



Services for the Community Policy Development and Scrutiny Panel

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

1 June 2017

A meeting of the **Services for the Community Policy Development and Scrutiny Panel** of West Lothian Council will be held within the **Council Chambers, Civic Centre, Livingston** on **Tuesday 6 June 2017 at 2:00pm**.

For Chief Executive

BUSINESS

Public Session

1. Apologies for Absence
2. Declarations of Interest - Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest.
3. Order of Business, including notice of urgent business and declarations of interest in any urgent business
4. Confirm Draft Minute of Meeting of Services for the Community Policy Development and Scrutiny Panel held on Tuesday 11 April 2017 (herewith)
5. Scottish Fire and Rescue Local Plan Review - Report by Head of Housing, Customer and Building Services (herewith)
6. Scottish Fire and Rescue Local Plan Performance Report - Report by Head of Housing Customer and Building Services (herewith)
7. Scrutiny of Police Scotland Performance in West Lothian - Report by Head of Housing, Customer and Building Services (herewith)

8. Safer Neighbourhood Performance and Update - Report by Head of Housing, Customer and Building Services (herewith)
9. Proposed Response to the Scottish Government's Consultation on the Energy Strategy - Energy Efficiency and Condition Standards in Private Rented Housing - Report by Head of Housing, Customer and Building Services (herewith)
10. New Build Update - Report by Head of Housing, Customer and Building Services (herewith)
11. Performance Reporting - Report by Head of Housing, Customer and Building Services (herewith)
12. Workplan (herewith)

NOTE **For further information contact Anne Higgins, Tel: 01506 281601 or email: anne.higgins@westlothian.gov.uk**

MINUTE of MEETING of the SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL of WEST LoTHIAN COUNCIL held within COUNCIL CHAMBERS, CIVIC CENTRE, LIVINGSTON, on 11 APRIL 2017.

Present – Councillors George Paul (Chair), Harry Cartmill, Frank Anderson, Lawrence Fitzpatrick, John McGinty

Apologies – Councillor John Muir, Jessie Duncan (Tenants Panel Representative), Bridget Meisak (WL Voluntary Sector Gateway), Maureen Finlay (Senior People's Forum).

1. DECLARATIONS OF INTEREST

There were no declarations of interest made.

2. MINUTE

The Services for the Community Policy Development and Scrutiny Panel approved the minute of its meeting held on 7 February 2017. The minute was then signed by the Chair.

3. SCOTTISH FIRE AND RESCUE LOCAL PLAN PERFORMANCE REPORT

A report had been circulated by the Head of Housing, Customer and Building Services providing an update on the Local Plan Performance for the Scottish Fire and Rescue Service in West Lothian for the period 1 October 2016 to 31 December 2016.

At this point in the meeting, the Chair referred to the forthcoming retirement of Eddie Ritchie (Scottish Fire and Rescue Service). The Chair thanked Eddie for his contribution to the Panel.

Gary Laing, Local Senior Officer presented the report, highlighting a number of improvements for the reporting period. It was noted that the number of accidental dwelling fires for the period April to December 2016 was 79, compared to 104 for the same period in 2015.

The Panel was informed that SFRS had attended 198 deliberate fires in Quarter 3 2016/17. This was an increase of 12 incidents compared to the same reporting period in 2015/16, reflecting a 6% increase. While wheelie bins contributed to secondary fires, other types of deliberate fire setting included grass, woodland and road vehicles.

Finally, it was reported that work was ongoing with partners and other stakeholders to reduce Unwanted Fire Alarm Signals. The service aimed to reduce false alarms in West Lothian by 5% per year.

In response to a question raised, the Panel was informed that organisations could not currently be charged for false alarm incidents.

The Panel was asked to note the contents of the report.

Decision

To note the terms of the report.

4. SCOTTISH FIRE AND RESCUE SERVICE REPORT - CHANGE OF WHOLETIME FIRE FIGHTER DUTY SYSTEM

A report had been circulated by the Head of Housing, Customer and Building Services informing the Panel of a change in Duty System, which came into effect on 17 April 2017 that affected whole-time firefighters at Bathgate and Livingston Fire Stations. The report also advised of a reduction in the total number of whole-time firefighters in the West Lothian area due to the introduction of the new Duty System.

The Panel heard that, with a view to harmonising working arrangements across the SFRS, there was a desire to move to a single Duty System for whole-time firefighters. As with all public sector organisations, there was a requirement to work efficiently and effectively against a background of financial pressures, and there were financial efficiencies to be gained from moving to a single Duty System.

The report then provided details of the Legacy Duty System and the New Duty System. In addition, Gary Laing amplified aspects of the information contained in the report.

The report concluded that the introduction of a 5 Watch Duty System within the West Lothian area demonstrated a commitment on behalf of SFRS to secure efficiencies whilst maintaining service delivery.

The Panel was asked to note the content of the report.

Decision

To note the terms of the report.

5. SCOTTISH FIRE RESCUE SERVICE - IMPLEMENTATION OF THE SCOTTISH FIRE AND RESCUE SERVICE SPECIAL EQUIPMENT REVIEW AT BATHGATE FIRE STATION

A report had been circulated by the Head of Housing, Customer and Building Services providing an update on the implementation of the Scottish Fire and Rescue Service Special Equipment review in relation to the resources based at Bathgate Fire Station.

The report recalled that, in December 2013, the Local Senior Officer for Falkirk and West Lothian had presented a report to the Panel outlining some changes to resources and assets based in the West Lothian area which were planned to be undertaken through implementation of the SFRS Service Special Equipment Review. The report provided an update

on the change to resources based at Bathgate Fire Station. It was noted that, on 8 March 2017, the dedicated water rescue vehicle, boat and trailer entered into operational use at Bathgate Fire Station. A photograph of the resource was attached as Appendix 3 to the report.

The Local Senior Officer considered that having a dedicated Water Rescue Unit based at Bathgate Fire Station assisted in supporting the SFRS strategic objectives and West Lothian Local Fire Plan priorities of:-

- More equitable access to specialist resources throughout Scotland
- Standardisation of resources and equipment across Scotland
- Having a dedicated resource based in West Lothian that met an anticipated increase in local risk in terms of increased localised flooding through climate change
- Having a dedicated resource based in West Lothian that could be rapidly deployed to deal with localised flooding/water related rescues.

The Panel was asked to note the content of the report.

Decision

To note the terms of the report.

6. 2026 SERVING A CHANGING SCOTLAND - 10 YEAR STRATEGY FOR POLICING - CONSULTATION

A report had been circulated by the Head of Housing, Customer and Building Services informing the Panel of the Police Scotland and Scottish Police Authority (SPA) consultation with Local Authorities on 2026 Serving a Changing Scotland – 10 Year Strategy for Policing. The report attached a proposed response to the consultation and noted that the consultation would close on 29 May 2017.

The 10 Year strategy for Policing in Scotland explained why Police Scotland would make further changes and transform from the current model to one that would better support the quality of service provided whilst ensuring that there was sufficient capacity to maintain the delivery of service and improve on outcomes for the safety and wellbeing of communities.

The seven Policing priorities consisting of Localism, Inclusion, Prevention, Response, Collaborative Working, Accountability and Adaptability, would be at the core of the delivery by Police Scotland. They would work to these priorities whilst focusing their strengths around five new strategic areas that had been identified as being; Protection, Prevention, Communities Knowledge and Innovation.

The implementation of the 10 year strategy would enable Police Scotland to transform and reshape their corporate support and would prioritise their

budget on frontline policing activities. They would look to benefit from economies of scale by joining up services with other public sector agencies in order to pool capacity and spending power. The transformational plan would generate more policing hours that were more productive for officers by freeing them from administrative duties. It had been recognised that these changes and improvements along with further introduced efficiencies and new technology would be key to achieving a financially sustainable position by the end of 2019/20 without reducing the operational capability or capacity of service delivery.

Panel members were asked to consider the proposed response to the Police Scotland and the Scottish Police Authority (SPA), and refer the response to the Council Executive.

Referring to traffic management issues, and enforcement issues, Councillor McGinty suggested that the response be amended to reflect the view that Police Scotland should consider re-introducing traffic wardens as part of service delivery.

Decision

1. To note the terms of the report; and
2. To note that the draft response would be forwarded to the Council Executive for approval, but with the suggested amendment about traffic wardens.

7. SCRUTINY OF POLICE SCOTLAND PERFORMANCE IN WEST LOTHIAN

The Chair welcomed to the meeting Superintendent Craig Smith and Area Commander Barry Blair, Police Scotland.

A report had been circulated by the Head of Housing, Customer and Building Services providing an update on the Performance of Police Scotland in West Lothian for the period 1 October 2016 – 31 December 2016.

The Panel was informed that Police Scotland Strategic Plan outlined the local Policing priorities and objectives for West Lothian and was a statutory requirement of the Police and Fire Reform (Scotland) Act 2012. It had been agreed that the monitoring of performance against the plans would be reported and considered on a quarterly basis by the Services for the Community Policy Development and Scrutiny Panel. The performance report for the period 1 October 2015 to 31 December 2016 was attached as Appendix 1 to the report.

The report showed that overall, anti-social behaviour in West Lothian had seen a 5% increase in the current year compared to the previous year. Wards experiencing an increase were Bathgate, Linlithgow, Livingston North and South and Broxburn, Uphall and Winchburgh. There had been 402 more incidents than in the previous year. The nature of these incidents varied from noise and other issues with domestic properties to

vandalism, youth disorder and public space disturbances. Joint intervention visits to known anti-social behaviour perpetrators and victims had meant issues were addressed swiftly with reassurance given to victims and ASB warnings issued to perpetrators. Direct liaison with youth justice services had also led to a more co-ordinated approach in dealing with youth offenders. A review was also being undertaken of processes with partners with a focus on young people including High Tariff missing children and repeat offenders to ensure the best possible interventions, education and support were in place.

In relation to Priority 7 (Drug Supply), it was noted that West Lothian had seen a decrease of 10.1% in drug supply detections, with 125 crimes detected compared to 139 in the previous year.

The report set out the current position relating to Priority 5 (Making Our Roads Safer). It was noted that a 'Parksmart' scheme was an initiative in conjunction with West Lothian Council regarding inconsiderate parking near to school premises and community resources. This was a week long initiative and there was ongoing engagement with Local Community Councils and Parent Teacher Associations.

Finally, the Area Commander responded to questions raised by Panel members.

The Panel was asked to note the content of the report covering the period 1 October 2016 to 31 December 2016.

Decision

To note the terms of the report.

8. HOUSING, CONSTRUCTION AND BUILDING SERVICES MANAGEMENT PLAN 2017/18

A report had been circulated attaching a copy of the 2017/18 Management Plan for Housing, Customer and Building Services.

The Management Plan took account of corporate objectives, the Single Outcome Agreement, the efficiency agenda, and the agreed level of budgetary provision.

The Management Plan set out the work that the service would undertake during the 2017/18 financial year. The plan also provided a summary of the work undertaken in previous years and the improvements achieved by the service. It would act as the control document against which the service would monitor progress during 2017/18.

The Panel noted that tenant representatives were consulted on the service performance targets and actions as part of consultation and performance reporting arrangements.

The Panel was asked to consider the plan and provide comment as appropriate.

Decision

To note the terms of the report.

9. WORKPLAN

A copy of the workplan had been circulated for information.

Decision

To note the workplan.

10. CHAIR'S CLOSING REMARKS

Referring to the end of the administrative term, the Chair recorded his appreciation of the contribution by representatives from Scottish Fire and Rescue Service, Police Scotland, council officers and Panel members.

On behalf of the Panel, Councillor McGinty thanked the Chair for his contribution to the Panel.



**West Lothian
Council**

SERVICES FOR THE COMMUNITY POLICY AND DEVELOPMENT SCRUTINY PANEL

SCOTTISH FIRE AND RESCUE LOCAL PLAN REVIEW

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A PURPOSE OF REPORT

The purpose of this report is to provide the Services for Communities Policy Development and Scrutiny Panel with an overview of the review that has been undertaken of 2014-17 West Lothian Local Fire Plan. The review will be used to inform the development of the next iteration of the West Lothian Local Fire Plan.

B RECOMMENDATION

Panel Members are asked to note the content of the report and consider any comment in relation to the contents of the 2014-17 West Lothian Local Fire Plan review.

C SUMMARY OF IMPLICATIONS

I	Council Values	Being honest, open and accountable; Focusing on our customers' needs; Making best use of our resources; and Working in partnership.
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The production and Council approval of the Local Police and Local Fire and Rescue Plan is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.
III	Implications for Scheme of Delegations to Officers	None at this stage.
IV	Impact on performance and performance Indicators	There is no direct impact however this report is part of the agreed process for strategic performance reporting.
V	Relevance to Single Outcome Agreement	This report will have a positive impact on the following SOA indicators: We live in resilient, cohesive and safe communities. People most at risk are protected and supported to achieve improved life changes.
VI	Resources – (Financial, Staffing and Property)	The council contributes to directly and in partnership to the delivery of the plan.

VII	Consideration at PDSP	N/A
VIII	Consultations	Council Executive, Community Planning Partners, Elected Members.

D. TERMS OF REPORT

Section 41G of The Police and Fire Reform (Scotland) Act 2012 requires the Local Senior Officer for a relevant local authority area to conduct a mandatory review of the Local Fire Plan within 3 years of publication of the Plan. The publication of the SFRS Strategic Plan 2016-19 in October 2016 also instigates a timely requirement to carry out a review of all Local Fire and Rescue Plans. The Strategic Planning Department of the Scottish Fire and Rescue Service (SFRS) has provided templates to assist with the review process. The Local Senior Officer for Falkirk and West Lothian has used the template and additional source data and information to conduct the review.

Review Methodology

The areas that were considered during the review of the 2014-17 Local Fire Plan were:

- Analysis of empirical incident data (linked to the key priorities in the Local Fire Plan),
- Analysis of responses from a community engagement exercise conducted by the West Lothian Community Planning Partnership, Community Safety Partnership,
- Analysis of lessons learned from a West Lothian Local Area Inspection conducted by Her Majesty's Fire Service Inspectorate in Scotland,
- Horizon scanning of West Lothian Community Planning Partnership planning arrangements.

Review Outcome

The outcome of the review of the 2014-17 West Lothian Local Fire Plan is a Review Report (see appendix I) that details the full review findings. The Review Report includes a number of conclusions and recommendations.

The conclusions and recommendations contained within the Review Report will be used to inform the development of the next iteration of the West Lothian Local Fire Plan.

E. CONCLUSION

The Services for Communities Policy Development and Scrutiny Panel is asked to consider and make any comment in relation to this report, and in relation to the 2014-17 West Lothian Local Fire Plan Review Report.

F. BACKGROUND REFERENCES

Appendix: 1

G. Contact Person:

Alistair Shaw, Head of Housing Customer and Building Services.

Date of meeting: 6th June 2017



West Lothian Area

2014-17 Local Fire Plan

Review Report 2017

(Conducted May 2017)

Introduction

The Scottish Fire and Rescue Service (SFRS) is required under the Fire (Scotland) Act 2005 as amended to prepare Local Fire and Rescue Plans for each local authority area in Scotland. Following the publication of the SFRS Strategic Plan in the inaugural year of the Service, the first Local Fire Plans were published in April 2014.

These plans were developed to direct the Service through its initial transformation journey and have helped to forge our place as a national organisation with a strong sense of local accountability. Against the drive of public sector reform, the local planning landscape continues to evolve to provide a greater focus on protecting the most vulnerable and improving community outcomes through collaborative working.

The publication of our new Strategic Plan 2016-19 in October 2016 now instigates a timely requirement to carry out a mandatory review of all Local Fire and Rescue Plans. This review will provide us with information on how well we are performing against our existing priorities as well as highlighting areas for continued improvement and opportunities for change against the growing needs of our communities.

West Lothian Local Fire Plan Priorities Review

The section below outlines the priorities in the 2014-17 West Lothian Local Fire Plan and an analysis how we have performed against the targets that were set for the priorities.

Priority 1.

Local Risk Management and Preparedness

The SFRS has a statutory duty to reduce the risks to our communities and to make certain that they receive the best possible service. The management of risk within our community means:

- Identifying the risks to the community that fall within the scope of responsibility of the SFRS.
- Undertaking a process to prioritise these risks.
- Ensuring that appropriate Local and National resource capability and trained Fire Service personnel are in place to address them.

The SFRS monitors existing risks and emerging threats in terms of the natural and built environment, as per the Lothian and Borders Community Risk Register, to identify areas that require risk management and preparation initiatives. Examples of such risks identified in West Lothian are:

- Forest or moorland fires.
- Local accidents on motorways and major trunk roads.
- Localised flash flooding of up to 200 properties.
- Fire or explosion at a gas terminal or involving a gas pipeline.

The SFRS is committed to working in partnership with all relevant stakeholders to ensure emergency planning and preparedness arrangements are in place and tested. An element of our partnership working includes empowering and supporting communities to build community resilience and cohesion. Through this work, we will work with communities to harness their resources and expertise. Examples of this work includes; making communities aware of the risks that they face, simple steps to improve their own safety.

We will achieve it by:

- Ensuring our training, staff development and equipment is fit for purpose to meet our current risk profile and adaptable to changing circumstances.
- Ensure all known risk information is obtained, communicated and tested.
- Working locally with partner organisations and agencies to ensure effective response plans are developed for identified risks.
- Fulfilling our statutory duties in relation to the Civil Contingencies Act.

In doing so we will also add value by:

- Keeping our staff and members of the public safe, should any incident occur.
- Reducing the financial burden and disruption caused to our communities when emergencies occur.
- The wealth and prosperity of our area will increase.
- Proactively helping the wider community by preventing emergencies and planning to mitigate their effects when they occur.

Target

Due to the nature of this priority no targets were set. However internal monitoring and measuring processes are in place within SFRS and within the local area to monitor progress and performance.

Contextual Overview

In tandem with delivering the priorities within the current 2014-17 Local Fire Plan the SFRS and the Falkirk and West Lothian area has been moving through a national transition and harmonisation process of aligning 8 legacy fire and rescue service processes and systems of work into single SFRS systems. This has had a significant impact on this priority and presented some challenges. However, from a local perspective the area has harmonised well and all of the processes that have been developed at a national/organisational level have been implemented within the area. Highlighted below are examples of national/organisational systems and processes that have been implemented or supported locally.

- Consistent with the SFRS Operational Intelligence Model, local risks within the area have been identified, and recorded. Visits to premises have been undertaken to ensure operational staff are familiar with the hazards and risks in premises and how to control and mitigate them,
- The area implemented the SFRS Special Appliance Review which has seen the Incident Support Unit at Bathgate Fire Station replaced with a bespoke water rescue boat/trailer and prime mover,
- A revised Resource Based Crewing Model and 5 Watch/Shift Pattern has been implemented,
- All operational staff within the area maintain competence (training and exercising) through the SFRS Maintenance Phase Development Planner toolkit,
- We continue to support and contribute to the West Lothian (Lothian and Borders Local Resilience Partnership (LRP).

The new Local Fire Plan will continue to make a commitment to ensuring the SFRS mitigates risk and is prepared to deal with emergency events. However, it is noted that the current plan has limited reference

to community resilience and the principle that citizens can do much to support themselves and can build resilience within their own community.

Priority 2.

Reduction of Accidental Dwelling Fires

Throughout West Lothian, accidental dwelling fires have occurred within a wide variety of locations. There are direct links to areas of social deprivation and those who are most vulnerable to fire within the community.

Alcohol consumption and/or drugs misuse continue to be identified as a contributory factor in a number of serious injury/fatal fires, due to the affect that they have upon the occupant's ability to react appropriately in a fire situation.

In addition, cigarettes and smoking materials continue to be identified as the primary ignition source in a number of serious injury/fatal fires.

House fires can have a significant negative impact on both individuals and the community, in relation to the human, social and economic cost of fire.

Through our Home Fire Safety Visit programme, Community Engagement and Education activities, we aim to reduce the risk and impact of fire and the associated losses.

We will achieve it by:

- Active participation in West Lothian Community Planning arrangements and adopting a partnership approach to risk reduction.
- Sharing information with Health Care, Social Work and relevant partners to help protect the most vulnerable.
- Developing new partnerships to identify and support at risk groups.
- Identifying opportunities for engagement with all members of our community to promote fire safety and good citizenship.
- Delivery of fire safety related educational programmes and community engagement activities.

In doing so we will also add value by:

- Promoting confident and safe communities where residents feel positive about where they live.
- Our citizens will be protected.
- Our communities will be safer.
- Reducing the potential financial burden on society through the education of residents.

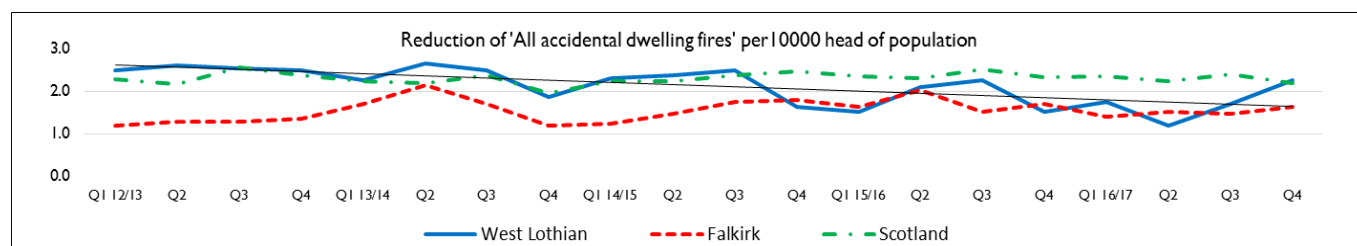
Target

To measure performance a local target was set;

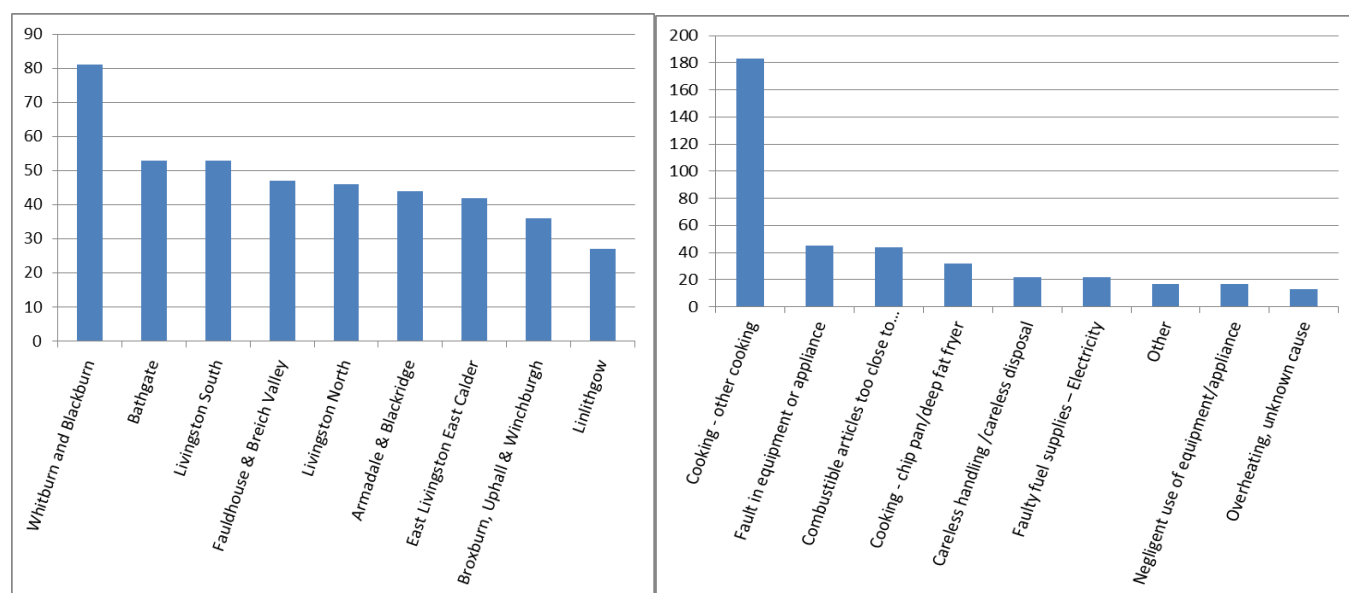
We aim to reduce Accidental Dwelling Fires in West Lothian by 2% per year, which contributes towards the SFRS target of reducing Accidental Dwelling Fires by 10% per year, over a three-year rolling period.

