon fuel sources, and support the delivery of associated infrastructure, such as grid networks and gas pipelines. We will ensure that NPF4 helps to deliver on our wider energy strategies including the Scottish Energy Strategy<sup>7</sup> (including any updates), our Energy Efficient Scotland route map<sup>8</sup>, the forthcoming Heat in Buildings Strategy, our vision to 2030 for Scotland's electricity and gas network and the Infrastructure Investment Plan<sup>9</sup>.

We will consider whether proposed national developments can help us to deliver on this vision. The full list of proposals we have received is available to view at [www.transformingplanning.scot](http://www.transformingplanning.scot) and include, for example: carbon capture and storage infrastructure; on and offshore renewable energy generation and networks; clean hydrogen production and distribution; energy innovation zones; heat networks; and walking, wheeling and cycling infrastructure.

# Potential policy changes

We are currently considering the following priority policy changes to support a spatial strategy for net-zero emissions:

- Strengthening support for retaining and reusing existing buildings to maximise the use of the embodied energy of our building stock. We will consider how carbon assessments can ensure that the carbon stored in buildings is accounted for in decision making.
- Making it more difficult for new developments that generate significant emissions, across the lifecycle of a development as a whole, to gain planning permission.
- Supporting the use of materials with low embodied emissions, that can act as an emissions store and where the materials can be re-used with minimal re-processing at end of life of the building to avoid release of the embodied emissions.
- Embedding of the National Transport Strategy 2 Sustainable Travel and Investment Hierarchies into the appraisal and assessment of development proposals as well as the proposals themselves. This will also be achieved through an infrastructure-first approach to future development.
- Actively planning future development in a way that helps us to achieve zero carbon living that minimises the need to travel by unsustainable modes, for example by helping to create 20 minute neighbourhoods where achievable.
- Facilitating development that is highly energy efficient and which meets greenhouse gas emissions standards, including making provision for zero carbon energy generation.
- Setting out a consistent policy for meeting Section 3F of the Town and Country Planning (Scotland) Act 1997 in relation to emissions policies.
- Clarifying where net-zero building approaches may allow development to proceed by offsetting emissions.
- Promoting nature-based solutions to climate change, including woodland creation and peatland protection and restoration.
- Integrating development with natural infrastructure, including blue-green networks, to deliver multiple benefits including carbon sequestration, community resilience and health improvement.
- Strengthening our support for re-powering and expanding existing wind farms.
- Updating the current spatial framework for onshore wind to continue to protect National Parks and National Scenic Areas, whilst allowing development outwith these areas where they are demonstrated to be acceptable on the basis of site specific assessments.
- Introducing new policies that address a wider range of energy generation technologies for example for electrical and thermal storage, and hydrogen.
- Setting out a more practical and outcome-focused approach to accelerating a transition to renewable and zero emissions heating in buildings, including by linking with wider policies for green and blue infrastructure and vacant and derelict land and properties.
- In line with the Bank's primary mission, the Scottish National Investment Bank has the opportunity to use its investments to be part of the drive towards a just transition to net zero emissions.

# A Plan for Resilient Communities



We will focus on people and the quality of areas where we live.



We will apply concepts such as 20 minute neighbourhoods across our cities, towns, and rural areas so that the places where we live and work are more resilient and sustainable.



NPF4 will align with our vision for housing in 2040 and set out a long term view of the homes required to meet our future needs. We will focus on the location, quality and type of homes needed for people of all ages, reflecting long term population and household trends.



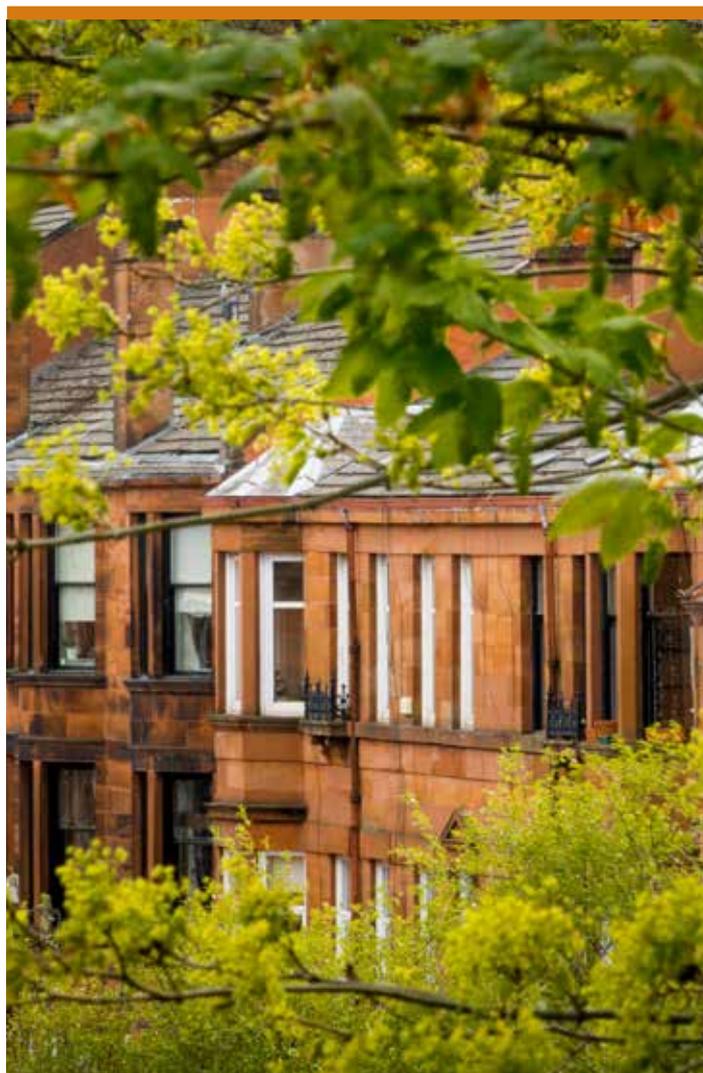
We will introduce, for the first time, an infrastructure-first approach to neighbourhood planning, including natural networks and sustainable travel, to ensure that we have fair access to the services we need to help make our communities a great place to live.



We will underpin this with policies which support our six public health priorities<sup>10</sup>, promote inclusion and equality, and help our places adapt to the long term impacts of climate change.

## You told us...

- We need to do more to ensure that a much wider range of people get involved in planning, promoting collaborative approaches over conflict.
- Planning needs to be proactive and make clear decisions about future development and investment priorities that are in the long term public interest.
- Places, particularly the places where we live, can make a big difference to our health and wellbeing. The experience of COVID-19 has underlined this.
- Improving health should be a key priority. Quality of place and sense of belonging are essential for our wellbeing and central to our aim of tackling longstanding health inequalities. Access to healthy food, physical activity, active travel, plus issues such as air quality, pollution, noise, decontamination and stabilisation of former mine workings are all priorities for planning.
- The quality of our homes really matters, and the way we plan for housing needs to change. There are many different ideas about the best approach but wide agreement that we should focus more on quality and the types of homes we will need in the future, rather than only on numbers of units.
- Our policies should reflect our diverse housing and accommodation needs, including the housing needs of older people, disabled people, students, Gypsy/Travellers and those living in rural communities. A wider range of new and innovative delivery solutions should also be supported.
- We need to consider, and address, the impacts of new development on local infrastructure including schools, healthcare, transport, green space and other community facilities. Places should be planned on the basis of an infrastructure-first approach so that everyone, irrespective of age, disability, gender, ethnicity or socio-economic status has ready access to essential services and facilities.
- Blue-green infrastructure should be an integral part of place-making and our policies on this can be strengthened. Good quality open spaces and green networks play a crucial role in supporting our quality of life and should be an integral part of place-making.
- Natural flood risk management, flood prevention and green infrastructure are key opportunities to manage our environment whilst achieving wider benefits for people, place and environment.
- Everyday travel, including walking and cycling and access to low carbon transport options contributes to the livability of our places and neighbourhoods, and there is support for stronger alignment of future development with existing and planned local transport infrastructure capacity.



## Our new spatial strategy will:

### Apply the concept of 20 minute neighbourhoods

Our spatial strategy and policies will reflect the needs and aspirations of people living throughout Scotland by building quality places that work for everyone. 20 minute neighbourhoods have the potential to reduce emissions and improve our health and wellbeing. We will explore how a new emphasis on living locally could work in different parts of Scotland, from remote rural communities to our towns and cities, taking into account the needs of everyone in society so that equality is built in from the start.

The 20 minute neighbourhood concept doesn't exist in isolation but scales up to include larger geographies and networked areas providing access and opportunities for the wide range of facilities and services that communities require. The ability to access goods and services through high quality walkable and accessible environments is increasingly recognised as providing strategic competitive advantage to attract and retain people and investment.

This vision will be supported by new and improved planning policies that bring together services and homes, giving life to the Place Principle and supporting public health and wellbeing and reducing inequality.

### Strengthen community resilience

A focus on neighbourhoods and local living will help our places to adapt to the impacts of climate change. Our climate is getting warmer and wetter, and more frequent extreme weather events will affect people and places. In summer, more intense rainfall could increase surface water flooding. In winter, more frequent rainfall could bring increased flooding from rivers. Sea level rise could affect the viability of some coastal communities through flooding and erosion. Scotland's Climate Change Adaptation Programme<sup>11</sup> promotes a joined-up approach to place-making that reflects local diversity.

Some places will be more vulnerable to the impacts of climate change than others: flood risk may be particularly acute in parts of our cities, whilst the livability and accessibility of our smaller towns could be significantly affected by flooding events in the future. By future-proofing the design of our streets and buildings and investing in natural infrastructure, including creating and restoring habitats upstream in catchments, we can substantially reduce our communities' exposure to flooding and the risks from changing temperatures. This also has the potential to provide equality, health, economic and wellbeing benefits for communities.

### Promote inclusion and equality and eliminate discrimination

The Scottish Government is committed to promoting equality, tackling discrimination and fostering good relations between people in all of our communities. We want to ensure that every person and every community in our country is able to achieve their full potential. The changes we are making to the planning system aim to strengthen public trust and encourage engagement in decisions about the future of our places. The Planning (Scotland) Act 2019 introduces local place plans. Linked to the NPF and local development plans they will provide the opportunity for communities to influence the development of their neighbourhoods in a way which builds on community empowerment across Scotland. These and wider changes also underline the importance of engaging with a wider range of people to develop our places, including children and young people.

We will consider how our future policies can learn from the experience of COVID-19 including by responding to the Social Renewal Advisory Board's recommendations and learning from their work to capture our shared experience of delivering equality and social justice.

The spatial strategy will be supported by new policies to encourage more people to get involved in planning, to improve equality and eliminate discrimination. The 2016 National Standards for Community Engagement, together with the Place Standard Tool<sup>12</sup>, provide a framework for involving people in planning their places. The Place Principle also recognises the need for a more joined-up and collaborative approach to decisions so that the combined impacts on places are understood and actively managed. We will look at how this can support techniques which encompass collaborative approaches to community engagement.

NPF4 is required to explain how our spatial strategy will contribute to improving equality and eliminating discrimination. People living in the most deprived areas and neighbourhoods are more exposed to environmental conditions and other factors that negatively affect health and access to opportunities – including those relating to transport, access to green space, pollution effects, housing quality, fuel poverty, community participation, and social isolation. Our future places and spaces need to be considered through the lens of gender, ethnicity, age and disability to ensure they are inclusive.

Many different planning policies have potential to directly and indirectly contribute to this, including those which aim to meet housing need, policies promoting community facilities and green space, and those relating to accessibility and design of the public realm. The development of the strategy is being supported by a range of impact assessments which will provide evidence on the impacts of policies on different people in society, and help to inform an approach which is fair for everyone.

### **Improve our health and wellbeing**

NPF4 will be redesigned to support the population's health and wellbeing and address longstanding health inequalities. We know that planning and place can compound problems such as poor diet and obesity, noise or air pollution, or it can be part of a solution. We will

help to deliver a wide range of policies and strategies, including Scotland's six Public Health Priorities<sup>13</sup>, the Active Scotland Delivery Plan<sup>14</sup> and associated commitments to increasing active travel; the new air quality strategy which will replace the current Cleaner Air for Scotland strategy in 2021; Scotland's Diet and Healthy Weight Delivery Plan<sup>15</sup>; Scotland's alcohol and drug harm prevention and reduction strategies; Scotland's Mental Health Strategy<sup>16</sup>; Scotland's Social Isolation Strategy<sup>17</sup>, and the National Health and Social Care Delivery Plan<sup>18</sup>. The Place Standard also underlines the importance of better health outcomes from joined-up, targeted action in our places.

Tackling health inequalities, as well as supporting the everyday healthcare needs of communities, require a long term plan. The quality of places has impacts on our health and wellbeing, from early years to later life. Planning can do more to directly support positive health outcomes and improve childhood experiences. More people living in Scotland in the future will be older, and we will also need to factor this in to ensure NPF4 properly anticipates our future needs.

Our approach will look at how the built environment can help prevent the need for healthcare spend in the first place, and increase our healthy life expectancy, by improving public health. Inclusive and accessible design, access to infrastructure, including healthy travel choices, and other measures to improve health should no longer be regarded as optional or a discretionary benefit, but a firm requirement for development to address. We will look to promote high quality design and development in sustainably accessible locations that attract investment, create opportunities and alleviate fuel and transport poverty. Natural (blue and green) infrastructure helps build community resilience, and in turn supports our health and wellbeing. Access to quality green space also has direct benefits for both mental and physical health and can help to tackle the impacts of inequalities.

## Actively plan and support the delivery of good quality homes

Our homes make an essential contribution to our health and quality of life and we recognise that good housing is the cornerstone of strong communities. Our future homes will be at the heart of a spatial strategy that puts people first. We expect that our spatial strategy will focus on delivering a wider range of homes to meet the needs of our changing population, in the right places. Our Housing to 2040 route map will be a plan for a well-functioning housing system to deliver good quality, energy efficient, zero carbon housing and housing-related services. The vision will set out how, by 2040, we want our homes to be accessible, affordable, well-designed and energy-efficient with the right homes in the right places to support both urban and rural communities. As a first step, we have already committed to review the current housing adaptations system and make recommendations on how best to improve and streamline the system and maximise the impact of investment. This will help to make best use of existing and planned housing stock to provide homes for as many people as possible and enable people to stay in their homes for longer. We will explore how planning can support this, including through an emphasis on type, accessibility, affordable living, quality, choice and energy efficient homes.

Our strategy will do more to guide housing to sustainable locations in a way which still allows for a local approach to be taken to address local issues and opportunities. We will encourage development planning to help shape this in different parts of Scotland.

To significantly simplify the system as a whole, we will set out the land required in each local authority area to support local development plans over the life of the plan, informed by national analysis with local input. This will ensure a nationally agreed approach to housing land is used as a starting point for local development plans, and is aligned with local housing strategies and wider strategic investment priorities.

Our spatial strategy will also consider the long term changes that we can expect, including: sustainable rural living, prioritising sustainable and accessible locations; prioritising new homes on brownfield land where appropriate; redevelopment of existing buildings; city and town centre regeneration; and more people working remotely or more locally in the future. Policies will work with these challenges and assets to create great places to live now and in the future. Energy efficiency, in both new homes and the existing stock, is a key objective that will help address fuel poverty and contribute to meeting our climate change targets.

We want to see design at the heart of any new housing development. Details that may seem insignificant in isolation – such as – orientation; colours; shapes; heights; materials and access to public and play spaces – collectively create better development that supports our wellbeing. Our aim is to plan and facilitate the delivery of new places that anyone would be proud to call home.

To build the right types of homes that we want and the amount that we need, we need everyone to work together. Planning can do more to enable development, but it cannot do this on its own. We are considering how our policies can actively support delivery and provide certainty to house builders and communities by providing good, shovel ready land that can be developed in the short term whilst also maintaining a steady pipeline of land that will come forward in the future. We are looking at how we can incentivise house builders to build on sites that have already been deemed suitable for housing by providing a mechanism for more land to be released from the longer term supply, once building begins on sites that already have planning permission. In line with the recommendations of the Infrastructure Commission for Scotland, an infrastructure-first approach will play an essential role in ensuring allocated sites are a viable proposition to be built out in line with the plan's delivery programme.

Gypsy/Travellers require a positive planning approach so that not just their future, but their current accommodation needs are met. Guidance has previously been published on this, and we have taken steps to raise this with planning authorities. NPF4 is a real opportunity to expand on our current planning policy to support Gypsy/Travellers in their human rights to travel and in their aspirations to invest in their own homes, taking into account research on the distribution of existing sites across Scotland<sup>19 20</sup>, as well as the provisions of the Planning (Scotland) Act 2019.

### **Promote an infrastructure-first approach to community development**

It is crucial that the services and facilities we use on a day to day basis are fairly, easily and affordably accessed. A wide range of facilities are required to support our wellbeing including health services, transport, accommodation and support for an ageing population, education, energy networks, water and drainage, digital, community centres, places of worship, cemeteries and crematoria, libraries, retail including local healthier food outlets, markets, pubs, restaurants and cafes, banks, community growing space, green space, play and sports facilities and public toilets. During the passage of the Planning (Scotland) Act 2019, the Scottish Parliament emphasised the importance of planning these services, infrastructure and facilities for communities across Scotland. 20 minute neighbourhoods are a great opportunity to embed where appropriate, an infrastructure-first approach to our future places.

NPF4 will help to prioritise the infrastructure investment needed for people to live better, and more locally, in the future. By taking an infrastructure-first approach to planning future development, we will be able to reduce the need to travel and minimise spend on additional transport infrastructure construction, contributing to an overall reduction in emissions from the transport sector. We will link with infrastructure

plans to encourage place-based investment in local infrastructure to work alongside planned future housing developments. We will reflect and embed travel and investment hierarchies as set out in the Infrastructure Investment Plan and National Transport Strategy 2 within the appraisal and assessment of potential development options to inform the spatial strategy from the outset.

We will also explore the types of community services that will be required in the future, such as hubs for remote working and shared facilities, co-location and future-proofing. Natural (blue and green) infrastructure will be an integral part of a strategy for people, rather than an afterthought, helping to achieve multiple benefits for nature, communities and businesses.

The detailed consideration of infrastructure and service provision and implications are central to the preparation of spatial strategies and future land use decisions. Development plans can help to ensure the right infrastructure and services are in place at the right time to serve the needs of communities. We expect that the new requirement for an evidence report, examined through a 'gatecheck' early in the plan preparation process, will help to achieve this.

As part of the ongoing planning reform programme, we are carrying out a review of existing developer contributions mechanisms such as planning obligations. This was one of the recommendations made last year by the Scottish Land Commission in their advice to Scottish Ministers on land value uplift capture. The review will evaluate the effectiveness of planning obligations as a means of securing timely contributions to – and delivery of – the infrastructure and affordable housing that are necessary to create high quality places. This will help to inform NPF4's approach to infrastructure funding and delivery. We will also align with our Capital Investment Plan in terms of the role of private capital in developing sites of strategic importance to Scotland.

### Enhance and expand natural infrastructure

Our strategy will enhance and promote open and green spaces and green networks as an integral part of successful place-making. By bringing together green and blue infrastructure, we will modernise our existing policies to ensure that our natural networks are nurtured and expanded to support our health and wellbeing, and contribute to our climate and biodiversity goals. We are aiming to strengthen our policy so that blue and green infrastructure are not an added benefit but an integrated requirement for future planning and development. For example, there is scope for new policies for planning green spaces and play. We also expect that much can be learned from innovation in green infrastructure planning as demonstrated by the Glasgow and Clyde Valley Green Network Partnership and Central Scotland Green Network.

Blue and green infrastructure will be an essential part of our approach to building our long term resilience to climate change and can also contribute to reducing emissions and carbon sequestration. In particular, opportunities for natural infrastructure to address the long term risk of flooding, water and drainage issues, temperature management and everyday livability of places will inform our approach to planning and enhancing our spaces and places. As part of this, consideration will also be given to the integration of ecological networks to protect and restore biodiversity and ensure that habitats and species can adapt to a changing climate.

### Achieve more sustainable travel

We will refocus our existing transport policies to specifically draw out how land use planning can build in sustainable travel choices. Scotland's second National Transport Strategy<sup>21</sup> set out a vision for a sustainable, inclusive, safe and accessible transport system, helping to deliver a healthier, fairer and more prosperous Scotland for communities, businesses and visitors. NPF4 is being prepared alongside the second Strategic Transport Projects Review and we expect, in time, that future Regional Spatial Strategies will align with Regional Transport Strategies. The Active Scotland Delivery Plan; the 2030 Vision for Active Travel; and the Active Travel Framework<sup>22</sup> also provide an important policy framework for NPF4 to align with.

By guiding development to the right locations, we can reduce the need to travel unsustainably. To achieve stronger local communities and reduce emissions that are harmful to the environment and our health, and in line with the NTS2 sustainable travel hierarchy, there will need to continue to be a sustained and significant shift away from use of the private car towards walking, wheeling, cycling, public transport, taxis and shared transport. This will need to be embedded in the land use decision making process and will require policies that can be directly and consistently applied, to avoid compromising on our climate change and health objectives.

We will consider whether proposed national developments can help us to deliver on this vision. The full list of proposals we have received is available to view at [www.transformingplanning.scot](http://www.transformingplanning.scot) and includes, for example: regeneration projects; large mixed use developments; settlement expansions; housing proposals; rural development projects; community-led development; social infrastructure; flood protection; natural infrastructure; and active travel networks. We will also consider whether this would help to deliver proposals that emerge from the Strategic Transport Projects Review 2.

# Potential policy changes

We are currently considering the following priority policy changes to support a spatial strategy for resilient communities:

- Promoting innovative place-based solutions to reflect a new approach to localism, including 20 minute neighbourhoods, an infrastructure-first approach and a move towards more mixed land uses to improve local areas. A stronger focus on place-based actions will also help us to adapt to long-term climate change.
- Introducing an overarching principal policy that puts the needs of people and their health and wellbeing at the heart of the planning system; encouraging people to engage with decisions about their communities, providing for a more joined-up, collaborative, and participative approach, achieving better outcomes for everyone by enabling communities to shape their own places.
- Minimising and mitigating environmental hazards and pollution, and embedding an evidence-based approach to the avoidance and alleviation of health impacts from new development. We will also include new policies to improve air quality alongside reducing climate change emissions.
- Ensuring that the full range of policies and proposals included in NPF4 will work together to support a fairer, more inclusive and equalities-based approach to planning in the future.
- Promoting places which create the conditions for healthier, more sustainable living, including by addressing the links between planning, transport, place, food and drink and other lifestyle choices, and the retail environment.
- Refocusing our policies on housing on quality and place, and linking with wider housing investment so that the needs of everyone, including older people and disabled people, can be met. We expect to strengthen requirements for affordable housing provision and include policies that help to diversify delivery and reflect the future needs and aspirations of communities.
- Replacing the current focus on maintaining a 5 year supply of effective housing land with a longer term perspective so that future plans can promote immediate deliverability and viability, but also proactively steer development to appropriate locations in line with the plan's spatial strategy, informed by an infrastructure-first approach. We could seek to monitor the pace of land take-up through completions and to trigger the release of additional land, in line with the development plan, when the need for additional capacity is clearly demonstrated. Housing Land Audits will help us understand programming and we are considering how they can be clearer and more consistent.
- Proactively bringing forward good opportunities for quality homes in places that would benefit from them, including town centres, remote rural and island communities, vacant and derelict land and adaptation and re-use of disused properties. An infrastructure-first approach should be an integral part of site selection to assist with development viability and minimise the need for the construction of new infrastructure and its associated costs to the public and private sectors.

