



LIVINGSTON NORTH LOCAL AREA COMMITTEE

COMMUNITY REGENERATION UPDATE

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to inform the Local Area Committee of progress towards developing a regeneration plan within the ward, and other related activities.

B. RECOMMENDATION

It is recommended that the Local Area Committee notes:

1. the update on progress towards the first version of the regeneration plan for the Knightsridge area, the first draft of which will be provided to the November meeting;
2. an update on activity at the Vennie, Mosswood Community Centre, the recently formed Gala Day committee and community council; and
3. an update on actions from the Environmental Visual Audit exercise previously carried out in Knightsridge.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs. Being honest, open and accountable. Providing equality of opportunities. Making best use of our resources. Working in partnership.
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Community regeneration reinforces the council's commitment to community planning at a local level.
III	Implications for Scheme of Delegations to Officers	None.
IV	Impact on performance and performance Indicators	Performance indicators relating to the activity within the plans are captured within the set of regeneration key performance indicators.
V	Relevance to Single Outcome Agreement	- We are better educated and have access to increased and better quality learning and

		employment opportunities.
		- We live in resilient, cohesive and safe communities.
		- We live longer, healthier lives and have reduced health inequalities.
		- We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI	Resources - (Financial, Staffing and Property)	Activities will be funded from existing budgets or external sources.
VII	Consideration at PDSP	Annual updates on regeneration plans will be presented to PDSP.
VIII	Other consultations	None.

D. TERMS OF REPORT

Background

The Regeneration Framework, which was approved by Council Executive in February 2014, contains a commitment to develop regeneration plans in key areas of deprivation in West Lothian. Eight regeneration areas have been identified, based on the data zones within the bottom 20% of the Scottish Index of Multiple Deprivation. One of the identified areas is Livingston Central, which covers the communities of Knightsridge, Ladywell and Dedridge.

A report was provided to the Local Area Committee in September 2016 outlining the background to developing regeneration plans, including the processes, structures, and timescales involved.

Regeneration Plan

As reported to the last meeting of the Local Area Committee, following an extensive community consultation exercise involving over 200 residents, the Knightsridge Regeneration group had identified and agreed on the following three priorities:

- a) Improving access to services and amenities
- b) More community activity, play and learning opportunities
- c) The environment and community safety

Since the last Local Area Committee there has continued to be progress around these priorities in terms of developing actions. Further research work is being undertaken by the Community Regeneration Officer including a survey of services active in the area which will establish the reach various services active across West Lothian have in the area (i.e. the number of residents they are working with and the type/extent of this work), as well as identifying the gaps in services which partnership working or volunteering based projects could help address.

The regeneration group last met in May and since then there has been the creation of the community council, the Gala Day committee and changes to the Mosswood Community Centre management committee. Representation on the regeneration group from all three organisations, as well as other organisations in the community currently not on the regeneration group, such as the parents-staff association, will be actively encouraged.

The regeneration group will next meet in mid-September and will look to bring some focus to all the ongoing and future work in the area which will subsequently be fed into the regeneration plan. That draft of the plan will then be provided to the next meeting of the Local Area Committee in November.

The Vennie

Summer Programme

The Vennie has delivered its annual summer programme over the seven weeks of the school holidays. This involved daytime provision on weekdays between 1-3pm in addition to the core clubs which run throughout the year in the late afternoon/evenings. This included a number of trips to places such as the Kelpies/Helix Park, the Range adventure park in Broxburn and led cycle rides around Livingston.

Re-imagination Event, Edinburgh Book Festival

On 22 August, the Vennie took a group of young people and volunteers to the Edinburgh International Book Festival as part of their 'Re-imagination' event following an outreach programme earlier in the year which involved authors and Book Festival staff touring the new towns in Scotland to speak to residents about what it meant to live in a new town. This included some sessions in Livingston and Knightsridge.

A young person who attends Knightsridge Primary School and a resident who has become a qualified youth worker with the Vennie were part of the event, held in the Spiegeltent in Charlotte Square, and spoke about Livingston's past, present and future.

Community Litter Picks

The final of the three organised community litter picks took place on Saturday 4 August. This was hosted by the Vennie with support from the Woodland Trust. There were 60 volunteers who participated and collected 100 bags of rubbish from the area. Volunteers were thanked with hot drinks and food afterwards from the Vennie.

Community Family BBQ

The Vennie hosted a Community Family BBQ event on Friday 24 August with over 200 people attending. Activities included dancing, mini zoo, face paint and balloon modelling.