Performance Data – what the figures told us

(All Charts and Graphs depict Local Fire Plan life span data (2014-17) with the exception of benchmark graphs which are 5 year trends)

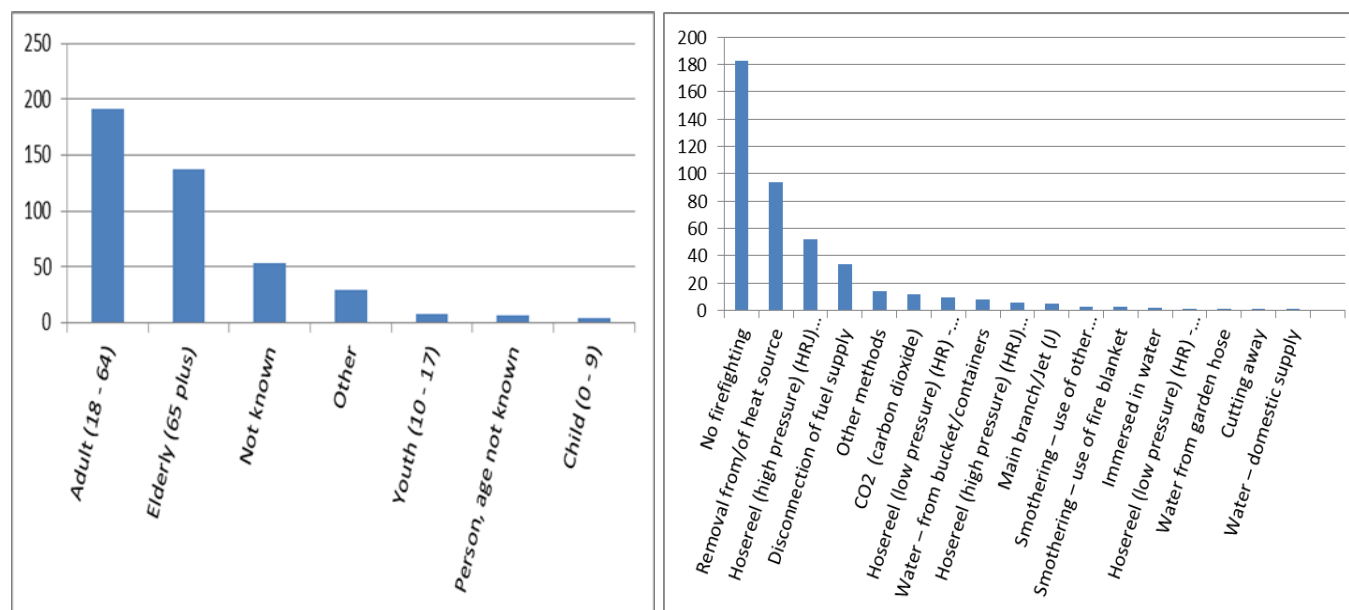


Accidental Fire Trend Lines



Incident/Ward Distribution

Cause of Fire Distribution



Incident/Age Distribution

Firefighting Medium Distribution

Contextual Overview

Over the lifetime of the 2014-17 Local Fire Plan there has been a decrease in the trend line for Accidental Dwelling Fires. When comparing incidents (per 10000 population) with a comparable Local Authority and Scotland, the trend is similar to the comparable Local Authority and slightly better than Scotland as a whole.

From a ward perspective Whitburn and Blackburn stand out as having the highest number of incidents. Other wards whilst having varying number of incidents do not portray any specific trends.

The highest proportion of Accidental Dwelling Fire incidents are related to cooking (and the use of chip pans and deep fat fryers) and the next 2 highest being faulty equipment and combustible materials being placed too close to a heat source.

Whilst the adults age category 18-64 is attributed to the highest number of incidents, it is recognised that this is a broad age spectrum and the elderly category (65+), which is arguably a smaller age spectrum has a high proportion of all incidents.

A high proportion of incidents required no firefighting interventions by SFRS or item removed from heat source, this can mean, that in the case of cooking, the material was no longer on fire when SFRS arrived or the burnt foodstuff was removed from the cooker by SFRS. No firefighting interventions can also mean that the SFRS attended the incident as a precautionary check.

Priority 3.

Reduction in Fire Fatalities and Casualties

Fire casualties tend to occur in accidental dwelling fires. Evidence suggests that where occupants of a dwelling misuse alcohol and/or drugs or are elderly or infirm, there is an increased likelihood of becoming a fire casualty/ fatality. The absence of a working smoke detector can greatly increase the vulnerability of these individuals.

The human and financial costs associated with fire casualties/fatalities are high due to potentially significant trauma/ loss of life to individuals, and societal costs.

The SFRS in West Lothian aims to target a reduction in these casualties by adopting a partnership approach to reduce the risk to individuals, particularly those that are most vulnerable.

We will achieve it by:

- Active participation in West Lothian Council Community Planning arrangements and adopting a partnership approach to risk reduction.
- Continued delivery of the Home Fire Safety Visit programme to households within West Lothian, with particular emphasis on the most vulnerable in our community.
- Targeted Home Fire Safety Visit referrals from partner agencies.
- Promoting healthier lifestyles through encouraging a reduction in alcohol, drugs and cigarette use.
- Ensuring our community safety strategy considers all persons at risk from fire.

In doing so we will also add value by:

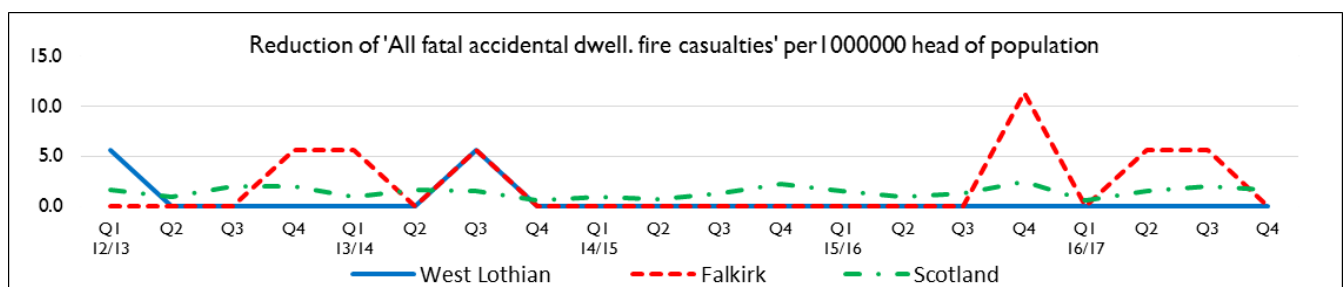
- Our citizens will be protected.
- Our communities will be safer.
- Reducing demand on other partner services such as local health care and social work partners.
- Reducing fire casualty hospitalisation times.

Target

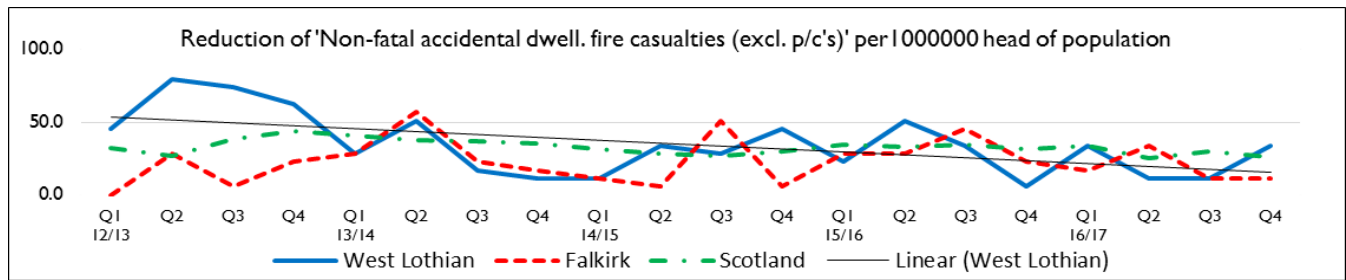
To measure performance a local target was set;

We aim to reduce Fire Casualties in West Lothian by 5% per year, which contributes towards the SFRS target of reducing Fire Casualties by 5% per year, over a three-year rolling period.

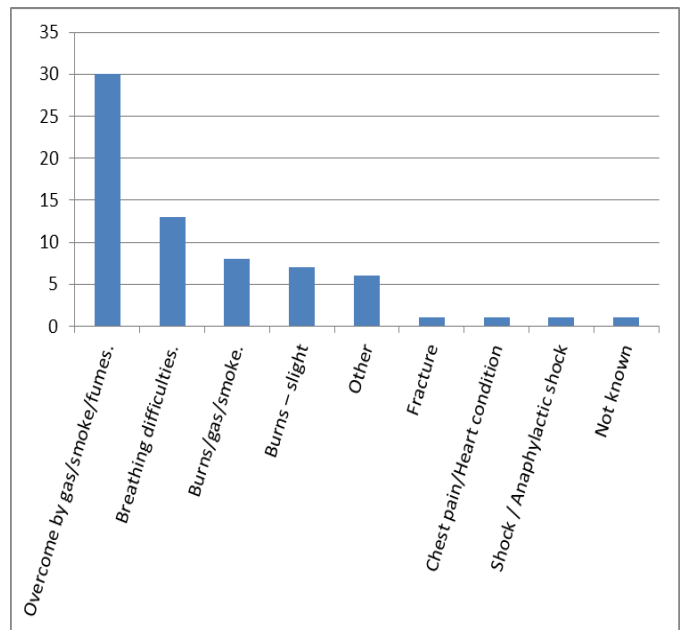
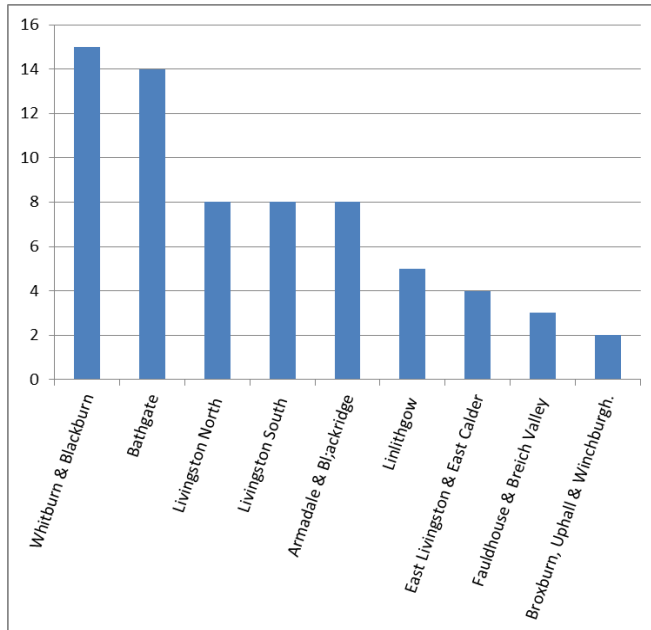
Performance Data – what the figures told us



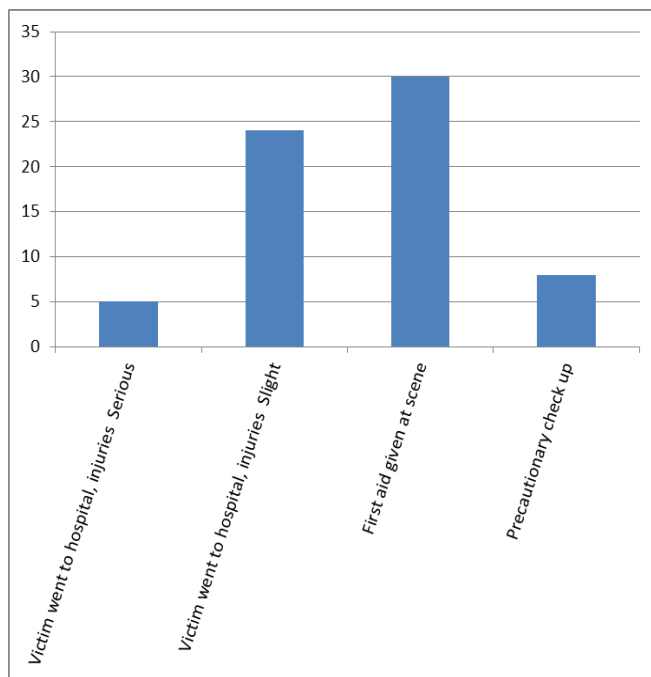
Fatal Accidental Fire Trend Lines



Non-Fatal Accidental Fire Trend Lines

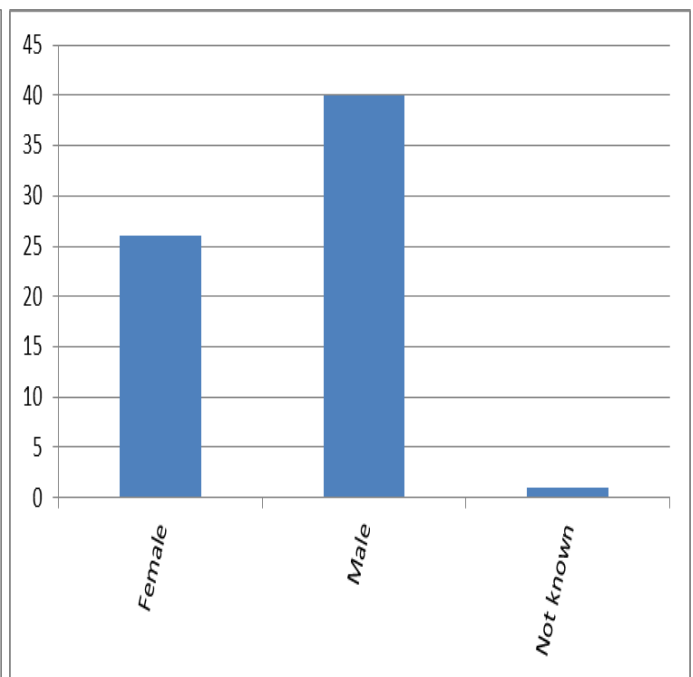


Non-Fatal Incident/Ward Distribution



Extent of Harm Distribution

Injury Distribution



Gender Distribution

Contextual Overview

Over the lifetime of the 2014-17 Local Plan there has been 1 fatality relating to Accidental Dwelling Fires, which is a positive picture compared to a comparative Local Authority and Scotland. There has been a reduction in the trend for all Casualties and Fatalities (Including Precautionary Check-ups), this reducing trend is similar to a comparator Local Authority and slightly better than to that of Scotland.

From a ward perspective Whitburn and Blackburn stand out as having the highest number of injury events, with Bathgate ward following closely behind. Livingston North and South and Armadale and Blackridge wards all have a relatively high number of injury events whilst having all other wards do not portray any specific trends.

The highest proportion of injuries sustained at incidents were being overcome by gas or smoke and breathing difficulties. Burns factored relatively lowly in the injuries table. It is understood that none of the injuries sustained were life changing.

In terms of injury severity, a relatively low proportion of those injured at Accidental Dwelling Fires had serious injuries. The two other main types of injuries, that are roughly equal, were slight injury that required the victim to go to hospital and minimal where first aid was given at the scene.

There is a slightly higher propensity for males to have suffered injuries in Accidental Dwelling Fires than females.

Priority 4.

Reduction of Deliberate Fire Setting

Deliberate fire setting is a significant problem for the SFRS and is responsible for a significant number of secondary fires that are attended across West Lothian. In the main, secondary fire categories are refuse, grassland and derelict buildings incidents. In addition deliberate fire setting is responsible for a number of primary fires that involve property loss and potential injury/loss of life.

There is a close link between deliberate secondary fires and other forms of anti-social behaviour. By continuing to focus our attention on deliberate fires this will reduce the demand on the SFRS and the burden upon partners and in turn enhance community wellbeing and the environmental impact.

We will achieve it by:

- Engaging in a multi-agency approach to tackle deliberate fire setting and fire related anti-social behaviour by the targeting resources to areas of demand.
- Deliver youth engagement programmes to reduce anti-social behaviour through diversionary activities and education.
- Identify and develop partnerships with organisations who engage with young people.
- Providing an enhanced level of Fire Investigation within West Lothian.

In doing so we will also add value by:

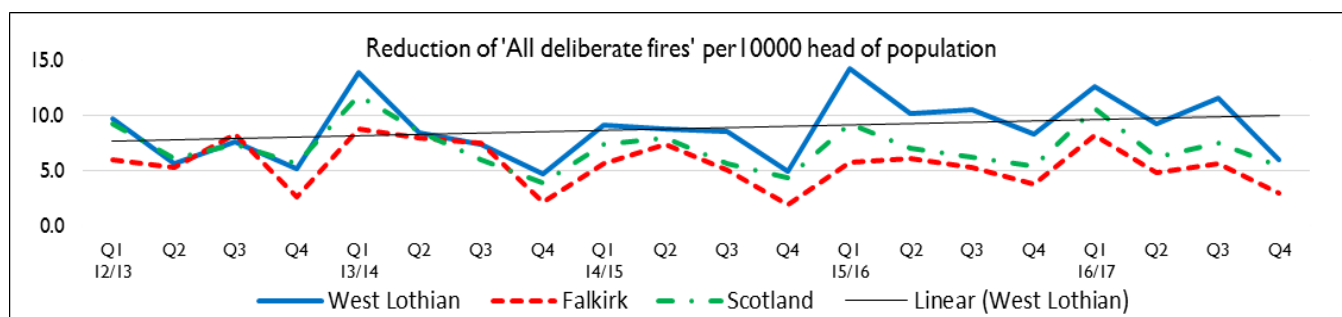
- Promoting safe and attractive communities in which people want to live.
- Diverting those persons away from anti-social behaviour by encouraging them to be good citizens.
- Reducing the adverse effects that deliberate fire setting has on peoples' lives within West Lothian.
- Supporting the national focus towards early and effective intervention.

Target

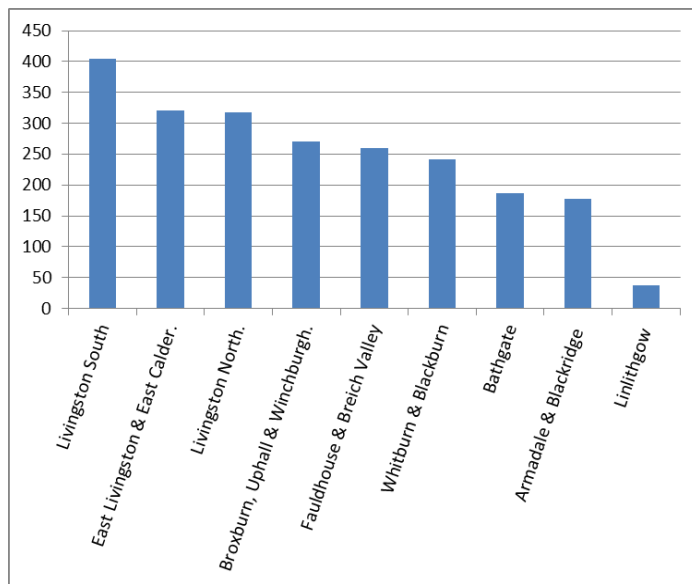
To measure performance a local target was set;

We aim to reduce Deliberate Fire Setting in West Lothian by 5% per year.

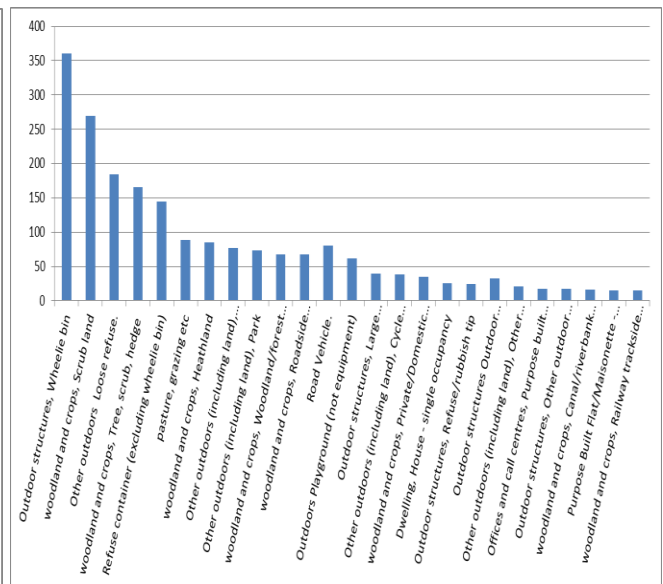
Performance Data – what the figures told us



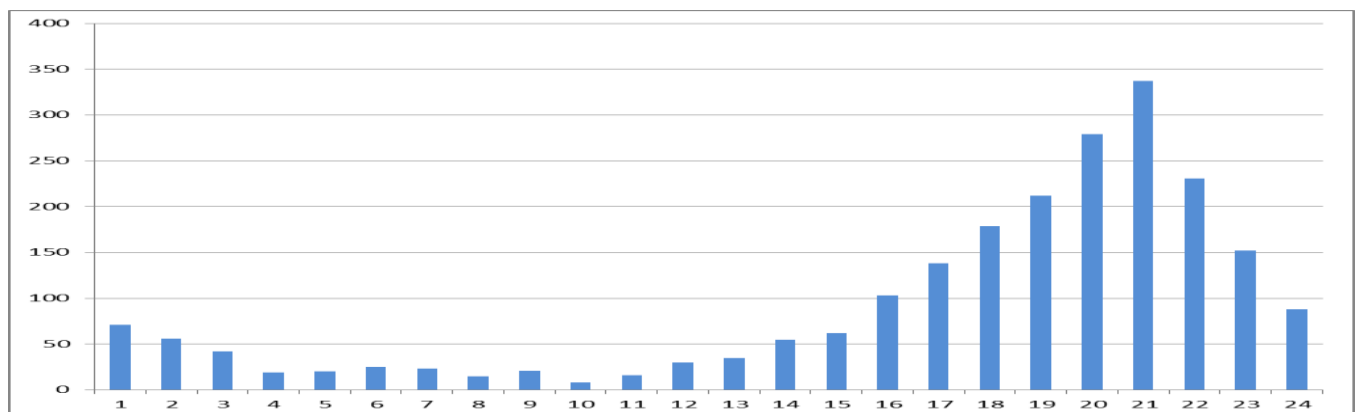
Deliberate Fire Trend Lines



Deliberate Fire Incident/Ward Distribution



Property Type Distribution



Time of Day Distribution

Contextual Overview

Over the lifetime of the Plan there has been an increase in the trend line for Deliberate Fires. When comparing incidents (per 10000 population) with a comparable Local Authority and Scotland this upward trend is replicated. However, the incident trend is higher in the West Lothian area than that of both a comparable Local Authority and Scotland as a whole.

From a ward perspective Livingston South and East Livingston & East Calder and Livingston North are the three wards that have the highest instances of Deliberate Fire setting.

The highest proportion incidents are related to wheelie bins being set on fire, with woodland, grassland, shrubs and bushes etc, following closely behind.

The vast majority of Deliberate Fires occur between the hours of 4 PM and 11PM with a peak being reached at 9 PM.

Priority 5.

Reduction of Fires in Non Domestic Property

Fires in workplaces and business premises are classed as Non-Domestic Fires and come under the scope of the Fire (Scotland) Act 2005.

Fire Safety Enforcement Officers carry out audits to ensure statutory responsibilities are met and provide advice to businesses on fire safety. The types of premises encompassed by the Act can be wide-ranging and include industrial, commercial and those premises providing sleeping accommodation such as residential care premises.

In addition to the costs associated with fires in commercial properties, many businesses that experience a significant fire do not reopen afterwards.

We proactively work as part of a partnership, with local industry to ensure that businesses continuity planning and emergency preparedness arrangements are appropriate, to ensure we can mitigate the impact of fires and other emergencies on business and that we are prepared to respond to adverse safety events.