- Promoting self and custom build/self-provided housing, co-housing and other innovative approaches to delivery, also linking with the potential for Masterplan Consent Areas. This will link with the new requirement to prepare and maintain a list of people interested in self-build introduced by the Planning (Scotland) Act 2019. We will also support purpose-built build to rent homes in contributing to meeting need and demand.
- Providing a consistent national planning policy that proactively addresses the comprehensive evidence on the needs of the Gypsy/Traveller population. This could include criteria against which ad-hoc proposals for public or private permanent sites or temporary transit sites can be assessed. We will also address the specific accommodation needs of Scottish Showpeople.
- Setting out clearer requirements for infrastructure to support developments and more proactively considering how it will be delivered. We will explore the level of service provision that can reasonably be expected by communities where development takes place, particularly for health and education. New policies will provide a framework for taking into account the impacts of proposed new development on infrastructure, including by prioritising areas where there is existing capacity. This will be supported by a clearer and more consistent framework for developer contributions.
- Ensuring well-designed, high quality provision and long term maintenance of natural infrastructure in new development, recognising its contribution to goals for climate change mitigation and adaptation, biodiversity and health and wellbeing, including clean air, place-making and community resilience.
- Promoting multifunctional blue and green networks, accessible to all, supporting active travel, recreation and habitat connections for nature. Our policies will also focus on the quality, functionality, usability, accessibility, inclusiveness, and future maintenance of green space. We will plan for allotments and community growing spaces given their benefits for health and wellbeing, community and quality of life.
- We will introduce a new policy to address play and playability, covering both informal and formal play and considering spatial opportunities for play as part of wider place planning.
- Promoting natural flood risk management and strengthening our policies on the water environment and drainage infrastructure to address the future impacts of climate change to build the resilience of our communities.
- Reducing the need to travel unsustainably by embedding the Sustainable Travel and Investment Hierarchies into decisions about locations for change. This should guide development to places which can currently be sustainably accessed, or have the ability to become so, with minimal cost to the public and private sectors arising from the need to subsidise public transport or invest in new infrastructure resulting from the need to rely on the private car. We will consider the accessibility and needs of different groups – for example of children and young people in accessing schools and opportunities for play.
- Restricting development in flood risk areas that generate the need for additional flood risk management measures and which put pressure on drainage systems.
- Align with our Capital Investment Plan in terms of the role of private capital in developing sites of strategic importance to Scotland.

# A Plan for a Wellbeing Economy



We will create healthier, fairer and more prosperous places and ensure future development contributes to a green, sustainable, and inclusive economic recovery.



We will support development in the parts of Scotland where quality jobs and investment are most needed. Policies will refocus on community wealth building and sustainability.



We will identify and support development that works with our assets, key sites and opportunities for strategic investment.



We will support development that helps to maintain and strengthen strategic transport and digital connectivity.



We will take a flexible and enabling approach to future business and employment uses.

## You told us...

- Planning must do all it can to support our green recovery and long-term economic priorities.
- The future needs of businesses and investors cannot be fully predicted, and so our proposals and policies must be flexible.
- Planning can proactively enable the future development of Scotland's food and drink sector, a key contributor to our economy as a whole. People want planning to say more about the value of productive land and to help the aquaculture industry to fulfil its potential in a sustainable way.
- There is a need for a managed approach to tourism, which helps to realise the significant potential for the sector whilst managing its impacts on quality of life, including in both urban and rural communities.
- The benefits of the historic environment, culture, the arts and the creative industries for our collective identity and economy should be recognised. Culture and creativity can also be a catalyst for regeneration and town centre vibrancy and strengthen our sense of place.
- Planning should enable energy from waste infrastructure, with a growing need arising from the forthcoming ban on landfilling of biodegradable municipal waste. Views vary on how the impacts should be managed, from policies to address specific impacts to a moratorium on new incinerators.
- Our approach to minerals should reflect wider government commitments on climate change and continue to protect communities from inappropriate development.
- Strategic transport connections will be essential, and there will be a need for infrastructure investment to support the transition to low carbon freight as well as lifeline links to our islands and remote communities.
- Improving digital connectivity continues to be essential. This is of critical importance to our rural areas, given its role in sustaining existing and future businesses and employment and supporting the wider objectives of rural repopulation and climate change mitigation. The latter stages of the early engagement were also an opportunity to reflect on the lessons learned from COVID-19, including home working, online learning, telehealth and online retail and leisure activities.



## Our new spatial strategy will:

### Support a sustainable and green economic recovery

Collaborative spatial planning at a national, regional and local scale, will help us to recover from the impacts of COVID-19 through a sustainable, green economic recovery, as recognised in the 2020 report by the Advisory Group on Economic Recovery. We have an opportunity to actively promote strategically important locations for future investment and business growth as part of a coherent vision for sustainable, inclusive growth.

Our policies on planning for business development will recognise the fundamental role Scotland's natural capital plays in supporting our economy and will aim to achieve sustainable, inclusive growth by protecting and investing in our natural assets and supporting the health and wellbeing of our communities. This will support Scotland's ambitions to build a wellbeing economy. Planning can enable sustainable, inclusive growth by attracting investment, sustaining future employment, restoring natural capital and seizing the new economic opportunities created by our transition to a net-zero, circular economy. Our natural assets can play a key role in securing our path to net-zero by 2045 and achieving the long-term vision of our Environment Strategy<sup>23</sup>.

Our strategy will be informed by emerging regional scale spatial and economic strategies which will align with city and regional growth deals and the work of Regional Economic Partnerships. For example, early thinking in Argyll and Bute indicates the significant potential for place-based approaches that unlock the potential for jobs that make use of the area's natural resources, such as aquaculture. Orkney's emerging spatial strategy sets out a strong vision for development that capitalises on the area's exceptional natural energy resources and marine connections, underpinned by an emphasis on innovation and research. Moray is exploring how its natural assets can help to build a place-based approach to future development and

investment in key sectors, such as the whisky and outdoor recreation industries. Community wealth building is also being explored at a regional scale, for example in an emerging regional spatial strategy for North, East and South Ayrshire which links with the area's growth deal and economic strategy and promotes place-based investment. Sustainable tourism is emerging as a key theme for regional spatial strategies to consider, including for the National Parks. Enabling business growth, alongside visitor management and low carbon accessibility are shared themes that can inform a national spatial strategy that will guide us to 2050.

### Reduce inequality and improve health and wellbeing

A shift from economic growth towards a wellbeing economy provides us with an opportunity to consider how development and investment can help us to address longstanding health and wellbeing inequalities.

Sustainable and inclusive growth will depend on a planned approach to ensure that development happens in locations that provide the greatest benefits for society as a whole. Economic performance and access to employment vary across Scotland and spatial planning has the potential to close the gap between the highest and lowest performing areas by intervening to create opportunities which are accessible to everyone. The spatial strategy will need to consider where we want to target future investment, and the land and premises required to support the sectors that we expect to grow in the future.

We will continue to actively enable investment in sustainable locations across Scotland – both urban and rural – including key investment sites and strategic opportunities for Scotland to attract international investment. Our approach will aim to strengthen the economy of our diverse cities and towns, and enable development that supports a vibrant rural economy. In the past, industrial and business areas have tended to be located at a distance from residential areas. As our economy continues to evolve, there may

be scope for greater integration of work and living as inter-related land uses. The climate change agenda may benefit from a strategy that broadens choice and flexibility, for example through the provision of community hubs and flexible workspaces. These types of initiatives could complement other strategies such as revitalising our town and community centres and helping to create footfall that supports local traders.

This strategic approach to future investment and infrastructure will be brought together with our other aims of localism and quality of place to provide a coherent spatial vision for Scotland as a whole. We may need to make choices to ensure that all areas play to their strengths with complementary, rather than competing proposals. Digital infrastructure, remote working and our current re-evaluation of the future working environment are expected to feature in a new approach to planning the distribution of our future jobs.

### **Provide certainty and flexibility to encourage investment**

Planning can stimulate investment and growth by providing certainty. At the same time, recent months have shown that our planning policies must be flexible enough to respond to rapid and significant economic and social change. Whilst many of our existing policies on business and employment remain relevant, we can improve on them so that they reflect our aspirations for a wellbeing economy.

We will consider how this can be supported by local development planning which is underpinned by a stronger evidence base at the local level for local land use decisions. We will review the role of business land audits and consider the extent to which they link with local economic strategies. We will also explore whether the resilience of investment sites would benefit from fuller risk assessments to help business adapt to the impacts of climate change.

### **Grow our food and drink sector**

Planning can support our internationally renowned food and drink sector by protecting our natural assets that underpin production and facilitating the development of production and processing facilities.

This includes fishing and aquaculture, farming, food and beverage manufacturing. It is significant for employment in the islands and accounts for a high proportion of employment across rural Scotland. Our current policies recognise the importance of high quality agricultural land but there is scope to more fully reflect the importance of land as a finite resource that delivers many benefits for society. Wider policies will inform our approach. For example, the Land Use Strategy sets out that where land is highly suitable for a primary use this should be recognised in decision making so that multiple benefits can be secured. Links with our rural policies, flood management, water catchment management and carbon storage will also be important.

We will look to enable the sustainable growth of the finfish and shellfish sectors, including by guiding new development to coastal locations that reflect industry needs and take into account wider marine planning. Scottish aquaculture and its wider supply chain is of particular significance for some of our most remote rural communities. Farmed salmon has one of the lowest carbon footprints by production of health protein foods. The industry's growth strategy for 2030 aims to double the economic contribution of the sector to £3.6 billion and double the sector's jobs to 18,000. The Scottish Government continues to work with the Aquaculture Industry Leadership Group to achieve this.

### Support sustainable tourism development

Our strategy and supporting policies will include a renewed focus on enabling sustainable development that helps to strengthen and grow our tourism sector.

Tourism plays a major role in our economy – in 2018, spending by overnight tourists and day visitors in Scotland was around £10.4 billion. This generated around £12 billion of economic activity in the wider Scottish economy and contributed around £7 billion to Scottish GDP. The Sector also employed 218,000 people accounting for 1 in 12 jobs in Scotland.

The sector has been significantly impacted by the pandemic. The Scottish Tourism Emergency Recovery Group, and now the Tourism Recovery Taskforce has provided a partnership-driven response. The Taskforce report focuses on recovery, investment and stimulating demand. Whilst overall levels of employment in Scottish tourism are highest in Edinburgh and Glasgow, as a proportion of all jobs tourism is of particular significance in rural areas such as Argyll and Bute and Highland. Tourism will have to continue to adapt to further influences including climate change and its impact on travel, and the economic challenges ahead. NPF4 will reflect the priorities set out in our Tourism Strategy.

Our many great places and exceptional natural environment, landscapes and wildlife are assets that the sector depends on, and so a sustainable, planned approach to future development will help to ensure the long term future of the industry. Destinations such as island and rural locations often have a 'carrying capacity' that is placed under threat by the influx of large tourism numbers. Consequent impacts on the environment and communities have to be managed, through visitor management facilities, investment in appropriate infrastructure or by striking the right balance between tourism accommodation and maintaining an adequate housing supply to support and retain the existing population. Temporary accommodation for the sector's workforce in rural areas is often a challenge that can be addressed by positive planning policies.

### Stimulate culture and the creative industries

We will recognise the importance of creativity, culture and the arts to our collective identity and future places. Culture defines our diverse places and many of our buildings reflect our architectural, social and economic history that contributes to part of our sense of wellbeing, heritage and economy. Regeneration and development has used culture and creativity to inspire new futures, from Dundee Waterfront where the V&A has helped to transform the city centre, to Paisley where creativity has been used to stimulate a new future for the area. Despite this, culture has not featured prominently in our suite of national planning policies to date and there is significant scope to improve on this in NPF4.

Scotland's Culture Strategy<sup>24</sup> sets out a vision for strengthening and transforming culture, and using it to empower communities as well as individual lives. The strategy aims to ensure that culture is embedded into all policies, so that its transformative potential can be fully realised. It outlines the significance of the creative industries as our second fastest growing sector that accounts for 3.3% of employment in Scotland and is made up of numerous small businesses.

### Transition to a circular economy

We will update our policies on zero waste to reflect the new opportunities arising from a shift towards a circular economy. Planning can support development which reflects the waste hierarchy, prioritising the reduction and re-use of materials, and facilitate the delivery of new infrastructure required to achieve this. Our policy on this was updated in 2016<sup>25</sup> and the Climate Change Plan and emissions reduction targets are relevant, together with the more detailed policies including the forthcoming ban on landfilling of biodegradable municipal waste. At a European level, the European Commission also launched a Circular Economy Action Plan<sup>26</sup> in March 2020, which aims to mainstream and support action in this area, including in relation to buildings and construction.

Minimising construction waste and promoting the sustainable use of the existing built environment has an important role to play as part of this.

Infrastructure to support the circular economy, including for collecting, sorting, processing and re-manufacturing materials, that can help reduce the demand on primary sources of materials, will also need to be considered. This might take the form of increasing capacity at existing sites or the provision of new sites and there will be choices to be made on opportunities for example for co-location of facilities.

### **Promote sustainable resource management**

Our spatial strategy and supporting policies will continue to set out proposals and policies that safeguard workable mineral resources whilst ensuring demand for primary materials, where required, can be met in a safe and acceptable way, including continuing to safeguard air quality. The substantial decline in the demand for coal for energy production, suggests there is also an opportunity to review our policy approach for this sector.

Peatland also has a critical role to play as a nature-based solution in supporting our climate change targets as well as providing many other long term benefits, and so our strategy and policies will help support both the phasing out of the use of horticultural peat and our investment in the restoration of peatlands. We will also consider how we can restrict further development on peatland given its role in carbon sequestration.

We have already committed to including our policy position<sup>27</sup> on unconventional oil and gas in our draft NPF4. This is currently contained in a Statement of 3 October 2019 and sets out that the Scottish Government does not support the development of unconventional oil and gas in Scotland. This means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coal bed methane.

### **Secure strategic transport connectivity**

Our spatial strategy will work with, and plan for, our future strategic transport network. Connectivity, physical and virtual, is essential for inclusive growth. National Planning Framework 3 identifies key connections including airports, high speed rail, long distance walking and cycling routes and some freight facilities as national developments. The National Transport Strategy and Scotland's Economic Strategy recognise the importance of strategic transport connections, links and gateways. Brexit will heighten the importance of connectivity with external markets in the future.

Our new strategy will inform, and be informed by, the second Strategic Transport Projects Review, identifying key transport hubs and intermodal nodes that support connections within Scotland and with the wider world. We recognise the importance of long-term strategic road, rail, air and sea networks and will consider their role in relation to health and quality of life for their neighbouring communities.

There are plans to decarbonise Scotland's passenger railways by 2035, scheduled flights within Scotland by 2040 and an ambition to phase out the need for new petrol and diesel cars and vans by 2032, with public bodies taking the lead to phase these out from 2025. We will also ensure that rural and island communities can travel sustainably to access the services they need where those are not provided locally.

The new technologies which are emerging to make vehicles less dependent on fossil fuels will contribute to achieving the net-zero target. However, that will not be enough. We will not plan infrastructure to cater for forecast unconstrained increases in traffic volumes. Instead, we will manage demand and reduce the need to travel by unsustainable modes. Not taking steps to effectively manage demand for car use is no longer an option and our approach will focus on encouraging people not to make unnecessary journeys. Some of our existing infrastructure will need to be adapted for anticipated climate change that may make their location more vulnerable to erosion, flooding, land instability or heat for example.

Freight also has strategic transport needs and it may be that larger settlements, towns and cities require to identify land where distribution centres can be located to enable long distance goods vehicles to be unloaded ahead of onward distribution by smaller and alternatively fuelled vehicles and cargo bikes. Consideration of the location of additional dedicated rest stops or services areas will also be needed.

Connectivity is emerging as a shared priority, and a challenge to be addressed across the range of spatial scales; from local, through regional to national – this is evident in the emerging regional spatial strategies. Whilst the importance of transport links is recognised, we will need to consider how strategies can take forward an infrastructure-first approach which minimises the need to travel. We will use existing infrastructure capacity to direct where growth can happen in a way that is consistent with the travel and infrastructure investment hierarchies.

### **Improve digital connectivity**

We will reflect future plans for investment in digital infrastructure and consider implications for our long-term spatial development. Our spatial strategy will continue to support the roll-out of digital infrastructure across Scotland. This will play a key role in maintaining and growing our communities in both urban and rural Scotland, and has potential to form the foundations of a new emphasis on localism.

Scotland's Digital Strategy<sup>28</sup> aims to stimulate innovation and investment in digital technologies and industries across Scotland. Connectivity has a central role to play in unlocking the potential of our places and the economy and in opening up more remote parts of Scotland for investment and community expansion. We have already created permitted development rights for digital infrastructure and recently consulted on proposals to expand these further. These proposed changes need to be delivered in a way that minimises the negative impacts on the natural and built environment and safeguards air safety. Physical distancing arising from COVID-19 has also demonstrated that the planning service is well-placed to drive forward digital engagement in planning and decision making, creating opportunities for a wider range of people to get involved in more strongly influencing the design of their places.

We will consider whether proposed national developments can help us to deliver on this vision. The full list of proposals we have received is available to view at [www.transformingplanning.scot](http://www.transformingplanning.scot) and includes, for example: business and industrial developments; strategic investment areas; energy parks; advanced manufacturing; spaceports; aquaculture hubs; food production projects; tourism projects and infrastructure; strategic transport interventions; and digital networks.

# Potential policy changes

We are currently considering the following priority policy changes to support a spatial strategy for a wellbeing economy:

- Promoting a place-based approach to investment across all development plans, in line with the Infrastructure Investment Plan, priorities of the Scottish National Investment Bank, and the recommendations of the Advisory Group on Economic Recovery.
- Explicitly supporting development that can demonstrate its contribution to a wellbeing economy and fair work. This could include, for example, the introduction of new requirements from investment to secure social and environmental value and the delivery of our Public Health priorities.
- Creating certainty for investors whilst providing flexibility to allow the planning system to respond more effectively to market opportunities.
- Facilitating new ways of working such as remote working, homeworking and community hubs, in line with our emphasis on localism and to help reduce demand for motorised travel.
- Ensuring that we reflect the vision, objectives and framework of Scotland's upcoming third Land Use Strategy. We will consider how spatial planning at regional and local scales can protect and enhance the multiple benefits that can be gained from our land including food production and access to local markets.
- Reflecting any development and infrastructure needs arising from changes to wider markets, linking with our proposals for strategic freight connectivity.
- Continuing to grow Scottish aquaculture in a way which balances production with environmental quality. This could include criteria for assessing aquaculture proposals that can be consistently applied and which are sufficiently flexible to respond to changes in practice.
- Revisiting the interface between terrestrial and marine planning to ensure our policy properly reflects more recent developments in marine planning and associated research and evidence.
- Encouraging the expansion of tourism and associated infrastructure in an inclusive and sustainable way to ensure local communities have a share in tourism benefits, and safeguard environmental and community assets. We will explore how relevant tourism management considerations can be built into decisions on future development – for example by supporting developments that redistribute tourist uses and alleviate pressure on the capacity of sensitive areas. We will also build on investment through the Rural Tourism Infrastructure Fund.
- Providing greater flexibility for housing development that provides accommodation for rural businesses.
- Tackling the impact of short term lets in pressured areas by providing a framework for decision making on planning applications.
- Actively enabling development that supports expansion of the creative sector.

- Reflecting the importance of cultural facilities in different types of places, such as city and town centres and more rural communities and to stimulate more creative approaches to place-making and regeneration, for example in temporary uses of vacant spaces or in animating public spaces.
- Protecting existing cultural assets from inappropriate development including through the Agent of Change principle.
- Promoting the broader circular economy agenda and considering how it can improve our approach to place-making more broadly, including by making best use of existing buildings, and by prioritising waste prevention through innovation in design and construction. We will also look to ensure that, where feasible, existing materials are salvaged and reused or recycled.
- Encourage new buildings to connect to existing heat networks where located in a Heat Network Zone, wherever feasible; and encouraging applications for energy from waste facilities to provide a connection to a heat network, taking into account the practical considerations involved.
- Enabling the development of future zero carbon infrastructure in a way that supports wider spatial objectives, including mixed use and sustainable connectivity. This could include larger scale facilities as well as small scale interventions to support communities and households to make the transition to a circular economy.
- Updating our policies on fossil fuel extraction to reflect our climate change objectives and wider energy policy. Policies will mitigate certain environmental and health effects of minerals developments. We will also reflect wider policies on unconventional oil and gas and fossil fuels and confirm that we do not support applications for planning permission for new commercial peat extraction for horticultural purposes.
- Supporting heat network opportunities that can safely utilise former deep mining areas.
- Reviewing our approach to calculating and maintaining a suitable landbank for aggregates that reflects the 10 year development planning timescale.
- Decarbonising our transport system in relation to car and light commercial vehicles, Scotland's passenger railways and scheduled flights within Scotland.
- Setting out the key considerations to be taken into account when considering proposals for strategic low carbon transport infrastructure and ensuring that local development plans factor in strategic transport connectivity as part of their spatial strategy.
- Supporting the roll-out of digital infrastructure across Scotland in a way which allows planning authorities to manage its impact. We will encourage the redevelopment of existing infrastructure, including retrofitting and shared use of facilities.
- Introducing stronger requirements for new housing and business developments to build in connectivity and connecting the planning of future development with existing and future digital infrastructure capacity.
- Providing a framework to manage the impacts of development on digital networks.
- A new values-led approach to Inward Investment that will focus our efforts to build a technologically enabled, net zero economy with the principles of fair work and sustainable, inclusive growth at its heart.

# A Plan for Better, Greener Places



We will support development that reflects the character and identity of our distinctive places and neighbourhoods, safeguards and restores our natural assets, and tackles geographic disadvantages including areas needing regeneration and promoting the re-use of vacant and derelict land and buildings.



We will build on the review of the Town Centres Action Plan, the Land Use Strategy and the Place Principle to ensure that our approach to development focuses more on place.



We will future-proof our natural and historic assets and coasts and work to restore the health and resilience of Scotland's ecosystems, so that our natural capital can further support our economy and our wellbeing.



We will include stronger and updated policies on design and place-making.



We will significantly enhance our policies on vacant and derelict land to encourage innovation and redevelopment and promote a brownfield-first approach to development.



Our policies on city and town centres and on the re-use of historic buildings will be broadened to better reflect a wider range of potential uses in anticipation of continuing change.



Our policies on rural development will positively encourage development that helps to repopulate and sustain rural areas and stimulate rural economic growth and sustainability.