Choose Life

The Vennie Youth Club took part in the annual football tournament 'Game Changer-Choose Life' held at the Hibernian Training Centre. The event is to raise awareness of mental health and suicide among young males and sponsored by NHS Scotland. Once again the Vennie were successful in winning the 2018 Plate Final. David Bingham (ex-Livingston F.C.) guested for the Vennie. Neil Lennon addressed all participants at the tournament on the importance of taking care of your health.

Mosswood Community Centre

Mosswood Community Centre held their Annual General Meeting on 26 June. This led to a number of new committee members being added to the group, including changes to office-bearers.

The committee has met on two occasions subsequently with a view to looking to promote the facility and encourage wider use for the betterment of the community.

At their last meeting, they agreed to:

- Host a First Aid training course for committee members from the management committee as well as the new Gala Day committee. This will support volunteers to deliver events for the community.
- Set up a sub-group was agreed to look at re-establishing the café. In the short-term, they will consider opening the café on Friday afternoons, but the first task of the group and other volunteers is to deep-clean and tidy the kitchen and café area.
- Approach CLD Youth Services and the Vennie to see if an October holiday club could be jointly delivered in Mosswood.

Community Learning and Development - Youth Services (CLD – Youth Services)

CLD Youth Services and the Vennie piloted a Saturday night provision in Knightsridge which was aimed at 'older' young people (S1+). This was following a gap in provision for this age group being identified locally. Despite poor weather on some nights (it was intended for this to be outdoor using the park area) there was still a reasonable attendance of between 7-17 young people each week.

Given that this was during the summer and light nights it is felt that there would be a larger attendance in the darker nights, therefore the Vennie and CLD Youth Services intend to jointly run the project on a Saturday from 27 October to 15 December. If this is successful, then it would be hoped to continue to March.

In terms of the previous Tuesday and Friday children's clubs which ran in Mosswood, CLD Youth Services have advised the management committee that they will not be continuing the Tuesday club, which previously had a weekly average of 5.5 young people per week. However, the Friday club will continue (which had an average of nine young per week) from 14 September to 7 December. CLD Youth Services have advised the committee that if they wish the Friday club to continue beyond December they will need to fund this, which they will consider in turn.

Knightsridge Gala Day

Since the last report to the Local Area Committee, the Gala Day is now constituted with office-bearers in place. They are planning on having the Gala Day itself in May 2019 but are also hosting a fundraising event in Mosswood Community Centre on Sunday 16 September called 'Pimp My Ride'. They have created a Facebook page which has been actively managed.

Knightsridge Community Council

The Community Council has been meeting regularly since its recent formation, and also having fortnightly walkabouts in the community to monitor the environment and pick up any new issues.

The Community Regeneration Officer met with the community council in July to make them aware of the regeneration work to date, and encourage their active participation in the process going forward. They are very keen to do this, and are particularly interested in the action plan from the Environmental Visual Audit (EVA) as there were a number of overlapping issues. This will now mean there should be less duplication of effort to these issues.

The Community Council are also keen to see improvements to the environment outside the shops and houses at Logan Way. As this was identified as a potential

regeneration project in the EVA, the Community Council were encouraged to make contact with the council's local Housing service (given the land is on the council's Housing Revenue Account). The Housing Manager has invited community council representatives to a walkabout in the area with a view to looking at developing a project which the council's Street Environmental Improvement Projects fund could potentially contribute to.

There is an interim election for the community council that is being administered by Committee Services in the council. This is due to the high level of interest from people wishing to get involved in order to allow more people to join. The deadline for nominations is 3 September 2018.

Environmental Visual Audit (EVA)

At the last meeting of the LAC, members requested an update on progress with the respective actions in the EVA report. Updates, where possible, have been provided in Appendix A.

Some issues/ actions to highlight are as follows:

- As members will be aware the demolition of the Harvester building is well underway.
- Property Management and Development has arranged to have the elevations of this parade power-washed (full height) and for the gutters to be cleaned whilst the cherry picker is on-site. This work will be undertaken once the adjoining Harvester demolition work has concluded on-site.
- WLC has contacted the three shopkeepers (74/75, 77 & 78 Cameron Way) with a view to co-ordinating a project to replace all the shop-front signage in a consistent manner. Tenants may have access to the Shop Front Improvement Scheme part of the Village Improvements Fund to assist with costs.
- As detailed above, Housing and the community council are to look at potentially making improvements to the environment around the Logan Way shop.
- Network Rail has advised that they will be removing the debris and other fly-tipping from along the stretch of railway track on the south side from Sutherland Way to Moncrieff Way; and
- NETs and Land Services has made a number of improvements to the Loan Path including removing of a red grill from around a tree, cutting back on path overgrowth from Mosswood Community Centre and approaching the residents of Mosswood Cottages to address the overhead growth of bushes onto the path there. The Woodland Trust has similarly cleared back growth from the Woodland Area from the south end of the path towards Ladywell.