We will achieve it by:

- The audit of business and commercial premises by Fire Safety Enforcement Officers using a risk based approach.
- Work with the West Lothian Council licensing department to ensure all multiple occupation houses comply with the required standards in relation to Fire Safety.
- Carrying out Post Fire Audits following any fire within relevant premises.
- Consultation with West Lothian Council Building Standards Officers and architects.
- Participation in major incident preparedness and exercising

In doing so we will also add value by:

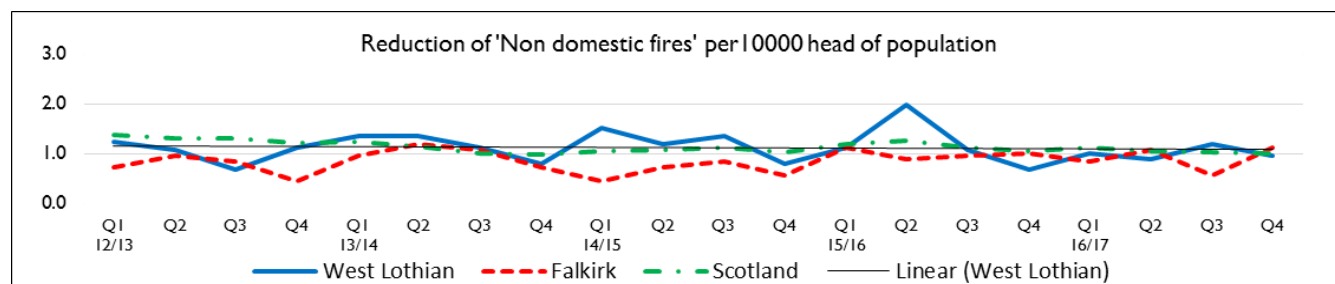
- The wealth and prosperity in our area will increase.
- The quality of our infrastructure will help promote growth of the local economy.
- Safeguarding the wellbeing of residents and employees within relevant premises.
- Supporting business continuity and employment within West Lothian.
- Our citizens will be protected.
- Our communities will be safer

Target

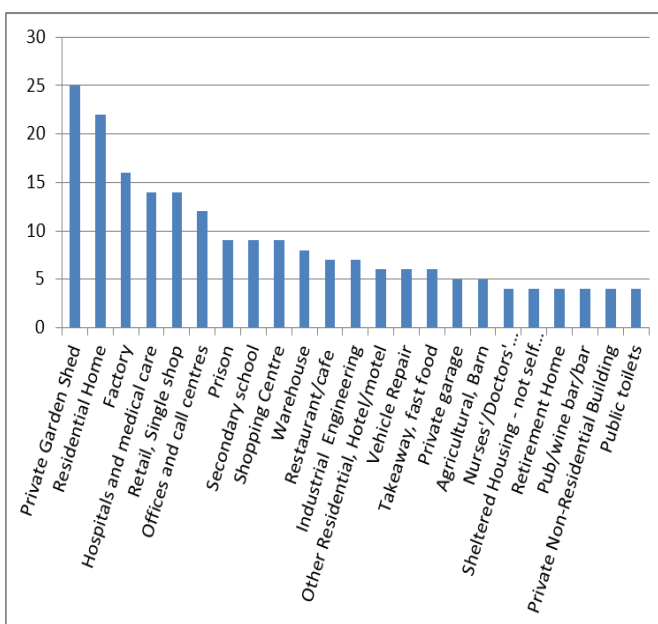
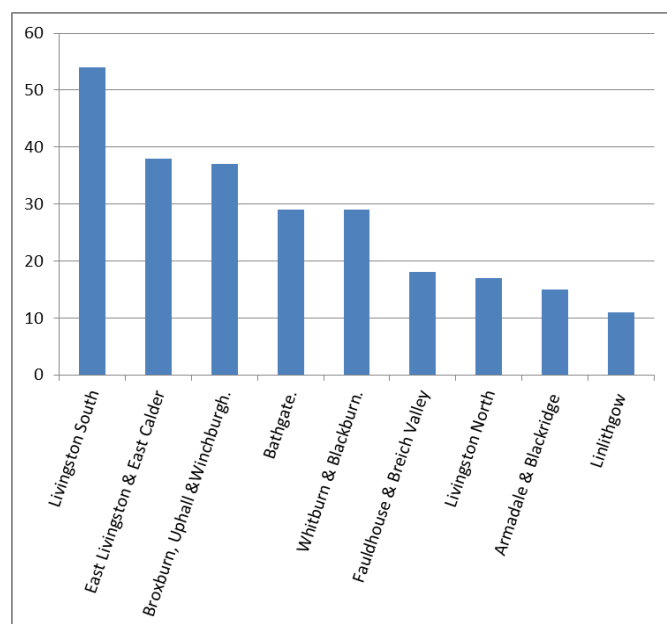
To measure performance a local target was set;

We aim to reduce Non-Domestic Premises Fires in West Lothian by 3% per year, which contributes to the SFRS target of continually reducing Non-Domestic Premises Fires.

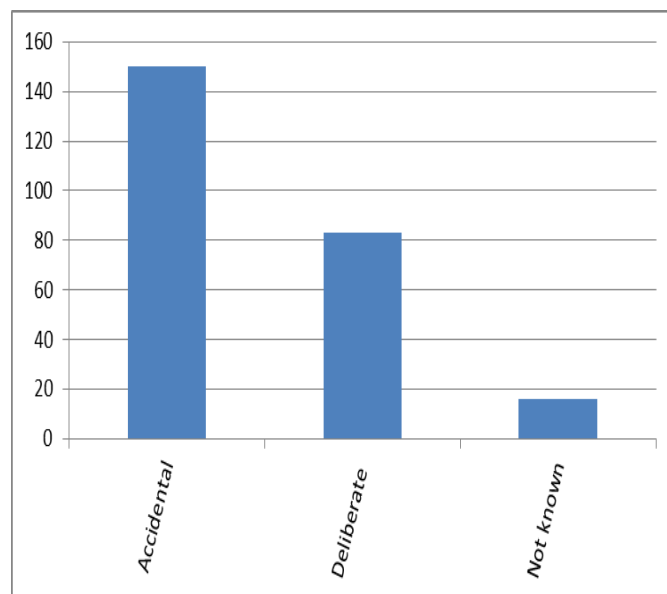
Performance Data – what the figures told us



Non domestic Fires Trend Lines

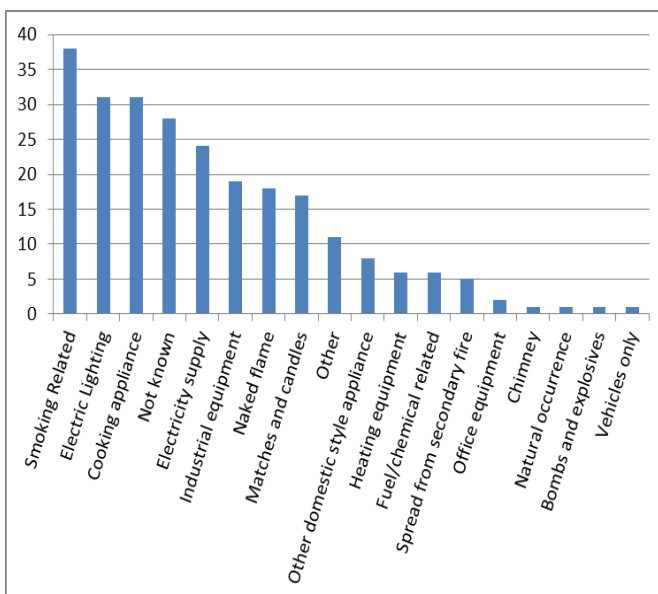


Non Domestic Fire Incident/Ward Distribution



Cause of Fire Distribution

Property Type Distribution



Source of Ignition Distribution

Contextual Overview

Over the lifetime of the Plan there has been little deviation in the trend line for Non Domestic Fires, in West Lothian, a comparable Local Authority and Scotland. In terms of geographical areas Livingston South ward has the highest proportion of Non Domestic Fires with other wards whilst having differing proportions of incident activity do not depict specific patterns or trends.

Whilst Non Domestic Fires tend to be associated with business or commercial premises analysis of the data provides an indication that a high proportion of these types of fires are associated with garden sheds and huts. Residential homes (the sum of all types) also accounts for a high proportion of these types of incident.

A significant number of Non Domestic Fires are started accidentally, however deliberate fire raising linked to these premises types is considerable.

The main cause of Non Domestic Fires is smoking materials with electricity supplies/lighting and cooking appliances featuring highly.

Priority 6.

Reduction in Fatalities and Casualties from Non-Fire Emergencies

A central part of the SFRS's role is responding to non-fire emergencies such as Road Traffic Collisions (RTCs) and other rescue situations such as; rescue from water, from height or from entrapment. Operational fire fighters are trained to a high standard and have at their disposal the most modern equipment for extricating people in rescue situations and administering first aid to casualties.

Attendance at RTCs is a core role for the SFRS but primary responsibility for road safety lies with Transport Scotland, Police Scotland and local authorities. The SFRS has a crucial role in support of these organisations activities at a local level and can provide access to hard-hitting education programmes aimed at the most at risk groups to highlight the consequences of RTCs and dangerous driving. National statistics identify that the most at risk group is young drivers who are targeted through the multi-agency initiative "Westdrive", which is aimed at 4th year school pupils and supports Go Safe, Scotland's Road Safety Framework for 2020.

The educational road safety activities that we deliver are designed to increase driver awareness in relation to the consequences of dangerous driving. Particular focus continues to be on young and new drivers.

We will achieve it by:

- Continuing our educational programmes, such as Westdrive, particularly aimed at high risk groups within our communities.
- Develop innovative ways of delivering the road safety agenda in collaboration with partners.
- Working with our partners within West Lothian to ensure that all agencies can map road incident hotspots.

In doing so we will also add value by:

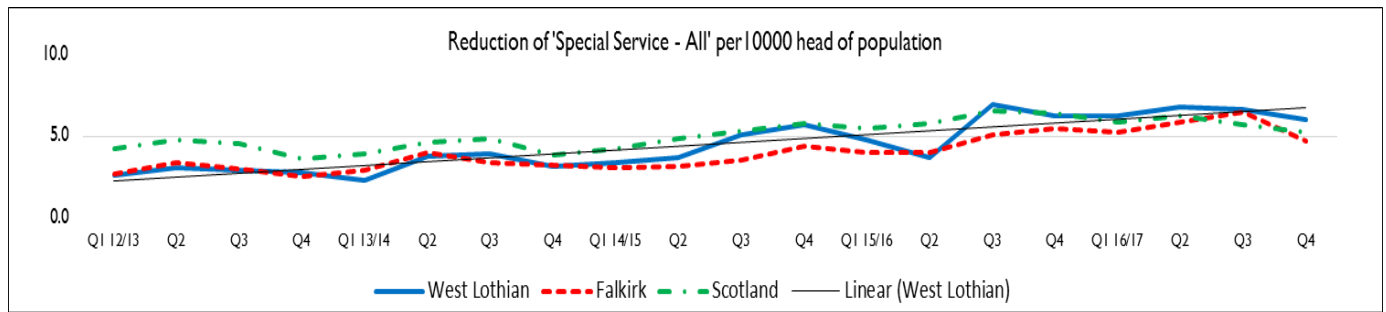
- Our citizens will be protected.
- Our communities will be safer.
- Reducing the number of hospital admissions, and the associated costs to the NHS and other organisations due to RTC related injuries.
- Encouraging young drivers and other groups to be responsible road users through active engagement and education.

Target

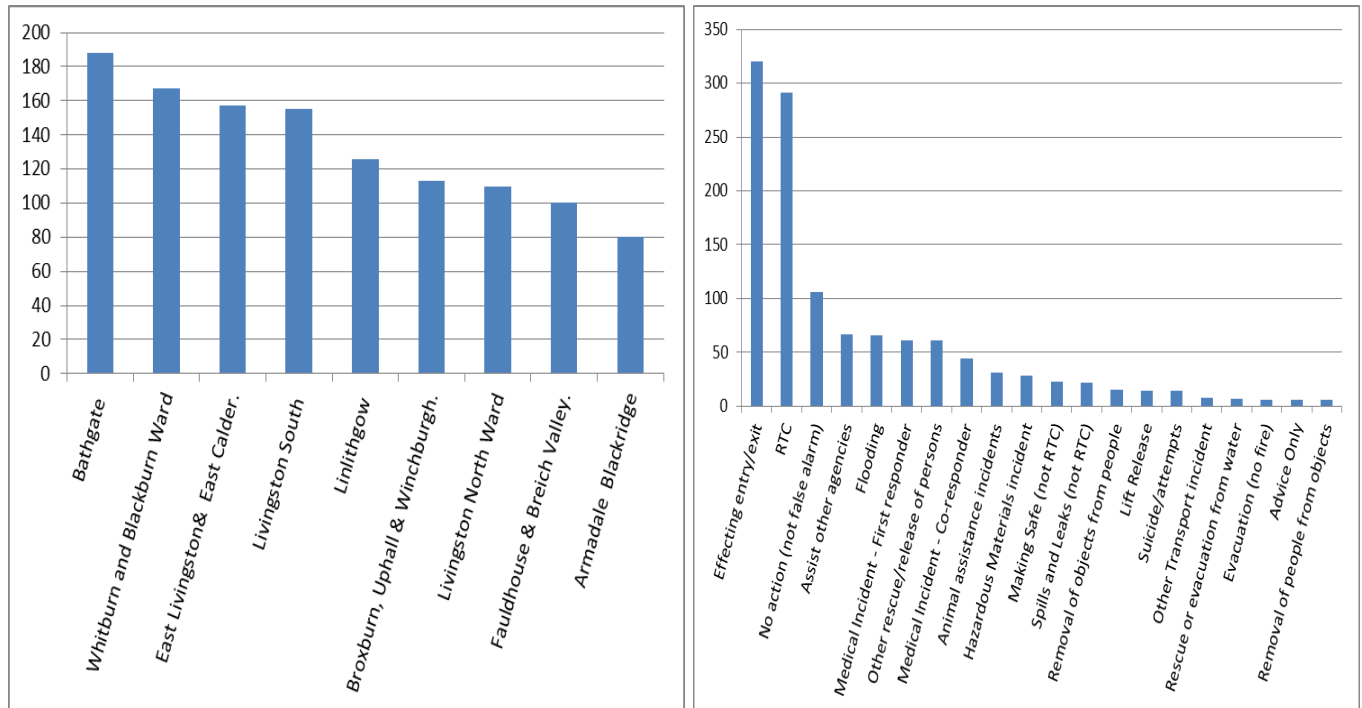
To measure performance a local target was set;

We aim to reduce Casualties from Non-Fire Emergencies in West Lothian by 4% per year, which contributes to the SFRS target of reducing Casualties from Non-Fire Emergencies per year, over a three year rolling period.

Performance Data – what the figures told us

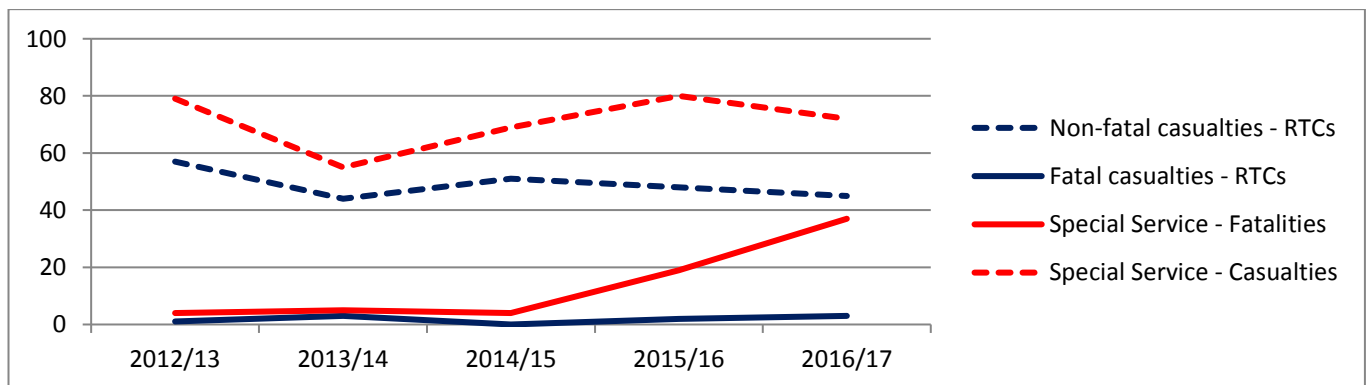


Special Service Incident Trend Lines



Special Service Incident/Ward Distribution

Special Service Incident Type Distribution



Special Service Fatality/Casualty Trend Line

Contextual Overview

Special Services Fatalities and Casualties traditionally included fatalities and casualties as a result of incidents where SFRS were required to deal with an incident that was not fire related. These types of incidents include road traffic collisions, industrial accidents, persons trapped in water etc.

Over the lifetime of the Plan there has been an increase in the trend line for Special Services Fatalities and Casualties. When comparing incidents (per 10000 population) with a comparable Local Authority and Scotland this upward trend is replicated. The increase in this trend is due the commencement of the Out of Hospital Cardiac Arrest project (OHCA) whereby SFRS resources are deployed to assist other agencies to deal persons who have suffered a heart attack.

From a ward perspective Bathgate and Whitburn and Blackburn wards have the highest proportion of incidents, but it is noted that these ward area are ones that was involved in the OHCA project pilot.

Analysis of incident types depicts that Road Traffic Accidents (RTCs) feature highly in the incident type chart however, Effecting Entry, Medical Incident/First Aid and Assist Other Agency also feature prominently and these activities are associated with the OHCA project.

With specific reference to Road Traffic Collisions it is evident that the trend for fatalities is relatively static whilst casualties are on the decline. However as described above, the overall special service fatality trend depicts a sharp increase which is again relayed to OHCA.

Priority 7.

Reduction of Unwanted Fire Alarm Signals

Unwanted Fire Alarm Signals (UFAS) are those occasions when an automated fire alarm system activates and results in the mobilisation of SFRS resources, when the reason for that alarm turns out to be something other than a fire emergency.

UFAS are categorised into three main categories: False Alarm with Good Intent, False Alarm Malicious or False Alarms Equipment Failure.

Within West Lothian UFAS incidents in non-domestic properties account for a significant amount of the total calls attended.

UFAS has a negative impact on the SFRS through the deployment of resources to incidents where their life saving services are not required. This negative impact is also experienced by businesses through loss of production, business continuity or service delivery.

Attendance at UFAS creates a negative financial burden upon SFRS as well as increasing the road risk and environmental impact within West Lothian.

We will achieve it by:

- Working with the business and commercial sector to provide advice and guidance in relation to the management of unwanted fire alarm signals.
- Ensure premises with unwanted fire alarm signal occurrences comply with the British Standard 5839 Part 1 & 6: current editions.
- Implementation of SFRS UFAS policy

In doing so we will also add value by:

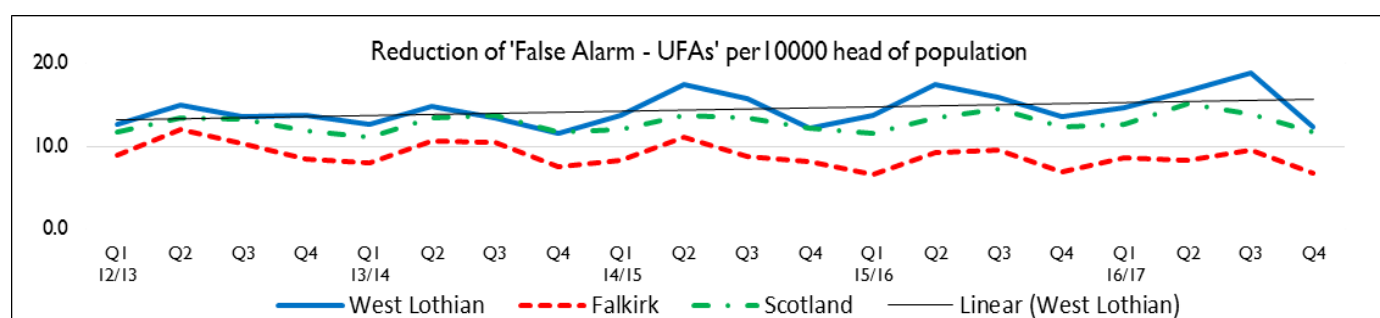
- The wealth and prosperity in our area will increase.
- The negative impact of UFAS on local business will reduce.

Target

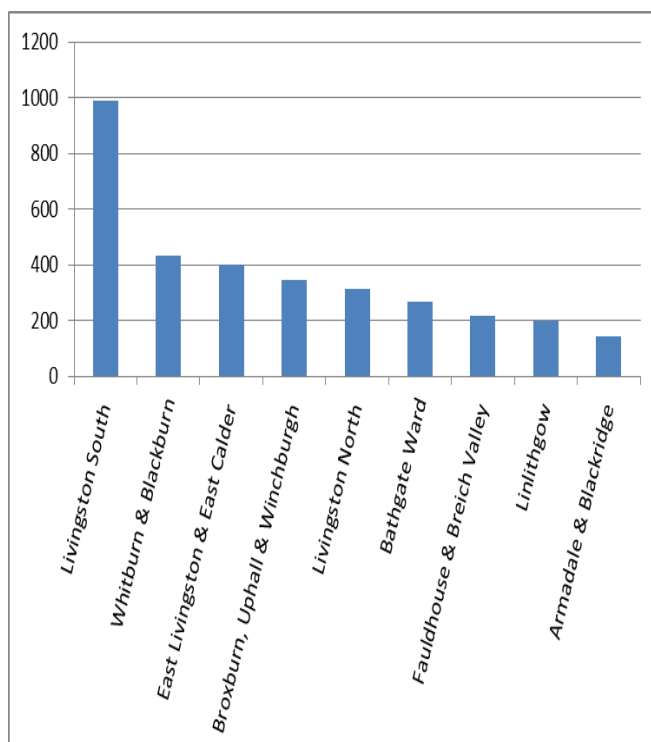
To measure performance a local target was set;

We aim to reduce false alarms in West Lothian by 5% per year.

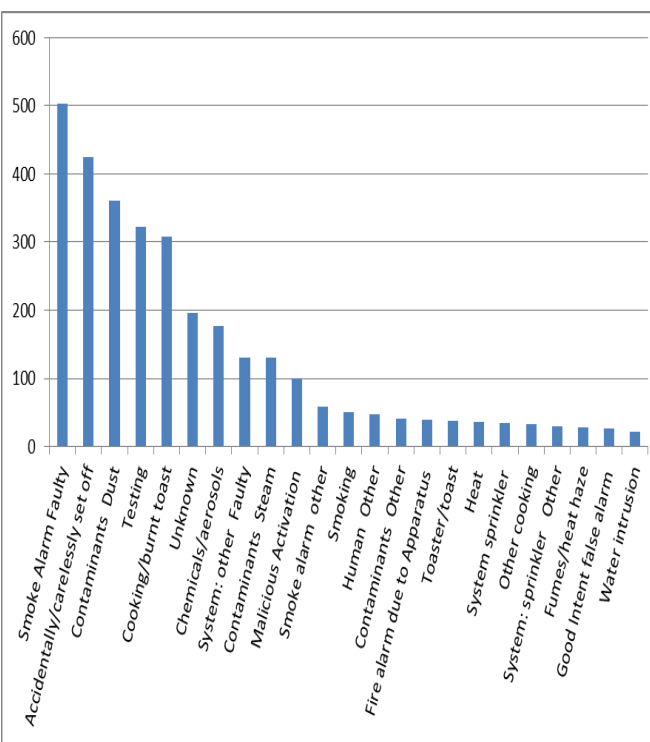
Performance Data – what the figures told us



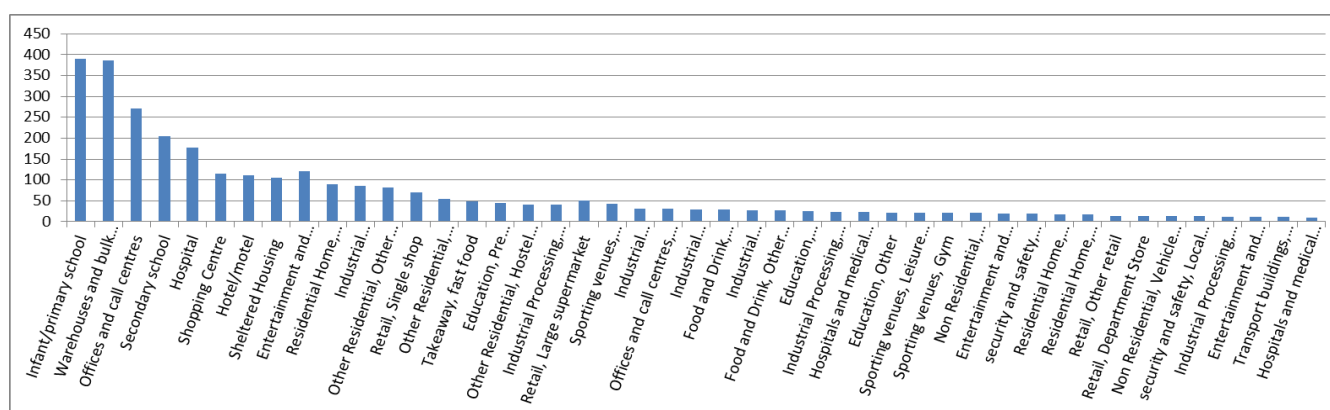
UFAS Incident Trend Lines



UFAS Incident/Ward Distribution



UFAS Cause Distribution



UFAS Premises Type Distribution

Contextual Overview

Over the lifetime of the Plan there has been a slight increase in the trend line for Unwanted Fire Alarm Signals. This upward trend is similar in a comparable Local Authority and Scotland as a whole.