## You told us...

- Good design should be required rather than optional. We should consider issues including density, building heights, diverse user needs and built form fully, whilst also allowing flexibility in response to the distinctive character of our places.
- Many of our existing policies on the natural environment are fit for purpose. Building on this, we need to go further in securing positive effects for biodiversity from development, helping to address the global challenge of biodiversity loss in line with the new statutory outcome for NPF4.
- There is support for a national nature/ecological network, and some people suggested that we review our policies on ancient woodlands, Ramsar Sites, and wild land. Other priorities raised include national parks and regional parks, soils, and woodland creation and protection.
- People value our historic buildings, places and landscapes and recognise their importance to our sense of place, common history and future wellbeing. Their interest extends beyond designated sites and buildings to include locally important assets such as traditional housing stock and local landmark buildings.
- The pace of change for town centres is accelerating, and we need planning to work with others to secure a strong future for them, including by moving beyond a focus on retail, to promote a wider range of uses. The engagement feedback also highlighted the different roles of town centres across the country, from rural towns to city regions.
- Our strategy should set out a new agenda for rural development, with flexible policies which reflect the diversity of Scotland. Active intervention is needed to tackle depopulation and the particular challenges for our most remote areas, along with careful consideration being given to further development in pressured and more accessible areas. By linking development with infrastructure investment, we will be able to unlock development across rural Scotland and ensure its long term economic and social sustainability.
- We can strengthen our approach to vacant and derelict land, given the development challenges and potential benefits for climate change and quality of life. Ideas include use of this land for renewable energy, green infrastructure/naturalisation, community growing or city farms, employment and investment and housing. There is support for stronger prioritisation of brownfield development over the release of greenfield land. Development viability and the use of delivery mechanisms to unlock brownfield land and redevelop buildings at risk are also key considerations.
- The spatial strategy and policies will need to consider the long term impacts of climate change on our coasts, and provide a framework for protecting coastal communities and assets. Key issues include flood risk management and coastal protection and the interface between planning on land and at sea is important.



## Our new spatial strategy will:

### Focus on place-based outcomes

The Place Principle<sup>29</sup> means that all action and investment should be place-based to secure multiple benefits. Our spatial strategy will focus on the qualities and character of our places. We want to ensure that all parts of Scotland play to their strengths to support our wider objectives of community resilience, inclusive growth and environmental sustainability. Our strategy will support existing successful places and reflect on those that have not served us well, by considering how Scotland's cities, towns, rural areas, coasts and islands work together to form a uniquely rich and diverse country where everyone benefits from our wealth of natural assets. We will also focus on opportunities for regeneration to ensure our most disadvantaged and fragile communities are prioritised for development and investment.

Climate change action needs to work with our places so that we can effectively focus on climate vulnerable communities and tailor action for a just transition that improves our neighbourhoods. We need to build the resilience of our infrastructure and lifeline links through adapting to the challenges around our changing climate, as well as our unique natural, coastal and historic environment assets. Protecting, restoring and enhancing our natural and cultural heritage should form the foundations of a place-based approach to our future development.

Regional spatial strategies are considering ways in which our land and natural assets can form the basis of a green recovery. The two national parks are exploring their contribution to the quality of life of people living across Scotland, and identifying priorities including affordable housing as key to unlocking their potential. Urban futures will also contribute to this. Emerging priorities from the Glasgow conurbation focus on unlocking the potential of land along the Clyde, across local authority boundaries, to attract investment, strengthen communities and improve the quality of our places. Addressing vacant and derelict land is a common theme across the emerging regional spatial strategies.

### Achieve higher quality design

We will promote the planning and development of healthier, inclusive, sustainable and well-designed places across Scotland. Good quality development will stand the test of time and provide much wider benefits for people's health, wellbeing, the economy and environment. The public realm, including the design, layout and accessibility of our streets and spaces, has an essential role in creating better places. We will build on the six qualities of successful places to maintain a cross-cutting policy on design and place-making. We will ensure that more specific sectoral or place-based policies incorporate design considerations that reflect the diverse needs and aspirations of people.

Many existing plans and strategies reflect the importance of design and place-making including Creating Places and the Place Standard.

### Re-imagine city and town centres

We will look at how our policies can help our city and town centres to respond to current and future challenges so that they can adapt and be vibrant, creative, enterprising and accessible places to live, work and visit.

Scotland's city and town centres were already facing significant challenges prior to the global pandemic. Our living and working patterns in recent months have raised further fundamental questions about their future and wider objectives including climate change and how community empowerment will influence how our town centres will evolve in the future. A new emphasis on localism raises opportunities for town centres that will require a planning policy response, building on our existing approach, to diversify and balance the use of land and buildings, provide services and activities for people of all ages, and stimulate new investment especially in the maintenance and re-use of existing buildings and infrastructure as part of a circular economy.

We will reflect on the Town Centre Action Plan, continue to embed the Town Centre First Principle in decision making and respond to the outcome of the ongoing review of the plan to ensure our policies help to create more vibrant, healthier inclusive and greener town centres. Greater consideration will be given to the provision of more good quality homes in town centres, with access to shops and facilities, which can bring life back into town centres and create good places to live including by making sustainable and efficient use of the existing building stock.

City and town centres have the potential to contribute a great deal to our response to climate change, and to meeting the future needs of our diverse population. By making better and more creative use of our settlement centres, we can significantly reduce the need to travel unsustainably whilst maintaining and enhancing the character and identity of our towns and cities to create vibrant places that meet our future needs. Although the approaches will vary to reflect local circumstances, we will highlight shared opportunities to reinvent town centres and strengthen our networks of settlements.

### **Re-use vacant and derelict land and empty buildings**

There is a clear case for acting now to prioritise the use of vacant and derelict land and properties. This has the potential to deliver significant benefits including sustainable, inclusive growth and reduced emissions as an integral part of our future sustainable and circular economy.

Scotland has too much vacant and derelict land – this is rightly regarded as unacceptable and an issue of national concern that needs to be urgently addressed. The consequences come at too high a price, directly impacting on health and blighting economic, social and environmental recovery. Vacant and derelict land introduces a level of redundancy that our society

can ill afford. Whether it is large scale long-term dereliction, or small scale short-term vacancy, we need to set out a stronger policy framework that will give confidence to communities and public and private sectors that vacant and derelict land represents an opportunity to stimulate a positive future whilst building on the legacy of the past.

Our national planning policies can complement wider work on vacant and derelict land. The Vacant and Derelict Land Taskforce has identified longstanding vacant and derelict sites which the planning system could play a role in bringing back into use and this is a key priority highlighted by the Scottish Land Commission which proposes this as a national priority for NPF to address, and the Vacant and Derelict Land Fund seeks to provide funding solutions to the issues.

We must change the perception of vacant and derelict land from being a liability to becoming an asset. We could do much to inspire innovation and imagination in considering how we can achieve this. The strategy can set out spatial priorities and opportunities that help to guide future investment.

The relationship between town centres and suburbs and the role of the green belt will also benefit from a long term spatial perspective that reflects our net-zero and environmental ambitions. We will develop a vision for the future use of vacant and derelict land so that regional strategies and local development plans can work collectively to unlock the potential of land within our existing settlements to provide multiple benefits. Supporting this, stronger policies to limit greenfield development and recognise the potential for green belts to form a part of multifunctional green networks could help to achieve positive effects for biodiversity whilst also helping to realise the health and climate benefits of growth within existing urban areas.

### **Actively promote working and living in rural Scotland and the islands**

The issues arising from COVID-19 and future impacts of Brexit mean that the time is right for a fundamental rethink on how we can support a positive future for rural Scotland. Development planning in Scotland is now required by the Planning (Scotland) Act 2019 to contribute to increasing the population of rural Scotland, particularly in depopulated areas. Last year we commissioned research<sup>30</sup> to explore how future planning policy can support strong and vibrant rural communities and economies in the coming years, and identified scope for significant policy changes in NPF4. Our National Islands Plan<sup>31</sup> identifies how we can improve outcomes for our island communities and our approach will be informed by an island communities impact assessment.

We are currently exploring significant changes to our policies on rural and island development, to support prosperous and sustainable communities and businesses whilst protecting our unique natural assets. Our rural areas and islands are one of our greatest assets and our strategy will reflect our ambition to build low carbon rural communities where the quality of life is exceptional. We will identify opportunities to build the long term sustainability of our more fragile areas by highlighting infrastructure requirements and facilitating development that strengthens their future. While it is right that rural and island areas are developed in a different way to our urban centres, people still need to be able to access goods, services, healthcare, education, work and recreation in a fair, affordable and low carbon way for health and wellbeing. Access to low carbon heat options and water supplies are of critical importance for households that are not connected to wider networks. Local authorities have been working together to explore what low carbon rural living will look like in the future and this will inform a new national spatial strategy with supporting policies.

NPF4 will need to align with a wide range of policies relating to rural development including our National Islands Plan, Forestry Strategy, the Rural Economy Action Plan and the Land Rights and Responsibilities Statement. There are particular opportunities to link planning more closely to the Land Use Strategy and Regional Land Use Partnerships, to achieve an approach to future development at national, regional and local scales, that more fully supports, and is supported by, wider land use management.

Rural repopulation is a key theme for emerging regional spatial strategies including for the South of Scotland, Argyll and Bute, Western Isles, Orkney and Highland, where authorities are exploring how the areas' high quality of life and environment, growth of local economic development together with a growth in remote working can unlock new futures for rural communities and businesses. Emerging strategies are also exploring how the challenge of an ageing population can be addressed through long term planning.

### **Protect and restore Scotland's natural environment**

Our spatial strategy will strengthen our approach to protecting and restoring the health and quality of Scotland's natural environment. We will ensure that our approach to planning supports Scotland's role in responding to the twin global crises of biodiversity loss and climate change, including by strengthening policies designed to protect and restore Scotland's biodiversity and natural assets and to improve their long term resilience to the impacts of our changing climate.

Our national planning policies include measures to protect Scotland's unique natural environment, reflecting the hierarchy of natural heritage designations, from international networks to locally important landscapes and nature conservation sites. Building on this, we will strengthen policies to protect and restore

biodiversity and natural assets. For example, the Planning (Scotland) Act 2019 requires NPF4 to set out how development will contribute to securing positive effects for biodiversity and we are keen to build on existing good practice in Scotland and elsewhere. It also requires planning authorities to prepare Forestry and Woodland Strategies for their areas as a way of guiding future woodland creation and supporting the sustainable management of existing woodlands to increase the social, environmental and economic benefits they can deliver. We will look to align NPF4 with the vision and outcomes of Scotland's new Environment Strategy and the principles set out in the Land Use Strategy as well as considering the issues for the natural environment arising from the Climate Change Plan and Adaptation Strategy.

Our approach will recognise the fundamental role that a healthy and resilient natural environment plays in supporting Scotland's economy and the health and wellbeing of our communities. It will help to ensure that our natural assets are managed in a sustainable, regenerative way so they can continue to provide the benefits Scotland's people and businesses rely on.

### **Protect and enhance our historic buildings and places**

'Our Place in Time – the Historic Environment Strategy for Scotland'<sup>32</sup> sets out a vision for how we will care for, understand and promote access to our historic environment. It recognises the important contribution that historic sites and buildings make to communities across Scotland; promoting a sense of belonging and identity, encouraging civic participation and supporting local economies. Our policies for the historic environment will aim to respond to the outcomes and objectives of the Strategy.

Like our natural environment, our historic buildings and townscapes are key assets that contribute to our sense of belonging, economy and quality of life. Planning should provide

the framework in which change in the historic environment can be managed sensitively to preserve the special characteristics of our buildings and places, while also ensuring that we capitalise on the opportunities they offer. In doing so, we will acknowledge that the historic environment is itself an asset that can help us to deliver our wider policy ambitions for example, for mitigating climate change, improving health and providing housing.

Since NPF3 was adopted, Historic Environment Scotland (HES) has been established as our lead public body for the historic environment. In 2019, HES published Historic Environment Policy for Scotland (HEPS). We will consider our policies for the historic environment in relation to HEPS to ensure a consistent framework for decision making.

### **Adapt our coastline to the impacts of climate change**

We will consider how the future development of our coastal areas and communities can be achieved in a way that helps them adapt to long term challenges. Terrestrial and marine planning come together in our coastal areas, and NPF4 will align with Scotland's National Marine Plan as well as sectoral plans for offshore wind and aquaculture, emerging regional marine plans, plans for our ports and harbours and the Blue Economy Action Plan. The Scottish Crown Estate Act 2019 will also provide opportunities for coastal communities to benefit from their own assets, opening up new opportunities for strengthening their future.

We will consider whether proposed national developments can help us to deliver on this vision. The full list of proposals we have received is available to view at [www.transformingplanning.scot](http://www.transformingplanning.scot) and includes, for example: area-based environmental transformation projects; green and nature networks; town centres; regeneration projects; rural developments; and redevelopment of vacant and derelict land.

# Potential policy changes

We are currently considering the following priority policy changes to support a spatial strategy for better, greener places:

- Embedding the Place Principle throughout NPF4.
- Promoting the value of good design in creating great places. We will continue to reflect the 6 principles of successful places and consider the extent to which they can be developed further to reflect wider priorities, such as climate change, biodiversity and public health, including the health benefits from clean air and access to nature and quality green space. We will also consider scope to provide a framework for bringing forward Masterplan Consent Areas within this context.
- Embedding the use of the Place Standard Tool to reflect the importance of public involvement in a collaborative approach to place-making and the links between place, environment, health and wellbeing.
- Refreshing 'Designing Streets' to bring it up to date, clarify specific issues such as inclusive and sustainable design, and strengthen its applications, particularly in the context of 20 minute neighbourhoods.
- Broadening the mix of uses in town centres in the future. As part of this, we will look at how our policies can help to deliver the Town Centre First Principle and associated work on regeneration as a key contributor to achieving a new emphasis on localism and sustainability. We will promote new opportunities to increase town centre living, for example by stimulating the re-use of empty properties and gap sites and actively promoting homes for people of all ages, with greater recognition of the contribution these can make to housing requirements whilst following the agent of change principle. We will also look at how our policies can respond to current and future expected changes to the retail sector and harness the energy of the cultural heritage, historic environment and arts economy, including the evening/night time economy, to support town centre regeneration.
- Reconsidering the evidence, monitoring and appraisal required to inform spatial strategies in development plans, such as town centre health audits and strategies, transport and emissions modelling of land use options.
- Aligning the strategy with the Land Use Strategy and identifying opportunities to align emerging Regional Spatial Strategies with future Regional Land Use Partnership Frameworks.
- Prioritising the use of vacant and derelict land ahead of greenfield land through a 'brownfield first' approach. As part of this, we will consider the various definitions of vacant and derelict land, buildings at risk and their respective implications for planning policies.
- Strongly incentivising the imaginative and sustainable re-use of vacant and derelict land and buildings by highlighting the wide range of potential temporary and permanent uses it could support and providing a positive policy framework for achieving long term positive outcomes.

- Promoting a plan-led approach to re-use and remediation of sites, linking with wider delivery tools such as design briefs and local place plans. We will consider the evidence required to inform spatial strategies as part of this.
- Actively encouraging sustainable, innovative and low carbon development and re-use of existing buildings or vacant and derelict land.
- Tackling the challenges of viability arising for some types of development on vacant sites, by considering how plans can be supported by a wide range of delivery mechanisms. We will look at, for example, how we can promote proactive land assembly to enable the re-use of land and disused buildings.
- Updating our green belt policy to provide greater clarity on acceptable uses whilst also recognising its role as part of multifunctional natural infrastructure.
- Proactively rebuilding the resilience of rural communities and economies by enabling well designed, sustainable development. This will include policies to strongly support rural investment and diversification and enable the development of essential infrastructure for rural areas including affordable housing. As part of this we will take into account the specific circumstances of island communities.
- Strengthening the links between development proposals and wider sustainable land use objectives, contributing to the outcomes of Scotland's Environment Strategy. This includes reframing policy to reflect the fundamental role of our natural environment and biodiversity in providing essential natural services and benefits for our economy, health and wellbeing, and climate resilience. We will explore opportunities to ensure that our approach to using and managing natural assets is sustainable and regenerative, restoring and enhancing our stocks of natural capital.
- Strengthening the consideration given to the likely effects of development on carbon dioxide (CO<sub>2</sub>) emissions where peat and other carbon rich soils are present.
- Securing positive effects for biodiversity from new developments. We are developing ambitious new proposals which deliver positive outcomes for biodiversity from development without the need for overly complex metrics, and will consider how they can support wider approaches to natural infrastructure.
- Strengthening policy on woodland protection and creation in association with development, aligned with new provisions on forestry and woodland strategies.
- Clarifying our policies on locally important built and natural assets where required.
- Given the new requirements in the Planning (Scotland) Act 2019 to support the repopulation of rural Scotland, we will consider whether our policies on wild land need to change, while ensuring effective safeguards for our natural environment and landscapes.
- Maintaining, strengthening and clarifying our policies for the historic environment to ensure planning policies align with the vision set out in our Historic Environment Strategy and the operational policy framework in HES's Historic Environment Policy for Scotland.
- Enabling the continuing use, or re-use where appropriate of historic buildings given their importance in making sustainable use of embedded carbon as part of a circular economy.
- Considering whether Heritage Impact Assessments should be mandatory for all listed building and conservation area applications.
- Supporting development and infrastructure needed to realise the potential of the blue economy and coastal communities, including opportunities to enhance natural infrastructure. We will also factor in long term coastal vulnerability and resilience in order to future-proof development decisions.
- As part of delivery against the missions set for it, the Scottish National Investment Bank can support improving places and regeneration in order to reduce inequality, and improve opportunities and outcomes for people and communities through its investment activity.

# Delivery

An infrastructure-first approach to development will guide how we deliver our strategy.

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The Place Principle will help us to work together to deliver change that leads to better outcomes for our places. In line with the wider aims of planning reform, we will seek to strengthen public sector confidence in enabling development, and provide a clearer context for leveraging investment by the private sector.

Our strategy will be accompanied by a delivery programme that will form the basis of continuing collaboration to ensure it is effectively implemented.

We are currently working to strengthen links between development planning and future infrastructure investment. NPF4 is being prepared alongside a public consultation on our Draft Infrastructure Investment Plan for 2021/22 to 2025/26<sup>33</sup> and the second Strategic Transport Projects Review. As they evolve, our spatial strategy will ensure that a broader view of 'place' is built into these plans and that the priorities they identify for investment will inform where future development can take place. Our spatial strategy will build on our existing assets

and services, making best use of available capacity, ahead of requiring investment in new infrastructure. This aligns with the sustainable travel and investment hierarchies set out in our National Transport Strategy, and is an integral part of the proposed common investment hierarchy included in the Draft Infrastructure Investment Plan.

The Infrastructure Commission for Scotland<sup>34</sup> has made recommendations about NPF4 in relation to infrastructure. This includes putting in place an infrastructure-first approach to development planning, involving infrastructure providers, developers and other public bodies to ensure an integrated and coherent outcome-based approach to land use planning, and recognising the importance of implementation being supported at all scales. This approach is supported by responses to the early engagement, as many people have told us that they want to see a more strategic and joined-up approach to infrastructure investment to ensure delivery responds to our geographic strengths and challenges.

We are exploring the following opportunities for a collective approach to delivery, across the different scales of planning, to help achieve this:

- We will work with the national Infrastructure Delivery Group, involving the full range of public and private infrastructure delivery organisations, to consider the draft NPF4 as it emerges and identify how it can be supported by a delivery programme that relates to development planning at all scales. This type of improved collaboration with infrastructure providers will also play a key role in helping us to embed an infrastructure-first approach to planning and development within the context of the new system.
- We will continue to support planning authorities as they develop their early thinking on regional spatial strategies. We expect to broaden the conversation on this emerging thinking in the coming months and have published an update on progress alongside this Position Statement. Indicative strategies will continue to inform our national priorities. In turn, NPF4 can support the delivery of regional priorities by identifying significant place-based opportunities for infrastructure planning to reflect and respond to. Alignment with city and growth deals at this scale will also be critical to ensure that land use planning at a regional and national scale supports delivery of agreed priorities.
- We will also articulate how we expect an infrastructure-first approach to be embedded in the spatial strategies of local development plans. This includes ensuring that our plans are informed by evidence as recommended by the Infrastructure Commission for Scotland, focusing on need, demand, opportunities and geography. Part of this is the appropriate appraisal to determine the infrastructure requirements of potential spatial strategies at the start of the plan process, including who will fund and deliver it. This will ensure land use decisions are informed by these requirements rather than being developed after the land use decisions have been made. In the past this has led to sub-optimal infrastructure solutions that are not capable of being funded or delivered.
- Local place plans were also introduced by the Planning (Scotland) Act 2019, enabling communities to prepare plans for their own places. Community scale planning has an important role to play in the new system and we will consider its role in helping to deliver outcomes as we develop regulations and guidance alongside NPF4.
- We are carrying out a review of existing developer contributions mechanisms, such as planning obligations, which will inform our future policy approach. This includes not only NPF4, but also potential updates to Circular 3/2012 and implementation of the infrastructure levy, powers for which are contained in the Planning (Scotland) Act 2019. Subject to the findings of the review, we will explore how we can provide greater certainty, consistency and clarity around the scope and use of developer contributions, including to identify, fund and deliver infrastructure up-front. It will be important that any new approach is grounded in an understanding of development economics and delivery. For this reason we will consider the need for greater detail on the role of viability assessments in shaping both development plans and decision-making.

- Land assembly and compulsory purchase in our future planning system will also be considered. In particular, we will explore how future national planning policies could help to promote a more proactive and collaborative approach, and how such an approach can support planning and place-making objectives.
- Masterplan Consent Areas (MCA) will be a useful, proactive delivery tool to promote and incentivise investment in development, including new housing, and to support the delivery of local development plan strategies and particular local priorities. They will allow planning authorities to plan and enable delivery of quality development in their places; front-loading engagement, consideration of design, re-use of existing buildings, infrastructure and local assets at an earlier stage in the planning process and so placing authorities in a position of leading and enabling the planning of high quality places. Developed with community consultation, MCA schemes can be used to provide consent for specified types of development, subject to conditions in a particular area. They will be able to grant up-front consents for planned development, so adding certainty and removing much of the risk for potential investors, and supporting planned development and investment.

# Next steps

This position statement sets out our current thinking, drawing on the ideas and evidence we received from a broad range of people and organisations through our early engagement programme. We very much see this statement and any conversations that follow as an additional opportunity in the process, between our earlier Call for Ideas and the formal consultation with parliamentary process to come next year, to advance thinking towards the draft NPF4. Whilst we have intended that the Position Statement provides an idea of the direction of travel, there is still a lot of work to be done as we continue to shape and refine our thinking before we set out a full draft NPF4 for further consultation and scrutiny.

## Sharing your thoughts with us

We would welcome any thoughts on this position statement. We appreciate that stakeholders may not have much capacity to do so in the current climate, particularly if they have already shared ideas with us, and may prefer to reserve further input for the fuller consultation draft in autumn 2021. There will be no need to restate points made through the Call for Ideas process – we continue to use that evidence source as we take forward our policy development. We will continue to update our Programme for Engagement as work progresses towards a draft NPF4, ensuring opportunities for all to be involved.

**If you would like to comment now, we have set out these questions which will help to sense check the position statement.**

- 1. Do you agree with our current thinking on planning for net-zero emissions?**
- 2. Do you agree with our current thinking on planning for resilient communities?**
- 3. Do you agree with our current thinking on planning for a wellbeing economy?**
- 4. Do you agree with our current thinking on planning for better, greener places?**
- 5. Do you have further suggestions on how we can deliver our strategy?**
- 6. Do you have any comments on the Integrated Impact Assessment Update Report, published alongside this position statement?**
- 7. Do you have any other comments on the content of the Position Statement?**

**Should you wish to comment, please can you do so by 19 February 2021 through the Scottish Government's consultation hub at <https://consult.gov.scot/planning-architecture/national-planning-framework-position-statement> or via email to [scotplan@gov.scot](mailto:scotplan@gov.scot)**

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### **Consultation Response to the Scotland's Fourth National Planning Framework Position Statement**

Renfrewshire Council welcome the opportunity to contribute to the National Planning Framework 4 Position Statement and support the importance of the Framework in addressing climate change, creating healthier communities and growing a greener circular economy.