E. CONCLUSION

Knightsridge is part of the Livingston Central regeneration area for which a regeneration plan is being developed. An update on progress will be brought to the next meeting of the Local Area Committee.

F. BACKGROUND REFERENCES

West Lothian Regeneration Framework 2014-2034.

Appendices/Attachments: One

Attachments: Appendix A – Environmental Visual Audit Report

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13 September 2018.

Knightsridge Environmental Audit - Locality Environmental Issues

**(please note that the map references refer to the map provided in the full Environmental Visual Audit report)*

	Location	Observations/Feedback	Action	Update	Map ref*.
A	Underpass between Nicolson Way and Gordon Way	Drain to the end of the underpass has been covered by tarmac. This can cause the area to flood during periods of heavy rain preventing pedestrians from using the underpass	West Lothian Council Roads Department to be contacted and made aware and advise if any action can be taken	Roads inspectors to check this. (9/8/2018)	1
B	Footpath from Knightsridge East Road leading to the Railway Path	The Woodland Trust have responsibility for the area on the west side of the path and WLC the area on the east of the path. This area will be felled within this financial year, most likely at the beginning of 2019 as both organisations must complete the work at the same time	To note the area is to be felled, which will prevent mature trees from blocking natural light and allow natural light to recharge the solar powered disc lights on the path	The trees are still scheduled to be felled but this will not take place till 2019 at the earliest due to the work needing to be coordinated and timed to coincide with felling by WLC on the right side of the path.	2
C		The disc lights fitted under a scheme supported by Sustrans are solar powered and owing to the mature trees are not exposed to enough natural light to work effectively. It was acknowledged that this was a pilot scheme	To note Sustrans will be reviewing the effectiveness of these discs in a report to COSLA at a later point	No further update as yet.	3
D		Sign frame in place, however sign itself is missing	West Lothian Council Roads Department to be contacted and consider if this can be remedied.	There is no record of this sign on Street Lighting's database. Street Lighting team will arrange removal of old frame.	4

E		There were signs of fire raising and it was noted that the Woodland Trust have retrieved the remnants of blue refuse bin fires in this area previously. It was acknowledged that there have been delays in the uplift of refuse by West Lothian Council recently as the collection lorries are collecting increased amounts of household waste and often unable to complete the allocated collections for each day	West Lothian Council Waste Services – it was suggested if it would be possible to create and disseminate a corporate message on West Lothian Council website and social media asking residents whose bins have not been uplifted to take them back in each evening and move them back onto the pavement the following. Police Scotland and other partners can also share this information once published	The service has raised this with the council's Corporate Communications colleagues who control social media releases, but this is an area where both teams are actively looking to increase engagement.	5
F	Along back of Munro Way - the fence situated between the path and the railway fencing has not been maintained and is in a poor state of repair	The fence situated between the path and the railway fencing has not been maintained and is in a poor state of repair	Ascertain who has responsibility for this and consider removal/ repair, possibly Network Rail – Reference Incident Number. NETs and Land services to provide details contact person(s) for Scotrail.	There has been difficulty contacting Network Rail and the only avenue of contact has been via their online reporting system. Through this, Network Rail has advised that they plan to remove rubbish on or before 7 September 2018.	6
G		Cigarette ends on the path beyond the perimeter fence of one residential property in particular	Cleaner Communities (WLC) - Ascertain occupant of property via housing consider action if this is a council tenancy. Letter drop to all properties who back onto path reminding them of laws in relation to littering. Enforcement action to be carried out as and when possible by West Lothian Council litter wardens	Enforcement officers have been out to property and spoken to resident. Resident denied from them so possibly people late at night walking dogs and dropping cigarettes in same area (also see 'H' below)	7