In terms of geographical areas Livingston South ward has the highest proportion of Unwanted Fire Alarm Signals. There is a correlation between the types of premises located in this area, e.g. educational establishments, the shopping centre and St Johns Hospital and the number of calls.

The premises type graphs highlights that schools (both primary and secondary) and warehouses are high contributors to UFAS activity.

With reference to methods of activation of alarm system, faulty smoke alarms feature high in the list of causes, however cooking adjacent to a detector, system tests and steam actuating detector heads all feature predominantly. It also is worthy of note the limited activations caused by malicious activation.

It should be noted that Unwanted Fire Alarm Signals account for approximately 60% of all incidents the SFRS attends in the West Lothian area.

Engagement – what our stakeholders told us

In the winter of 2016 the West Lothian Community Planning, Community Safety Partnership conducted a community engagement exercise which was aimed at seeking citizens in West Lothians views on community safety within the area. Included within the survey were a range of questions that sought to specifically seek the views of citizens on priorities and outcomes in relation to fire and the services the SFRS delivers.

The following information provides detail on the feedback received from the survey.

Question

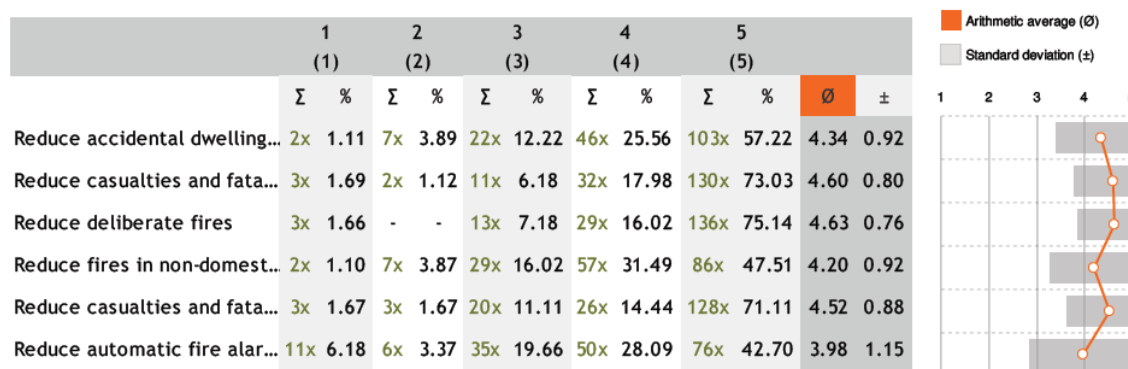
9. The current West Lothian Local Fire Plan Priorities are outlined below:

Please score each in a level of importance from 1-5 with 1 being the least important and 5 being the most important

	1	2	3	4	5
Reduce accidental dwelling fires	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce casualties and fatalities from accidental dwelling fires	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce deliberate fires	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce fires in non- domestic property	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce casualties and fatalities from non-fire emergencies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce automatic fire alarm calls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Response

Number of participants: 182



Analysis

Of the 6 measurable priorities in the current 2014-17 Local Fire Plan all priorities with the exception of Reducing Automation Fire Alarm Calls received a priority rating average of 4.2 or above. Whilst still achieving a relatively high score the average priority rating for Reducing Automatic Fire Alarm Calls was 3.98.

In ranked priority order the responses for the priorities were;

Priority	Average Score
Reduce deliberate fires	4.63
Reduce casualties and fatalities	4.6
Reduce casualties and fatalities from non-fire emergencies	4.52
Reduce accidental dwelling fires	4.34
Reduce fires in non- domestic property	4.2
Reduce automatic fire alarm calls	3.98

Based on the high average priority scores that each priority within the current Local Plan received, it is indicative that the priorities are important to citizens and that they are valid and fit for purpose.

Question

10. Do you think there are any other fire related priorities the SFRS should consider for the West Lothian area?

Response

Number of participants: 18

- Individuals that have history relating to the subject, follow up and monitoring systems are robust. Skilled workers at all levels of support are fully trained. Prevention teams; with panel members for the offending individuals.
- Education - continued involvement in programmes such as Cool Down Crew
- Making people more aware of the accessibility of 101 to alert the fire brigade in advance that you are having a fire
- Not sure
- EXPAND CAMPAIGN TO FIT /MAINTAIN DOMESTIC SMOKE ALARMS
- DOMESTIC SMOKE ALARMS - MORE AGGRESIVE MARKETING
- Not that I can think of.
- NO
- Higher risk areas warrant higher priority
- Education on fire safety
- No
- Perhaps increase awareness of the dangers of deliberately setting off fire alarms. start from primary school. Also chatting with children may lead to more respect for the fire service.
- Appreciation for the service
- No
- Too many false alarms in the community centres are the devices getting maintained correctly
- Increased fire drills for different groups using community centres.
- SMALL TRAINING COURSES IN SCHOOLS
TO PRODUCE KNOWLEDGE OF PRUITY FINES
AND HOW TO DEAL WITH IT ETC
- MORE PUBLICITY ABOUT CARBON MONOXIDE ALARM FITTING, HAVE HEARD PEOPLE SAYING HOW UPSETTING IT IS WHEN THEY MALFUNCTION, YOUR UNABLE TO REMOVE THE BATTERY

Analysis

An overview of the responses received indicates that the main areas the SFRS could focus attention on are;

Prevention Initiatives, Smoke/Carbon Monoxide provision/publicity, targeted prevention activities.

Education Initiatives, Fire related school input, fire related input to community groups, deliberate fire reduction.

Diversionary Initiatives, Multi- agency working to support/deter repeat fire starters.

Question

11. Do you agree that the SFRS should put their resources to those individuals most at risk and most in need?

☐ yes

☐ no

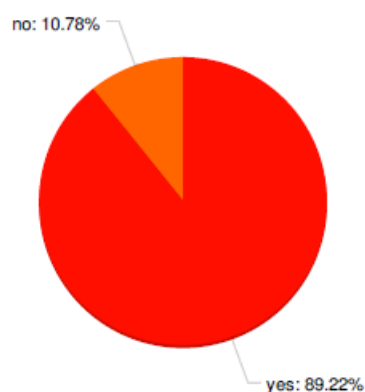
Response

Number of participants:

167

149 (89.2%): yes

18 (10.8%): no



Analysis

A high proportion of respondents (89.2%) are of the opinion that SFRS should target its resources to those most at risk and most in need.

Question

12. Who do you think are the most vulnerable members of the community in West Lothian?

Response

Number of participants: 109

 View all 74 previous answers

- single men in there 20s & 30s (A forgotten group)
- children and older people
- elderly
- Elderly and those with mental health , physical and loss of hearing, additional needs.
- Young people, ex offenders, homeless older people.
- elderly and children
- People with mental health problems or older people who live alone
- children
- OAP, disables , mental health
- older people, disabled
- Teenagers & Elderly
- OLD, CHILDREN
- old unintelligent
- ELDERLY AND VERY YOUNG
- children , elderly
- Elderly
- People with disabilities, the elderly and the young
- elderly
- the old and mental health sufferers
- very young and old and infirm.
- elderly
- disable people, elderly, children
- COUNCILLORS
- ELDERLY/UNEMPLOYED/LOW INCOME
- ELDERLY
- DISABLED PERSONS
- KIDS FRIM TROUBLED BACKGROUNDS
- SEXUAL OFFENCES
- CHILDREN
- ELDERLY PEOPLE
- DISABLED AND ELDERLY ALSO PEOPLE WITH SOME MEASURE OF MENTAL HEALTH
- ELDERLY/CHILDREN
- Vulnerable adults: mental/ physical health issues, elderly, alcohol & drug users.
- OAP/ children
- OAP/ children
- Everyone should be treated the same.
- Elderly & people affected by substance misuse
- Vulnerable adults + children + people with disability, elderly

Analysis

Analysis of the responses indicate that there is a strong view that those most vulnerable members of the community are the elderly. Children are also highlighted within the responses. Peoples with disabilities also receive mention in a number of responses with mental health receiving particular attention. People with substance abuse issues also feature in the responses.

Question

13. Do you agree that the role **SFRS** plays in keeping the community safe should expand to include non-fire safety specific initiatives?

☐ yes

☐ no

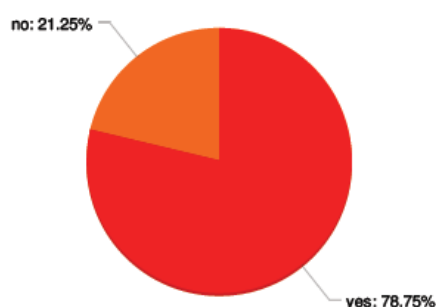
Response

Number of participants:

160

126 (78.8%): **yes**

34 (21.3%): **no**



Analysis

A high proportion of respondents (78.8%) indicated that they believe the SFRS should expand its role to include non-fire related community safety initiatives.

Question

14. Are there any examples of non-fire related initiatives **SFRS** should become involved in?

Response

Number of participants: 23

- not sure
- dumping
 - awareness of hazards on building sites...railways....cliffs..
 - storing of materials in home garages and lockups
 - awareness of parking in estates when heavy snow, how to clear snow safely
- Unsure of above - I've selected no, but mainly because of funding issues and resources....
- Smoke alarms for houses
- Flooding incidents, water rescue (Lomond)
- ACCIDENT ROAD
- Old, disabled, unemployed -poor
- WIDER RESCUE REMIT
- involving younger people
- Why stretch an excising organizations further?
- FLOODING.
- Carbon monoxide education
- Electrical safety
- Car driving behaviour, theft and joy riding. Freeing people from situations where the expertise and specialist equipment from the Fire Safety & Rescue side is important.
- Education around fire safety in schools
- SAFETY IN SECURITY FENCES, I.E. SECURE AND UNABLE TO CLIMB.
SECURE ELECTRIC BOXES - SITE SO CHILDREN CANT ENTER.
- More risk assessments on building instead of playing pool and watch TV daytime TV.
- No. They should deal primarily with fires unless it is assisting with serious car crashes
- See point 10
- SCHOOL CHILDREN INFORMATION, OPEN DAYS
- DEFIB TRAINING
- COMMUNITY EVENTS.
SCHOOL EVENTS.
- EDUCATION - OF PARENTS AS WELL AS PUPILS

Analysis

An overview of the responses received indicates that the SFRS should consider becoming involved in the following non fire related activities;

Health Initiatives, Defibrillator Training,

Education Initiatives, Road/driving safety, electrical safety, carbon monoxide safety, storage of materials in garages/sheds, community/school events.

Environmental Initiatives, Dumping/fly tipping reduction, flooding

Scrutiny – what we learned from the Inspectorate

Her Majesty's Fire Service Inspectorate in Scotland (HMFSI)

The role and purpose of Her Majesty's Fire Service Inspectorate in Scotland is defined by the Fire (Scotland) Act 2005, which was substantially amended by the Police and Fire Reform (Scotland) Act 2012 on 1 April 2013.

The Fire Service Inspectorate in Scotland is independent of the Scottish Fire and Rescue Service and the Scottish Government. It exists to provide independent, risk based and proportionate professional inspection of the Scottish Fire and Rescue Service.

Inspections of SFRS service delivery within local authority areas by HMFSI examine the development and delivery of Local Fire and Rescue Plans, and help to provide assurance in the way in which the SFRS is meeting its planned objectives. By undertaking inspections of SFRS service delivery within local authority areas, HM Fire Service Inspectorate;

- Can provide assurance to Scottish Ministers and the public that the SFRS is making adequate provision for local service delivery and that local areas have access to specialist national resources, and make suggestions for improvement if necessary,
- Can take a detailed look at the nature and quality of service provision, including working with partner organisations, within local areas and can draw attention to significant matters and areas of good practice,
- Can co-operate with other scrutiny bodies to provide collaborative, 'place-based' scrutiny of service provision,
- Maintains a good level of awareness of the Service's functions and builds a record of how the Service is functioning,
- Can gather intelligence that may inform, or cause to be undertaken, more strategic, thematic inspections of the SFRS.

In November 2015 HMFSI conducted a local inspection of the West Lothian area. At the conclusion of the inspection a full report was published at is available at:-

<http://www.gov.scot/Resource/0050/00500213.pdf> .

With specific reference to the current Local Fire Plan the HMFSI made the following observations;

- There are similarities in the way the 32 local plans of SFRS are structured, with the content being similar in many of them. Whilst easing the burden of plan production for the service, if the framework is not appropriately customised then there is a danger that the plan becomes inappropriate at the local level. The West Lothian Plan follows the general format that the Service has established for these plans, but does contain local and national benchmarking data and targets within it, we welcome this development as it makes the plan more relevant to the local service and partner delivery.
- Our impression of the West Lothian Local Plan is that it contains useful background information about the area and the incident activity of SFRS, but does not in itself contain conclusions on how best to address the issues.
- Whilst there is incident activity for the three years preceding the Plan and trend comparisons with the Falkirk Council area and Scotland-wide totals, there is little in-depth analysis of these incident types and statistics, nor evidence of a risk-based approach to prioritisation of mitigation activity.
- As mentioned above, the West Lothian plan does however contain numerical targets for key indicators. For example, the aim to reduce accidental dwelling fires in West Lothian by 2% per

year, which contributes towards the SFRS target of reducing Accidental Dwelling Fires by 10% per year, over a three-year rolling period. The inclusion of targets within the Local Plan is a direct result of a consultation response on the draft plan from West Lothian Council. Targets were thought necessary to assist scrutiny panel members to exercise their scrutiny function. By developing specific local targets that contribute to national targets, rather than simply replicating national ones at a local level, these goals can therefore more accurately reflect local circumstances. We welcome this approach to partnership working and the organisational activity that should follow.

- In addition to the LSO area Local Plan for West Lothian there is a further sub-set of Multi-Member Ward Operational Plans for the eight wards within West Lothian. These ward plans, which are themselves part of station plans, are supported by ward level quarterly performance reports. This sub-set of information contains a breakdown of SFRS activity providing a greater depth of activity trends which are presented to the Council's Ward Local Area Committees.
- We found when visiting stations in West Lothian that plans, whether national, local or ward based, were prominently displayed within stations so as to encourage ownership. In the case of Bathgate and Livingston stations individual watches were allocated to particular ward areas and provided with 'hot spot' mapping information of incident activity. These data are helping to provide a focus for locally developed intervention activity. We welcome this targeting and activity.
- The West Lothian Single Outcome Agreement (SOA) is a document created at local authority level which sets out that a number of agencies will work together in the area to deliver outcomes aligned to nationally agreed priorities, and the principles of public service reform. SOAs take into account the contributions of various local and national bodies in arriving at these outcomes.
- The West Lothian SOA 2013-2023 includes two fire-specific indicators, the number of accidental dwelling fires per 100,000 population and the number of deliberate fires per 100,000 population. The SOA doesn't assign targets to these specific indicators, though it does for others, but seeks to achieve continuous improvement for each against the 2012-13 baseline rate.
- By inclusion in the SOA, these two indicators are for all the partners to achieve and not just for the SFRS. Equally, the SFRS would be expected to contribute to other targets (outcomes) within the SOA such as 'the number of people killed or seriously injured in road accidents'.
- A reduction in the number of accidental dwelling fires is a national target for SFRS imposed by the Fire Framework 2013; 10% each year over a three-year rolling average. The Framework doesn't contain a target for deliberate fires, however, the rate of deliberate fires in West Lothian, both secondary and primary is higher than the rate for Scotland. We consider the decision to include an outcome for deliberate fires within the SOA to be an appropriate response to a local issue.
- The SFRS Local Plan contains a matrix to indicate how its seven priorities align to the eight priorities of West Lothian's SOA. This demonstrates how SFRS activities contribute to the wider outcomes of the Community Planning Partnership.

Strategic Planning

In September 2016 the Scottish Government published a new Fire and Rescue Framework for Scotland 2016 which sets out Scottish Ministers' strategic priorities and ambitions for the SFRS. In October 2016 the SFRS published its 2016-19 Strategic Plan. This plan focusses firmly on shaping a fire and rescue service that meets the expectations the Framework and meet Scotland's future challenges.

In June 2015 the Scottish Government published the Community Empowerment (Scotland) Act 2015. This Act gives community planning a statutory footing for the first time. Amongst the range of requirements contained within the Act are the requirements for Community Planning Partnerships to publish Local Improvement Plans (LOIPs) and Locality Plans. In the case of West Lothian the Single Outcome Agreement was revised and refreshed to reflect the requirements of a LOIP and Regeneration Plans reflect the requirements of Locality Plans.

In 2015 the West Lothian Community Safety Partnership published the West Lothian Community Safety Strategic Plan 2015-18. This plan set out the priorities of the partnership in terms of making West Lothian a better and safer place to live.

The 2014-17 Local Fire Plan fully embraced the advantages of public sector bodies collectively working together to secure improved outcomes for the community and it is anticipated that whilst taking cognisance of sector specific frameworks and strategic plans, the new Local Fire Plan will also fully embrace the priorities, aims and objectives of West Lothian Community Planning Partnership plans.

Conclusion

The review of the current 2014-17 West Lothian Local Plan has proved to be a valuable exercise in terms of informing what the next iteration of the Local Plan will contain in terms of priorities, objectives and outcomes.

Analysis of performance information, citizen feedback, HMFSI inspection observations and a review of strategic planning processes allows the Local Senior Officer for Falkirk and West Lothian to draft a new Local Fire Plan that meets the local needs of the West Lothian area and ensures SFRS, and partners resources are used to the best effect and community safety within the area can be continually improved.

In terms of performance information, in general Domestic Dwelling Fires and Fatalities and Casualties associated with these are on the decline. However there is little room for complacency and reductions in both these priorities will continue to be a focus. It is worthy of note that whilst it is recognised that accidental fire can be random events, patterns relating to some wards within the area and some age demographics are evident. It is anticipated that the next iteration of the Local Fire Plan will recognise these patterns and highlight the importance of targeting vulnerable groups in specific areas within the community in West Lothian.

Deliberate Fires, which are often associated with anti-social behaviour, are on the rise within West Lothian and across Scotland. Whilst much has been done in the past to reduce these types of incidents, it is recognised that reduction in Deliberate Fires must remain a priority with the new Local Fire Plan. Detailed analysis of Deliberate Fires gives an indication that within specific wards in West Lothian there is a higher concentration of these types of incidents than others. It is also noted that the highest proportion of Deliberate Fires involve wheelie bins and outdoor infrastructure (trees, grassland bushes etc). It is anticipated that the next iteration of the Local Fire Plan will have a focus on a targeted approach to reducing these types of incident.

Fires in Non Domestic Property in general related to commercial and industrial property and the SFRS has specific officers (Fire Safety Enforcement Officers) deployed to assist the duty holders minimising and mitigating the risk from fire. However analysis of these types of incident indicate that garden furniture (sheds/huts etc) are contributing to a high proportion of these types of incidents. Whilst it remains a priority of the SFRS moving forward to support and assist the business community in reducing incidents of fire, it is apparent that initiatives to protect the community as a whole from damage and loss associated with household Non Domestic Property fires are required in the new Local Fire Plan.

Analysis of Fatalities and Casualties from Non Fire Related Incidents has proved challenging. When the 2014-17 Local Fire Plan was introduced these types of injuries were predominantly associated with road traffic accidents. However, mid-way through the life span of the Plan the service embarked upon a series of trials in relation to using its resources to assist partners in dealing with members of the community who has suffered a cardiac arrest. Whilst this initiative has been a great success the performance measurements for Fatalities and Casualties from Non Fire Related Incidents has been skewed as a result. On face value it would be concerning that Fatalities and Casualties from Non Fire Related Incidents are on the significant rise, however drilling into this information shows that Road Traffic Accidents are on the decline and the rise is attributed to the work being undertaken in reaction to cardiac arrest treatment. Going forward it is recognised that reduction in Fatalities and Casualties from Non Fire Related Incidents should remain a priority with the new Local Plan, however, this priority needs to be refined and to ensure all aspects within the Fatalities and Casualties from Non Fire Related Incidents are captured appropriately.

UFAS present a significant challenge from a local and national perspective. Taking cognisance that approximately 60% of the incidents attended in the local area (and Scotland) are UFAS incidents there is an increasing debate gathering momentum within the SFRS and government regarding these types of

incidents. Whilst it is crucial the SFRS responds to incidents where there is a fire or persons may be harmed, the resources that are deployed on a daily basis to respond to UFAS incidents seem disproportionate to the risk. At the time of writing this review a number of pilots are underway in other areas of Scotland that look to modify or reduce the attendance SFRS makes to UFAS incidents based on known risks. The outcome of these trials is likely to shape SFRS policy, and local area priorities in the future.

The engagement process undertaken by West Lothian Community Safety Partnership proved invaluable in this review process, understanding the views of the citizens in the local area helps shape what the priorities in the new Local Plan may be.

Indicatively responses from the engagement survey supported the current Local Plan priorities, and with the exception of Reducing Automatic Fire Alarm calls (UFAS) all priorities achieved an average priority score of 4.2 or above. When asked if the Plan should have other additional fire related priorities the responses suggest that there should be an emphasis on Prevention, Education and Diversionary Initiatives. It is anticipated that these types of initiatives, which are contained in the current plan, can be built upon in the new Local Fire Plan priorities.

Citizens views of targeting resources to those most at risk and most in need and views on who are the most vulnerable in the community proved interesting. The analysis of activity undertaken in this review has highlighted geographical areas (wards) where there is high incident activity and a breakdown of age has given an indication of those most at risk. It is anticipated that the new Local Fire Plan will consider the correlation between risk/geography/vulnerability and intimate that preventative resources will be used through a targeted approach.

The engagement process elicited strong opinion that SFRS should consider becoming involved in more non fire related activities, such as Health Initiatives, Education Initiatives, (road safety, electrical /carbon monoxide safety, safe storage of materials and community/school events), and Environmental Initiatives, (dumping/fly tipping reduction, flooding). It is envisaged that the new Local Fire Plan can capture these types of initiatives through a revision to existing fire related priorities or amendment to the Special Service priority.

The HMFSI inspection process and subsequent report proved useful in undertaking this review. The report drew attention to areas of good practice in the current Local Fire Plan but also highlighted a number of areas where improvements could be made. The suggestions for improvement will be taken into full consideration when the new Local Fire Plan is developed.

Changes, revisions and updates in the Scottish Governments expectations in terms of Community Planning and the Fire Framework, provide focus on some of the priorities and outcomes the new Local Fire Plan should contain. In addition the SFRS 2016-19 Strategic Plan provides specific direction on priorities for the SFRS. However, it is essential that whilst the new Local Fire Plan takes cognisance of the above, the Plan must fully reflect local communities' needs and expectations.

Recommendations

It is recommended that the following priorities and recommendations are taken forward in the new Local Fire Plan for the West Lothian area.