A clear framework that assists economic recovery as we emerge from the Covid-19 pandemic whilst providing sufficient flexibility to allow local circumstances to be reflected in Local Development Plans, Place Plans and planning decisions is welcomed.

This initial response has been provided by officers from Renfrewshire Council. The Council will contribute to and provide a comprehensive response to the Draft National Planning Framework 4.

#### **1. Do you agree with our current thinking on planning for net-zero emissions?**

Yes, it is clear that climate change and emissions reduction will be central to National Planning Framework 4.

The intention to introduce a consistent policy to meet Section 3F of the Town and Country Planning (Scotland) Act 1997 is a positive step in achieving net-zero emissions by 2045 as set out in Climate Change (Emissions Reduction Targets) (Scotland) Act 2019. The aspiration for net zero emissions is welcomed, Renfrewshire Council aim to support this aspiration by 2030.

In addition to encouraging and supporting an emission reduction in new developments it is important that National Planning Framework 4 considers the challenge of retrofitting the existing building stock ensuring Scotland's buildings are futureproofed. The proposed alignment with Building Standards will be key in achieving this.

The proposed policy measures are important and these policy requirements should be set within the National Planning Framework 4.

#### **2. Do you agree with our current thinking on planning for resilient communities?**

The approach to achieving more resilient communities, including the concept of 20-minute neighbourhoods, is of increased importance following the Covid-19 pandemic and achieving climate change targets.

It is considered that replacing the current focus of maintaining a 5-year supply of housing land with a longer-term perspective would assist in shifting the policy focus and resources within the planning system towards delivering good quality housing in sustainable locations. The promotion of green infrastructure and access to recreational space for all is central to this approach.

Setting out an infrastructure first approach with more joined up thinking around embedding priority transport infrastructure into the appraisal and assessment of development proposals is strongly supported and considered integral in delivering high quality places.

A clear approach to developer contributions will be important in ensuring consistency across Scotland.

The aim of putting the needs of people and their health and wellbeing at the heart of the planning system within the National Planning Framework 4 setting out a clear approach on deliverer is key.

### **3. Do you agree with our current thinking on planning for a wellbeing economy?**

Greater emphasis upon a wellbeing economy is strongly supported primarily where the shift towards a more circular economy, improves connectivity, digital and physical links which has greatest benefit for society.

Re-imagining town centres as vibrant, creative, and enterprising locations with a wider mix of uses is supported and aligns with centre strategies in Renfrewshire. The support for creative and cultural industries is also welcomed as a significant economic sector.

The continued roll out of digital infrastructure in Scotland is strongly supported and requires to take into consideration the changes in working patterns such as the rise of home and remote working.

### **4. Do you agree with our current thinking on planning for better, greener places?**

Focusing on the remediation of brownfield land and the re-use of existing buildings is supported along with links in with the circular economy concept and creating healthier communities.

The Place Principle is key to co-ordinating activity of different partners. It is important that this policy ambition is supported by practical actions within the delivery section of National Planning Framework 4.

The requirement for Heritage Impact Assessments is supported and we welcome more information on the scope of these assessments and the requirement to rolls these out to all listed building and conservation area applications.

### **5. Do you have further suggestions on how we can deliver our strategy?**

The delivery of the aspiration, vision and policy requirements outlined in National Planning Framework 4 is key and details on funding, timescales and stakeholders to take various aspects of National Planning Framework 4 forward requires to be confirmed.

Delivery of National Planning Framework 4 requires robust policy wording which will ensure consistency in its application across Scotland.

### **6. Do you have any comments on the Integrated Impact Assessment Update Report, published alongside this position statement?**

No comment

## **7. Do you have any other comments on the content of the Position Statement?**

Renfrewshire Council and a number of other local authorities have declared a climate emergency and are working to meet net zero targets. In this context, while it has been confirmed that the Position Statement is to be given no weight in planning decisions it is considered important that national policy change begins to inform plans and policies and coordinate action as soon as possible.

There is a need for clear guidance within National Planning Framework 4 with regards to the requirements of the Planning (Scotland) Act 2019 in relation to biodiversity net gain, how this will be secured and how the positive effects for biodiversity from new development will be measured.





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

**On: 16 March 2021**

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**Report by: Chief Executive**

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**Heading: Renfrewshire Local Development Plan**

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## 1. Summary

- 1.1 The Scottish Government Examination into the Proposed Renfrewshire Local Development Plan has now concluded
  - 1.2 The conclusions and recommendations of the Reporters appointed by Scottish Ministers largely support the strategy, policies and proposals set out in the Proposed Renfrewshire Local Development Plan approved by the Communities, Housing and Planning Policy Board on 12 March 2019.
  - 1.3 The Examination Report is available to view at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan> with a summary of the Reporters' Recommendations attached as an appendix to this Board report.
  - 1.4 Section 19 of the Town & Country Planning (Scotland) Act 1997, states that the recommendations contained in the Examination Report are largely binding on Planning Authorities and only in very exceptional circumstances can the Reporters' recommendations be challenged.
  - 1.5 The Council is required to submit the modified version of the Plan to the Scottish Ministers within 3 months of receiving the Examination Report.
- 

## 2. Recommendations

- 2.1 It is recommended that the Board:
  - (i) agrees to accept the recommendations of the Scottish Government's Appointed Person(s) as contained in the Examination Report into the Proposed Renfrewshire Local Development Plan;

- (ii) authorise the Head of Economy and Development to modify the Proposed Renfrewshire Local Development Plan in line with the Reporters recommendations in the Examination Report and to publish the Plan as proposed to be adopted; and
  - (iii) authorise the Head of Economy and Development to notify the Scottish Ministers of the Council's intention to adopt the Local Development Plan.
- 

### **3. Background**

- 3.1. The Proposed Renfrewshire Local Development Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019. The Proposed Plan represented the Council's settled view as to what the final adopted content of the Local Development Plan should be.
  - 3.2. Following an extensive period of consultation during 2019, the Proposed Plan, the representations made to it and the Council's responses to these representations were submitted to the Scottish Ministers on the 31 January 2020.
  - 3.3. The Examination process considered 1,444 representations which were split into 23 separate issues.
  - 3.4. The Scottish Ministers appointed 4 Reporters from the Scottish Government's Directorate for Planning and Environmental Appeals to examine the Plan.
  - 3.5. The conclusions and recommendations of the Reporters were set out in the Examination Report into the Proposed Renfrewshire Local Development Plan which was published on the 2 February 2021.
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### **4. Local Development Plan Examination – Recommendations**

- 4.1 The full Examination Report can be found on the Council's website at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan> and a summary of the Reporters' recommendations is attached as appendix 1 to this Board report.
- 4.2 The Examination Report concludes that the Spatial Strategy and policy framework of the Proposed Plan is appropriate and consistent with Clydeplan Strategic Development Plan and Scottish Planning Policy.
- 4.3 In the vast majority of issues examined, the Reporters agreed with the approach taken by the Council in preparing the Plan.
- 4.4 The recommendations in the Examination Report largely relate to minor text and graphic changes and the addition of guidance from the New Development Supplementary Guidance to policies within the Plan.
- 4.5 There are two areas where the Reporters have recommended more significant modifications to the Plan.

## **Land for Housing**

- 4.6 Scottish Planning Policy expects a generous supply of land to be identified to meet housing requirements. The Examination Report concludes that the Proposed Plan includes a range and choice of housing sites across the period of the Local Development Plan.
- 4.7 This position requires to be reviewed annually by the Council in line with Scottish Planning Policy. If a shortfall in the supply of housing land is identified during the period of the Local Development Plan the Council will be required to take steps to address this shortfall through the identification of additional housing sites.
- 4.8 The Reporter recommends that additional text be added to the Plan to recognise the steps that the Council are taking to maintain a supply of land for affordable homes. This includes the use of Policy P3 - Housing Mix and Affordable Housing Policy, the delivery of new homes through the Council's Strategic Housing Investment Plan and the Council's own newbuild programme.
- 4.9 In examining the representations to the Proposed Plan, the Reporter recommended that 3 proposed housing sites are removed from the Plan. The sites are listed below and have an estimated capacity of 350 homes.
- Land at Erskine Riverfront;
  - Land at Manse Crescent, Houston;
  - Golf Driving Range, Rannoch Road, Johnstone.
- 4.10 To maintain a range and choice of housing sites and to meet the requirements of Scottish Planning Policy and Policy 8 in Clydeplan Strategic Development Plan (2017) the Reporter recommended that 6 additional housing sites are added to the Plan. The additional sites will also address the reduced supply as a result of the 3 sites recommended for removal from the Plan. These sites are listed below and have an estimated capacity of 300 homes.
- Land at Elderslie Golf Club;
  - Land at Auchenlodment Road, Elderslie;
  - Land at Barrhill Crescent, Elderslie;
  - Land to West of Barochan Road, Houston;
  - Land at Thriplee Road, Bridge of Weir;
  - Land at Northbar, Erskine.
- 4.11 The additional sites listed above are not new sites introduced by the Reporter. These sites were considered as part of the overall preparation of the Proposed Local Development Plan and have been fully assessed in consultation with Key Agencies and other stakeholders. These sites were also subject to full public consultation, for a period in excess of 24 weeks, at both key stages in the preparation the LDP. Planning and environmental assessment of the sites were also subject to the two periods of extensive consultation with local communities in 2017 and 2019.

- 4.12 The planning and environmental assessment for each of these additional sites was submitted for examination and formed part of the evidence alongside the Proposed Local Development Plan.

### **New Policies**

- 4.13 The Reporter has recommended the inclusion of 3 new policies within the Infrastructure Section of the Plan. The new policies relate to:
- Communications and Digital Infrastructure; (see appendix page 5)
  - Zero and Low Carbon Developments (see appendix, page 8); and,
  - Developer Contributions (see appendix, page 10)

## **5. Next Steps**

- 5.1 The Planning Authority has 3 months from receipt of the Examination Report (until 2 May 2021) to submit a modified Plan to Scottish Ministers.
- 5.2 The authority can make the modification recommended by the Reporter(s), and other such modifications to rectify any factual terminological inconsistencies. It cannot introduce new evidence into the Plan for the purpose of disagreeing with the planning merits of the Examination recommendations and it also cannot select particular parts of the Examination Report to support and others to not support.
- 5.3 The authority is required to accept the Reporters' recommendations except in exceptional circumstances where there are specific reasons for not doing so, as set out in Section 19 of the Town and Country Planning (Scotland) Act 1997 (as amended). These are where the Council considers the recommendations would:
- a) make the Local Development Plan inconsistent with the National Planning Framework or Clydeplan Strategic Development Plan (2017);
  - b) be incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
  - c) would not be acceptable having regard to an environmental assessment carried out by the Council following modification of the plan in response to the recommendations, or
  - d) be based on conclusions that could not reasonably have been reached by the Reporter based on the evidence considered at the Examination.
- 5.4 The Reporter's recommendations as set out in appendix 1 to this report have been reviewed in relation to both National Planning Framework 3 and Clydeplan Strategic Development Plan. The recommended modifications are considered to be consistent with both documents, with the proposed additional housing sites in line with the requirements of Policy 8 in Clydeplan.
- 5.5 In terms of criteria (b) and (c), the recommended modifications have been considered in the context of the Conservation (Natural Habitats etc) Regulations 1994 and the Environmental Assessment (Scotland) Act 2005. The recommendations are considered appropriate in relation to this legislation.

- 5.6 Criteria (d) limits the grounds for declining recommendations to cases where the Reporters' conclusions could not reasonably have been reached based on the evidence considered during the examination.
- 5.7 The Planning Authority cannot refuse to accept a modification on the grounds that the Council does not agree with the Reporters' recommendation or that the Reporter reached a different conclusion to that put forward in the Proposed Local Development Plan. The Council must have substantive evidence that the Reporter made an error or reached an unreasonable conclusion.
- 5.8 In considering this legislation, the scope for the Council to depart from the recommendations in the Examination Report is extremely limited and in this respect the Reporters' recommendations require to be accepted and are binding on the Council.
- 5.9 Following the Board's decision, a modified Proposed Renfrewshire Local Development Plan will be sent to the Scottish Ministers and the Council will advertise its intention to adopt the Plan. The Scottish Ministers have the power to:
- approve the Plan as modified by the Council;
  - direct the Council to modifying the Plan as per the Reporter's recommendations (if the Council does not accept all the modifications recommended)
  - delay the adoption of the Plan.
- 5.10 Once the Council has advertised its intention to adopt the Plan, the Scottish Ministers have 28 days to consider the Plan (extendable by the Scottish Ministers). Depending on the decision of the Ministers, the Plan will then be formally adopted.
- 5.11 There is a statutory right of appeal to the Court of Session, within 6 weeks of adopting the Plan, for those challenging the validity of the Plan, if a person feels aggrieved by the Plan or any alteration, repeal, or replacement of the Plan.

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## Implications of the Report

1. **Financial** - The Examination of the Proposed Plan has cost £77,079, see legal implications below.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** – Reshaping our place, our economy, and our future - The Development Plan is a key document in establishing a land use framework for supporting, encouraging, and delivering economic development in Renfrewshire through investment and regeneration.
4. **Legal** – The Council's decision to adopt the Plan can be challenged by appeal to the Court of Session.

5. **Property/Assets** - None
6. **Information Technology** - None
7. **Equality & Human Rights** -
  - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** - None
10. **Risk** - None
11. **Privacy Impact** – None
12. **COSLA Policy Position** - None
13. **Climate Risk** - The Proposed Local Development sets out a framework, spatial strategy and policies to ensure sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.

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**Appendix** - Proposed Renfrewshire Local Development Plan Examination Report –  
Summary of Recommendations

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## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 Spatial Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the second bullet point on page 8 'Implementing the Spatial Strategy' to read as follows: <ul style="list-style-type: none"> <li>• "Contributes positively to the character, appearance and function of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and its setting, including delivering net biodiversity gain."</li> </ul> </li> <li>2. Amending the fourth bullet point on page 8 'Implementing the Spatial Strategy' to read as follows: <ul style="list-style-type: none"> <li>• "To apply a placemaking approach to deliver high-quality, well-designed, sustainable places, ensuring that the design of new development is demonstrated to benefit the area by following the principles of 'Renfrewshire's Places' Design Guidance."</li> </ul> </li> <li>3. Adding the following bullets points after the last bullet point on page 8 'Implementing the Spatial Strategy' as follows: <ul style="list-style-type: none"> <li>• "Safeguard, enhance and promote access to natural heritage including open space, green infrastructure and green networks, landscape, biodiversity and the wider environment."</li> <li>• "Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport."</li> </ul> </li> </ol>	17
02 Delivering the Spatial Strategy – Economy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the first paragraph of Policy E1 Renfrewshire's Economic Investment Locations to read as follows:  "Renfrewshire's Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as airport related uses and ancillary service provision, along with support for a wider range of employment generating uses."</li> </ol>	38

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>2. Adding the following bullet point on page 19:</p> <ul style="list-style-type: none"> <li>• “Support proposals for home-working, live-work units, micro businesses and community hubs where there is no significant detrimental impact on amenity.”</li> </ul> <p>3. Amending the reference to “Natura 2000 sites” in Policy E3 Transition Areas to “European sites”. [This modification affects all references to “Natura 2000 sites” within the proposed plan and should be picked up by the council as a consequential amendment]</p> <p>4. Amending the second bullet point in Policy E4 Tourism to read as follows:</p> <ul style="list-style-type: none"> <li>• “The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses.”</li> </ul> <p>5. Adding the Motor Vehicle Sales Sub-Zone to the Hillington Simplified Planning Zone boundary on Illustrative Figure 5 on page 15.</p> <p>6. On Illustrative Figure 5 on page 15, amending the key relating to Hillington and Cardonald Surface Water Management Plan to remove the words “Being Prepared”.</p> <p>7. Amending Proposal Map D to show Deanside freight safeguarded zone within the Hillington Simplified Planning Zone, as far as the Renfrewshire local authority boundary.</p> <p>8. Amending the fifth bullet point on page 19 to read as follows:</p> <ul style="list-style-type: none"> <li>• “Protect and enhance the quality of the built and natural environment and be of a design that is appropriate to reflect the siting, density, character, landscape setting and identity of the surrounding area.”</li> </ul>	
03 Delivering the Spatial Strategy – Centres	<p>Modify the local development plan by:</p> <p>1. Amending the second paragraph of Policy C1 Renfrewshire’s Network of Centres, on page 25, to read as follows: “All development proposals within the Network of Centres will be considered in line with the</p>	53

## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>hierarchy and role and the function of centres as set out in Figure 3 – Renfrewshire’s Network of Centres – Role and Function within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.”</p> <p>2. Inserting “ identified on Illustrative Figure 7 – Renfrewshire’s Network of Centres on page 22 of this plan” between “Network of Centres” and “ will be considered” in the second paragraph of Policy C1 Renfrewshire’s Network of Centres on page 25.</p> <p>3. Inserting “town centre first” between “in accordance with the ” and “ sequential approach” in the first paragraph of Policy C2 Development Out with Renfrewshire’s Network of Centres on page 25.</p> <p>4. Deleting “, subject to the availability of suitable opportunities” from the first paragraph of Policy C2 Development Out with Renfrewshire’s Network of Centres on page 25.</p> <p>5. Retitling the map on page 24 to read, in bold text: “Illustrative Figure 9 – Braehead Development Framework Area (see Braehead Centre Strategy for details)”.</p> <p>6. Deleting the Transport Interchange fill and Potential Fastlink Route (indicative) arrowed pecked line and their key entries from Illustrative Figure 9 on page 24.</p> <p>7. Adding “Commercial” between “Braehead Strategic ” and “ Centre” in the key of the map on page 24.</p> <p>8. Adding “ (Local Commercial Centre)” after “Braehead Retail Park” in the key of the map on page 24.</p> <p>9. Adding “Core” between “Renfrew” and “Town Centre” in the key of the map on page 24.</p> <p>10. Replacing the fifth paragraph on page 21 with the following new paragraph:  “A Centre Strategy and Action Plan has been prepared for Strategic Centres and Town Centres including Paisley, Braehead, Johnstone, Renfrew, Erskine and Linwood to guide</p>	

## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>investment in these Centres and support the delivery of the Renfrewshire Local Development Plan. The Centre Strategies and Action Plans promote and identify new innovative ways to support and enhance Renfrewshire's Centres to ensure they continue to thrive and meet the needs of residents, businesses and visitors. The Strategies and Action Plans will be reviewed in line with Action 10 of the Draft Renfrewshire Local Development Plan Action/Delivery Programme.”</p> <p>11. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map B.</p> <p>12. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>13. Adding “Commercial” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>14. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>15. Adding “Town” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>16. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map F.</p>	
04 Delivering the Spatial Strategy – Infrastructure	<p>Modify the proposed local development plan by:</p> <p>1. Adding the following at the end of the first sentence of the second paragraph of Policy I1 Connecting Places on page 33: “, including through use of developer contributions, in accordance with Policy I8”.</p> <p>2. Adding “ from the private car” between “...support modal shift” and “is a key</p>	73

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>consideration..." in the first paragraph of Policy I1 Connecting Places, on page 33.</p> <p>3. Adding " networks" between "...connect to active travel" and ", public transport networks..." in the second paragraph of Policy I1 Connecting Places, on page 33.</p> <p>4. Adding the following second sentence to the second paragraph of Policy I1 Connecting Places on page 33:  "Proposals to enhance, extend and create new high-quality, safe, attractive and integrated walking and cycling routes will be supported. New and enhanced routes should be considered at the outset of the design process, linking with existing and proposed active travel routes and contributing to the wider active travel and green networks. "</p> <p>5. Replacing the third paragraph of Policy I1 Connecting Places, on page 33 with the following paragraph:  "Development proposals which will generate significant travel should be supported by a Travel Plan which demonstrates how the development will support sustainable transport objectives."</p> <p>6. Adding a fill or delineation to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) which identifies the settlement (or relevant constituent parts thereof) as walking and cycling friendly on page 42.</p> <p>7. Adding a key entry to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) for the fill or delineation added in response to recommended modification 6) above. The title of this key entry to read "Exemplar Walking and Cycling Friendly Settlement" on page 42.</p> <p>8. Adding the following new Policy after Policy I5 Waste Management and Note: New Development Supplementary Guidance on page 36, using the same layout, colours and formatting as the other policies in this section:  "POLICY I6 – Communications and Digital Infrastructure  The expansion of the communications network including telecommunications, broadband</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>and digital infrastructure will be supported.                      Opportunities for the provision of digital infrastructure to new homes and business premises requires to be explored as an integral part of new development.                      Development proposals require to be designed to reflect the needs for digital communication networks to evolve and respond to technology improvements and require to incorporate existing or future high-speed digital network connections and other digital technologies.                      New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.</p> <p>Proposals for new communications and digital infrastructure should be designed, positioned and sited to keep any environmental impacts to a minimum and must address the following matters when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> <li>• Mast or site sharing;</li> <li>• Installation on buildings or other existing structures;</li> <li>• Installing the smallest suitable equipment, commensurate with technological requirements;</li> <li>• Concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and</li> <li>• Installation of ground-based masts.</li> </ul> <p>In addition, all proposals should address site-specific issues in accordance with the detailed Communications and Digital Infrastructure development criteria set out in the New Development Supplementary Guidance.”</p> <p>9. Replacing the phrase “...based on naturalised Sustainable Urban Drainage Systems (SUDS).” in the second sentence of the third paragraph of Policy I3 Flooding and Drainage on page 34 with the following: “including naturalised Sustainable Urban Drainage Systems (SUDS), permeable surfaces and green roofs.”</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>10. Replacing the words “, will be considered in the” in the second sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 with the following: “ and wind energy developments will be considered against the relevant criteria set out in paragraph 169 of Scottish Planning Policy and in”.</p> <p>11. Adding the following new paragraph to Policy I1 Connecting Places on page 33: “Development should provide safe connections, including safe routes to school, following the ‘Getting it Right for Every Child’ approach.”</p> <p>12. Adding the following new paragraph to Policy I4 Renewable and Low Carbon Energy Developments on page 35: “Development should provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal.”</p> <p>13. Adding the following new paragraph to Policy I2 Freight on page 33: “New development should not impact upon the functioning of freight facilities and should consider connections to existing freight transfer facilities.”</p> <p>14. Replacing the fifth paragraph of Policy I3 Flooding and Drainage on page 34 with the following: “All development proposals shall demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development. Proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority”.</p> <p>15. Separating the first and second sentences of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 to create two separate paragraphs.</p> <p>16. Adding the following after the first sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35: “Proposals should incorporate climate change mitigation and adaptation into the design of</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>new development through the integration of renewable or low carbon energy technologies.”.</p> <p>17. Deleting “and” from the end of the sentence associated with the seventh bullet point of the list under Policy I5 Waste Management on page 36.</p> <p>18. Replacing the full stop at the end of the sentence associated with the eighth bullet point of the list under Policy I5 Waste Management on page 36 with the following: “; and”</p> <p>19. Adding a ninth bullet point to the list under Policy I5 Waste Management on page 36 and adding the following associated text: “They make suitable provisions for servicing, landscaping and screening.”</p> <p>20. Adding the following new paragraph after the first paragraph of Policy P1 Renfrewshire’s Places, on page 58:                      “All development proposals should also:                     <ul style="list-style-type: none"> <li>• Avoid causing unacceptable impacts on the environment and/or biodiversity or a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives, and</li> <li>• Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage, recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.”</li> </ul> </p> <p>21. Adding the following new Policy before Note: New Development Supplementary Guidance, on page 36, using the same layout, colours and formatting as the other policies in this section:                      “POLICY I7 – Zero and Low Carbon Buildings                      All new buildings, with the exception of those listed below, shall, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007</p>	

## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>building standards. The developments exempt from the above standards are as follows:</p> <ul style="list-style-type: none"> <li>• Buildings exempt from building regulations;</li> <li>• Alterations and extensions to buildings;</li> <li>• Changes of use or conversion of buildings;</li> <li>• An ancillary building that is stand-alone, having an area less than 50 square metres;</li> <li>• Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;</li> <li>• Buildings which have an intended life of less than two years.”</li> </ul>	
05 Developer Contributions	<p>Modify the local development plan by:</p> <p>1. Replacing all paragraphs beneath the sub-heading “Developer Contributions” on page 31 with the following new paragraphs: “The Plan recognises the important role that new developments have in investing in Renfrewshire, as well as the associated infrastructure that is required to support development and deliver good places. A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments. Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted. Any developer contribution that is required to support a proposed development will be secured through the planning application process and assessed against Policy 18 – Developer Contributions of this plan. Where a planning obligation is considered essential to support a development, any contributions sought will be identified by the Planning Authority in consultation with Key Agencies and other consultees early in the planning application process and will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p>	89

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER’S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>Figure 11, which was produced following a number of discussions with Key Agencies and other consultees in the Local Development Plan preparation process, identifies potential capacity constraints in parts of Renfrewshire’s infrastructure which will require further consideration in preparing future development proposals. Early discussions are required to enable detailed solutions prior to the submission of a planning application, to ensure that the potential solution is feasible and deliverable.</p> <p>Transport Background Paper 7 published alongside the Local Development Plan considers the effects of development within the Plan on the strategic and local road network and highlights capacity constraints within the road network.</p> <p>An example of where early discussions with Key Agencies have identified areas where interventions may require to be considered is major developments such as the Advanced Manufacturing and Innovation District Scotland that have the potential to be significant trip generators. Potential solutions to the existing transport network must be considered in the wider context and collaborative working with all relevant land use, planning and transport bodies will continue considering potential interventions such as a Managed Motorway Scheme.</p> <p>The Council will continue to work with Key Agencies, infrastructure providers and other stakeholders to monitor infrastructure capacity across Renfrewshire throughout the period of the Local Development Plan.”</p> <p>2. Adding the following new Policy before Note: New Development Supplementary Guidance and after suggested new Policy 17 Zero and Low Carbon Buildings (see Issue 4: Delivering the Spatial Strategy – Infrastructure), on page 36, using the same layout, colours and formatting as the other policies in this section:  “POLICY 18 – Developer Contributions  Contributions will be sought for the following items 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> <ul style="list-style-type: none"> <li>• Education – additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development;</li> </ul>	

**Recommendations by Issue Number – 29 January 2021**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<ul style="list-style-type: none"> <li>• Healthcare Services and Facilities – where investment is required to provide healthcare infrastructure to address increased demand generated by the development;</li> <li>• Traffic Management and Active Travel – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development;</li> <li>• Public Transport Infrastructure – where investment is required to address increased demand associated with the development;</li> <li>• Open Space – where a contribution is required to enhance open space provision off-site to support the development;</li> <li>• Blue/Green Infrastructure – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or off-site habitat creation or enhancements to watercourses are required.</li> </ul> <p>Early discussion will be required to establish the infrastructure requirements of a proposed development. Any contribution will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p> <p>Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation, such as the Local Government (Scotland) Act 1973, will be considered."</p>	
06 Delivering the Spatial Strategy – Places	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting “and character” between “...existing uses ” and “ as set out by...” under Policy P1 Renfrewshire’s Places, on page 58.</li> <li>2. Replacing “where they make a positive contribution to the character of the area” with “, in accordance with Policy ENV2 Natural Heritage,” in the text associated with the seventh bullet point, on page 61.</li> <li>3. Adding “, woodland ” between “...open space” and “and the water environment...” in</li> </ol>	115

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>the first sentence of Policy P5 Green/Blue Network, on page 59.</p> <p>4. Deleting “for activity and access to open space” in the second sentence of Policy P5 Green/Blue Network, on page 59.</p> <p>5. Inserting “valuable and functional ” between “Areas of ” and “open space, recreation...” in the first sentence of the first paragraph under Policy P6 Open Space, on page 59.</p> <p>6. Replacing “accessible” with “high quality, accessible and ” between “incorporate ” and “multifunctional...” in the first sentence of the second paragraph under Policy P6 Open Space, on page 59.</p> <p>7. Inserting “access and ” between “...meet the ” and “recreational...” in the second sentence of the second paragraph under Policy P6 Open Space, on page 59.</p> <p>8. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” a representation of the land identified as proposed area of open space – SP031.</p> <p>9. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify “Open Space Assets”, a representation of the land identified as proposed area of open space – SP031.</p> <p>10. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” representations of the two playing fields identified as proposed area of open space – SP033.</p> <p>11. Adding to Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57), in accordance with the specification employed to identify “Open Space Assets”, representations of the two playing fields identified as proposed area of open space – SP033.</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>12. Adding to Proposals Map E: Paisley, in accordance with the specification employed to identify "P6 – Open Space", representations of the two playing fields within the grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this map.</p> <p>13. Adding to Illustrative Figure 19: Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston (page 54), in accordance with the specification employed to identify "Open Space Assets", representations of the two playing fields within the grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this illustrative figure.</p> <p>14. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify "P6 – Open Space" a representation of proposed area of open space – SP032.</p> <p>15. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify "Open Space Assets", a representation of proposed area of open space – SP032.</p> <p>16. Deleting the descriptor "P2" from the representation of site reference LDP2095 on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p> <p>17. Altering the depiction of the boundary of site reference LDP2095 from "P2 – Additional Housing Sites" (pecked black and orange) to "P6 – Open Space" (solid dark green) on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p> <p>18. Altering the depiction of site reference LDP2095 on Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) from "Housing Site (Self-Build Opportunity)" (solid blue boundary with orange fill) to "Open Space Assets" (green fill).</p> <p>19. Deleting from Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as "P6 – Open Space".</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>20. Deleting from Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as “Open Space Assets”.</p> <p>21. Deleting from Proposals Map D: Renfrew the representation of SP008 (land at Glasgow Airport) as “P6 – Open Space”.</p> <p>22. Deleting from Illustrative Figure 18: Paisley North, Gallowhill, Ferguslie, Paisley West and Central (page 53) the representation of SP008 (land at Glasgow Airport) as “Open Space Assets”.</p> <p>23. Redrawing the map on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) on page 42 to reflect the full extent and boundaries of the area annotated as “P7” on Proposals Map C: Bishopton, Erskine, Inchinnan.</p> <p>24. Redrawing the “Community Woodland Park” fill on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) to encompass its full illustrative extent.</p> <p>25. Deleting from each of the Illustrative Figures on pages 12, 14, 15, 23, 40, 51, 52, 53, and 56 all “Development Opportunity Site” symbols relating to sites that are not contained within one of the following development plan allocations: Strategic Economic Investment Location, Local Industrial Area, Transition Area or Glasgow Airport.</p> <p>26. Identifying accurately with an outline and fill on each relevant Proposals Map, every “Development Opportunity Site” that remains after suggested modification (25) above has been made.</p> <p>27. Adding to the key of each relevant Proposals Map an identifier for “Development Opportunity Site”.</p>	
<p>07 Housing Land Requirement and Policy P2 Housing Land Supply</p>	<p>Modify the local development plan by:</p> <p>1. Amending the text on page 45 under the heading ‘Increasing the Supply of New Homes</p>	<p>167</p>

## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																				
	<p>Across Renfrewshire' to read as follows:                      "The Renfrewshire Local Development Plan identifies a generous supply of housing land in accordance with Scottish Planning Policy in order to meet the Housing Land Requirements set out in Clydeplan Strategic Development Plan (2017) over the next ten years. Provision has been made with the plan, as set out in Tables 1 and 2, for meeting Renfrewshire's Housing Land Requirements as far as possible. There is a recognised shortfall in social housing which the council will monitor. The council aims to increase the supply of social housing through a number of measures including the implementation of Policy P3 and through its new build programme.                      Renfrewshire's list of sites which make up the Housing Land Supply is set out in Appendix 1. The Housing Land Supply is based on sites currently identified in the agreed Renfrewshire Housing Land Audit 2019 and includes new housing sites allocated by this local development plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.  <i>[Note: Issue 11 recommends the insertion of a new paragraph here which refers to development briefs, lists the new allocated sites and refers to Background Paper 2 – Housing Site Assessments]</i>                      In line with the Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development.                      The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities."</p> <p>2. Inserting the following tables into page 45.  <b>Table 1: Meeting Renfrewshire's Housing Land Requirement 2012 to 2024</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Housing land requirement* 2012/2024</th> <th style="text-align: center;">Completions** 2012/2019</th> <th style="text-align: center;">Housing land supply** 2019/2024</th> <th style="text-align: center;">Additional allocations 2019/2024</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td style="text-align: center;">6950</td> <td style="text-align: center;">3686</td> <td style="text-align: center;">3317</td> <td style="text-align: center;">394</td> </tr> <tr> <td>Social</td> <td style="text-align: center;">2070</td> <td style="text-align: center;">968</td> <td style="text-align: center;">1004</td> <td style="text-align: center;">0</td> </tr> <tr> <td>All tenure</td> <td style="text-align: center;">9020</td> <td style="text-align: center;">4654</td> <td style="text-align: center;">4321</td> <td style="text-align: center;">394</td> </tr> </tbody> </table>		Housing land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024	Private	6950	3686	3317	394	Social	2070	968	1004	0	All tenure	9020	4654	4321	394	
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**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>																
	<p>* Housing land requirement from Clydeplan Schedules 8 and 10.                      ** Completions and housing land supply from 2019 Housing Land Audit adjusted for site RFRF1003.</p> <p><b>Table 2: Meeting Renfrewshire's Housing Land Requirement 2024 to 2031</b></p> <table border="1" data-bbox="766 440 1948 683"> <thead> <tr> <th></th> <th>Housing land requirement* 2024/2031</th> <th>Housing Land Supply** 2024/2031</th> <th>Additional allocations 2024/2031</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>2030</td> <td>3065</td> <td>113</td> </tr> <tr> <td>Social</td> <td>1204</td> <td>217</td> <td>0</td> </tr> <tr> <td>All tenure</td> <td>3234</td> <td>3282</td> <td>113</td> </tr> </tbody> </table> <p>* Housing land requirement from Clydeplan Schedules 8 and 10 extrapolated to 2031.                      ** Projected programming from 2019 Housing Land Audit adjusted for sites RFRF1003 and RFRF0994.</p> <p>3. Removing Appendix 1: Housing Land Framework and inserting a new 'Appendix 1: Renfrewshire's Housing Land Supply' based on that set out in the Housing Background Paper 1 and updated to reflect the 2019 Housing Land Audit and the consequential amendments arising from our recommendations on housing sites.</p> <p>4. Replacing Policy P2: Housing Land Supply so that it reads as follows:</p> <p>"In line with Clydeplan, a 5-year supply of effective housing land will require to be maintained at all times, which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. This will be monitored and updated annually through the Renfrewshire Housing Land Audit.</p> <p>The assessment of the 5-year effective housing land supply will be carried out in accordance with Scottish Planning Policy and PAN 1/2020. Should a shortfall in the 5-year effective housing land supply be identified during the plan period, planning applications for new housing developments will be considered against Policy 8 of Clydeplan, Scottish Planning Policy and the relevant policies of the local development plan."</p>		Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031	Private	2030	3065	113	Social	1204	217	0	All tenure	3234	3282	113	
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## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
08 Policy P3 Housing Mix and Affordable Housing	<p>Modify the local development plan by:</p> <p>1. Adding the following text at page 44, after the third paragraph:                      “Clydeplan Strategic Development Plan (2017) estimates that across Renfrewshire, there is a requirement for social and below market rent homes equivalent to 150 homes each year between 2012 and 2029.                      The Council are working with partners to address this requirement through the Strategic Housing Investment Plan but recognise that current levels of funding are uncertain beyond 2021 which could constrain the delivery of affordable homes during the plan period. Policy P3 Housing Mix and Affordable Homes adopts a proactive approach to support the delivery of affordable homes and recognises the importance of creating sustainable communities across Renfrewshire while addressing affordability issues in North and West Renfrewshire. Development viability and the appropriate housing mix for the area will be key considerations when determining the level of affordable homes to be delivered on a site.”</p>	183
09 Housing Sites in Paisley	No modifications.	199
10 Housing Sites in Renfrew	No modifications.	203
11 Housing Sites in Johnstone and Elderslie	<p>Modify the local development plan by:</p> <p>1. Removing the site <b>Golf Driving Range, Johnstone (LDP2057)</b> as depicted under Policy P2 Housing Land Supply on Proposals Map F.</p> <p>2. Adding the site <b>Elderslie Golf Club, Elderslie (LDP2077)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p> <p>3. Adding the site <b>Auchenlodment Road, Elderslie (LDP2053)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p> <p>4. Adding the following under the heading: ‘Increasing the Supply of New Homes Across Renfrewshire’ after the second paragraph, on Page 45:                      “To support the delivery of sites within Renfrewshire’s housing land supply, Development Briefs will be prepared for Council owned sites, stalled sites and to support the regeneration of sites in line with Action 17 on the Renfrewshire Local Development Plan</p>	218

**Recommendations by Issue Number – 29 January 2021**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>Action/Delivery Programme.</p> <p>The following new residential sites are allocated in the Local Development Plan to add to the range and choice of housing sites across Renfrewshire:</p> <ul style="list-style-type: none"> <li>• LDP2024 - South of Woodend House, Houston Road, Houston</li> <li>• LDP2032 - West of Burnfoot Road, Lochwinnoch</li> <li>• LDP2033 – Land west of Barochan Road, Houston</li> <li>• LDP2037 – Barhill Crescent, Kilbarchan</li> <li>• LDP2046 – Northbar Phase 2, Erskine</li> <li>• LDP2064 – Thriplee Road, Bridge of Weir</li> <li>• LDP2077 - Elderslie Golf Club, Elderslie</li> <li>• LDP2094 - Beardmore Cottages, Inchinnan</li> <li>• LDP2053 – Auchenlodment Road, Elderslie</li> <li>• LDP2096 – Renfrew Golf Club, Renfrew</li> </ul> <p>Background Paper 2 – Housing Site Assessments published alongside the Local Development Plan provides a detailed assessment of each of these sites which includes comments from Key Agencies and other stakeholders consulted during the assessment process. These assessments require to be taken into account when preparing detailed development proposals for each site.”</p>	
12 Housing Sites in Erskine and Inchinnan	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing the site <b>Erskine Riverfront, Erskine (RFRF1003)</b> as depicted under Policy P2 Housing Land Supply Sites on Proposals Map C.</li> <li>2. Adding the site <b>Northbar Phase 2, Erskine (LDP2046)</b> as a new Policy P2 Additional Housing Site and depict this on Proposals Map C.</li> </ol>	231
13 Housing Sites in Linwood	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the following text in Appendix 2 - Schedule of Council Owned Land (page 78) relating to Site Reference 27, <b>East Fulton Farm, Linwood</b>: “&amp; P2 Housing Land Supply. Site being promoted for residential development.”</li> </ol>	237
14 Housing Sites in Bishopton and Langbank	No modifications.	247

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
15 Housing Sites in Bridge of Weir	Modify the local development plan by:  1. Adding the site <b>Thriplee Road (LDP2064)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map B.	278
16 Housing Sites in Houston	Modify the local development plan by:  1. Replacing the text under Site Reference 47: <b>Manse Crescent, Houston</b> in Appendix 2 - Schedule of Council Owned Land (page 79) with the following: "P6 - Open Space. Area of amenity open space, not suitable for development".  2. Adding the site <b>Land West of Barochan Road (LDP2033)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map B.	315
17 Housing Sites in Kilbarchan	Modify the local development plan by: 1. Adding the site <b>Barrhill Crescent, Kilbarchan (LDP2037)</b> as a Policy P2 Additional Housing Site and depict this on Proposals Map F.	325
18 Housing Sites in Lochwinnoch	No modification.	352
19 Housing Sites in Howwood	No modification.	358
20 Housing Sites in Brookfield	No modification.	364
21 Delivering the Spatial Strategy – Environment	Modify the proposed local development plan by:  1. Replacing the first two paragraphs under the heading 'Green Belt' on page 63 with the following: "The majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate and align well with the objectives of the green network and connectivity to open spaces. The strategic objectives for their Green Belt are set out in Clydeplan (para 8.15). Renfrewshire's green belt will be protected from inappropriate development that does not meet these objectives. The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt which can support sustainable growth and this is reflected in Policy ENV1. Further detailed guidance on the policy principles is provided in the New Development Supplementary Guidance." 2. Amending Policy ENV1 Green Belt on page 68 in its entirety so that the policy reads as	387

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>follows:</p> <p>“The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan.</p> <p>Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses:</p> <ul style="list-style-type: none"> <li>• agriculture, woodlands and forestry, and horticulture;</li> <li>• recreational and commercial uses compatible with an agricultural or natural environment setting;</li> <li>• essential infrastructure: such as digital communications infrastructure, electricity grid connections, new active travel and transport routes, and renewable energy developments;</li> <li>• a tourism related development acceptable under Policy E4;</li> <li>• new housing where there is a need to support an established green belt activity;</li> <li>• replacements dwellings;</li> <li>• conversion and re-use of redundant buildings to residential use including residential institutions and any required enabling development associated with listed buildings;</li> <li>• extensions to existing residential units, where the original building will remain the dominant part of the overall development;</li> <li>• the extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial or business use;</li> <li>• mineral extraction and the disposal of waste; and;</li> <li>• cemeteries.</li> </ul> <p>Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt.</p> <p>The New Development Supplementary Guidance provides more detailed guidance on the</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>above policy principles.”</p> <p>3. Inserting the following after the third sentence in Policy ENV2 Natural Heritage on page 68:                      “The layout, design, materials, scale, siting and use of any development should relate to the distinct landscape character and visual amenity of the local area.”</p> <p>4. Amending Policy ENV3 Built and Cultural Heritage on page 69 in its entirety so that the policy reads as follows:                      “Renfrewshire’s built and cultural heritage, which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes, will be safeguarded, conserved and enhanced.                      Development in a conservation area (and outwith which impacts on its appearance, character or setting) should preserve or enhance the character and appearance of the conservation area.                      Development proposals, within or in the vicinity of scheduled ancient monuments will be required to demonstrate that there is no adverse impact on the site or its setting.                      The protection of unscheduled archaeological sites and other un-designated historic environment assets should also be given consideration.                      The sympathetic restoration of listed buildings, including enabling development, will be supported when it allows a building to remain in active use. The layout, design, materials, scale, and siting of any development which will affect a listed building, or its setting should be sensitive to the building’s character, appearance and setting.                      There is a presumption against the demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be justified.</p> <p><b>Gardens and Designed Landscapes</b> are to be protected and where possible enhanced. The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>5. Inserting the following text (as new paragraphs) after the second paragraph of Policy</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>ENV4 The Water Environment on page 69:                      “All new development proposals either in settlements identified in the plan with a population equivalent of more than 2000 or wherever single developments are of greater than 25 houses or are Major business and industrial proposals, must connect to the public sewer. In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that the development is unable to connect to public sewer for technical or economic reasons, and that the proposal is not likely to result in or add to significant environmental or health problems.                      The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>6. Replacing the three paragraphs under the sub-heading ‘Minerals’ in Policy ENV6 Natural Resources (Minerals and Soil) on page 70 with the following:                      “Minerals proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have, or can be shown to have potential of being extracted economically.                      Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will be supported provided that:</p> <ul style="list-style-type: none"> <li>• a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and,</li> <li>• there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan.</li> </ul> <p>All proposals for minerals extraction will require to provide detailed information regarding potential impacts, proposals for control, mitigation, monitoring and restoration, including addressing the following points:</p> <ul style="list-style-type: none"> <li>• disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;</li> <li>• impacts on local communities, individual houses, sensitive receptors and economic</li> </ul>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>sectors important to the local economy;</p> <ul style="list-style-type: none"> <li>• benefits to the local and national economy;</li> <li>• cumulative impact;</li> <li>• effects on natural heritage, habitats and the historic environment;</li> <li>• landscape and visual impacts, including cumulative effects;</li> <li>• transport impacts; and,</li> <li>• restoration and aftercare.</li> </ul> <p>There is a presumption against all surface coal extraction outwith the areas of search identified in the Glasgow and the Clyde Valley Strategic Development Plan. Any applications for surface coal extraction will be assessed against the factors set out above. Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same assessment as set out above.</p> <p>Development proposals in some parts of Renfrewshire may be at risk from unstable ground which is a legacy of previous mine workings. The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Mining Risk Assessment, or equivalent report, to help determine the risks posed and any further investigations and/or remedial works necessary to ensure the safety of any future development on the site.”</p> <p>7. Replacing the first paragraph of page 63 with the following: “Renfrewshire benefits from a rich built heritage, distinctive landscape and a varied natural environment which are valuable resources for places across Renfrewshire.”</p> <p>8. Replacing the fourth paragraph of page 63 with the following: “By promoting good quality development in the right locations, the Renfrewshire Local Development Plan seeks to conserve, enhance and maintain natural heritage; including green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.”</p> <p>9. Replacing the first and third bullets points under ‘Local Development Plan Objectives – Environment’ on page 63 with the following:</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>“Protection and enhancement of the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse community.”</p> <p>“Development that neither individually nor cumulatively causes significant adverse environmental impacts.”</p> <p>10. Replacing the first paragraph of page 64 with the following: “The natural environment plays a vital role in the prosperity of Renfrewshire with its high-quality greenspace, watercourses (including the River Clyde), biodiversity, woodland and rolling hills attracting visitors to Renfrewshire as well as contributing to the health and wellbeing of existing residents.”</p> <p>11. Replacing the fourth paragraph of page 64 with the following: “The Renfrewshire Local Development Plan seeks to protect and enhance Renfrewshire’s varied natural assets, including wildlife and their habitats, by focusing development in areas less likely to result in the loss of, or impact on, the natural environment.”</p> <p>12. Inserting the following text as an additional ninth paragraph into page 64: “Renfrewshire has a varied landscape which contributes to local distinctiveness and visual amenity. The Local Development Plan will seek to ensure that development is related to and enhances the landscape character”.</p> <p>13. Replacing the second paragraph of page 67 under the heading ‘Soils’ with the following: “The management and protection of peat and carbon-rich soils is a key element of Scotland’s climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. The Renfrewshire Local Development Plan will continue to promote the protection of soils across Renfrewshire with a presumption against development which would involve significant draining or disturbing of peatland or carbon-rich soils.”</p> <p>14. Replacing the third paragraph of page 67 under the heading with the following:</p>	

## Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“The Carbon and Peatland Map 2016, published by Scottish Natural Heritage, is a predicative tool which provides an indication of the likely presence of peat including carbon-rich soils, deep peat and priority peatland habitats across Scotland.”</p>	
<p>22 Policy positions in SG which should be in LDP</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 18, relating to policies E1 Renfrewshire’s Economic Investment Locations; E2 City Deal Investment Framework; E3 Transition Areas; E4 Tourism, and E5 Glasgow Airport and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas: <ul style="list-style-type: none"> <li>• Economic Investment Locations</li> <li>• Transition Areas</li> <li>• Business and Industrial uses outwith Renfrewshire’s Economic Investment Locations</li> <li>• Glasgow Airport</li> <li>• Tourism”</li> </ul> </li>   <li>2. Adding the following text after the sentence under “Note: New Development Supplementary Guidance” on page 25, relating to policies C1 Renfrewshire’s Network of Centres and C2 Development Out with Renfrewshire’s Network of Centres: <p>“Supplementary Guidance includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Strategic Centres and Core Town Centres</li> <li>• Local Service Centres and Village Centres</li> <li>• Local Commercial Centres</li> <li>• Meeting Local Neighbourhood Demand</li> <li>• Hot Food, Public Houses, Licensed Venues and Amusement Arcades”</li> </ul> </li>   <li>3. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 36, relating to policies I1 Connecting Places; I2 Freight; I3 Flooding and Drainage; I4 Renewable and Low Carbon Energy Developments; I5 Waste</li> </ol>	<p>398</p>

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER'S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>Management; 16 Communications and Digital Infrastructure; 17 Zero and Low Carbon Buildings, and 18 Developer Contributions and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Connecting Places</li> <li>• Communications and Digital Infrastructure</li> <li>• Provision for Waste Recycling in New Developments</li> <li>• Flooding and Drainage</li> <li>• Renewable and Low Carbon Energy Developments</li> <li>• Solar PV Farms”</li> </ul> <p>4. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 60, relating to policies P1 Renfrewshire’s Places; P2 Housing Land Supply; P3 Housing Mix and Affordable Housing; P4 Sites for Gypsies/Travellers and Travelling Showpeople; P5 Green/Blue Network; P6 Open Space, and P7 Dargavel Village and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Creating Places</li> <li>• Alterations and Extension to Existing Properties and Preparing Householder Development Proposals</li> <li>• Residential Developments within Garden Grounds</li> <li>• Change of use from Amenity Space to Garden Ground</li> <li>• Residential Use of Centres - Upper floor Residential Developments and Reuse/Redevelopment of Institutional Premises</li> <li>• House in Multiple Occupation (HMO)</li> <li>• Affordable housing</li> <li>• Gypsy/Travellers and Travelling Showpeople Development</li> <li>• Green Network and Infrastructure</li> <li>• Open Space and Provision in New Developments”</li> </ul> <p>5. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 71, relating to policies ENV1 Green Belt; ENV2 Natural</p>	

**Recommendations by Issue Number – 29 January 2021**

<b>ISSUES</b>	<b>REPORTER’S RECOMMENDATIONS</b>	<b>REPORT PAGE NO</b>
	<p>Heritage; ENV3 Built and Cultural Heritage; ENV4 The Water Environment; ENV5 Air Quality; ENV6 Natural Resources (Minerals and Soil), and ENV7 Temporary Enhancement of Unused or Underused Land and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> <li>• Delivering the Spatial Strategy – Environment</li> <li>• Green Belt</li> <li>• Natural Heritage</li> <li>• Built and Cultural Heritage</li> <li>• The Water Environment and Burial Grounds and Cemeteries</li> <li>• Noise</li> <li>• Air Quality</li> <li>• Natural Resources – Minerals and Soil</li> <li>• Contaminated Land</li> <li>• Pipelines and Major Hazards”</li> </ul> <p>6. Deleting the seventh paragraph under the sub-heading “Built Heritage” on page 65.</p>	
23 Miscellaneous	<p>Modify the local development plan by:</p> <p>1. Replacing the three paragraphs under the heading ‘New Development Supplementary Guidance’ on page 7 with the following:  “New Development Supplementary Guidance is prepared alongside the Local Development Plan and provides more detailed guidance and information in support of the Plan.  The New Development Supplementary Guidance provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development.  The format of the Supplementary Guidance is structured around the same five themes as the Local Development Plan: Economy; Centres; Infrastructure; Places; and, Environment.  The topic areas covered in the New Development Supplementary Guidance are listed after the policies for each policy theme within this document.”</p>	403



RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO  
BE PRESENTED TO THE COMMUNITIES, HOUSING &  
PLANNING POLICY BOARD ON 16/03/2021

<b>APPN. NO: WARD:</b>	<b>APPLICANT:</b>	<b>LOCATION:</b>	<b>PROPOSAL:</b>	<b>Item No.</b>
21/0051/NO  <b>9 - J'stone N, Kilbarchan, H'wood, LochW</b>	SSH Recycling Ltd	2 Lyon Road, Linwood, Paisley, PA3 3BQ	Erection of Waste Tyre Processing and Recycling Plant with associated access, parking and infrastructure proposals.	A
Total Number of Applications to be presented =		1		



# Prospective Planning Application

Reference No. 21/0051/NO



Renfrewshire Council

## KEY INFORMATION

**Ward: (10)**  
Houston, Crosslee and Linwood

**Prospective Applicant**  
SSH Recycling Ltd

Report by Report by Head of Economy & Development

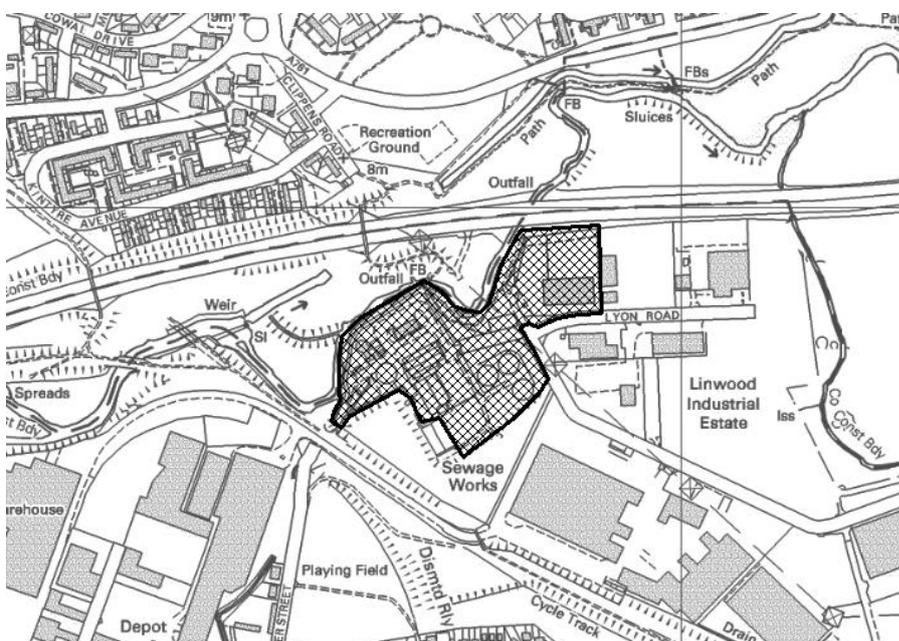
**PROSPECTIVE PROPOSAL:** Erection of waste tyre processing and recycling plant with associated access, parking and infrastructure

**LOCATION:** Burnbrae Road/Lyon Road, Linwood Industrial Estate, Linwood

**APPLICATION FOR:** SSH Recycling Ltd

## RECOMMENDATION

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



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## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 (Strategic Economic Investment Location)
- A core path runs through the site linking Lyon Road to Johnstone.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.



### Site Description and Proposal

The application site extends to approximately 4.52 hectares and is located at the junction of Burnbrae Road and Lyon Road, within Linwood Industrial Estate, immediately to the south of the A737 and Black Cart Water.

The site comprises an existing industrial building and vacant land formerly owned by Scottish Water.

The surrounding uses are a mix of general industrial and logistics developments, with an existing recycling business to the south of the site.

The business is for the collection and recycling of waste tyres. The proposed development would comprise the refurbishment and reuse of the existing building, the construction of new buildings to host a reception, storage facilities, processing unit, office and staff welfare along with parking.

### Relevant Site History

21/0044/PP - Erection of 3m high palisade fence. This application is currently under consideration.

19/0674/PP - Erection of 2 storey temporary office, canopy to rear of existing warehouse, single storey micro turbine, installation of 5 roller shutters and external alterations. Granted 2019.

08/0658/PP - Creation of anaerobic digestion facility to treat local authority waste streams and food waste from commercial and industrial facilities. Granted Feb 2009.

07/0037/PP - Creation of composting facility using local authority green waste and formation of hardstanding and weighbridge. Granted April 2007.

### Community Consultation

The proposal of application notice has been issued to Johnstone, Linwood and Elderslie Community Councils, as well as local ward Councillors, MSP's and MP's.

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

### Key Issues

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

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

Whether the design, layout, density, form and external finishes respect and fit well with the character of the area as well as the surrounding built and natural environment;

Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;

Whether the local infrastructure, can accept the requirements of the proposed development;

Whether there are any other environmental considerations that require to be addressed.

### Recommendation

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

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

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

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY  
THE COMMUNITIES, HOUSING & PLANNING POLICY  
BOARD ON 16/03/2021

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
19/0782/PP <b>1 - Renfrew North and Braehead</b>	Bellway Homes Limited	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
<b>RECOMMENDATION:</b> GRANT subject to a Section 75 Agreement				
20/0368/PP <b>1 - Renfrew North and Braehead</b>	Mr Hamilton	Barratt Homes Sales Office, Mulberry Square, Renfrew	Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden	B
<b>RECOMMENDATION:</b> GRANT subject to conditions				
19/0800/PP <b>3 - Paisley Northeast and Ralston</b>	Ms Wilson	30 Mansionhouse Road, Paisley	Erection of three storey extension to rear of detached, converted villa to form nine flats.	C
<b>RECOMMENDATION:</b> Refuse				
19/0801/LB <b>3 - Paisley Northeast and Ralston</b>	M/s Wilson	30 Mansionhouse Road, Paisley	Erection of three storey extension to rear of residential block to form nine flats.	D
<b>RECOMMENDATION:</b> Refuse				
20/0613/PP <b>9 - J'stone N, Kilbarchan, H'wood, LochW</b>	Mr Macfadyen	Nether Bell Trees, Newton of Belltrees, Lochwinnoch, PA12 4JL	Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Works	E
<b>RECOMMENDATION:</b> GRANT subject to conditions				
Total Number of Applications to be considered = 5				



# Planning Application: Supplementary Report



Renfrewshire  
Council

Reference No. 19/0782/PP

## 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

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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

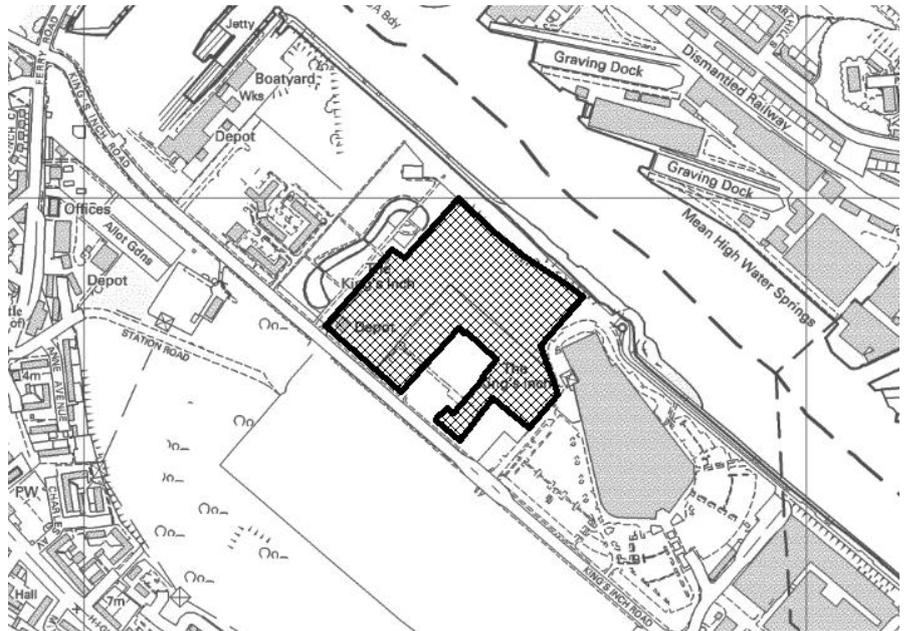
**PROPOSAL:** Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

**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><b>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.</b></p> <p><b>Response:</b> 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><b>15. Renfrew is running out of industrial and commercial property to let.</b></p> <p><b>Response:</b> 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><b>16. Cost of bus service unacceptable as an alternative to using private car.</b></p> <p><b>Response:</b> Comments noted. The cost of buses is not within the control of planning.</p> <p><b>17. Can't empty buildings in Renfrew be used for additional housing provision rather than greenspace.</b></p> <p><b>Response:</b> 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><b>18. Doesn't show any recreational areas within the layout which is disappointing and would be good for children.</b></p> <p><b>Response:</b> 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><b>19. Safety of Clyde Walkway may be compromised as there is no way to tell what kind of people will move into the flats.</b></p> <p><b>Response:</b> Clyde Walkway would be overlooked by the development which would assist in creating a safer space.</p>
CONSULTATIONS:	<p><b>Environmental Protection Section</b> - No objections subject to conditions requiring the submission of a Site Investigation Report, Remediation Strategy and Verification Report.</p> <p><b>Response:</b> Noted.</p>

	<p><b>The Director of Environment and Infrastructure (Design Services)</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>The Director of Environment and Infrastructure (Roads Traffic)</b> - No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>The Director of Children’s Services</b> – 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><b>Response:</b> 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><b>Glasgow Airport Safeguarding</b> - No objections, subject to the submission of a Bird Hazard Management Plan.</p> <p><b>Response:</b> Noted.</p> <p><b>SEPA</b> – No objections.</p> <p><b>Response:</b> Noted.</p> <p><b>Scottish Water</b> - No objections.</p> <p><b>Response:</b> Noted.</p>
<p>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><b>Response:</b> 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><b>Response:</b> 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><b>Response:</b> 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><b>Response:</b> 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><b><u>The Development Plan</u></b></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 &amp; 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. 20/0368/PP

## KEY INFORMATION

**Ward (1):**  
Renfrew North &  
Braehead

**Applicant:**  
Mr Hamilton  
192 Duntocher Road  
Clydebank  
Glasgow  
G81 3NG

**Registered:**  
10 July 2020

## RECOMMENDATION

Grant subject to  
conditions / Section 75  
Agreement/Direction

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden

**LOCATION:** Barratt Homes Sales Office, Mulberry Square, 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 more clarity on the planning process, implementation of the condition related to the temporary sale suite, the enforcement of planning control at the site as well as options for ensuring the ongoing maintenance of the open space for community use.

### Planning History

Consent was granted for this temporary building as a sales suite and associated car parking in 2007, as part of the overall residential development of the area. A condition of this consent was that the building be removed and the land restored with landscaping before 1 May 2010.

Due to the recession of 2007/2008, the sales suite was still being actively used for such after 2010 and continued to be in use until the last remaining houses were sold on the site.

Planning at this stage did not seek to undertake formal enforcement proceedings in relation to the breach of condition, given that the use had previously been given consent and that the reason for the use still being active was due to the recession which was out with the control of the applicant. Planning were given reassurance from the house builder that as soon as the last house was sold that they would comply fully with the condition.

Planning periodically sought clarification from the house builder on the timescales for compliance with the planning condition to remove the sales suite and restore the land with landscaping.

In 2016/2017, Planning started to receive enquiries regarding an alternative use of the site. Planning tried to discourage any potential proposal on the basis of the planning history as set out above. Planning at several points during this time attempted to contact the selling agent as well as Barratt Homes to prevent the land from being sold on.

# Planning Application: Supplementary Report



Renfrewshire  
Council

Reference No. 20/0368/PP

Despite the Planning Authority contacting the original applicant and subsequent landowners reminding, encouraging, and then instructing each party that the building was to be demolished, this action was never completed.

During this period of uncertainty and change in ownership, formal enforcement action could not be initiated as it was legally challenging to ascertain the owner of the land to formally serve an enforcement notice on, given that the land changed owners several times during this phase.

It should be noted that the breach of planning control in relation to the original consent can no longer be pursued. Formal enforcement action in relation to a breach of a condition requires to be undertaken within 10 years of the breach. The development is therefore immune from enforcement action and there is no legal recourse to have the building removed.

The current proposal seeks a hybrid development, allowing the continued use of the building for a nursery use, giving it a permanent status, whilst allowing the remainder of the site to be used as open space / community garden area for local residents.

### Ongoing and Long Term Maintenance

The site has recently been purchased by the applicant and any responsibility for maintenance at this time falls to him.

Should planning be granted, then the applicant has confirmed in writing that he will enter into a legal agreement to ensure that the long term maintenance of the open space / community garden area as identified within the applicant's plans be tied to the operation/ownership of the nursery facility (including any subsequent land owners).

This agreement can also set out a requirement for the land to be made available for use as a public space for use by all, including local residents in perpetuity.

### Conclusion / Recommendation

The proposal complies with the Policies of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and that on balance this proposal supports sustainable mixed communities and '20 minute neighbourhoods' where there is considered to be no significant adverse impact on amenity.

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 and implementation of the open space / community garden area and that these areas shall be maintained for the lifetime of the development, by the owner of this land.

## KEY INFORMATION

**Ward (1):**  
Renfrew North &  
Braehead

**Applicant:**  
Mr Hamilton  
192 Duntocher Road  
Clydebank  
Glasgow  
G81 3NG

**Registered:**  
10 July 2020

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden

**LOCATION:** Barratt Homes Sales Office, Mulberry Square, Renfrew

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to conditions

## IDENTIFIED KEY ISSUES

- The proposals are in accordance with Policy P1 'Renfrewshire's Places' of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- There have been 36 representations, 30 against and 6 in favour of the proposals.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals provide an area of open space / community garden in accordance with the overall indicative masterplan covering the wider area.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 20/0368/PP

AGENT:	Severino Design Limited
APPLICANT:	Mr Hamilton
SITE ADDRESS:	Barratt Homes Sales Office, Mulberry Square, Renfrew
PROPOSAL:	Change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This report relates to an application for planning permission which proposes the change of use from office to nursery with external play area, single storey front extension and external alterations and formation of community garden. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1<sup>st</sup> 2018 and has been subject to discussion between the Convenor of the Communities Housing &amp; Planning Board and the Head of Planning &amp; Housing who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>36 representations have been received, 30 raised objection while 6 expressed support for the development.</p> <p>The substance of which can be summarised as follows:-</p> <p><b>1.The proposal does not address issues relating to noise and foot or car traffic which could affect the amenity of residents. This is not the right location for such a facility.</b></p> <p><b>Response:</b> Following consultation with the Director of Environment and Infrastructure (Roads/Traffic), no objections have been raised against the proposals in relation to access via, foot, cycle, public transport or private vehicle.</p> <p>In terms of noise, the Environmental Protection Section raise no issues with potential impact from noise associated with the proposals. A Noise Assessment was submitted by the applicant, which was found to be satisfactory.</p>

In relation to the Development Plan, the area is covered by land use zoning of Policy P1 – Renfrewshire’s Places, in general nursery provision is found within residential areas and are considered compatible with this use.

**2. Garden space would not be of much benefit given that it would be obscured by the building which should have been temporary and its removal should be enforced.**

**Response:** The open space / community garden area to be provided is not considered to be obscured by the existing single storey structure.

**3. Barratt Homes sold these properties on false pretences; this was meant to be a landscaped area and a park/community garden. Residents do not want the prospect of looking onto a nursery or other business developments. A commercial development would not be acceptable.**

**Response:** The sale of properties is not an issue that can be addressed through Planning legislation.

The proposal includes a landscaped area of open space / community garden area for the use of the surrounding residents.

A nursery, although a commercial operation in this case, is considered to be compatible with a residential area.

**4. The proposals would cause further parking problems in the area, making the area unsafe for pedestrians and traffic.**

**Response:** Following consultation with the Director of Environment and Infrastructure (Roads/Traffic), no objections have been raised against the proposals in relation to parking or the traffic associated with the nursery proposals. Additional parking is proposed with the development.

**5. If there is a shortage in nursery provision this should be considered when granting planning permission for residential developments.**

**Response:** All developments for residential use take into consideration the requirement for education provision and enhancement as necessary.

**6. The planting proposed would block light into properties and could attract vermin.**

**Response:** The proposals are unlikely to impact on sunlight or daylight afforded to surrounding properties and the maintenance of planting will ensure this is addressed as planting matures.

The planting of bushes and the associated potential to attract

vermin due to the tree planting is not a material planning consideration that can be taken into account.

**7.The proposals would reduce the value of our homes and impact on privacy.**

**Response:** The value of property is not a material consideration in the assessment of planning applications.

There is not considered to be an unacceptable impact on privacy due to the use of the premises as a nursery.

**8.The grassed area is not currently being maintained so what hope is there if permission is granted.**

**Response:** A condition can be attached to any consent given to ensure maintenance is ongoing in association with the operation of the nursery facility going forward.

**9.Planning permission has previously been refused, the application does not address the reasons for refusal.**

**Response:** The inclusion of an area of open space / community garden area in accordance with the overall indicative masterplan for the area is considered to assist in addressing the reasons for refusal on the previous planning application.

The proposal provides a balance of uses which is compatible with the Local Development Plan Policies.

**11. As the road is not yet adopted would this application have any bearing on it getting adopted.**

**Response:** Adoption of the road is not a material planning consideration that can be controlled under current planning legislation.

**12. This is a green area for children to play, it should not be taken away. The area is already void of green space for children to play.**

**Response:** The proposal includes an area of open/amenity space outwith the nursery facility to serve as a community garden/space for the surrounding area.