H	Railway Path	High levels of dog fouling noted along this path	Cleaner Communities (WLC) - General letter drop to residents. CCTV signs as deterrent? Council litter wardens to give area attention. WLC agreed to arrange a one off cleansing clear up of this area. Addition of dog waste bins although acknowledged for collection purposes these must be situated in semi-accessible areas	After speaking with the Enforcement Officers we feel that as the path is well used by dog walkers from all over Knightsridge not just Munro Way a letter drop covering that size of area would be impracticable. No dog Fouling signs and stencils painted onto path carried out by Enforcement Officers. Street Cleansing staff have been in area and cleaned it up. It was agreed that one additional combined litter/dog waste bin would be located to the East end of the path. NETs will install it, should be installed within next couple of weeks. There is already a combined bin to the West end. An enquiry has been created for this location so that patrols can be carried out in the area by the Enforcement Officers (6/18)	
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I		Broken/vandalised lamp post signage including dog fouling signs and neighbourhood watch signs	West Lothian Council Roads Department – Can the broken/damaged signs to be removed and replaced?	<p>‘No dog fouling’ signs are the responsibility of NETs & Land Services – this service will be approached.</p> <p>Neighbourhood watch signs are the responsibility of local community groups. It should be noted a policy was approved at Council Executive in October 2010 which covers various signs, posters etc. and states 'that signage on lampposts should be avoided whenever possible' and 'other methods of conveying the message should be explored such as window stickers or downloadable posters rather than the use of lamppost signs'.</p> <p>Attaching Neighbourhood Watch signs and the like to lampposts would only be considered after ALL other avenues, e.g. window stickers, signs attached to fences etc. had been explored and exhausted.</p>	8
J	Morrison Way	Large amounts of bulk waste within some residents gardens.	Waste Services (WLC) and WLC Housing to note (these were thought to be council tenancies)	This is a tenant issue rather than a Waste Services matter as we have no enforcement powers of jurisdiction to force clean-ups within residents gardens. Waste Services can provide advice on the use of containers and their presentation if this is felt to be of benefit.	9

K	Morrison Way next to Streetlight reference UE146	Debris on pavement, perhaps from street clearing during snow	Cleaner Communities (WLC) - Street cleansing to clear	This area has been cleared by street cleansing staff.	11
L	Morrison Way	Large amounts of debris in the grass areas on the railway side of the palisade fencing from the back of Munro Way to the railway bridge (which connects the footpath to Deer Park Heights)	To be cleaned/removed – contact required with Scotrail – NETs and Land services (WLC)	There has been difficulty contacting Network Rail and the only avenue of contact has been via their online reporting system. Through this, Network Rail has advised that they plan to remove rubbish on or before 7 September.	13
M		Grassy area where the council do not cut a particular portion to the north of Logan Way and west of Lindsay Way is not maintained	To confirm it is not council's responsibility and establish whether this is privately maintained – NETs and Land services (WLC)	Fly-tipping was subsequently removed from NETs team and grass was cut.	
N		Noted that there are no bins at the end of the path to allow for the disposal of waste	Cleaner Communities (WLC) to consider re-siting of bins	It was agreed that one additional combined litter/dog waste bin would be located to the East end of the path. There is already a combined bin to the West end. (See attached map). An enquiry has been created for this location so that patrols can be carried out in the area by the Enforcement Officers.	
O	Outside 39 Morrison Way	Broken drain – dangerous for road users/pedestrians	West Lothian Council Roads Department – can you please advise who is responsible for this?	A new gully was installed on 1 August 2018.	
P	Logan Way at U Save Shop	Broken walls within communal area (which is on Council's HRA account)	Consideration of repairs being carried out to these- WLC Housing – can you advise?	These have been reported through Housing and advised that works will be undertaken but as of 8/8/18 no works had taken place.	14

Q		The numerous large plant beds are in a poor condition with many bare shrubs and large areas of hard soil (all on council's HRA account). Shrubbery historically did not survive owing to thefts.	Consideration of work to establish grass or hard landscape being undertaken in this area. WLC Housing – could this area be considered for a potential Street Environmental Improvement Project (SEIP) subject to engaging residents on this?	Knightsridge Community Council have contacted Regeneration Officer as they are keen to pursue improvement here. Housing Manager has offered to discuss potential for a SEIP.	
R		Area is dark and poorly lit in the evenings	WLC Street Lighting - Consideration of additional lighting in this area	The lighting at this location is programmed to be changed to LED in financial year 2019/20. This will result in improved quality of light in this area. However, the Lighting Team have noted that 2 x lanterns require to be re-aligned and this work will be undertaken.	
S		Confirm status of CCTV unit located here	Estates (WLC) - Is this still recording / monitoring / maintained? If so, CCTV signs to be put up	Investigations have shown that the recording equipment for this CCTV camera is housed in the convenience store at 14 Lamont Way. The camera has not been operational for a number of years and is not currently in use. The recording equipment is described as obsolete.	15
T	Graham Way	Up to 6 telephone boxes with graffiti/ requiring replacement/repair	FAO British Telecom	Outstanding issue to be followed up and contact to be made with BT.	
U	33/34 Logan Way	Overgrown trees meaning that the path is very dark as they are overhanging street light	NETs and Land Services (WLC) - To be cut back	Housing are going to approach the tenant to carry out these works (as of 16/8/18)	16
V	Bus Stop Reference LK03	Missing panels / graffiti	WLC Transportation to be contacted to arrange repair	(Lorna Cunningham) Repairs requested and undertaken on 3/7/18.	17