- Priority 1: Local Risk Management and Preparedness. A focus will be to maintain emphasis on known risks and threats whilst taking cognisance of emerging ones.
- Priority 2: Accidental Dwelling Fires. Whilst recognising that Accidental Dwelling Fires can occur anywhere due to their random nature, a focus will be made on geographical areas and demographics that indicate where there is the greatest risk.
- Priority 3: Fatalities and Casualties from Accidental Dwelling Fires. The reduction of death and Injury from fire remains a priority for SFRS. However, a targeted approach that is aimed at safeguarding the most vulnerable in our community will be adopted.
- Priority 4: Deliberate Fires. The reduction in Deliberate Fire will remain a priority with a focus being placed on evidence based targeted interventions aimed at reducing these types of incidents where they most frequently occur.
- Priority 5: Non Domestic Fires. Whilst continuing to assist duty holders in reducing the risk from fire in their premises, this priority will also focus on reducing the risk to non-commercial property that may be at risk from fire.
- Priority 6: Fatalities and Casualties from Non-Fire Emergencies. Reducing deaths and injuries from non-fire related incidents and events will remain a priority. However, a sub-division of these types of events will allow greater focus on preventing some event types (e.g. Road Traffic Accidents) and assisting and supporting other agencies in improving the outcomes for those involved in an event (E.G Cardiac Arrest or Slip Trip or Fall in the home).
- Priority 7: Unwanted Fire Alarm Signals. Reducing unwanted signals will remain a priority. However, there will be a focus on ensuring duty holders do as much as possible to reduce these types of call and the priority in will incorporate any change in SFRS policy.

The citizens views elicited from the West Lothian Community Safety Partnership Survey will be incorporated into the new Local Fire Plan, either as part of revised priorities or within the aims and objectives of the Plan.

The observations contained within the HMFSI report will be incorporated into the new Local Fire Plan.

In developing the new Local Fire Plan revisions to the West Lothian Community Planning Partnership arrangements will be incorporated in the new Local Fire Plan.

A handwritten signature in black ink, appearing to read 'Eugene King'.

Local Senior Officer

Falkirk and West Lothian

May 2017



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY AND DEVELOPMENT SCRUTINY PANEL

SCOTTISH FIRE AND RESCUE LOCAL PLAN PERFORMANCE REPORT

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

This report is to update Panel Members on the Local Plan Performance for the Scottish Fire and Rescue Service in West Lothian for the period 1st April 2016 to 31st March 2017.

B. RECOMMENDATION

Panel members are asked to note the contents of the report.

C. SUMMARY OF IMPLICATIONS

I Council Values	Being honest, open and accountable; Focusing on our customers' needs; Making best use of our resources; and Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The production and Council approval of the Local Police and Local Fire and Rescue Plan is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.
III Implications for Scheme of Delegations to Officers	None at this stage.
IV Impact on performance and performance Indicators	There is no direct impact however this report is part of the agreed process for strategic performance reporting.
V Relevance to Single Outcome Agreement	This report will have a positive impact on the following SOA indicators: We live in resilient, cohesive and safe communities; People most at risk are protected and supported to achieve improved life changes.
VI Resources – (Financial, Staffing and Property)	The council contributes to directly and in partnership to the delivery of the plan.
VII Consideration at PDSP	N/A
VIII Consultations	Council Executive, Community Planning Partners, Elected Members.

D. TERMS OF REPORT

The West Lothian Scottish Fire and Rescue Local Plan set out the local fire and rescue priorities and objectives for West Lothian and is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.

Council Executive has agreed that the monitoring of performance against the plans will be reported and considered on a quarterly basis by the Services for Community Policy Development and Scrutiny Panel. This report covers the period from 1st January 2017 to 31st March 2017, as well as providing performance information for the full year.

E. CONCLUSION

This report provides an update on the performance to enable panel members to scrutinise the work of the Scottish Fire & Rescue Service.

F. BACKGROUND REFERENCES

Appendices: Local Plan Performance Report for West Lothian 1st April 2016 to 31st March 2017 and performance reports.

G. Contact Person:

Alistair Shaw, Head of Housing Customer and Building Services.

Date of meeting: 6th June 2017



LOCAL PLAN PERFORMANCE REPORT FOR WEST LoTHIAN



SCOTTISH
FIRE AND RESCUE SERVICE
Working together for a safer Scotland

Year To Date Report, 1st April 2016 – 31st March 2017

**Working together
for a safer Scotland**



**West Lothian
Council**

CONTENTS	PAGE
1 Introduction	3
2 Performance Summary	4
3 Progress on local fire & rescue plan priorities	
<i>Local Risk Management and Preparedness</i>	5
<i>All accidental dwelling fires</i>	7
<i>All fire casualties (fatal & non-fatal (incl. p/c's))</i>	9
<i>All deliberate fires</i>	11
<i>Non domestic fires</i>	13
<i>Special Service Casualties - All</i>	15
<i>False Alarms - All</i>	17
4 Appendices	
5 Glossary	

Introduction

This performance report provides information on our prevention, protection and operational response activities within the West Lothian Area from 1st January to 31st March 2017.

The Scottish Government provides an overarching vision for public services. This vision is supported by 16 National Outcomes, which demonstrate commitment to creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable growth. The SFRS can make a significant contribution to improving these outcomes for West Lothian by contributing to the Community Planning arrangements across the area.

The national priorities for the Scottish Fire and Rescue Service (SFRS) are set out in the Fire and Rescue Framework for Scotland. The SFRS Strategic Plan 2016-19 outlines how the SFRS will deliver against these priorities and the outcomes against which this delivery can be measured.

The priorities contained within the Local Fire and Rescue Plan for West Lothian 2014-2017 contribute towards the priorities within the West Lothian Community Plan 'Towards 2020', Single Outcome Agreement 2013-2023 and the Community Safety Strategic plan 2015-18.

The aims of the local Fire & Rescue Service in West Lothian are to reduce fire deaths throughout the West Lothian area and to reduce injuries from fire and other emergencies in the community. We aim to achieve this by working in partnership, being pro-active and targeting our prevention and protection activities to where they are required, based on evidence.

Within the Local Fire and Rescue Plan for West Lothian 2014-2017, seven objectives for the local Fire and Rescue Service to work towards have been identified for 2014-17 (listed below).

Priority 1. Local Risk Management and Preparedness

Priority 2. Reduction of Accidental Dwelling Fires

Priority 3. Reduction in Fire Casualties and Fatalities

Priority 4. Reduction of Deliberate Fire Setting

Priority 5. Reduction of Fires in Non-Domestic Property

Priority 6. Reduction in Casualties from Non-Fire Emergencies

Priority 7. Reduction of Unwanted Fire Alarm Signals.

Area Manager Gary Laing

Local Senior Officer for Falkirk & West Lothian

Gary.laing@firescotland.gov.uk

Performance Summary

We measure how well we are meeting our priorities using 6 key indicators, depicted below

	Apr to (& incl.) Mar					RAG rating
Key performance indicator	2012/13	2013/14	2014/15	2015/16	2016/17	YTD
All accidental dwelling fires	179	164	156	131	122	●
All fire casualties (fatal & non-fatal (incl. p/c's))	61	37	33	38	27	●
All deliberate fires	498	608	552	763	695	●
Non domestic fires	73	82	86	86	72	●
Special Service Casualties - All	118	81	100	141	155	◆
False Alarms - All	1982	1962	1947	2011	2045	▲

RAG rating - KEY

◆	RED DIAMOND	10% higher than the previous YTD period, or local target not achieved.
▲	YELLOW TRIANGLE	Up to 9% higher than the previous YTD period, or local target not achieved.
●	GREEN CIRCLE	Equal to or improved upon the previous equivalent quarter (or YTD period), or local target achieved.

Note

Quarterly comparison RAG Rating = the reporting period compared to the average of the three previous reporting periods.

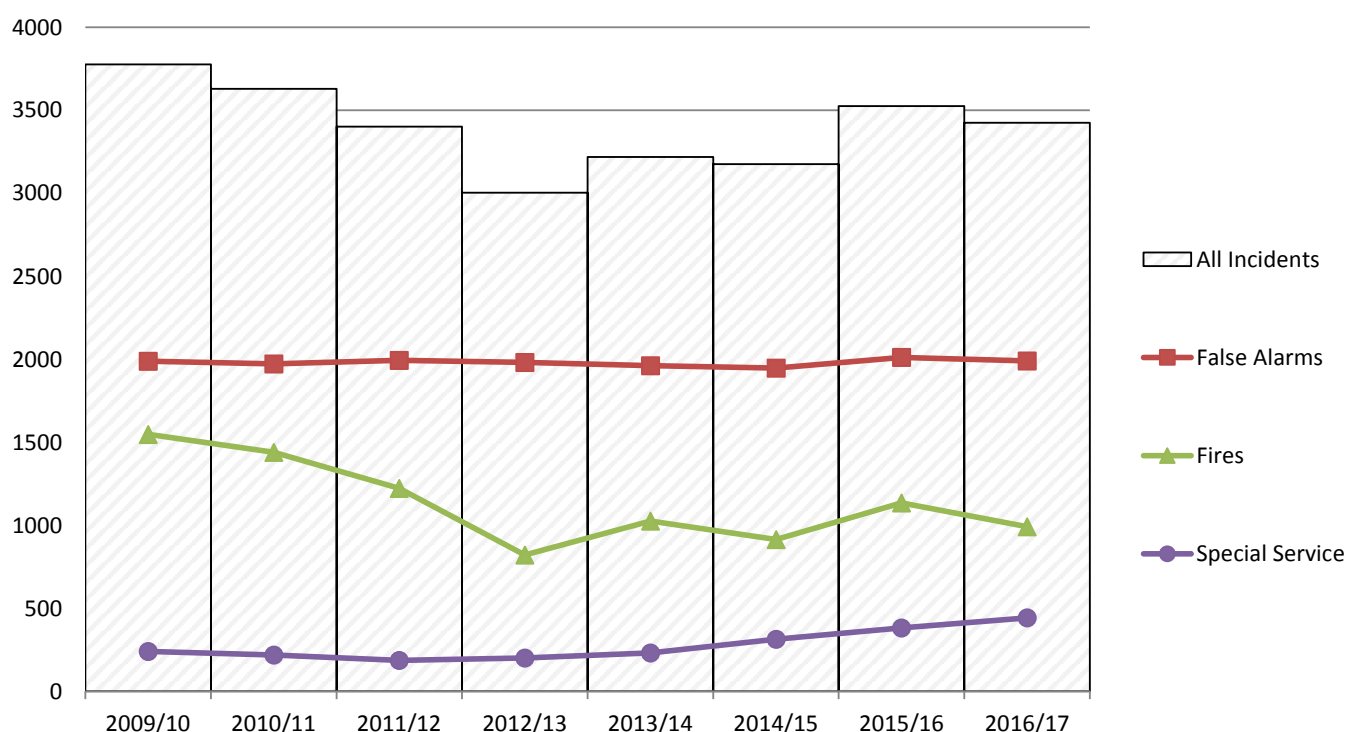
Year to Date RAG Rating = the cumulative total of all quarterly performance in current year compared to cumulative total of all quarterly performance in previous year.

Incident Overview

SFRS has responded to a total of 3,598 incidents within the West Lothian area in 2016/17 compared to 3,526 compared to the year 2015/16.

This is an overall decrease of 2 % compared to the corresponding period in 2015/16 . Whilst there has been increase in Special Services involving 'Out of Hospital Cardiac Arrests' and UFAS incidents over this period of time, there has been a reduction in all of the other priorities.

The chart below illustrates incidents YTD attended within West Lothian council over the last 8 fiscal years



Progress on local fire & rescue plan priorities
Local Risk Management and Preparedness
<p>The Service must identify, prioritise and plan to meet the risks in each local community.</p> <p>We said we would:</p> <ul style="list-style-type: none"> • train our staff to deal with our local risks • gather and analyse risk information • work with partners to mitigate risks • deal with major events.
<u>Train our staff to deal with our local risks</u>
<p>Our operational staff continue to undertake routine and risk specific skill acquisition and maintenance training. All firefighters have participated in the modular 'Training For Operational Competence' programme. In the YTD 2016/17, the modules covered were: Driving; Ladders; Safe Working at Heights; Breathing Apparatus; Knots&Lines; Pumps; Incident Command; Casualty Care; Extrication; Carbonaceous Fire Behaviour Training; Domestic Premises; Collapsed Structures; Explosives; Water Incidents and Core Skills. Firefighter safety remains paramount and is embedded within all training activities. Theoretical inputs are confirmed with practical sessions and exercises. Our firefighters continue to exercise at local venues that present a risk in order to prepare for any operational emergency. The Latest UK Terrorist Threat Level remains: SEVERE (meaning an attack is highly likely).</p>
<u>Gather and analyse risk information</u>
<p>Our operational staff continue to gather and analyse local risk information and operational intelligence which is used in our preparations to ensure the successful resolution of operational incidents.</p> <p>We conduct Post Incident Debriefs through the use of a Structured Debriefing process, to identify any lessons that can be learned from our preparedness and response to emergency events.</p> <p>We use Urgent Operational Intelligence Briefings to inform our operational staff of any safety critical information.</p>
<u>Work with partners to mitigate risks</u>
<p>We continue to be an active member of the Lothians and Borders Local Resilience Partnership and share appropriate information. We share information with local authority partners and other key stakeholders (e.g. Police Scotland) to ensure emergency event risks are mitigated and prepared for. There has been a Table Top exercise in recent months to augment SFRS preparedness (exercise in Linlithgow with Scottish Canals). The UK Threat Level for a terror attack at present is SEVERE (meaning an attack is highly likely)</p>
<u>Deal with major events</u>
<p>During this reporting period, there has been no requirement for SFRS to respond to any 'major incidents'.</p>

Reduction of 'All accidental dwelling fires'

Accidental dwelling fires can have devastating effects on our community. The SFRS is committed to keeping people safe in their homes and take every opportunity to educate and engage with our community. We have developed information sharing protocols and referral processes with our partners to ensure that SFRS access homes of residents who are vulnerable due to age, isolation or addiction. Reduction of Accidental Dwelling Fires contributes to the West Lothian CPP Single Outcome Agreement, SOA1304_14 Number of accidental dwelling fires per 10,000 population.

Results

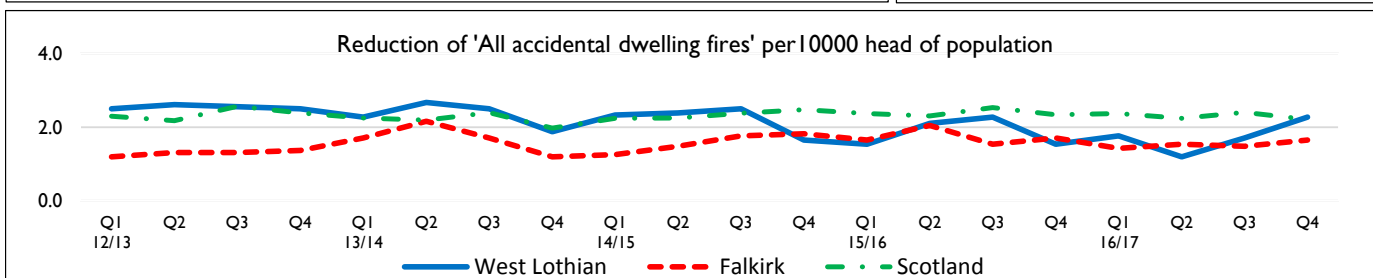
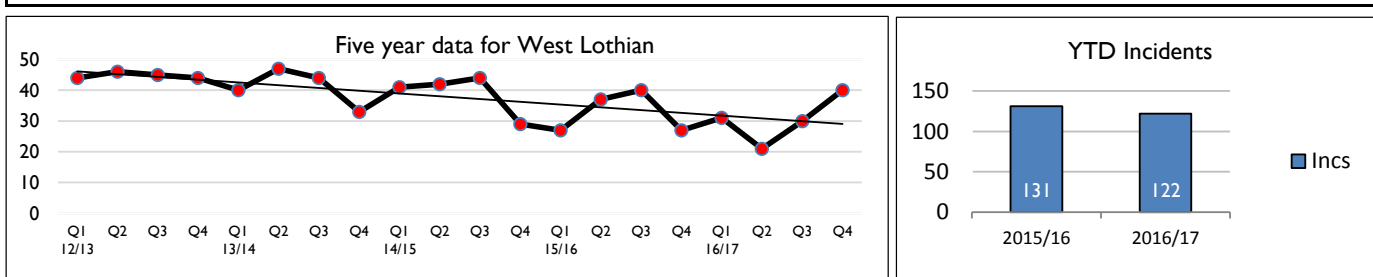
SFRS attended 40 Accidental Dwelling Fires in West Lothian in Q4 of 2016/17 compared to 27 in the same reporting period last year. This is an increase of 32% when comparing quarters, however the year end figures demonstrate a 7% decrease compared to the previous year. The cause of the fire in most of the incidents were cooking related. The five year trendline for West Lothian continues on a downward trajectory.

Reasons

There is a continued reduction in all accidental dwelling fires across the West Lothian area. The majority of these incidents involve cooking where the occupant has been distracted. Alcohol or Drugs have been a contributory factor on two occasions. The reduction in dwelling fires may be attributed to more dwellings having smoke detection and the occupant becoming more safety conscious. SFRS continue to provide educational input at appropriate public events and also provide training to partner agencies who, in turn, cascade thereafter.

Actions

SFRS continue to seek referrals through WL partners such as housing and social work. There will be a more targetted approach to training partners in hazard identification over the coming months. This will enhance home safety and protect housing stock reducing financial burden on Housing Associations, potentially negating the need for extensive property repairs following incidents. Appendix I provides further details on our prevention activities in relation to this priority.



YTD ward ave. for West Lothian - 14	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	179	164	156	131	122	
Linlithgow	20	18	9	6	9	
Broxburn, Uphall and Winchburgh	19	18	13	12	9	
Livingston North	18	14	14	18	12	
Livingston South	22	18	22	13	17	
East Livingston and East Calder	17	23	14	14	10	
Fauldhouse and the Breich Valley	15	11	13	12	20	
Whitburn and Blackburn	28	31	35	24	19	
Bathgate	29	23	18	19	14	
Armadale and Blackridge	11	8	18	13	12	

Reduction of 'All fire casualties (fatal & non-fatal (incl. p/c's))'

Fire casualty and fatality rates provide an indication of the amount of serious, life-threatening injuries that occur due to fire. This can indicate not only the success of SFRS in reducing the number of life risk fires through community fire safety and similar activities, but also their success in response activity in saving lives. SFRS aim to reduce Fire Casualties in West Lothian by 5% per year, which contributes towards the SFRS target of reducing Fire Casualties by 5% per year, over a three-year rolling period.

Results

There has been 27 non-fatal fire casualties in the YTD 2016/17. In comparison to last years 37, this realises a reduction of 27% and is further evidence that West Lothian's 5 year trendline continues to fall.

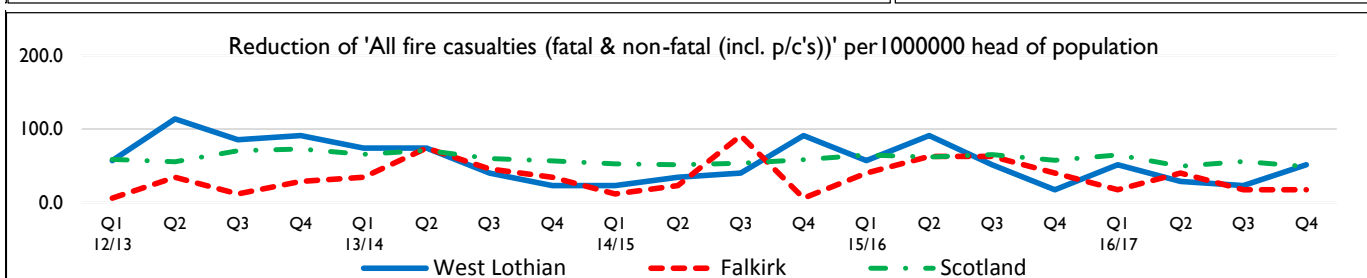
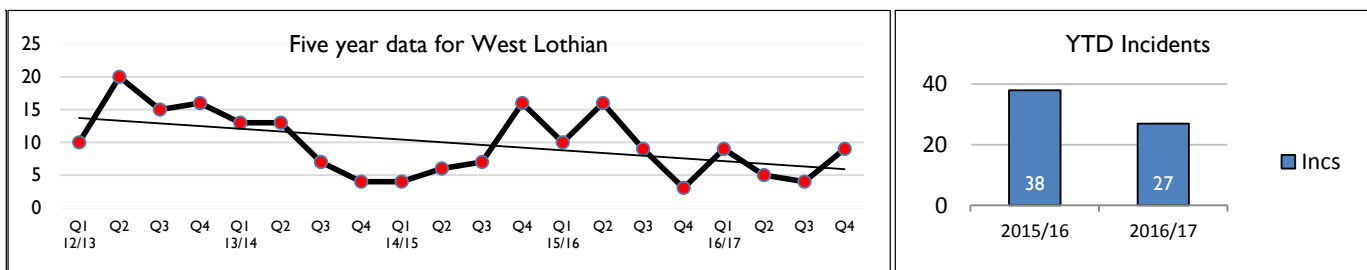
Reasons

Of the 27 casualties, 17 were male and of British origin. Fifteen casualties were treated at the scene by Fire Service and ambulance personnel. Six of the 27 casualties went to hospital with slight burn injuries and 2 went to hospital with serious injuries (moderate to severe smoke inhalation). Ten of the 27 casualties were rescued by fire service personnel with the remaining numbers leaving the property unassisted.

Actions

Our Home Safety Visit (HSV) referrals and Post Domestic Incident Response (PDIR) programmes continue to provide the main platform for accessing homes to provide fire safety advice. Partner referrals facilitate SFRS access to the more vulnerable members of the community, where SFRS can provide life saving advice and install smoke detection within domestic premises.

Appendix I provides further details on our prevention activities in relation to this initiative and priority.



YTD ward ave. for West Lothian - 3	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	61	37	33	38	27	
Linlithgow	5	1	0	4	2	
Broxburn, Uphall and Winchburgh	8	4	2	2	2	
Livingston North	6	1	3	4	1	
Livingston South	5	1	12	5	1	
East Livingston and East Calder	6	5	0	2	2	
Fauldhouse and the Breich Valley	4	3	2	3	4	
Whitburn and Blackburn	18	10	6	4	7	
Bathgate	4	10	7	6	4	
Armadaale and Blackridge	5	2	1	8	4	

Reduction of 'All deliberate fires'

Deliberate fire setting is a significant problem for the SFRS and partners in West Lothian. In the main, deliberate fires are secondary fires categorised into either refuse, grassland or derelict buildings incidents. There is a close link between deliberate secondary fires and other forms of anti-social behaviour. Reduction of Deliberate Fire Setting contributes to the West Lothian CPP Single Outcome Agreement, SOA1304_13 Number of deliberate fires per 10,000 population.

Results

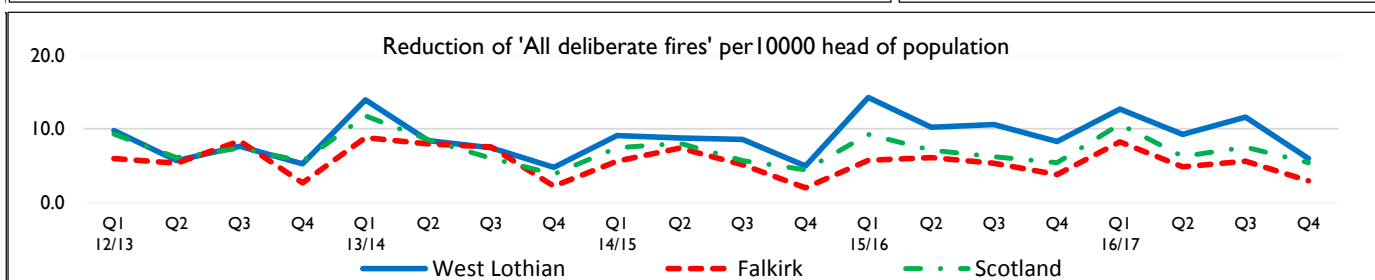
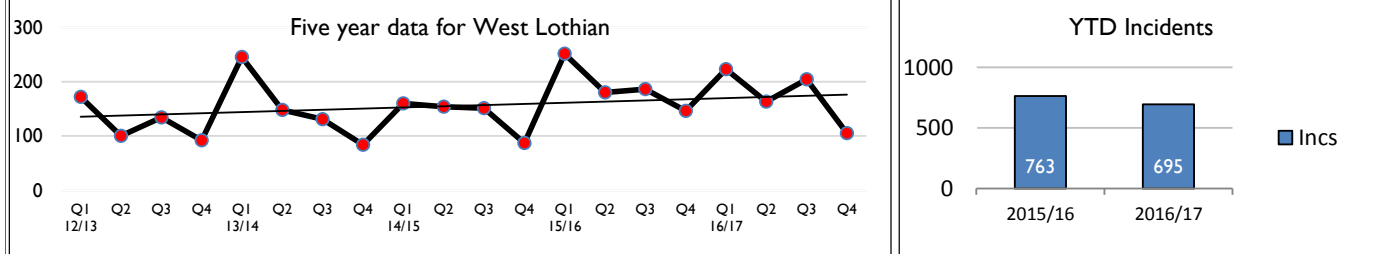
We aim to reduce Deliberate Fire Setting in West Lothian by 5% per year. SFRS have attended 697 Deliberate fires in 2016/17. This was a decrease of 66 incidents compared to YTD 2015/16 reflecting an 8.7% decrease on last year's incidents of this type. In Q4 there were 41 incidents compared to 91 in the same period last year. Wheelie bins/outdoor structures accounted for 17% the 697 incidents of this type. Whilst this type of incident is reducing, there is still a notable financial loss for West Lothian Council. Whilst YTD figures show a reduction of 68 incidents on last year end figures, there is a slight upward trajectory over five years. The long term figures based upon Deliberate Fire Setting /10,000 population trendline is similar to other local authority areas across Scotland.