In relation to the representations in support of the proposals, the following points were raised:

**1.A nursery would be a fantastic use of the building and a positive effect on the local area, creating a safe educational environment for local children and jobs for local residents.**

**2. A nursery would benefit the residents who have young families in the area. The proposal would be good for the area rather than another park.**

	<p><b>Response:</b> Noted.</p>
CONSULTATIONS:	<p><b>Environment and Infrastructure Services (Roads / Traffic) -</b> No objections.</p> <p><b>Response –</b> Noted.</p> <p><b>Environmental Protection Section -</b> No objections.</p> <p><b>Response –</b> Noted.</p> <p><b>Glasgow Airport Safeguarding -</b> No objections.</p> <p><b>Response –</b> Noted.</p>
SUPPORTING STATEMENTS	<p><u>Access and Design Statement</u> – An Access and Design Statement has been submitted which details the proposed access arrangements and layout of the facility, for use as a nursery.</p> <p>The statement also describes the amendments to the proposal since the refusal of a similar development last year, which include the provision of an open space / community garden area for the residents of Ferry Village.</p> <p><b>Response –</b> The content of the applicant's Supporting Statement is considered to be adequate address the main issues related to such proposals.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Checklist Delivering the Infrastructure Strategy: Fastlink Delivering the Environment Strategy: Noise</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1: Renfrewshire's Places Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy: Provision of Waste Recycling in New Developments Delivering the Environment Strategy: Noise</p> <p><u>Material considerations</u> Renfrewshire Council Children's Nurseries Policy Guidance</p>
PLANNING HISTORY	<p>06/0235/PP - Erection of residential development comprising 437 flats and 13 townhouses and divisible commercial unit at ground floor of a residential block. Granted subject to conditions April 2006.</p>

	<p>06/1306/PP - Erection of temporary sales suite with associated car parking facility. Granted subject to conditions April 2007.</p> <p>17/0771/PP - Use of building as Class 2 office. Refused January 2018.</p> <p>19/0172/PP - Change of use from temporary office to nursery, erection of single storey extension to front, boundary fencing and external alterations. Refused July 2019.</p> <p>It should be noted that whilst consent was granted for this temporary building as a sales suite with associated car parking in 2007, a condition of this approval was that the building be removed and the land restored with landscaping before 01 May 2010, in compliance with the indicative masterplan for the wider Renfrew North redevelopment.</p> <p>Despite the Planning Authority contacting the original applicant and subsequent landowners reminding them that the building was to be demolished, the site has been sold on numerous times with applications including this one being submitted, with a view to giving the building a permanent status.</p> <p>The site is designated for use as an open play area and amenity space featuring a grass river view lookout pyramid, timber deck benches, one raised gabion planter and perimeter tree planting as part of the original planning approval in 2006.</p>
DESCRIPTION	<p>Planning permission is sought for the change of use of a temporary office/sales cabin building, situated at Mulberry Square, Renfrew, to a nursery, with an area of open space to the rear to serve as open space / community garden area.</p> <p>A single storey extension to the front creating a lobby area, boundary fencing and external alterations are also proposed in association with the proposed use.</p> <p>The building is a single storey structure, constructed in facing brick, of a modern design and is situated within a new housing estate in Renfrew North.</p> <p>The open space/community garden would feature a walkway, slide, raised sensory flower beds, benches which are surrounded by native trees and bushes.</p>
ASSESSMENT	<p>The proposal site is covered by Policy P1 of the Adopted and Proposed Renfrewshire Local Development Plans. This policy seeks to safeguard and give prime consideration to the protection of the amenity of the area, by only permitting uses which will not have a detrimental impact.</p> <p>The Council will seek to maintain and, where possible, enhance the character of all the existing residential areas, by resisting any developments which will be detrimental to the amenity of these areas.</p> <p>Non-residential proposals will only be permitted where the</p>

proposal will not have an unacceptable adverse effect on the amenity of the area.

In terms of the policies of the Local Development Plan, it is considered that nursery establishments are very common in residential area and are considered compatible uses to residential.

In this case the building was built and operated as a commercial office for the sale of new homes for a number of years. It is considered that a nursery is a commercial use which is compatible with residential.

Given the existing build's position on site, equidistant from residential homes, the use is not considered to be significantly detrimental in terms of impact to amenity of surrounding homes.

In relation to the use of the children's sensory and play area associated with the nursery use, the hours of use can be controlled through a condition associated with any approval.

Although an initial Noise Assessment was submitted by the applicant and accepted by Renfrewshire Council's Environmental Protection Team, who have no objections to the proposed nursery, the restriction on the hours of operation of the outdoor play would allow control over potential noise from the nursery operation.

The provision of the open space / community garden area as part of the proposals is considered to implement, in part, the landscaped proposals that were outlined in the original 2006 planning consent and features all of the items included in this consent. It is though noted that the existing building on the site takes up a third of the original space given over to this amenity/open space. However, in this case the proposal presents on balance two uses compatible with the residential area and provide for sustainable mixed communities.

It should be noted that the land subject to this proposal is not in the ownership of any of the residents surrounding the site and is completely in the applicant's ownership.

Whilst a previous application was refused for the change of use to a nursery in 2019, this current proposal includes the provision of an area of open space, which would include a sensory garden and would be DDA compliant to a degree to ensure it could be utilised by all residents. The provision of a range of facilities to serve the community is therefore considered to be appropriate for the location.

The minor entrance extension and external alterations to the building would also have no negative impact on the area.

In response to the comments raised by the majority of the representations received, the Director of Environment and Infrastructure (Roads / Traffic) has raised no objections to the

	<p>proposals subject to conditions, in terms of access and parking arrangements.</p> <p>With regard to noise, the applicant has submitted an initial noise assessment, which is to the satisfaction of the Environmental Protection Section. An additional condition can be placed on restricting the hours of the outdoor children's sensory and play area associated with the nursery from 8:00am to 6:00pm.</p> <p>Conclusion The proposal complies with the Policies of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and that on balance this revised proposal supports sustainable mixed communities and '20 minute neighbourhoods' where there is considered to be no significant adverse impact on amenity.</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 Prior to the commencement of use of the nursery operation hereby permitted, the open space / community garden area also hereby approved shall be completed and brought into use. 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 residential amenity.

- 2 A maintenance plan for the open space / community garden area hereby approved shall be submitted for the written approval of Renfrewshire Council as Planning Authority within one year of the implementation of the open space / community garden area and shall be maintained for the lifetime of the nursery development, by the owner of this facility.

Reason: In the interests of residential amenity.

- 3 That the use of the Children's Play Area associated with the nursery use shall be restricted to 8:00am a.m. to 6:00 p.m.

Reason: In order to preserve the amenity of residential property in the vicinity.

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. 19/0800/PP

## KEY INFORMATION

**Ward: 3**  
Paisley Northeast and Ralston

**Applicant:**  
Ms Wilson  
Greenlaw House  
30 Mansionhouse Road  
Paisley  
PA1 3RF

**Registered:**  
25/1/2019

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of three storey extension to rear of detached Grade B listed villa, to form nine flats.

**LOCATION:** 30 Mansionhouse 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) and the Proposed Renfrewshire Local Development Plan (2019) as Policy P1.

There have been 56 objections to the proposal. The main issues raised include:

- Impact on amenity & privacy;
- Adverse traffic impact;
- Impact on character of a listed building;
- Loss of trees; and,
- Density of the development

The proposal would be located to the rear of a Grade B Listed Building within the Greenlaw Conservation Area.

There have been no objections from consultees.

The proposal is contrary to Policies P1 and ENV 3 of the Adopted and Proposed Renfrewshire Local Development Plan and associated Supplementary Guidance in that it would impact on the residential character and amenity of the area.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 19/0800/PP

APPLICANT:	Ms Wilson
AGENT:	LBG Waterston
SITE ADDRESS:	Greenlaw House, 30 Mansionhouse Road, Paisley
PROPOSAL:	Erection of 3 storey extension to rear of detached, Grade B listed villa to form 9 flats
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This report relates to an application for planning permission which proposes the erection of a three storey extension to the rear of a detached, Grade B listed villa to form nine flats. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1<sup>st</sup> 2018 and has been subject to discussion between the Convenor of the Communities Housing &amp; Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>56 objections have been received. The issues raised are summarised as follows:-</p> <p><b>1.The access would not be capable of accommodating the existing and proposed development. Vehicles accessing both sides of the site would cause traffic safety concerns.</b></p> <p><b>Response:</b> The Director of Environment and Infrastructure (Roads/Traffic) has no objection to the proposal and considers access to be acceptable. It was not considered that the amount of vehicular movements generated will be significant enough to cause traffic safety concerns.</p> <p>However, it is considered that the proposals, to introduce a one way traffic circulation system around the residential listed building, where vehicles would enter through one access and leave via another separate access would inevitably increase</p>

vehicular movement to the rear of the site.

The access is in close proximity to both the existing and proposed building and the boundaries of the site. In terms of residential amenity, the access and servicing of this site via vehicular means is likely to significantly detract from overall residential amenity of this site and neighbouring properties.

**2. There is insufficient parking for the existing development and the new development proposed.**

**Response:** The Director of Environment and Infrastructure (Roads Traffic) has no objection to the proposal and considers the level of parking provision to be acceptable for both the existing and proposed residential development.

**3. There is insufficient turning area within the site for heavy goods vehicles.**

**Response:** The Director of Environment and Infrastructure (Roads Traffic) has no objection to the proposal and considers that the traffic circulation system within the development would safely accommodate all anticipated vehicles.

**4. The proposal would impact unacceptably on the setting and character of the listed Greenlaw House.**

**Response:** Historic Environment Scotland did not object to the proposal but did raise concerns that the building proposed could detract from the character of the listed building.

The design of the proposal has been altered to respect the form and character of the listed building.

It is agreed that the overall number and function of the 9 flats is likely to impact on the setting of the listed building.

**5. The proposal would impact unacceptably on the amenity of existing residents in relation to privacy, air quality and noise.**

**Response:** The design of the extension proposed has been designed so that the main orientation of windows are such that there would be no resultant unacceptable detrimental impact on privacy.

However, it is agreed that the proposed development to the rear of the property, the resultant traffic and pedestrian movements, noise and general disturbance through increased activity, would introduce an unacceptable degree of impact on the amenity of surrounding residents.

**6. The proposal would result in the loss of several trees within the conservation area and impact unacceptably on the setting and character of the conservation area.**

**Response:** In terms of tree loss, on the developed footprint of the new building, one tree in the rear garden area would be lost. A condition could be attached to any grant of planning permission to ensure that replacement trees and a landscaping scheme is submitted to and agreed by the Planning Authority, to ensure that the site is appropriately landscaped and boundary treatments addressed.

**7. The density of the development does not reflect the character of the surrounding area.**

**Response:** The area is characterised by a mix of housing types but predominantly by large detached dwellings set within large plots. As a result, many of these dwellings have been subdivided into flats and in some instances have been extended to the rear. The extension proposed is located to the rear and can be accommodated within the large garden. Although the development proposed is not typical of the immediate area it does not impact the street scene generally, in public views.

**8. The position, orientation and access to the proposed development does not maintain the established development patterns of the surrounding area.**

**Response:** Access to the development is gained via a one-way system with ingress by driveway to the north side of the dwelling and proposed new egress through the parking area to a driveway on the south side of the dwelling. Having access driveways on either side of dwellings is commonplace in the surrounding area. However, accommodating so many vehicles to the rear of the dwelling further into the rear garden is not typical of this area and would introduce a level of noise and disturbance to the rear of this property and adjacent dwellings, presently absent.

**9. The design would be out of keeping with the character of the street and ruin the natural landscape between Mansionhouse Road and Greenlaw Drive.**

**Response:** Located to the rear, the development proposed would not be readily visible in the street scene and would not therefore have a noticeable impact.

Landscaping on boundaries would, on the whole, remain as existing or would be augmented.

**10. The proposal would not blend well with the surrounding buildings due to the use of artificial stone**

	<p><b>and slate. and would impact unacceptably on the setting of the listed building.</b></p> <p><b>Response:</b> Located to the rear, the proposal would not impact the principle elevation of this listed building and would not be evident in views of the principle front elevation.</p> <p>The extension is positioned apart from the rear elevation joined by an access corridor and as such views of the rear elevation are visible. Notwithstanding this, the proposal would alter views of the building from the rear.</p> <p><b>11. There is currently an excess of bins stored in the area which would only be exacerbated by the proposal.</b></p> <p><b>Response:</b> Agreed. Part of the proposal is to accommodate all bins required within a purpose-built housing sympathetic to its location. It is difficult to see how all of the bins for the number of residential units proposed can be accommodated on site and at kerbside for collection day.</p> <p><b>12. The proposal development would set an undesirable precedent for back land development within rear garden grounds.</b></p> <p><b>Response:</b> Every application is judged on its own individual merits against approved planning policies and every site is different. Precedent, on its own, is not a justifiable reason for refusal.</p>
CONSULTATIONS:	<p><b>Scottish Water</b> - No objection.</p> <p><b>Environment and Infrastructure Service (Roads)</b> – No objection subject to conditions.</p> <p><b>Environment and Infrastructure Services (Design Services)</b> - No objection.</p> <p><b>Communities and Housing Service (Environmental Protection)</b> - No objection.</p>
SUPPORTING STATEMENTS	<p><u>Design/Planning Statement</u> –</p> <p>In relation to the design of the proposal, the applicant considers that the scale, massing, and design of the 3-storey extension is in keeping with similar existing external outbuildings located to the rear of adjacent properties in this street and surrounding area.</p> <p><b>Response:</b> The detail of the document is adequate for the purpose of assessing the application. The design, scale and massing of the proposal is covered in details in the assessment of this report.</p>

	<p><u>Enabling Development Report –</u> The report outlines that Greenlaw House is in need of considerable internal and external restoration and upgrade and that the costs required to undertake these essential works and safeguard the building's future are considerable and beyond the resources of the current owner. Cross subsidy would be required in the form of enabling development.</p> <p>The additional flats that are proposed are required as the minimum enabling development which would generate the level of funding required to undertake the essential works.</p> <p><b>Response:</b> Although a cross subsidy breakdown has been provided, it does not prove that the development proposed is the only scheme which could ensure the future longevity of the building.</p>
<p>DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1 - Renfrewshire's Places Policy ENV 3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Places Development Criteria Delivering the Environment Strategy; Conservation Areas; Listed Buildings</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1 - Renfrewshire's Places Policy ENV 3 - Built and Cultural Heritage</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Places Development Criteria Delivering the Environment Strategy; Conservation Areas; Listed Buildings</p>
<p>PLANNING HISTORY</p>	<p>18/0144/PP - Formation of dormer to rear, roof terraces to side and stairs to front of flatted dwelling with alterations to windows to form doors. Granted subject to conditions 21/05/2018.</p> <p>18/0115/LB - Formation of dormer to rear, roof terraces to the side and stairs to the front of a flatted dwelling with external alterations to windows to form doors and internal alterations associated with alterations to layout. Granted subject to conditions 24/05/2018.</p> <p>18/0364/PP - Erection of two storey flatted development to rear of Greenlaw House. Refused 14/02/2019.</p> <p>19/0801/LB - Erection of three storey extension to rear of detached Grade B listed villa, to form nine flats. This is a concurrent application under consideration.</p>

DESCRIPTION	<p>The application property is a former 3 storey mansion house known as Greenlaw House and is located on Mansionhouse Road within the Oakshaw Conservation Area.</p> <p>The site is bounded by a stone wall, which varies in height between approximately 1-2m, augmented on most sides by dense mature boundary planting.</p> <p>The surrounding area is characterised by large, detached traditional sandstone properties set within extensive grounds.</p> <p>There are several house plots, within the vicinity, which have been either divided with new contemporary dwellings/extensions erected.</p> <p>Planning consent is sought for the erection of a three-storey extension to the rear of a Grade B listed building which is set within extensive gardens.</p> <p>Greenlaw House has been subdivided in the past to create bedsits and apartments and the current proposal would add an additional nine flats to the overall site.</p> <p>Th extension would be attached to the rear of Greenlaw House by means of an access corridor.</p> <p>There would be a mono blocked area to the rear of the extension which would accommodate access and parking for 32 cars for the existing and proposed flats.</p> <p>It would have a pitched roof set behind a parapet which would be finished in substitute slate tiles. External walls would be finished in a smooth render with window surrounds, base course, quoins, and roof balusters finished in cast stone. Windows would be double-glazed substitute sash and case.</p>
ASSESSMENT	<p>The application site is covered by Policy P1 'Renfrewshire's Places' which seeks to ensure that new developments within these areas are compatible and complementary to existing uses and surrounding area.</p> <p>New development proposals should make a positive contribution to the place and demonstrate that they would cause no significant impact as set out by the criteria of the New Development Supplementary Guidance.</p> <p>The proposal involves the development of an additional nine flatted properties attached to the rear of the sub-divided Greenlaw House.</p> <p>It is considered that as there is a link and therefore a relationship between the existing building and the new flatted development, this proposal is not considered to be backland</p>

development insofar as the additional flats are accommodated within an extension from the existing building.

The current proposal has been designed and shaped to take on board the reasons for refusal of a previous application in 2018. One of the reasons for refusal was that the previous proposal was a separate flatted block in the garden area of the site, behind the listed building. This proposal was considered to be backland development. The applicant has therefore changed the proposal to comply with policy.

It is considered that the relationship of the extension to the existing building does not significantly detract or impact on the rear elevation of this listed building. Nor because of its careful design, does it overly detract from the streetscene and therefore the overall conservation area. However, it is considered to be at odds with the established relationship of those units immediately adjacent to the application property.

In this way it is considered that the proposal does not respect the established development pattern in the surrounding area which is predominately characterised by large villas with direct road frontages and large rear garden areas, affording private amenity space.

Notwithstanding this, given the proximity of existing dwellings to the boundaries of the site and due to the number of additional flats to be created, it is evident that an unacceptable impact would occur in relation to the pattern of development, the use of private amenity land and resultant impact on the amenity currently enjoyed by the existing residents of Greenlaw House and the surrounding neighbouring properties.

It is not considered therefore that the proposal can be accommodated in a way which provides a quality residential environment for existing and proposed residents.

Furthermore, the proposal would introduce a one-way traffic circulation system where vehicles would enter through one access and leave via another separate access around the listed building. In this way the traffic would circulate through the site, in close proximity to the existing flats and those neighbouring properties located on either side, markedly increasing the current volume of traffic movements past these properties.

The servicing of these additional units along with the existing units on the site would also mean a significant increase in the number of bins lined up along the existing listed building in close proximity to neighbouring properties.

For these reasons, the impact on the character and amenity of the site and that experienced by surrounding residents would

be unacceptably altered through the application proposal. In this way, the proposal cannot be accommodated satisfactorily within this site.

The requirements of Policy ENV3 ' Built Heritage' also require to be considered. Policy ENV 3 states that the built heritage, which includes listed buildings and conservation areas, should be safeguarded, conserved and enhanced, where appropriate and that development proposals including enabling development, within or in the vicinity of the built heritage assets will require to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions of the New Development Supplementary Guidance.

With regard to potential impact on the listed building, Historic Environment Scotland's guidance is set out in its 'Managing Change' Guidance Notes, outlining factors to be considered in assessing the impact of a change on the setting of a historic asset or place.

With regard to extensions to listed buildings it states that points to consider include protection of the character of the listed building; that the extension should be subordinate in scale and form ; that the extension should be located on a secondary elevation; that it should be designed in a high quality manner using appropriate materials and impact on the setting of adjacent historic buildings should be considered.

In this regard, located to the rear and set down into the site, the extension would not be readily visible, if at all, in public views or from the front elevation and the principal elevation would remain unaffected.

The rear elevation would be affected to a degree but given the height of the extension proposed and that it would be attached by means of a link corridor, the rear elevation would not be entirely obscured but rather its main architectural features, which are plain and relatively simple, would remain open to view from the rear.

It is considered that the extension would appear subordinate and in contrast to the existing building, its scale, bulk, and design would not significantly detract from the character of the listed building or conservation area.

However although the build and form of the extension is not likely to significantly detract from the listed building or conservation area, it is considered that the number of new properties, the associated traffic and servicing created as a result of the proposal is likely to have an overall negative impact on the setting of the listed building and character and

	<p>appearance of the conservation area.</p> <p>The proposal is therefore not compliant with Policy ENV3.</p> <p>The applicant has submitted that the development proposed is 'enabling development' and that the future of the building cannot be guaranteed without it. The enabling nature of the development therefore requires to be considered.</p> <p>The concept of enabling development is that development, which would otherwise be contrary to established planning policy and not permissible, may be acceptable if it can be demonstrated that the public benefits of the proposal, for example restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.</p> <p>In this instance, the development proposed is found to be contrary to the policies and guidance of the Local Development Plan to such an extent that the benefits to the longevity of the listed building would not outweigh the detrimental impacts to amenity.</p> <p>In conclusion, it is considered that the proposal, would not provide an acceptable residential environment for the existing residents of Greenlaw House and neighbouring properties due to adverse amenity issues created by the development.</p> <p>Therefore, the proposal would be contrary to Policies P1 and ENV3 and the associated Supplementary Guidance.</p>
RECOMMENDATION	It is therefore recommended that the application be refused.

**Reasons for Decision**

1. That due to extension's position and the number of additional residential units proposed at the site, the development would adversely impact on the residential character and amenity of the existing adjacent residents, contrary to the requirements of Policy P1 of both the Adopted and Proposed Renfrewshire Local Development Plan and associated New Development Supplementary Guidance.
2. That due to the proposals scale and position it would impact unacceptably on the setting of the B listed Greenlaw House and overall character of the conservation area, contrary to the requirements of Policy ENV 3 of both the Adopted and Proposed Renfrewshire Local Development Plan and associated New Development Supplementary Guidance.

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. 19/0801/LB

## KEY INFORMATION

**Ward: 3**  
 Paisley Northeast and Ralston

**Applicant:**  
 Ms Wilson  
 Greenlaw House  
 30 Mansionhouse Road  
 Paisley  
 PA1 3RF

**Registered:**  
 25/1/2019

## RECOMMENDATION

Refuse

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of three storey extension to rear of Grade B Listed villa, to form nine flats

**LOCATION:** 30 Mansionhouse Road, Paisley

**APPLICATION FOR:** Listed Building consent



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## IDENTIFIED KEY ISSUES

The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy P1.

Policy ENV3 – Built and Cultural Heritage is also applicable.

There have been 56 objections to the proposal. The main issues raised include:

- Impact on amenity & privacy;
- Adverse traffic impact;
- Impact on character of a listed building;
- Loss of trees; and,
- Density of the development.

The proposal would be located to the rear of a Grade B Listed Building within the Greenlaw Conservation Area.

No objection from Historic Environment Scotland.

The proposal is contrary to Policies P1 and ENV 3 of the Adopted the Adopted and Proposed Renfrewshire Local Development Plan and associated Supplementary Guidance in that it would detract from the setting of the listed and conservation area

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 19/0801/LB

APPLICANT:	Ms Wilson
AGENT:	LBG Waterston
SITE ADDRESS:	Greenlaw House, 30 Mansionhouse Road, Paisley
PROPOSAL:	Erection of 3 storey extension to rear of detached, Grade B listed villa to form 9 flats
APPLICATION FOR:	Listed Building Consent

INTRODUCTION	<p>This report relates to an application for listed building consent which proposes the erection of a three storey extension to the rear of a detached, Grade B listed villa to form nine flats. This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer.</p> <p>However, a request has been submitted by three Members, within 21 days of an application appearing on the Weekly List, that the matter be removed from the Scheme of Delegation for determination by the Board.</p> <p>This request was submitted in line with the Scheme submitted to Scottish Ministers and approved by Council on March 1<sup>st</sup> 2018 and has been subject to discussion between the Convenor of the Communities Housing &amp; Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>56 objections have been received. The substance of the objections in relation to the listed building consent can be summarised as follows: -</p> <p><b>1. The proposal would impact unacceptably on the setting and character of the listed Greenlaw House.</b></p> <p><b>Response:</b> Historic Environment Scotland did not object to the proposal but did raise concerns that the building proposed could detract from the character of the listed building.</p> <p>The design of the proposal has been altered to respect the form and character of the listed building.</p> <p>It is agreed that the overall number and function of the 9 flats is likely to impact on the setting of the listed building.</p> <p><b>2. The proposal would result in the loss of several trees within the conservation area and impact unacceptably on</b></p>

**the setting and character of the conservation area.**

**Response:** In terms of tree loss, on the developed footprint of the new building, one tree in the rear garden area would be lost. A condition could be attached to any grant of planning permission to ensure that replacement trees and a landscaping scheme is submitted to and agreed by the Planning Authority, to ensure that the site is appropriately landscaped and boundary treatments addressed.