AA	Steps from bus stop to Logan Way where previous repairs carried out and handrails fitted	This area is poorly lit at night and residents have to use their mobile phones to prevent falling	WLC Street Lighting - Consideration of additional lighting in this area	The lighting at this location is programmed to be changed to LED in financial year 2019/20. This will result in improved quality of light in this area.	18
BB	Logan Way Underpass	Graffiti/damage	The Vennie/ Regeneration - Consider the possibility of a community arts project in this area, to take learning points from the similar project carried out in Ladywell	Will be noted by regeneration group and considered as potential to feature in regeneration plan	
CC	Logan Way Underpass	Sign above underpass has been damaged	West Lothian Council Roads Department - Removal / replacement of sign	There is no record of this sign on our database. Street Lighting team will arrange removal of old sign.	
DD	Outside 49 Ferguson Way on Loan Path	Dangerous hole in drain cover on pavement	West Lothian Council Roads Department - For removal / replacement	This was passed to Scottish Water for action.	
EE	Outside 44 Ferguson Way	Missing street sign	WLC Housing – Can a new street sign be fitted?	Outstanding action to be followed up.	
FF	Sunday Worship doorway within Community Centre	Extensive graffiti / signs of fire-raising to this doorway	FAO Customer and Community Services (WLC) regarding repair/replacement	The graffiti has been removed from the doors – they have been repainted.	
GG	Community Centre	Overgrown foliage to the south side of the building	FAO Customer and Community Services (WLC) to request maintenance of this area	This area has been cut back by NETs.	
HH	Moss Cottages - Private housing next to Community Centre	Overgrown perimeter trees/foliage	NETs and Land Services (WLC) - Residents to be approached regarding maintenance of this	Ronnie Gardner will speak with home owners to ask them to cut back their hedges (as of 16/8/18)	19
II	Tree within public area adjacent to Moss Cottages.	Well established tree with metal grill still in situ at the base	Metal grill to be removed as this is no longer required. NETs and Land Services (WLC) – is this something NETs can do?	Grill has been removed.	

JJ	Harvester – closed premises	Property has defaulted to ownership of West Lothian Council. This is due to be demolished prior to the school summer holidays (May). Community have indicated a desire for a grocery shop premises to open here.	To note the community may help encourage supermarkets to consider using this area. Fire/ Estates (WLC) – to consider fire prevention/action for this area	Information fed back to newly established community council. Demolition is underway and due to be completed by end of August so no further fire prevention action required.	
KK	Cameron Way Shopping Area	Shop frontage in a poor state of repair with panels missing, graffiti and greenery in roof drains.	Estates (WLC) - Action points regarding the general appearance of this building. Panels to be power washed, gutters cleared.	WLC has arranged to have the elevations of this parade power-washed (full height) and for the gutters to be cleaned whilst the cherry picker is on-site. This work will be undertaken once the adjoining Harvester demolition work has concluded on-site.	
LL		Confirm status of CCTV unit located here.	Estates (WLC) - Is this still recording / monitoring / maintained. If so, can CCTV signs be put up?	Investigations ongoing. Initial findings suggest the camera is not operational, however checks ongoing to provide a definitive answer.	
MM		It was noted that the Post Office have a 'no shop closures' policy but this premise has been closed for a significant amount of time.	It was noted there is ongoing encouragement of business in the area to open with a post office section within.	Nothing further to add other than to say we will further promote the vacant shop (77 Cameron Way) in the hope of identifying a new tenant (which may or may not be able to accommodate a post office counter).	

NN	Grocery Shop within shopping area	Shop signage has fallen off and is stored at the side of the building.	Estates (WLC) - Shopkeeper to be approached and asked to have the signage repairs carried out.	WLC has contacted the three shopkeepers (74/75, 77 & 78 Cameron Way) with a view to co-ordinating a project to replace all the shop-front signage in a consistent manners. Tenants may have access to the Village Improvements Fund to assist with costs.	20
OO	Public footpath leading to District Road?	Tree canopies are overhanging public lighting and making this path dark at night.	Woodland Trust to arrange for trees to be cut back.	Trees along this path were pruned back to give better sight lines and improved light levels last month by our tree surgeon.	