Reasons

Data analysis shows deliberate fires account for 22% of the incidents attended by SFRS in this reporting period. Whilst wheelie bins contribute to secondary fires, other types of deliberate fire setting include grass, woodland and road vehicles, this is not unique to West Lothian and is replicated across Scotland. Evidence suggests that much of the Deliberate Fire activity can be associated with youths. Areas of note in relation to secondary fires/anti-social behaviour are East Livingston and East Calder, Livingston South, Livingston North wards.

Actions

SFRS use a range of initiatives in our Thematic Action Plans throughout the year. Knowledge input to schools is key in reducing Deliberate Fire Setting. A more targeted approach in areas of high activity should see a reduction in this type of incident. Working collaboratively with our partners on initiatives will ensure a targeted approach based on trend analysis and should prove beneficial over the coming months. The interventions delivered by schools based officers should have a positive impact in reducing this type of incident. See Appendix 2.



YTD ward ave. for West Lothian - 77	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	498	608	552	763	695	
Linlithgow	12	23	13	16	7	
Broxburn, Uphall and Winchburgh	26	30	58	125	65	
Livingston North	59	63	48	96	132	
Livingston South	66	109	122	141	116	
East Livingston and East Calder	63	106	92	108	95	
Fauldhouse and the Breich Valley	66	73	63	83	85	
Whitburn and Blackburn	55	78	69	82	57	
Bathgate	94	67	38	46	92	
Armadale and Blackridge	57	59	49	66	46	

Reduction of 'Non domestic fires'

Fires in Non-Domestic Property can have a detrimental effect on the built environment and the prosperity of the local area. Non-domestic fires are classed as fires which took place in buildings that are not domestic households. Reduction of Non Domestic Property contributes to the West Lothian CPP Single Outcome Agreement, SOA1304_13 Number of deliberate fires per 10,000 population.

Results

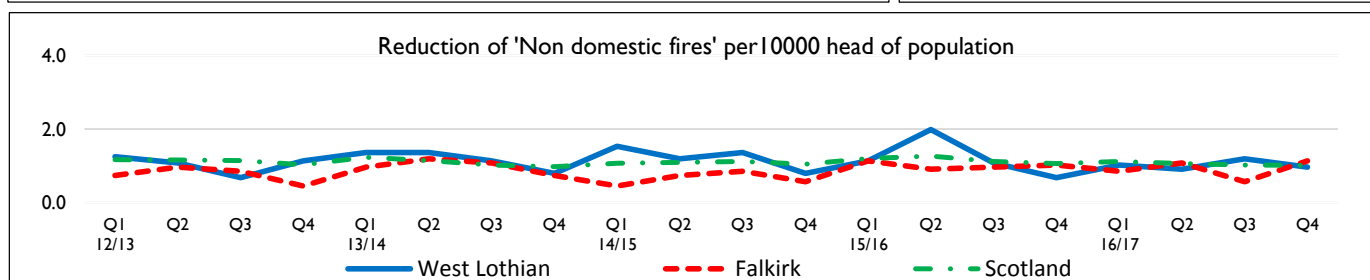
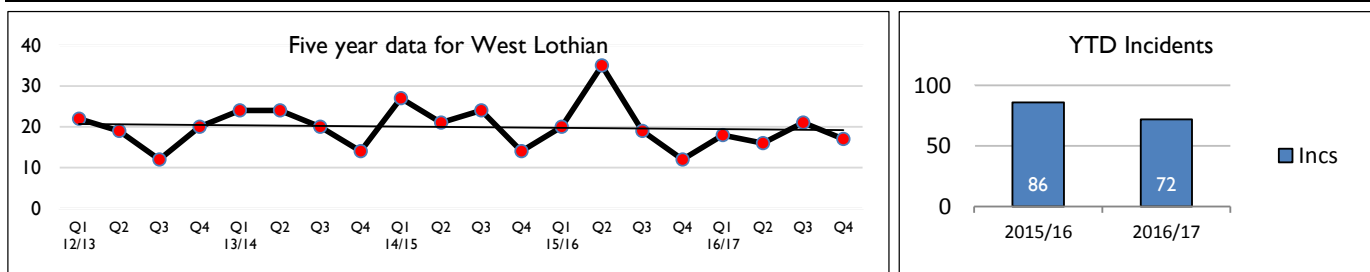
Our target is to reduce non domestic fires in West Lothian is 3% per year, which contributes to the SFRS target of continually reducing this category of fire. The SFRS attended 73 non domestic fire incidents compared to 86 in the same reporting period last year. This is a 15% decrease. The long term trend over 5 years for fires in Non-Domestic Property /10,000 population in West Lothian continues on a downward trend.

Reasons

SFRS Fire Safety Enforcement Officers supported by local crews continue to provide education and advice to non domestic duty holders. SFRS also have an auditing process which ensures that relevant premises recognise their responsibilities in relation to the Fire (Scotland Act) 2005. It should be recognised that incidents involving garden sheds etc also contribute to the figures produced. Whilst it is difficult to educate every individual, SFRS provide information at various public events to educate the community as much as possible.

Actions

SFRS engagement with duty holders is assisting in reducing incidents of this type. SFRS have a three year rolling audit programme in place and also deliver thematic audits relating to trends across the UK. There are no significant concerns in trend analysis in incidents of this type. SFRS officers continue to engage with duty holders who in turn have a greater focus on fire safety. Appendix 3 provides further details on our prevention activities in relation to this priority.



YTD ward ave. for West Lothian - 8	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	73	82	86	86	72	
Linlithgow	5	9	4	2	5	
Broxburn, Uphall and Winchburgh	5	12	10	15	9	
Livingston North	5	3	5	8	4	
Livingston South	20	19	25	16	13	
East Livingston and East Calder	10	5	11	17	9	
Fauldhouse and the Breich Valley	16	13	6	5	7	
Whitburn and Blackburn	6	7	9	14	6	
Bathgate	3	7	11	4	14	
Armadale and Blackridge	3	7	5	5	5	

Reduction of 'Special Service Casualties - All'

Whilst much of this risk is outwith the control of SFRS, responding to Non-Fire Emergencies is a key part of our intervention activities. The SFRS is committed to working with partners and other stakeholders to drive continuous improvement in this area. Reduction of Casualties from Non-Fire Emergencies contributes to the West Lothian CPP Single Outcome Agreement, SOA1304_12 Number of People killed or seriously injured in road accidents.

Results

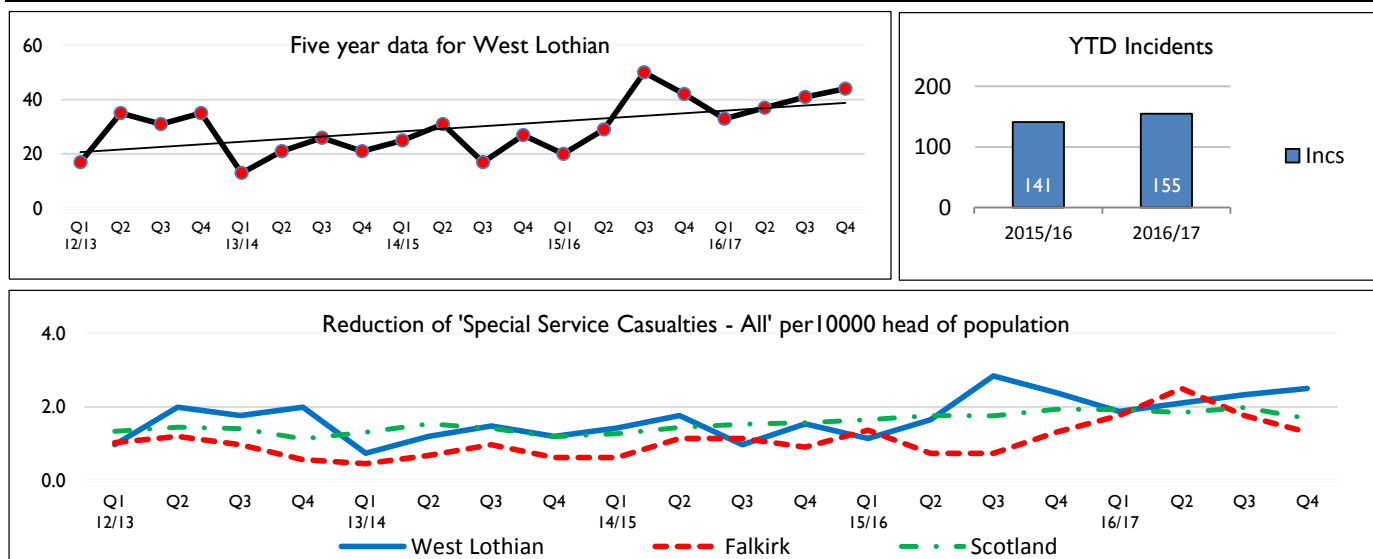
The aim was to reduce Casualties from Non-Fire Emergencies in West Lothian by 4% per year, however since that target was set SFRS has commenced a pilot 'Out of Hospital Cardiac Arrest' (OHCA) initiative. The target is now proving difficult to achieve and will be reviewed in due course. It is likely that OHCA will progress to become part of SFRS activity across Scotland. SFRS continues to work towards reducing casualties from RTC's and other special services. There were 155 special service casualties of which 62 were as a result of RTC's. In comparison to YTD 2015/16, this was a 7% decrease in RTC casualties.

Reasons

A proportion of Special Service(SS) casualties were as a result of Road Traffic Collisions (RTC). RTC casualties have decreased in this period and this may be as a result of education through West Drive and other road safety initiatives. Work is on-going in assessing the value of road safety initiatives currently being delivered. Other SS casualties are from incidents where SFRS have assisted police to gain entry for medical emergencies and where the SFRS have supported SAS in responding to medical emergencies.

Actions

SFRS have introduced a number of new initiatives to assist in reducing RTC casualties. We shall engage with schools to offer knowledge input to new young drivers and engage with West Lothian College to do likewise. We shall also engage with Approved Driving Instructors across WL. A Biker Down initiative is proposed for summer 2017. Appendix 4 provides further details on our prevention activities in relation to this priority.



YTD ward ave. for West Lothian - 17	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	118	81	100	141	155	
Linlithgow	5	7	10	21	18	
Broxburn, Uphall and Winchburgh	18	9	8	18	16	
Livingston North	11	7	4	16	13	
Livingston South	13	7	10	5	10	
East Livingston and East Calder	19	15	7	22	13	
Fauldhouse and the Breich Valley	15	8	11	9	16	
Whitburn and Blackburn	15	12	22	20	36	
Bathgate	16	12	11	19	27	
Armadale and Blackridge	6	4	17	11	6	

Reduction of 'False Alarms - All'

False alarms include Unwanted Fire Alarm Signals (UFAS) which are defined as incidents where an automated fire alarm system activates and results in the mobilisation of SFRS resources, when the reason for that alarm is the result of something other than a fire emergency. The SFRS is committed to working with partners and other stakeholders to reduce Unwanted Fire Alarm Signals. We aim to reduce false alarms in West Lothian by 5% per year

Results

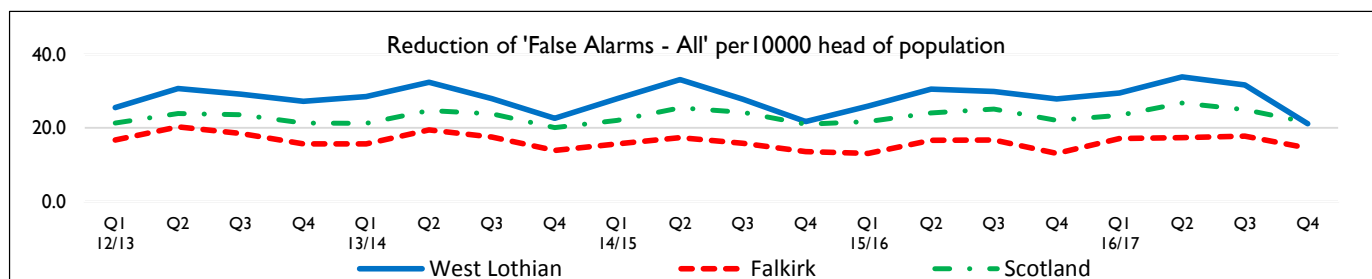
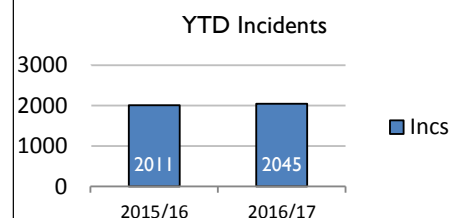
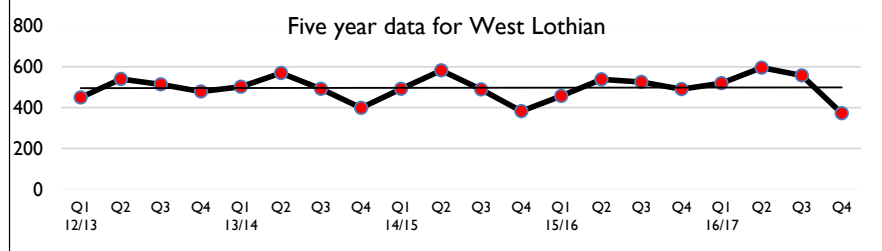
During 2016/17, SFRS attended 2057 false alarms compared to 2011 in 2015/16. This is a 2% increase. UFAS accounted for 1116 incidents which compared to last years 1078 realising a 3.5% increase. SFRS have increased engagement with duty holders to educate them in relation to their responsibilities and how they can reduce their UFAS activity. Appendix 5 will provide greater detail in explaining this trend.

Reasons

Cooking, malicious or accidental activation of call points and faulty apparatus cause UFASs. There have been a large number of UFAS in commercial premises. SFRS have analysed the trend and are engaging with duty holders. SFRS UFAS policy has been implemented appropriately and it is envisaged that this engagement will be reflected in a reduction in the coming year. Educational premises are responsible for a large number of UFAS incidents with industrial premises second. SFRS propose a mobilisation reduction strategy (see appendix 5)

Actions

SFRS continue to monitor UFAS incidents and work closely with duty holders to reduce further UFAS incidents. This includes discussing logistics and educating duty holders in achieving technical, procedural and management solutions in order to reduce future UFAS incidents. SFRS have also delivered knowledge input to Council Employees at the "Responsible Person Seminar" in Howden Centre. It is envisaged that this will have a positive impact in reducing UFAS over the coming year in WLC premises.



YTD ward ave. for West Lothian - 227	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	1982	1962	1947	2011	2045	
Linlithgow	101	127	118	131	138	
Broxburn, Uphall and Winchburgh	269	222	249	231	201	
Livingston North	216	188	195	192	209	
Livingston South	422	440	436	428	435	
East Livingston and East Calder	205	235	229	253	280	
Fauldhouse and the Breich Valley	157	170	143	156	148	
Whitburn and Blackburn	289	275	281	315	262	
Bathgate	214	190	201	210	228	
Armadale and Blackridge	109	115	95	95	144	

Appendices For WL year end 2016/17

Appendix 1

Reduction of 'All accidental dwelling fires (ADFs)' & Reduction of 'All fire casualties (fatal & non-fatal incl. precautionary check ups)'

A primary activity related to improving the safety of our communities is delivering Home Safety Visits. Evidence identifies that dwelling fires occur more frequently in those premises that are occupied by the more vulnerable members of our community such as the elderly and those with substance and alcohol dependencies.

SFRS continue to deliver HSV and continue to develop Information Sharing Protocols with partners and increase the safety of residents with all agencies making appropriate referrals.

Home Fire Safety Programme visits completed (Year to date).

Year to Date Activity	Low	Medium	High	TOTAL
Total HSVs	1009	200	527	1736

During this reporting period, SFRS continue to work with multi-agency partners including Social Work, Housing providers, Health etc in order to target those most vulnerable within our communities, by seeking referrals.

SFRS frontline staff submitted a number of 'Adult Protection' forms to our partners within the Social Work Department to ensure appropriate support is delivered.

SFRS are expanding the HSV within the guidance set out in the Safer Communities Programme. This will see a further transition towards Home Safety Checks with fire crews submitting referrals for 'slips, trips and falls' and 'sensory impairment'. It is envisaged that whilst keeping vulnerable residents safe in their homes, it will reduce the likelihood of hospitalisation and ease the burden in the Health Sector.

The coming months will see an increase in knowledge input to partners in Housing Associations to identify vulnerable tenants. SFRS officers will deliver Hazard identification training to housing managers which will upskill them to identify persons at risk.

Whilst we seek to reduce Dwelling Fires even further, it should be noted that the severity of fires is often restricted to item first ignited or room of origin.

Appendix 2

Reduction of 'All deliberate fires'

Tasking and Coordinating Group

During this reporting period SFRS along with multi-agency partners, continue to attend 'Tasking and Co-ordinating Group'. The primary focus is on addressing tactical level issues using information sharing, problem profiling and the implementation of measures to reduce both fire related and other anti-social behaviour issues. This process greatly assists with addressing areas of high operational demand and with the proactive targeting of those most vulnerable within our communities.

This group has already delivered improved outcomes. It is envisaged that the information received within the meetings will create profiles of individuals responsible for anti-social behaviour. This will allow diversionary activity and youth engagement through 'Cooldown' and 'Phoenix' programmes.

Collaborative work with partners also attracts referrals for Home Safety Visits for the more vulnerable within our communities. There are ongoing case studies with interventions being discussed at present. An example would be the hoarding issue with gas canisters in a WL domestic premises being addressed by partners.(details on request)

Youth Engagement

SFRS have developed a closer relationship with School Based Police Officers and will have a more targeted approach in dealing with secondary fires and anti-social behaviour in the coming weeks. SFRS Community Safety Advocates/Community Firefighters and Operational Firefighters, deliver an educational programme within schools to address any developing trends. The purpose of this is to deliver seasonal fire education with the focus on reducing fire related ASB and hoax calls. This will also reduce the financial impact on Local Authority Budgets and protects our built environment.

SFRS Crews pro-actively promoted local diversionary activities. This provided opportunities for our frontline crews to engage with youths and reduce ASB.

Information sharing within the Task and Co-ordinating Group and effective multi-agency partnership working is focussed on reducing deliberate fire setting and fire related anti-social behaviour. This included initiatives aimed at preventing fires within derelict properties and fires involving refuse and wheelie-bins.

Wilful fire raising in wheelie disposal bins remains a problem and is being addressed at Task and Co-ordinating Groups with partners. Guidance has been given to partners and cascaded to residents to be more vigilant and to give consideration when they place bins out for uplift and to retrieve them asap thereafter.

The Cooldown and Phoenix programmes continue to assist our young people and will undergo a change of nomenclature. Moving forward, this youth engagement will be referred to as Fireskills. The Phoenix will attract an educational award for young people as it has been recognised by Scottish Credits and Qualifications Framework and will be referred to as 'Fireskills' will be delivered nationally and West Lothian are well advanced in the delivery of

this programme. This will enhance the employability of our young people as well as providing confidence and satisfaction.

Appendix 3

Reduction of 'All non-domestic fires'

Fire Safety Enforcement Activity

A Pre-Programmed Audit is an audit programmed at the commencement of the fiscal year, selected from premises held within the Service's database, based on a risk assessment as defined in the Service's Enforcement Framework.

A Non-Programmed Audit is an audit that can occur throughout the year. This type of audit would be undertaken as a result of the following: fire safety complaints, requests from partner agencies or joint initiatives with partners, following any fire within a relevant premise and the targeting of specific premises type in line with the Service's Enforcement Framework.

Our Programmed Audits remain on schedule for completion in 2016/17

FSEC Code	Premises Type	Number of premises in Local Authority area as of 31 March 2017	Number of premises subject to pre-planned audit 2016/17*	Number of premises audited 2016/17	% of Target Premises achieved YTD**
A	Hospital	6	6	6	100%
B	Care Home	45	45	45	100%
C	House of multiple occupation (HMO) Tenement	35	25	25	100%
E	Hostels	1	1	1	100%
F	Hotels	56	22	22	100%
H	Other sleeping accommodation	3	3	3	100%
J	Further Education	2	1	1	100%
K	Public Building	32	7	7	100%
L	Licenced Premises	307	10	10	100%
M	Schools	127	4	4	100%
N	Shops	1064	12	12	100%
P	Other premises open to public	167	6	6	100%
R	Factories & Warehouses	330	9	9	100%
S	Offices	635	2	2	100%
T	Other Workplace	52	0	0	0
	Total	2862	153	119	78%

*Pre-planned targets are only set for Hospitals, Care Homes, HMO's classed as 'high' risk or in line with licence renewals and other premises classed as 'high' or 'very high' risk.

**Where target is exceeded this is due to non-programmed auditing such as thematic auditing, fire safety complaints or post fire audits.

Enforcement/Prohibition Notices

One prohibition notices has been served this year within the WL area during this reporting period.

Thematic Auditing is being carried out in West Lothian based on trend analysis.

Appendix 4

Reduction of 'Special Service - casualties (fatal & non-fatal)'

SFRS will augment the delivery of Road safety input by West Drive. This will come in the form of offering tuition to young people on the hazards encountered on our roadways. We shall engage with High Schools and Colleges as well as ADI schools. This new initiative is in the early stages and under discussion. Rollout should begin in Q1/Q2 2017/18

Appendix 5

Reduction of 'False Alarm - Equipment failure'

A reduction in UFAS incidents has a number of benefits namely, reducing road risk, reducing SFRS carbon footprint and increasing business continuity. UFAS incidents fall into a range of categories that include. Malicious, Failure of Equipment and Good Intent. SFRS have developed a UFAS Policy to ensure that persistent UFASs incidents within premises are addressed appropriately. Engagement with key holders is key to reducing SFRS attendance. We have programmed engagement sessions with duty holders and alarm providers to discuss solutions to UFASs. SFRS have a robust UFAS Policy and analyse trends and engage appropriately with Duty Holders of relevant premises.

We also deliver 'Cooksafe' to sheltered accommodation and partner agencies as appropriate. This reduces the likelihood of false alarms involving cooking.

Glossary

Primary Fire

Primary fires include all fires in non-derelict buildings and outdoor structures or any fires involving casualties or rescues or any fires attended by five or more appliances.

Secondary Fires

Secondary fires are the majority of outdoor fires including grassland and refuse fires unless they involve casualties or rescues, property loss or if five or more appliances attend. They include fires in derelict buildings but not chimney fires.

Accidental Dwelling Fires

Building occupied by households, excluding hotels, hostels and residential institutions. In 2000, the definition of a dwelling was widened to include any non-permanent structure used solely as a dwelling, such as caravans, houseboats etc. Caravans, boats etc. not used as a permanent dwelling are shown according to the type of property. Accidental includes fires where the cause was not known or unspecified.

Fire Fatality

A person whose death is attributed to a fire is counted as a fatality even if the death occurred weeks or months later.

Fire Casualty

Non-fatal casualties, injured as a direct result of a fire attended by the service. Includes those who received first aid at the scene and those who were recommended to go for a precautionary check. Does not include injuries to fire service personnel.