**3. The density of the development does not reflect the character of the surrounding area.**

**Response:** The area is characterised by a mix of housing types but predominantly by large detached dwellings set within large plots. As a result, many of these dwellings have been subdivided into flats and in some instances have been extended to the rear. The extension proposed is located to the rear and can be accommodated within the large garden. Although the development proposed is not typical of the immediate area it does not impact the street scene generally, in public views.

**4. The position, orientation and access to the proposed development does not maintain the established development patterns of the surrounding area.**

**Response:** Access to the development is gained via a one-way system with ingress by driveway to the north side of the dwelling and the proposed new egress through the parking area to a driveway on the south side of the dwelling. Having access driveways on either side of dwellings is commonplace in the surrounding area.

However, accommodating so many vehicles to the rear of the dwelling further into the rear garden is not typical of this area and would introduce a level of noise and disturbance to the rear of this property and adjacent dwellings, presently absent.

**5. The design would be out of keeping with the character of the street and ruin the natural landscape between Mansionhouse Road and Greenlaw Drive.**

**Response:** Located to the rear, the development proposed would not be readily visible in the street scene and would not therefore have a noticeable impact.

Landscaping on boundaries would, on the whole, remain as existing or would be augmented.

**6. The proposal would not blend well with the surrounding buildings due to the use of artificial stone and slate, and would impact unacceptably on the setting of the listed building.**

	<p><b>Response:</b> Located to the rear, the proposal would not impact the principle elevation of this listed building and would not be evident in views of the principle front elevation.</p> <p>The extension is positioned apart from the rear elevation joined by an access corridor and as such views of the rear elevation are visible. Notwithstanding this, the proposal would alter views of the building from the rear.</p>
CONSULTATIONS:	<p><b>Historic Environment Scotland (HES)</b> - No objection to the proposal but raise concerns that the building proposed could detract from the character of the listed building.</p> <p>Notwithstanding this HES emphasised the importance of the listed building being adequately maintained and prevented from falling into disrepair.</p> <p><b>Response:</b> Noted and taken into account in the assessment of this application.</p>
SUPPORTING STATEMENT:	<p><u>Design/Planning Statement</u> – In relation to the design of the proposal, the applicant considers that the scale, massing, and design of the 3-storey extension is in keeping with similar existing external outbuildings located to the rear of adjacent properties in this street and surrounding area.</p> <p><b>Response:</b> The detail of the document is adequate for the purpose of assessing the application. The design, scale and massing of the proposal is covered in details in the assessment of this report</p> <p><u>Enabling Development Report</u> – The report outlines that Greenlaw House is in need of considerable internal and external restoration and upgrade and that the costs required to undertake these essential works and safeguard the building's future are considerable and beyond the resources of the current owner. Cross subsidy would be required in the form of enabling development.</p> <p>The additional flats that are proposed are required as the minimum enabling development which would generate the level of funding required to undertake the essential works.</p> <p><b>Response:</b> Although a cross subsidy breakdown has been provided, it does not prove that the development proposed is the only scheme which could ensure the future longevity of the building.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy ENV 3 - Built Heritage</p>

CONSIDERATIONS	<p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy; Conservation Areas; Listed Buildings</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy ENV 3 - Built and Cultural Heritage</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Delivering the Environment Strategy; Conservation Areas; Listed Buildings</p> <p><u>Material Considerations - Historic Environment Scotland's</u> <u>Historic Environment Policy Statement and 'Managing Change'</u> Guidance Notes</p>
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PLANNING HISTORY	<p>18/0144/PP - Formation of dormer to rear, roof terraces to side and stairs to front of flatted dwelling with alterations to windows to form doors. Granted subject to conditions 21/05/2018.</p> <p>18/0115/LB - Formation of dormer to rear, roof terraces to the side and stairs to the front of a flatted dwelling with external alterations to windows to form doors and internal alterations associated with alterations to layout. Granted subject to conditions 24/05/2018.</p> <p>18/0364/PP - Erection of two storey flatted development to rear of Greenlaw House. Refused 14/02/2019.</p> <p>19/0800/PP - Erection of 3 storey extension to rear of detached, Grade B listed villa to form 9 flats. This is a concurrent application under consideration.</p>
DESCRIPTION	<p>The application property is a former 3 storey mansion house known as Greenlaw House and is located on Mansionhouse Road within the Oakshaw Conservation Area.</p> <p>The site is bounded by a stone wall, which varies in height between approximately 1-2m, augmented on most sides by dense mature boundary planting.</p> <p>The surrounding area is characterised by large, detached traditional sandstone properties set within extensive grounds.</p> <p>There are several house plots, within the vicinity, which have been either divided with new contemporary dwellings/extensions erected.</p> <p>Planning consent is sought for the erection of a three-storey extension to the rear of a Grade B listed building which is set within extensive gardens.</p>

	<p>Greenlaw House has been subdivided in the past to create bedsits and apartments and the current proposal would add an additional nine flats to the overall site.</p> <p>The extension would be attached to the rear of Greenlaw House by means of an access corridor.</p> <p>There would be a mono blocked area to the rear of the extension which would accommodate access and parking for 32 cars for the existing and proposed flats.</p> <p>It would have a pitched roof set behind a parapet which would be finished in substitute slate tiles.</p> <p>External walls would be finished in a smooth render with window surrounds, base course, quoins, and roof balusters finished in cast stone.</p> <p>Windows would be double-glazed substitute sash and case.</p>
ASSESSMENT	<p>The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations.</p> <p>In this case the relevant documents of the Development Plan comprise the Adopted Renfrewshire Local Development Plan 2014 (LDP) and New Development Supplementary Guidance (SG) and the Proposed Renfrewshire Local Development Plan 2019 and New Development Supplementary Guidance 2019.</p> <p>Policy ENV 3 states that the built heritage, which includes listed buildings and conservation areas, should be safeguarded, conserved and enhanced, where appropriate and that development proposals including enabling development, within or in the vicinity of the built heritage assets will require to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions of the New Development Supplementary Guidance.</p> <p>Historic Environment Scotland's guidance is set out in its 'Managing Change' Guidance Notes, outlining factors to be considered in assessing the impact of a change on the setting of a historic asset or place.</p> <p>With regard to extensions to listed buildings, Historic Environment Scotland's guidance states that points to consider include protection of the character of the listed building; that the extension should be subordinate in scale and form ; that the extension should be located on a secondary elevation; that it should be designed in a high quality manner using appropriate materials and impact on the setting of adjacent historic buildings should be considered.</p>

	<p>In this regard, located to the rear, the extension would not be readily visible, if at all, in public views or from the front elevation and the principal elevation would remain unaffected.</p> <p>It is considered that the rear elevation of the existing listed building would be affected to a degree but given the height of the extension and that it would be attached by means of a link corridor, the rear elevation would not be entirely obscured but rather its main architectural features, which are plain and relatively simple, would remain unaffected and views of the rear elevation would be available, although somewhat compromised</p> <p>It is considered that the extension would appear subordinate and in contrast to the existing building, its scale, bulk, and design would not significantly detract from the character of the listed building or conservation area.</p> <p>However although the build and form of the extension is not likely to significantly detract from the listed building or conservation area, it is considered that the number of new properties, the associated traffic and servicing created as a result of the proposal is likely to have an overall negative impact on the setting of the listed building and character and appearance of the conservation area.</p> <p>The proposal is therefore not compliant with Policy ENV3.</p> <p>In conclusion, it is considered that the proposal, would impact on the setting of this listed building and therefore would not comply with Policy ENV3 and the associated Supplementary Guidance or the guidance of Historic Environment Scotland.</p> <p>The applicant has submitted that the development proposed is 'enabling development' and that the future of the building cannot be guaranteed without it. The enabling nature of the development therefore requires to be considered.</p> <p>The concept of enabling development is that development, which would otherwise be contrary to established planning policy and not permissible, may be acceptable if it can be demonstrated that the public benefits of the proposal, for example restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.</p> <p>In this instance, the development proposed is found to be contrary to the policies and guidance of the Local Development Plan to such an extent that the benefits to the longevity of the listed building would not outweigh the detrimental impacts to amenity.</p>
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RECOMMENDATION	It is recommended listed building consent be refused.
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### Reasons for Decision

1. That due to the proposals scale and position it would impact unacceptably on the setting of the B listed Greenlaw House and overall character of the conservation area, contrary to the requirements of Policy ENV 3 of both the Adopted and Proposed Renfrewshire Local Development Plan and associated New Development Supplementary Guidance.

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. 20/0613/PP

## KEY INFORMATION

**Ward: (9)**

Johnstone North,  
Kilbarchan, Howwood  
and Lochwinnoch

**Applicant:**

Mr Macfadyen  
Nether Bell Trees  
Newton of Belltrees  
Lochwinnoch

**Registered:**

15 October 2020

## RECOMMENDATION

Grant subject to  
conditions

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Work

**LOCATION:** Nether Bell Trees, Newton of Belltrees, Lochwinnoch

**APPLICATION FOR:** Full Planning Permission



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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 Policy ENV1 – Green Belt.
- 89 representations have been received with 41 objections (including Newton of Belltrees Community Group with 30 signatures) and 48 in support.
- Lochwinnoch Community Council objected to the application.
- The proposal will not result in a significant impact on visual amenity or local landscape character, while the road network is able to accommodate the development.
- The form, siting, design, density, external finish and layout of the proposed development is acceptable.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION **20/0613/PP**

APPLICANT:	Mr Macfadyen
SITE ADDRESS:	Nether Bell Trees, Newton of Belltrees, Lochwinnoch
PROPOSAL:	Erection of Cattery Building, Reception Lodge, Entry Gates and associated Landscaping Work
APPLICATION FOR:	Full Planning Permission

INTRODUCTION	<p>This is a matter which falls within the Council's Scheme of Delegation, to be determined by an Appointed Officer. The Head of Economy &amp; Development in consultation with the Convenor of the Communities, Housing and Planning Policy Board considered that due to the local interest raised with the proposal, it would be appropriate for the application to be presented to the Board for consideration.</p>
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>89 representations have been received with 41 objections (including Newton of Belltrees Community Group with 30 signatures) and 48 in support. The representations can be summarised as follows: -</p> <p><b>Objections:</b></p> <p>1) <b>Road safety concerns including site lines from the access, single track road, dangerous junction at A737 and passing places.</b></p> <p><b>Response:</b> The Council's Environment and Infrastructure Services (Traffic and Transport) were consulted and have no objections to the proposal. They advise that appropriate site lines can be achieved at the entrance on land within the applicant's control.</p> <p>Following discussions with the applicant's agent, details of existing passing places were submitted and it was agreed that signage would be erected to advise road users of their location. It was agreed that brown tourist directional signage would be erected prior to the operation of the business to ensure that customers would be guided via the safest route to and from the facility.</p> <p>Access and egress to the premises would be promoted via Redhead Roundabout on the A737 and that signage should be erected at the foot of Waittston Road (Auchengrange Hill), turning left onto Belltrees Road and straight on through the village so traffic is not encouraged to use Belltrees Road via Mid Gavin or Hall Road.</p> <p>It is considered that these matters could be addressed with the</p>

imposition of appropriate planning conditions in the interests of road safety.

**2) The application site is located on the core path network and Semple Trail which is popular with walkers, cyclists, runners and for other recreational purposes. The development which attracts additional traffic would have a detrimental impact on the use of the road for these purposes.**

**Response:** The business would be operated by appointment where customers would arrive at a pre-determined time. As such, it is not considered that the business would attract a large volume of traffic at any one time which would significantly impact on the use of the core path network for recreational purposes.

**3) The Paddock is currently used for grazing cattle and the development would result in the loss of agricultural land.**

**Response:** The proposal would not result in the loss of prime agricultural land. The proposals are for rural diversification.

**4) Cattery buildings are normally associated with farm diversification within existing farm buildings and not in prominent fields and the proposal is contrary to Policy ENV1 contained in the Local Development Plan.**

**Response:** Policy ENV1 (Green Belt) contained within the Adopted Local Development Plan and Proposed Local Development Plan supports development where it is compatible with the provisions of the New Supplementary Guidance. The Supplementary Guidance lists boarding kennels as acceptable forms of development.

All development in the Green Belt require to be assessed against various criteria. This includes, traffic and access infrastructure can be accommodated, no loss of prime quality agricultural land, the local landscape character will be maintained, it can be demonstrated that there is careful consideration of design and, scale and grouping of buildings.

It is considered that the proposal would be an acceptable form of development within the Green Belt which would meet the requirements of Policy ENV1 and New Supplementary Guidance.

**5) The water supply is private and would need the consent of other residents to connect.**

**Response:** This is not a planning consideration and would be a private legal matter between the applicant and interested parties.

	<p><b>6) Waste water from the development could pollute the environment.</b></p> <p><b>Response:</b> An informative can be attached to advise the applicant to liaise with SEPA and the Council's Environmental Protection Section in this regard.</p> <p><b>7) The buildings would be visually prominent and would be detrimental to the character and appearance of the listed buildings within the Hamlet.</b></p> <p><b>Response:</b> The development would not have a significant adverse impact on the character an appearance of the Hamlet.</p> <p>To the north of the application site there are large scale agricultural buildings which are considered to be more visibly prominent.</p> <p><b>8) Regardless of the colour change from white to a darker colour, the glazing on the front elevation would allow views inside the building where there could be light walls which would have a visual impact.</b></p> <p><b>Response:</b> It is considered that the building has been designed in a way which is fit for purpose for a business of this nature.</p> <p><b>9) The development could have an impact on light pollution at night.</b></p> <p><b>Response:</b> The Council's Director of Communities and Housing (Environmental Protection) was consulted and offered no objections.</p> <p><b>Support:</b></p> <p><b>1) A business such as this is well suited to the countryside as it provides a quiet environment.</b></p> <p><b>Response:</b> The principle of a boarding kennel is acceptable in the Green Belt as identified in Policy ENV1.</p> <p><b>2) The proposal would provide another choice of facility for pet owners and would be good for the local economy by bringing visitors to Renfrewshire.</b></p> <p><b>Response:</b> Noted.</p>
CONSULTATIONS:	<p><b>Environment &amp; Infrastructure Services (Traffic and Transport) :-</b> No objections subject to the imposition of conditions with respect to sight lines and signage.</p> <p><b>Response:</b> Noted. This could be addressed with the imposition of appropriate planning conditions.</p>

**Director of Communities and Housing (Environmental Protection):-** No objections. The applicant should be aware that a licence is required for a business of this nature.

**Response:** Noted. An appropriate informative could be attached with this regard.

**Lochwinnoch Community Council:-** Object and agree with the comments raised by objectors to the proposal.

**Response:** Noted.

**Civic Trust:** - Object. Concerns were initially raised regarding the bright white colour of the cat pens.

Following discussions with the applicant the colour was amended to a woodgrain colour.

The Civic Trust maintains the objection on the basis that the materials are alien to the environment and that a powder coated aluminium frame or timber would be more appropriate.

**Response:** The development would not have a significant adverse impact on the character an appearance of the surrounding area.

**ScotWays:** - The development is served by a public road network which is promoted for non-vehicular access via core paths and other means. Footways are limited and the impact of additional traffic on dual purpose roads/core paths should be carefully considered for safety recreational access or active travel.

**Response:** Noted. It is considered that vehicle movements associated with the development would be limited and unlikely to have a significant impact on the core path network.

Notwithstanding this, the Council's Environment and Infrastructure Services (Traffic and Transport) were consulted and have no objections subject to conditions for appropriate site lines, directional signage and passing places signage in the interest of road safety within the public road network in the vicinity of the development.

**The Association for the Protection of Rural Scotland:** - The site is located within the Green Belt which should have protection from building development. The integrity of Green Belts is under constant threat and any inappropriate development damages the integrity of the whole Green Belt.

Catteries are not included in the list of types of development give in Scottish Planning Policy which would be appropriate in the Green Belt and does not meet the criteria for development

	<p>in the Green Belt set out in the relevant LDP Supplementary Guidance and as such, the proposal should be refused.</p> <p><b>Response:</b> Policy ENV1 (Green Belt) contained within the Adopted Local Development Plan and Proposed Local Development Plan supports development such as boarding kennels.</p> <p>All development in the Green Belt require to be assessed against various criteria which is outline in the assessment.</p>
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<p>SUPPORTING ASSESSMENTS</p>	<p>A Planning Statement was submitted in support of the application which outlines the proposed development, the policy context and the nature of the business.</p> <p><b>Response:</b> It is considered that the details provided in the document are sufficient for the purposes of assessing the application.</p> <p>Traffic Assessment - A Traffic Assessment was submitted with the application where information was collated on the busier periods for road usage within the hamlet. This will assist the applicants when scheduling appointments for customers.</p> <p><b>Response:</b> Noted. The Council's Environment &amp; Infrastructure Services (Traffic and Transport) were consulted and offered no comments on the Traffic Survey. However, requested that appropriate conditions were imposed with regards to sight lines and appropriate signage in the interests of road safety.</p>
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<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan August 2014</u> Policy ENV1 - Green Belt</p> <p><u>New Development Supplementary Guidance</u> Green Belt - Acceptable Forms of Development in the Green Belt and the Green Belt Development Criteria</p> <p><u>Proposed Local Development Plan 2019</u> Policy ENV1 - Green Belt</p> <p><u>Proposed New Development Supplementary Guidance 2019</u> Green Belt - Acceptable Forms of Development in the Green Belt and the Green Belt Development Criteria</p>
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<p>DESCRIPTION</p>	<p>This application seeks planning permission the erection of cat pens within a paddock to the north of a dwellinghouse for the operation of a cattery business at Nether Bell Trees, Newton of Belltrees, Lochwinnoch.</p> <p>The pens would be located approx. 44m to the north of the dwellinghouse and would comprise of 20 double pens which</p>
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	<p>could accommodate a maximum of 40 cats at any one time and boarding would be by appointment only.</p> <p>The pens would be laid out in an L-shape formation with a floor area of approx. 160sqm together with the reception building. The structure would be approx. 2.6m at the highest point and would incorporate a shallow mono-pitched roof which would slope down at the rear.</p> <p>The structure would be constructed with a PVCu frame with a glazed frontage and the rear elevation would comprise of PVC panels.</p> <p>It is also proposed to erect a reception building which would comprise of a high-grade log cabin with a floor space of approx. 25sqm. The reception building would be approx. 2m in height with a shallow mono-pitched roof.</p> <p>The entrance to the site would be from the existing driveway and would continue the tarmac north into the paddock which would lead to the edge of the reception building.</p> <p>3 parking spaces would be formed at the existing entrance and visitors would walk through the gate to reach the proposed buildings.</p> <p>The area immediately to the front of the pens would be landscaped to create a courtyard.</p> <p>The buildings would be located in the paddock to the north of Nether Bell Trees House which is bounded by Belltrees Road and Glenhead Road which are part of the core path network.</p> <p>Spoil from construction would also be used to create landscaped bunding along the sides of the paddock.</p> <p>There is a mature hedge along the boundary with Belltrees Road whilst the boundary with Glenhead Road comprises of a drystone wall.</p> <p>The application property is located to the north of the group of dwellings within the Hamlet of Newton of Belltrees which is located approx. 2.6km south of Howwood and 2km east of Lochwinnoch. The hamlet comprises of a linear group of traditional properties which mainly have a frontage onto Belltrees Road.</p> <p>The neighbouring property to the south of the application property is a category B listed building known as Glenshain as well as other listed buildings within the grouping.</p> <p>There is also a residential property to the west known as Newton of Belltrees. Approx. 50m to the north of the paddock,</p>
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	<p>there is a residential property known as Belltrees Beild which bounds High Belltrees to the north which contains numerous agricultural outbuildings of a larger scale.</p> <p>The A737 is located approx. 500m to the west of the Hamlet where there are access points to the local road network which serves the hamlet and surrounding areas.</p>
ASSESSMENT	<p>Policy ENV1 of the Renfrewshire Local Development Plan states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth where required, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space.</p> <p>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>Boarding kennels are contained within the acceptable list of uses, as defined in Policy ENV1 and the New Development Supplementary Guidance, therefore the general principle of the proposed development is considered to be acceptable.</p> <p>The New Development Supplementary Guidance states a list of criteria which determines the acceptability of a proposal once the principle has been accepted. This includes, traffic and access infrastructure can be accommodated, no loss of prime quality agricultural land, the local landscape character will be maintained, it can be demonstrated that there is careful consideration of design and, scale and grouping of buildings.</p> <p>The proposed business would be located in a paddock to the north of the application property and although cattle may graze on this land occasionally, it would not result in the loss of prime agricultural land.</p> <p>With regards to access infrastructure, drop off and pick up would be by appointment only. It is therefore not considered that the cattery would generate significant volumes of traffic. The Council's Environment &amp; Infrastructure Services (Traffic and Transport) were also consulted and have no objections.</p> <p>With regards to design, the cat pens are manufactured and designed to be fit for purpose. Notwithstanding this, it is considered that the structure is of a modest size and height and given its location within the paddock, together with the proposed landscaping and the details outlined above, it is not considered that it would significant detrimental impact on the character and appearance of the surrounding area.</p> <p>With regards to amenity, as detailed above, drop off would be</p>

	<p>by appointment only with only 3 parking spaces proposed. It is not considered that the nature of the business would give rise to levels of disturbance which would have an adverse impact on the neighbouring properties.</p> <p>Overall, it is considered that the proposed development could be appropriately absorbed into the landscape such that it would not result in any detrimental visual impact on the green belt.</p> <p>In view of the above, it is considered that the development also complies with the requirements of the Council's guidance.</p> <p>With regards to the Proposed Local Development Plan 2019, the New Development Supplementary Guidance lists commercial uses compatible with an agricultural or natural environment setting as an acceptable form of development in the greenbelt.</p> <p>It is considered that a business of this nature is compatible with the location given that it is not in a built-up residential area and for the reasons detailed above, it is not considered that the development would have a significant detrimental impact on the character, appearance or amenity of the surrounding area.</p>
RECOMMENDATION	It is therefore recommended that the application should be approved, subject to conditions.

**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 before any development of the site commences, a scheme of landscaping, shall be submitted to, and approved in writing by, the Planning Authority; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

- 2 That prior to the commencement of the operation of the cattery business hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 1 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.

- 3 That, prior to the commencement of development, full details of external finishes shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority. For the avoidance of doubt, the cat pens shall be of a wood grain colour or similar.

Reason: In the interest of the amenity of the area.

- 4 That a sightline from the driveway of the development onto Belltrees road should be maintained to achieve 2.5m x 25m x 1.05m high when measured from the nearside kerb on approach.

Reason: In the interests of public safety.

- 5 That prior to the commencement of the operation of the cattery business hereby approved, signage in accordance with the Traffic Signs Manual and General Directions, TSRGD, shall be erected on both sides of a pole at the locations of the passing places identified in supporting document "Passing Places" 15.12.20, and thereafter retained to the satisfaction of the Planning Authority.

Reason: In the interest of public safety.

- 6 That prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority, a Brown Tourist Directional Signage Scheme in accordance with TSRGD. Thereafter, the signage as may be approved shall be erected prior to the operation of the cattery business hereby approved.

Response: In the interest of public safety.

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.