Deliberate Fire

Fires where deliberate ignition is suspected

Special Services

Special Services are non-fire incidents requiring the attendance of an appliance or officer. The Fire (Scotland) Act 2005 placed a statutory duty on FRS to attend fires and road traffic accidents. It also included an additional function order that covers non-fire incidents such as rescues from collapsed buildings or serious flooding

CPP

Community Planning Partnership.

SOA

Single Outcome Agreement.

Year to Date (YTD)

Year to date is calculated from 1st April on the reporting year

RTC

Road Traffic Collision

UFAS

Unwanted Fire Alarm Signals

Seasonal Community Safety Calendar

The seasonal calendar depicts a range of initiatives and activities that the SFRS and CPP partners will undertake throughout the year as part of our preventative strategies.





West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY AND DEVELOPMENT SCRUTINY PANEL

SCRUTINY OF POLICE SCOTLAND PERFORMANCE IN WEST LOTHIAN

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

This report is to update Panel Members on the Performance of Police Scotland in West Lothian for the period 1st January to 31st March 2017.

B. RECOMMENDATION

Panel members are asked to note the contents of the report covering the period 1st January 2017 to 31st March 2017.

C. SUMMARY OF IMPLICATIONS

I Council Values	Being honest, open and accountable; Focusing on our customers' needs; Making best use of our resources; and Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The production and Council approval of the Local Police and Local Fire and Rescue Plan is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.
III Implications for Scheme of Delegations to Officers	None at this stage.
IV Impact on performance and performance Indicators	There is no direct impact however this report is part of the agreed process for strategic performance reporting.
V Relevance to Single Outcome Agreement	This report will have a positive impact on the following SOA indicators: We live in resilient, cohesive and safe communities; People most at risk are protected and supported to achieve improved life changes.
VI Resources – (Financial, Staffing and Property)	The council contributes to directly and in partnership to the delivery of the plan.
VII Consideration at PDSP	N/A
VIII Consultations	Council Executive, Community Planning Partners, Elected Members.

D. TERMS OF REPORT

Police Scotland Strategic Plan sets out the local Policing priorities and objectives for West Lothian and is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.

Council Executive has agreed that the monitoring of performance against the plans will be reported and considered on a quarterly basis by the Services for Community Policy Development and Scrutiny Panel. This report covers the period from 1st January 2017 to 31st March 2017.

E. CONCLUSION

This report updates the Panel on the performance framework which will be used to enable members of the Services for the Community Policy Development and Scrutiny Panel (PDSP) to scrutinise the work of the Police Scotland.

F. BACKGROUND REFERENCES

None.

Appendix 1: West Lothian Policing Scrutiny Performance Report.

G. Contact Person:

Alistair Shaw, Head of Housing Customer and Building Services.

Date of meeting: 6th June 2017

Scrutiny Report 1st January 2017 - 31st March 2017



**POLICE
SCOTLAND**
Keeping people safe

West Lothian

The data provided in this report is for information purposes to allow Partnership Members to conduct their scrutiny responsibilities.

There may be minor amendments between the information in this report and the final statistics – for example: due to delayed reporting or recording of crimes, road crashes or incidents. It would not therefore be accurate or appropriate to refer to, quote or use the data in this report as official statistics. The extraction date between local authority level and ward level can differ so data can be similar but in many occasions may not match.

All data in the report is to indicate trend only as the figures are dynamic in nature and will change over time

TABLE OF CONTENTS

Page 3 - West Lothian Priorities

Page 4 - Priority 1 - Domestic Abuse

Page 6 - Priority 2 - Anti-social Behaviour

Page 8 - Priority 3 - Violent Crime

Page 10 - Priority 4 - Tackling Substance Misuse

Page 12 - Priority 5 - Making Our Roads Safer

Page 20 - Priority 6 - Tackling Serious & Organised Crime

Page 22 - Priority 7 - Drug Supply

Page 24 - Priority 8 - Tackling Acquisitive Crime

Page 28 - Public Confidence

WEST LOTHIAN PRIORITIES

Protecting People

Reducing Anti-social Behaviour

Reducing Violence

Tackling Substance Misuse

Making our Roads Safer

Priority 1 - Domestic Abuse:

Increase detection rates for crimes of Domestic Abuse

Note - End of year figure 2015/16 = 80.4%

Current situation

The detection rate for domestic abuse crimes is currently 74.2%. This figure is a decrease of 5.1% on the rate at this time last year which was 79.3%. Overall, incidents of domestic abuse are 1.9% higher than last year with 41 more incidents reported this year; 2224 incidents compared to 2183 incidents last year.

Reasons

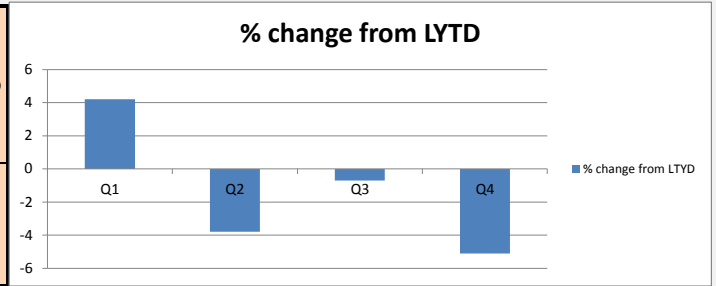
Whilst continuing to seek an overall reduction in reports, the small increase in reported incidents is believed to be attributed to an increase in public confidence in the police and partner agency response. The detection rate for domestic abuse remains high with a 74.2% detection rate. There has also been a large reduction in domestic bail offences against robust compliance which is positive and a key part of the ongoing work to protect victims and target offenders.

What are we doing

The West Lothian DAU continue to target those perpetrators who pose the highest risk through the monthly MATAC process as well as pro-active investigations seeking to evidence past violent offending in order to report the circumstances to the Procurator Fiscal. DAU staff continue to attend national domestic abuse training courses to ensure that they remain current and have recently seen an uplift in staffing numbers. The investigation of domestic packs (where a perpetrator remains outstanding) in West Lothian continues to be managed through a robust process where a dedicated resource continually assess risk and allocates actions to expediate the process, this is proving a very effective method. Within West Lothian we continue to identify high risk domestic abuse cases and utilise specialist officers and a partnership approach to investigate and to provide safety plans in respect of both female and male victims.

Indicator - Domestic Detection rate within West Lothian - YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
75.3%	74.2%	79.3%	down 5.1%	N/A



Priority 2 -Anti-social behaviour:

Reduce the number of Anti-social behaviour incidents

Note - End of year figure 2015/16 = 10758

Current situation

Overall, ASB in West Lothian has seen a 3% increase this year compared to last year. The Wards experiencing an increase are Bathgate, Linlithgow, Livingston North and South and Broxburn, Uphall And Winchburgh. There have been 325 more incidents than last year. The nature of these incidents varies from noise and other issues within domestic properties to vandalism, youth disorder and public space disturbances.

Reasons

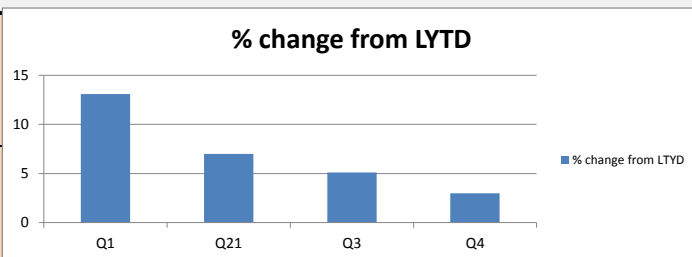
Problematic areas across West Lothian have been identified in Bathgate Town Centre and Livingston North. The Centre in Livingston also continues to cause issues with youths gathering in Almondvale Avenue near to McDonalds. Antisocial behaviour plans have focussed on key areas in West Lothian with a focus on disruption and longer term prevention. Close links with youth justice has continued to provide positive results with known youth offenders dealt with quickly and robustly by partner agencies and police. Several tenants in West Lothian have been served warnings regarding antisocial behaviour with three ASBOs granted in the past three months. There have also been a number of breaches of ASBO processed with one tenant evicted due to the persistent level of ASB and breach of ASBO.

What are we doing

Across West Lothian a focus is maintained on key problematic areas that are identified by the daily partnership tasking process. Priority issues are then brought to the Monthly Tasking Group where executive action is agreed. Community Policing Officers and Community Action Teams continue to target identified hotspot areas and joint working with West Lothian Council Safer Neighbourhood Officers has increased in recent months. Operation Pinpoint is planned for a partnership operation in Whitburn towards the end of May and this event is in conjunction with community regeneration officers and Scottish Fire and Rescue Service. Joint cycle patrols have also continued with fire and police targetting areas at risk of deliberate secondary fire setting. The Early and Effective Intervention process is also being reviewed to include youths involved in low level antisocial behaviour on the cusp of offending.

Indicator - Levels of ASB incidents within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
21817	10756	10431	up 3%	down 11.4%



West Lothian Wards 1st Apr - 31st Mar 2017

	Incidents this year	last year	% Change from last year
Linlithgow	494	430	15%
Broxburn, Uphall and Winchburgh	1212	1123	8%
Livingston North	1095	1020	7%
Livingston South	1696	1514	12%
East Livingston and East Calder	1206	1256	-4%
Fauldhouse and the Breich Valley	979	1000	-2%
Whitburn and Blackburn	1498	1558	-4%
Bathgate	1590	1433	11%
Armadaale and Blackridge	986	1097	-10%

Priority 3 - Violent Crime:

Reduce the level of Violent Crime

Note - End of year figure 2015/16 = 211 crimes

Current situation

The level of violent crime has increased by 31.1% YTD (65 additional crimes). Detections for serious assaults remain high at 73.5% whilst the robbery detection rate (79.6%) has increased during the last quarter but is still down compared to last year. There has been an increase in the number of crimes recorded as a serious assault with 37 extra crimes compared to last year albeit no patterns or repeat nominals have been identified. There have also been 8 more attempted murder charges compared to last year.

Reasons

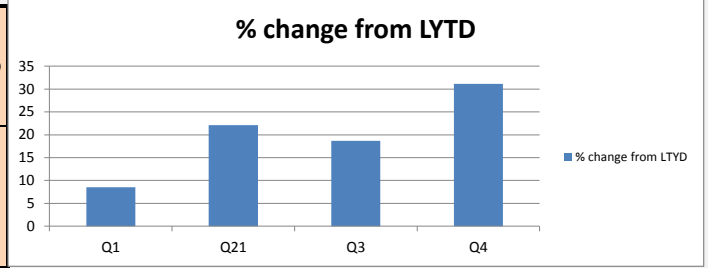
The increase in violent crime is due to an increase in serious assaults by 37 crimes. This increase has predominantly been within Livingston, Broxburn, Bathgate and Whitburn & Blackburn Wards, with many such assaults linked to the consumption of alcohol. The level of minor assaults in the year has increased by 5.4% with 100 more crimes recorded with the detection rate for this type of crime currently 70%, an increase of 3.7% compared to last year. It is assessed that no clear pattern or trend exists and the location of the assaults is spread across public areas and residential properties.

What are we doing

Violence Reduction Plans have been revised and implemented with a particular focus on licensed premises in and around Livingston and Bathgate where there have been a number of violent incidents relating to night time economy. In March 2017 Police, Council and representatives of the Bathgate Business Community conducted an Environmental Audit of King Street Bathgate following a number of violent incidents there during the previous quarter. Recommendations were made relating to street work and an area of land of which West Lothian Council are addressing. Broxburn Academy had pupil volunteers trained to deliver Fearless to their peers and with the aid of the violence prevention officer delivered these to S1-S3 at Broxburn Academy in February 2017, with further work ongoing to deliver at other schools. Approximately 10 West Lothian Officers were also trained to deliver the No Knives Better Lives toolkit in January, which these officers have already begun using within schools and youth groups.

Indicator - Levels of Violent crimes within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
566	274	209	up 31.1%	



West Lothian Wards 1st Apr to 31st Mar 2017	Incidents this year	last year	% Change from last year
Linlithgow	13	2	up 550%
Broxburn, Uphall and Winchburgh	33	22	up 50%
Livingston North	23	25	down 8%
Livingston South	36	46	down 22%
East Livingston and East Calder	33	21	up 57%
Fauldhouse and the Breich Valley	23	14	up 64%
Whitburn and Blackburn	41	33	up 24%
Bathgate	60	26	Up 131%
Armadaile and Blackridge	12	20	down 40%

Priority 4 - Tackling Substance Misuse :

Increase the proportion of positive stop and search for drugs

Note - End of year detection rate from drug searches that resulted in drug finds in 2014/15 = 17.5% crimes

Current situation

Total Stop searches 338 - 102 positive.

Reasons

What are we doing

Stop and Search continues to be used as one tactic among many to detect drug offences and reduce the harm caused by drug supply and misuse. Officers have undergone training in respect of the new code of practice with all searches conducted under a legislative framework.

Indicator - Levels of Stop search for drugs within West Lothian YTD to 31st March 2017

Force TYTD	Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave	
		0				

Priority 5 - Making our roads safer:

Reduce the number of people Killed on our roads

Note - End of year figure 2015/16 = 8

Current situation

The current level of fatalities on West Lothian roads has reduced compared to last year with 4 fatalities recorded compared to 8 last year. The level of fatalities has achieved an overall reduction compared to last years total.

Reasons

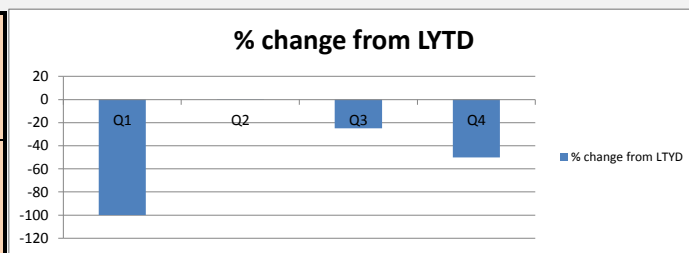
The only fatal accident recorded during the fourth quarter was on the A89 near to Dechmont when an elderly male lost control of his vehicle and crashed at a roundabout.

What are we doing

ALTERNATE is a Partnership road safety initiative with Road Policing resources from Edinburgh and Dalkeith being deployed to West Lothian to support local officers Checks are planned for the end of May on the M8. National Motorcycle Safety Campaign which will run the weekends 27-29 May and 16 to 18 June. Weekend deployment of police motorcyclists to rural routes in West Lothian with emphasis on A801 and A70. A71 and A89 continue as priority routes for West Lothian and are targeted each day between 0730-0900hrs and 1600-1800hrs by local RP officers based at Livingston. The focus is on unmarked car deployment and detection off speeding/seat belt core offences linked to KSI's. Local KSI priority routes to be reviewed and new route strategy introduced from April 2017 based on current trends. This information will be included in local Road Policing annual tactical plan.

Indicator - Levels of Fatal accidents within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
	4	8	down 50%	N/A



West Lothian Wards 1st April to 31st Dec 2016

Linlithgow
 Broxburn, Uphall and Winchburgh
 Livingston North
 Livingston South
 East Livingston and East Calder
 Fauldhouse and the Breich Valley
 Whitburn and Blackburn
 Bathgate
 Armadale and Blackridge

Incidents this year

0
 1
 0
 0
 1
 1
 1
 0
 0

last year

5
 0
 0
 0
 1
 1
 1
 0
 0

% Change from last year

down 100%
 n/a
 Static
 Static
 Static
 Static
 static
 Static
 Static

Priority 5 - Making our roads safer:

Reduce the number of people Seriously Injured on our roads

Note - End of year figure 2015/16 = 53

Current situation

Serious injuries resulting from road collisions in West Lothian have fallen from 60 PYTD to 57 injuries YTD. This represents a 5% decrease in the number of casualties.

Reasons

The majority of collisions recorded within West Lothian were as a result of driver error, as opposed to any other reason. Speed and lack of observation were common factors which have resulted in collisions. There has been a high number of serious injury accidents in Whitburn and Blackburn with incidents on the M8, and East Livingston & East Calder ward due to incidents on the A71. There were also three serious injury accidents on the B7015 at Stoneyburn, East Calder and Wilkieston and two accidents at Almondvale Livingston.

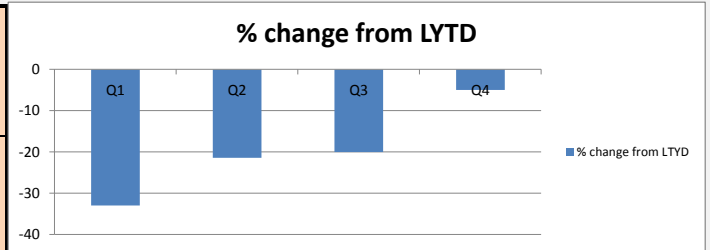
What are we doing

A71 Road closure at West Calder will continue until mid April, with continuing Road Policing attendance on agreed diversion routes. No significant issues and traffic as well as can be expected.

WEST DRIVE is being organised and once again run over 2 -3 days at the end of August. Local Policing planning this supported by Road Policing officers. Local Policing teams are also planning an off road motorbike operation to combat the volume of calls throughout West Lothian regarding this issue on streets and pathways and working with partners to seek a longer term solution to this issue.

Indicator - Levels of Serious Injury within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
216	57	60	down 5%	N/A



West Lothian Wards 1st April to 31st March 2017

	Incidents this year	last year	% Change from last year
Linlithgow	6	8	down 25%
Broxburn, Uphall and Winchburgh	6	13	down 54%
Livingston North	3	6	down 50%
Livingston South	6	4	up 50%
East Livingston and East Calder	10	5	Up 100%
Fauldhouse and the Breich Valley	10	7	up 43%
Whitburn and Blackburn	7	7	static
Bathgate	9	7	up 29%
Armadaile and Blackridge	0	3	down 100%

Priority 5 - Making our roads safer:

Reduce the number of Children Killed or Seriously Injured on our roads

Note - End of year figure 2015/16 = 7

Current situation

There were seven child seriously injured casualties this year to date which is the same total as occurred in the same period last year. There were no child fatalities during the past year.

Reasons

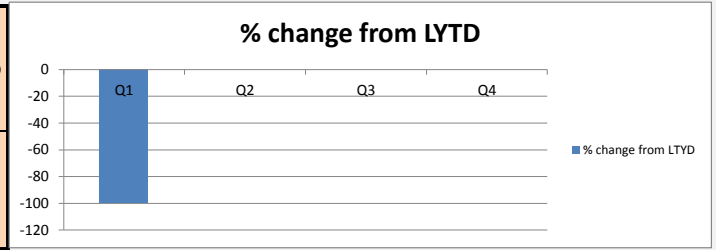
There were 3 serious accidents involving children in Quarter 4. A child was knocked down in Almond Road in March, suffering head and leg injuries. Two children suffered serious head injuries whilst passengers in a single vehicle accident near to Brucefield Park. The accident is believed to have been caused by the driver suffering a coughing fit. The other accident involved a 12 year old youth being knocked down in Cousland Road Livingston and suffering a broken ankle.

What are we doing

The council -funded CAT officers and Ward Officers have carried out significant work in terms of Road Safety. They have carried out numerous multi-agency road checks which have targetted bogus workmen as well as supporting the recent drink driving campaign. Social media releases have been published to promote the local police activity.

Indicator - Levels of child killed or seriously injured within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
17	7	7	static	N/A



West Lothian Wards 1st April to 31st Mar 2017

	Incidents this year	last year	% Change from last year
Linlithgow	0	3	down 100%
Broxburn, Uphall and Winchburgh	1	0	n/a
Livingston North	1	0	n/a
Livingston South	1	0	n/a
East Livingston and East Calder	1	0	n/a
Fauldhouse and the Breich Valley	2	2	static
Whitburn and Blackburn	1	0	n/a
Bathgate	0	1	down 100%
Armadales and Blackridge	0	1	down 100%

Priority 5 - Making our roads safer:

Increase the number of people detected for drink/drug driving offences

Note - End of year figure 2015/16 = 170

Current situation

Currently an increase of 48 offences YTD (up 28%) with 218 offences through West Lothian. This is a reversal of a downward trend that has been in existence in recent years and has reached the target figure for the year.

Reasons

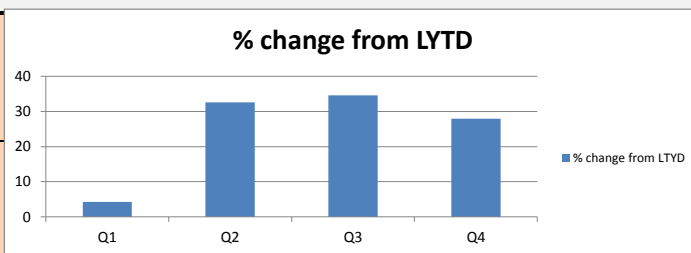
Police in West Lothian continue to prioritise speeding motorists to reduce the level of road casualties. The volume of these interventions has impacted greatly on the level of drink driving offences detected with a 28% increase in detections in the past year.

What are we doing

The Summer drink drive campaign has started and social media messages are being prepared to highlight the dangers of drink driving. Community Action Teams continue to conduct regular patrols and checks of likely areas and are responding promptly to information and intelligence provided by the public. The forthcoming Westdrive event also focusses on a prevention strategy regarding drink driving by showing youths the consequences of driving under the influence of alcohol. This event is also supported by West Lothian Drug and Alcohol Services who provide an input at the event.

Indicator - Levels of Drink or Drug Drive offences within West Lothian YTD to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
	218	170	up 28%	N/A



West Lothian Wards 1st Apr to 31st Mar 2017

	Incidents this year	last year	% Change from last year
Linlithgow	15	13	up 15%
Broxburn, Uphall and Winchburgh	22	16	up 38%
Livingston North	22	18	up 22%
Livingston South	47	37	up 27%
East Livingston and East Calder	19	20	down 5%
Fauldhouse and the Breich Valley	18	5	up 260%
Whitburn and Blackburn	31	23	up 34.8%
Bathgate	28	19	up 47.4%
Armadales and Blackridge	11	21	Down 47.6%

Priority 6 - Tackling Serious and Organised crime

Increase the number of cash seizures & restraints through POCA legislation

End of year figure 2015/16 = £1,105,588

Current situation

West Lothian has seen the seizure and restraint of a calculated £224490 in the YTD. As previously reported, these figures should be treated with caution as they only represent figures for individuals who reside within West Lothian. Our policing approach to this area of business extends beyond West Lothian and indeed much more of the money seized across the country may well be attributed to West Lothian but is often difficult to prove.

Reasons

An Operation has actively targeted mapped nominals within an Organised Crime Group group over the past year. Numerous disruption tactics have been used including MDA house searches, warrant arrests, stop searches and pro-active identification of Road Traffic offences.

What are we doing

The disruption of organised crime groups remains a key tactic over the coming months. Two new organised crime groups have recently been identified in West Lothian and similar tactics will be utilised to disrupt their activities in the coming months. Intelligence gathering continues and further activities are planned for the coming weeks to target named nominals. Disruption tactics around RTA offences and stop searches will also continue over the coming months.

Indicator - Levels of cash seizures and restraints within West Lothian YTD - 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave	
£1,624,064	£224,490	£1,105,589	down £881,099	N/A	

Priority 7 - Drug Supply:

Increase the number of people detected for supplying drugs

Note - End of year figure 2015/16 = 198

Current situation

West Lothian had seen a decrease of 12.9% in drug supply detections, with 162 crimes detected compared to 186 last year.

Reasons

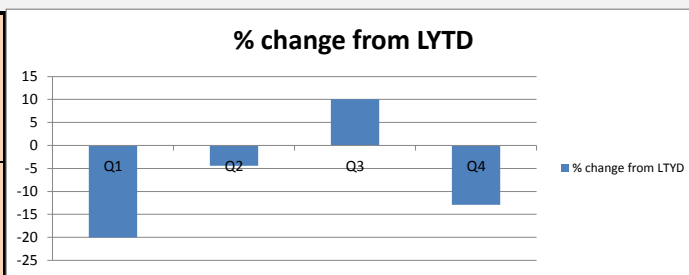
There have been numerous positive MDA house searches over recent months with Operation BORAH continuing to be a focus for resources. This is a dedicated operation targeting cannabis cultivations in the West Lothian area. As a result of this operation numerous supply charges have been detected as well as significantly reducing the threat risk and harm attached to this type of criminal activity.

What are we doing

West Lothian Pro-Active Unit actively target known drug suppliers in the local area on a daily basis. Operation BORAH is now a full time dedicated unit and this unit now also deal with Operation Sandorne which is the operation targeting drug supply to young people. The Council funded Community Action Teams also work jointly with these officers to gather intelligence and execute warrants. There have also been house searches and intelligence is dealt with swiftly and prioritised with house searches being undertaken on a regular basis. A number of days of action are planned over the next few months by pro-active and funded teams targetting persons involved in organised crime activities.

Indicator - Drug Supply detections within West Lothian to 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
356	162	186	down 12.9%	



West Lothian Wards 1st Apr to 31st Mar 2017

	Incidents this year	last year	% Change from last year
Linlithgow	5	4	up 25%
Broxburn, Uphall and Winchburgh	7	5	up 40%
Livingston North	16	26	down 38.5%
Livingston South	20	40	down 50%
East Livingston and East Calder	17	30	down 43.3%
Fauldhouse and the Breich Valley	34	25	up 36%
Whitburn and Blackburn	35	21	up 66.7%
Bathgate	22	24	down 8.3%
Armadaile and Blackridge	6	11	down 45.5%

Priority 8 - Tackling Acquisitive Crime :

Housebreaking dwelling house: Reduce the number of Housebreaking Dwelling House crimes

Note - End of year figure 2015/16 = 174

Current situation

There has been an increase in the volume of housebreakings in the past year with 29 more reports compared to last year which equates to a 16.7% increase in this crime type. This is still a low figure compared to previous years as the overall total seen for last year was exceptionally low.

Reasons

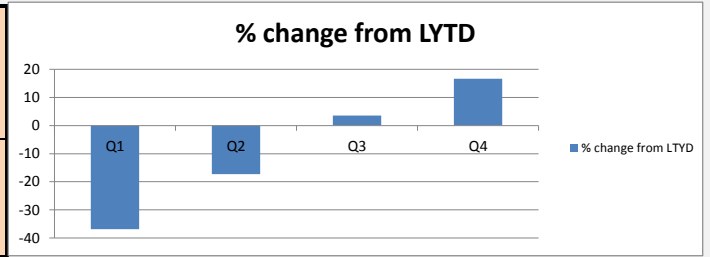
The arrest of several recidivist offenders in the past year has ensured the level of housebreakings remains lower than the five year average total. The focussed approach in targeting specific individuals has clearly had a positive impact on the level of crime across the county. In addition, our proactive approach under Operation RAC has seen a sustained and focussed level of resources being assigned to this problem within West Lothian.

What are we doing

The dedicated West Lothian team of officers in the Community Investigation Unit who investigate all domestic dwelling housebreakings are all experienced officers who have a detailed knowledge of offenders who target West Lothian. There is a dedicated operation (Operation Alterwood) in place with officers working full time targetting this issue. A male has recently been charged with several crimes in Linlithgow which all had a similar method. Community Surgeries are taking place throughout West Lothian with crime prevention and security advice being given to the public by local community officers. Nightly Road Checks and acquisitive crime patrols are undertaken to deter and disrupt travelling criminals.

Indicator - Housebreaking Dwelling House reports within West Lothian 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
	203	174	16.70%	



West Lothian Ward 1st Apr to 31st Mar 2017

	Crimes this year	last year	% Change from last year
Linlithgow	35	16	up 119%
Broxburn, Uphall and Winchburgh	25	20	up 25%
Livingston North	19	19	static
Livingston South	27	24	up 13%
East Livingston and East Calder	15	18	down 17%
Fauldhouse and the Breich Valley	16	23	down 30%
Whitburn and Blackburn	30	18	up 67%
Bathgate	26	17	up 53%
Armadaile and Blackridge	10	19	down 47.4%

Priority 8 - Tackling Acquisitive Crime :

Increase the detection rate for break-ins to Dwelling Houses

Note - End of year figure 2014/15 = 58.5%

Current situation

The detection rate for residential housebreaking is 30.5% against a PYTD total of 59.2% and has not met our target for this year. The detection rate last year was considered to be unusually high due to a high volume of crimes detected against a few known recidivist offenders.

Reasons

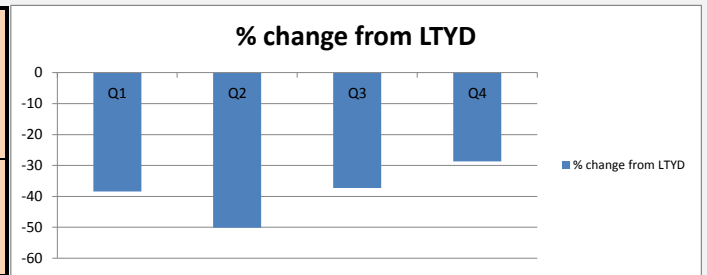
Whilst the number of reported domestic housebreakings continues to be low in the past year, challenges remain in relation to detecting offenders in relation to those within recent months. There are positive lines of enquiry ongoing with forensic examinations continuing to be progressed. The increase in crime in Linlithgow can be in large attributed to a male who has recently been charged with multiple crimes.

What are we doing

A dedicated team of officers continues to operate within the West Lothian area and investigate all domestic housebreakings to a conclusion. Work continues to pursue recidivist offenders and it is anticipated that the solvency rate will increase when enquiries are complete. Officers continue to liaise with neighbouring areas and national resources to target offenders who are travelling across authority areas to commit crime. Partnership road checks are planned to combat this threat in West Lothian.

Indicator - Housebreaking Dwelling House detection rate within West Lothian 31st March 2017

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
	30.5%	59.2%	down 28.7	



West Lothian Wards 1st Apr to 31st Mar 2017

	Detection this year	last year	Change from last year
Linlithgow	46%	94%	down 48%
Broxburn, Uphall and Winchburgh	32%	90%	down 58%
Livingston North	21%	21%	static
Livingston South	30%	67%	down 37%
East Livingston and East Calder	33%	50%	down 17%
Fauldhouse and the Breich Valley	38%	39%	down 1%
Whitburn and Blackburn	20%	56%	down 36%
Bathgate	27%	59%	down 32%
Armadaile and Blackridge	20%	53%	down 33%

Public Confidence - Number of complaints against the Police : YTD 01/04/2016 - 31/03/2017

In September 2014, the Professional Standards Department introduced a change in process for streamlining the handling, investigation and response to all complaints about the Police. As a result, year on year comparisons are not possible.

Number of complaints	193	Number of Complaints per 10,000 Police Incidents	35.5
----------------------	-----	--	------

	On duty	off duty	Quality of service allegations	Total Number of allegations
Allegations recorded	213	1	75	289



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT SCRUTINY PANEL

SAFER NEIGHBOURHOOD PERFORMANCE AND UPDATE

REPORT BY HEAD OF HOUSING CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To inform Panel Members of the quarterly performance information from the Safer Neighbourhood Teams (SNT) from January 2017 to March 2017.

B. RECOMMENDATION

Panel members are asked to note the performance information detailed for the Safer Neighbourhood Team.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs Being honest, open and accountable Making best use of our resources Working in partnership Providing equality of opportunity
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The Antisocial Behaviour etc (Scotland) Act 2004 applies
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	SOA1304_34 (Number of active ASB cases)
V Relevance to Single Outcome Agreement	<p>This report will have a positive impact on the following SOA indicators;</p> <p>SOA10 – We live in well designed, sustainable places where we are able to access the services we need</p> <p>SOA11 – We have strong resilient and supportive communities, where people take responsibility for their actions and how they affect</p>

VI Resources - (Financial, Staffing and Property)	Antisocial Behaviour funding, Scottish Government and Community Safety Funding.
VII Consideration at PDSP	None
VIII Other consultations	None

D. TERMS OF REPORT

The report provides performance data from the Safer Neighbourhood Team for the period January 2017 to March 2017.

D1. Performance Information

The data in the tables in appendix 1 shows performance data from January 2017 to March 2017, from the council's Safer Neighbourhood Teams in relation to Antisocial Behaviour and noise nuisance. The officers and other Community Safety Partners continue to provide early intervention to prevent crimes and antisocial behaviour from occurring and the further escalation of incidents.

The number of new antisocial behaviour cases (Table 1.1) varies across West Lothian with some wards having more cases than others. This reflects antisocial behaviour reported to the Police and West Lothian Council in each community. There is no definitive reason for the level of numbers being reported from ward to ward and demographic variations and house type can all contribute to the way in which behaviour from others is tolerated or becomes intolerable to others.

The fluctuation in the number of cases open (Table 1.2) across each ward is continually monitored with a view to ascertaining a causal factor. The number of cases open is only an indicative number of the level of antisocial behaviour occurring as they can be opened for more than one month and this information is counted on a rolling month on month basis.

Officers close cases where possible within the 3 month target period where a resolution has been found (Table 1.3). Investigations often involve conducting mediations, referring individuals to victim support and patrolling ward areas.

Table 1.4 highlights some of the ways in which the noise nuisance calls are dealt with under the legislation (Part 5 of the Antisocial Behaviour (etc.) (Scotland) Act 2004) available to the officers and how many actions were undertaken in each of the areas specified.

The number of Antisocial Behaviour Orders (ASBO) remains relatively low. (Table 1.5) ASBOs are deemed as a last resort to all other methods of curtailing antisocial behaviour within communities. It is only when particular individuals refuse to heed warnings issued, that the Antisocial Behaviour Order is requested through the legal process. There has been 1 tenant evicted due to the tenant breaching the Antisocial Behaviour Order, this eviction occurred in March 2017.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: **Appendix 1** – Performance Data for period January 2017 to March 2017

Contact Person: Alison Smith, Housing Management & Community Safety Manager, Housing, Customer and Building Services. Tel: 01506 281367

Alison.Smith@westlothian.gcsx.gov.uk

CMT member:

Alistair Shaw

Date of meeting: 6th June 2017

Table 1.1 New open cases per ward	Jan	Feb	Mar
Armadale & Blackridge	5	5	4
Bathgate	8	2	6
Broxburn Uphall & Winchburgh	4	4	7
East Livingston	3	1	0
Fauldhouse & Breich Valley	5	9	5
Linlithgow	0	1	1
Livingston North	6	7	1
Livingston South	3	6	2
Whitburn & Blackburn	2	5	8
Total	36	40	34

Table 1.2	Jan	Feb	Mar
Current Cases Open	37	41	42

Table. 1.3 Cases Closed Per Ward	Jan	Feb	Mar
Armadale & Blackridge	3	2	8
Bathgate	7	5	11
Broxburn Uphall & Winchburgh	4	3	3
Fauldhouse & Breich Valley	4	2	1
Linlithgow	0	0	0
Livingston East & East Lothian	3	5	7
Livingston North	5	4	3
Livingston South	2	1	2
Whitburn & Blackburn	6	6	3
Total	34	28	38

Table 1.4 Noise Nuisance Complaints			
Number of complaints received monthly	258	253	259
Number of noise nuisance complaints visited.	42	23	49
Number of Warning Notices issued.	11	3	12
Number of Fixed Penalty Notices issued.	0	0	0
The number of noise nuisance complaints resolved using only a verbal warning	26	25	5
Number of Environmental Health Complaints	1	9	12

Table 1.5 Number of ASBO's current in each Ward (end March figures).	
Linlithgow	2
Broxburn Uphall & Winchburgh	2
Livingston North	0
Livingston South	0
East Livingston & East Calder	0
Fauldhouse & Breich Valley	3
Whitburn & Blackburn	2
Bathgate	5
Armadale & Blackridge	8
Total	22



**West Lothian
Council**

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

**PROPOSED RESPONSE TO THE SCOTTISH GOVERNMENT'S CONSULTATION ON
THE ENERGY STRATEGY – ENERGY EFFICIENCY AND CONDITION STANDARDS IN
PRIVATE RENTED HOUSING**

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To advise the panel on the proposed response to the Scottish Government's consultation on the Energy Strategy – Energy Efficiency and Condition Standards in Private Rented Housing (PRH).

B. RECOMMENDATION

It is recommended that the panel:

1. Notes that the deadline for submission is the 30th of June 2017; and
2. Notes the proposed response attached as Appendix 1 which is intended to be referred to the Council Executive for approval.

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)	None.
III	Implications for Scheme of Delegations to Officers	None.

IV	Impact on performance and performance Indicators	None.
VI	Resources - (Financial, Staffing and Property)	Enforcing standards for Private Rented Housing will potentially require increased resources to administer.
VII	Consideration at PDSP	This is the first time the consultation has been considered by the panel.
VIII	Other consultations	Finance and Property Services.

D. TERMS OF REPORT

D.1 Background

In laying out its approach to addressing Climate Change, the Scottish Government has developed a draft Energy Strategy with several separate topics being consulted on. One consultation is on the proposed development of Energy Efficiency and Condition Standards in Private Rented Housing (PRH) and the Scottish Government are seeking comment on the approach they have detailed.

Private Rented Housing is being targeted as improving the energy efficiency standard of privately rented housing will reduce its carbon footprint which supports the overall aims Scottish Government is taking to address Climate Change and fuel poverty.

D.2 Consultation Response

The consultation seeks comment on the draft approach to developing minimum energy efficiency and condition standards for private rented housing – please refer to the appendix detailing the questions and the proposed responses to these.

The consultation document is separated into two parts. Part one details the approach to implementing a minimum standard of energy efficiency that private rented housing properties would be required to meet. Part two details current standards that exist for housing, such as the repairing and tolerable standards, and proposed updates to these standards that could be applied to private rented housing in combination with a minimum energy efficiency standard. The response has been developed to mainly support the ambitions of the proposed approach whilst providing specific evidence from a West Lothian Council perspective where possible to do so.

Part one of the consultation details the proposal that all private rented housing properties meet a minimum energy efficiency rating based on an Energy Performance Certificate (EPC) that is carried out on every property. An EPC is produced when a suitably qualified surveyor gathers relevant information about a property which is then input into a Standard Assessment Protocol (SAP) software programme that calculates the EPC Band and SAP Score for that property. An EPC rates a property into Bands for its energy efficiency from “A” (being the best) to “G” (being the worst); within each Band there is a range of SAP Scores. These are shown in the table below;

EPC Band	SAP Score
A	92 +
B	81 – 91
C	69 – 80
D	55 – 68
E	39 – 54
F	21 – 38
G	1 – 20

It has been a requirement from 2009 that an EPC is to be carried out for a domestic property before it can either be rented or sold. Currently there is only a requirement for a privately rented property to have an EPC, but not to meet a minimum rating; this is what part one of the consultation proposes aims to rectify.

Part one of the consultation proposes that all private rented housing will be required to meet a minimum EPC Band E rating by 31st March 2022 and then an EPC Band D rating by 31st March 2025. Part one also details the proposed approach to implement and administer the standard. The proposed consultation response from the council is of overall support for implementing a minimum energy efficiency standard for private rented housing; but that the proposed minimum levels are not sufficient enough within the timescales proposed to meet the overall ambitions to address climate change and fuel poverty levels.

Social Landlords will be required to meet the Energy Efficiency Standard for Social Housing (EESH) by December 2020 which will require all social housing to meet the EPC SAP scores detailed in the table below;

Dwelling Type	Gas	Electric
Flats	C 69	D 63
Four-in-a-block	D 65	D 62
Houses (other than detached)	C 69	D 62
Detached	D 60	D 57

Based on data from the Scottish Government, in 2012-13 there were 595,554 social housing properties and at 31st March 2016 316,553 properties were owned by Local Authorities. The proposed targets in the consultation will bring approximately 95,000 private rented properties (approximately 27% of the 350,000 private rented properties) to an EPC Band D by 31st March 2025. The council's proposed response recommends the standard should require private rented housing properties meet the same minimum SAP scores, based on property type and heating source, as those required of social housing under the EESH standard by 31st March 2025. A key difference in the targets for private rented housing is that they are based on EPC Bands, whereas EESH is based on SAP Scores. Therefore private rented housing can gain compliance by 31st March 2025 with a SAP Score of 55; for a social rented property this would fail EESH.

The proposed response recognises the modelling work and costs detailed in the consultation document but notes that the influence of EESH on developing local supply chains has not been fully considered. As this proposed standard will effect approximately 95,000 properties by 31st March 2025, it is argued that the justification for setting weaker targets within a longer timeframe than EESH for private rented housing is not sufficient enough considering the

number of properties effected by EESSH and the greater benefits setting higher standards will create (see response to Part One consultation question 29).

Part two of the consultation proposes changes and updates to the repairing standard in order to bring regulation of private rented housing closer to the standards for social housing. The proposed updates to the repairing standard involve several aspects of the Scottish Housing Quality Standard being applied to private rented housing and the proposed council response is to agree with the majority of what is proposed except from;

- Requiring landlords to carry out asbestos surveys. The council propose to recommend these only be required where significant repairs/upgrades are being carried out under good working practices.
- Requiring landlords to provide cookers, fridges and freezers.
- Amending the repairing standard to include flooring materials to reduce sound transmission.

A main theme from the consultation response is that the council supports the view that Local Authorities should be responsible for managing, administering and enforcing standards for their own regions but that support will be required from Scottish Government for the increased dependence on council resources to do so. It is also noted that reference to the role of Letting Agents has not been made in the consultation and it is proposed to recommend that they need to be involved in enforcing standards.

An overall comment of the council's consultation response is that more should be done to closer align the Energy Efficiency Standard for Social Housing (EESSH) and Social Housing Quality Standard (SHQS) with the proposed minimum standards for private rented housing, as there is not sufficient argument and evidence included in the consultation to justify the difference in standard levels and timescales to be achieved by social housing and private rented housing.

E. CONCLUSION

The design and development of implementing minimum standards for private rented housing is well advanced with reasonable proposals and approaches detailed in the consultation document. Officers have aimed to provide responses that support the overall ambitions of the programme, where possible, whilst recommending that the level of minimum energy efficiency standards be higher than those proposed in the consultation document. In relation to enhancing the repairing standard to include elements of the SHQS, officers have provided more specific details when possible based on the existing knowledge and experience of the council when meeting SHQS.

F. BACKGROUND AND REFERENCES

Services for the Community PDSP February 2017 – Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2017/18 and SEEP projects

Services for the Community PDSP October 2016 – Update on Energy Efficiency Programmes and Proposals

Services for the Community PDSP June 2016 – Update on Energy Efficiency Programmes and Proposals

Council Executive November 2015 Home Energy Efficiency Programmes for Scotland (HEEPS) 2015/16

Council Executive June 2014 Home Energy Efficiency Programmes for Scotland (HEEPS) 2014/15

Services for the Community PDSP April 2014 Home Energy Efficiency Programmes for Scotland (HEEPS) 2014/15

Council Executive March 2014. Home Energy Efficiency Programmes for Scotland (HEEPS)

Services for the Community PDSP April 2013 Home Energy Efficiency Programmes for Scotland

Council Executive February 2015 – Update on Home Energy Efficiency Programmes for Scotland (HEEPS) and SEEP Projects

Appendices/Attachments: Draft Consultation Response

Contact Person: Euan Marjoribanks, Housing Investment Officer (Energy Efficiency),
01506 283766

Email: euan.marjoribanks@westlothian.gov.uk

Alistair Shaw

Head of Housing, Customer and Building Services

6 June 2017



Energy Strategy – Energy Efficiency and Condition Standards in Private Rented Housing

RESPONDENT INFORMATION FORM

Please Note this form **must** be completed and returned with your response.

Are you responding as an individual or an organisation?

- ☐ Individual
☒ Organisation

Full name or organisation's name

West Lothian Council

Phone number

01506 283766

Address

West Lothian Civic Centre, Howden South Road, Livingston

Postcode

EH54 6FF

Email

Euan.marjoribanks@westlothian.gov.uk

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

- ☒ Publish response with name
☐ Publish response only (without name)
☐ Do not publish response

Information for organisations:

The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

- ☒ Yes
☐ No

PART 1

<p>1. <i>Do you think that only tenancies covered by the repairing standard should have to meet minimum energy efficiency standards? If not, what other privately rented tenancies do you think should be included?</i></p> <p>West Lothian Council agrees that tenancies covered by the repairing standard should meet minimum energy efficiency standards on the premise, as proposed in part 2 of the consultation, that the repairing standard be extended to include agricultural tenancies, rented crofts and small landholdings.</p>
<p>2. <i>We propose to link the minimum energy efficiency standard to the energy performance certificate as we think this is the most suitable mechanism. Do you agree?</i></p> <p>West Lothian Council agrees with this proposal.</p>
<p>3. <i>(a) Do you think there are elements of the energy performance certificate assessment that would need to be altered to support a minimum energy efficiency standard?</i></p> <p>No.</p> <p><i>(b) If so, what areas do you think would need to be changed and what evidence can you offer to support your view?</i></p> <p>n/a</p>
<p>4. <i>Do you think that the minimum energy efficiency standard for private rented properties should be set at an energy efficiency rating of E in the first instance?</i></p> <p>Yes.</p> <p>West Lothian Council would agree that an energy efficiency rating on E should be applied as the first target but that the deadline for compliance is brought forward to 31st March 2021. We would note that EPC Band E allows for a SAP score of 39 – 54, where compliance can be achieved by gaining a minimum SAP score of 39, and that a deadline of 31st March 2022 is too generous for the modelled 30,000 properties to meet. We would also note that a proposed initial compliance date of 31st March 2021 would do more to closer align this standard with the Energy Efficiency Standard for Social Housing (EESH) than a date of 31st March 2022.</p>
<p>5. <i>Do you think that the minimum energy efficiency standard should first of all apply only to those properties where there is a change in tenancy, and after that to all private rented properties?</i></p> <p>Yes.</p> <p>West Lothian Council recognises that an initial period to allow private landlords to become familiar with the minimum energy efficiency standard is required and agrees that in the short term the point of a change of tenancy is a natural opportunity for landlords to take action.</p>

<p>6. <i>Do you think that 1 April 2019 is the right date to start applying the minimum standard of E when there is a change in tenancy?</i></p> <p>Yes.</p> <p>West Lothian Council agrees that a date of 1st April 2019, providing a period of 2 years from this consultation, as sufficient for the minimum energy efficiency standard to be developed, implemented and made aware to private landlords.</p>
<p>7. <i>Do you think that 31 March 2022 is the right date by which all privately rented properties would need to meet the minimum standard?</i></p> <p>No.</p> <p>West Lothian Council would argue that the 31st March 2022 is too generous a timescale for private landlords to become aware of the standard, investigate the measures they need to undertake and have these carried out to the modelled 30,000 properties in order to achieve a minimum SAP score of 39. We would recommend a date of 31st March 2021 as more suitable and will help to closer align the several housing standards, as desired, more so than the date proposed.</p>
<p>8. <i>Where a property has an EPC of F or G at the point of rental:</i></p> <p><i>(a) Do you think that we should require the owner to carry out a minimum standards assessment before renting the property out?</i></p> <p>Yes.</p> <p>West Lothian Council agree with the proposal that properties with an F or G rating are required to carry out a minimum standards assessment. We would recommend that this assessment not only focus on energy efficiency but on the repairing and tolerable standards also. This will provide landlords with the information needed to determine what improvements are required for a property to be brought up to standard and it may be that addressing one standard can improve another therefore creating more efficient investment for the landlord.</p> <p><i>(b) Do you think that we should allow a period of six months from the date of the minimum standards assessment to carry out the improvement identified by the assessment?</i></p> <p>Yes.</p> <p>West Lothian Council agrees that a period of 6 months from the date of assessment provides sufficient time for landlords to arrange for improvement works to be carried out. We would note that the period should be a maximum of 6 months and not longer.</p> <p><i>(c) Do you think that the owner should have to provide a post-improvement EPC to prove that the necessary improvements have been made?</i></p> <p>Yes.</p> <p>West Lothian Council would argue that a post-improvement EPC is the only suitable evidence for improvement works being carried out and therefore support the proposal it be</p>

<p>required.</p>
<p>9. <i>We think that all privately rented properties should have to meet the minimum standard by 31 March 2022. Where a property does not have an EPC of E:</i> <i>(a) Do you think that we should require the owner to carry out a minimum standards assessment by 30 September 2021 (the backstop assessment date)?</i></p> <p>No.</p> <p>West Lothian Council agrees that properties not meeting the standard be required to lodge a minimum standards assessment however, as detailed above, we would recommend a compliance date of 31st March 2021 and therefore a date of the 30th September 2020 for a minimum standards assessment.</p> <p><i>(b) Do you think that we should allow a period of six months from the backstop assessment date to carry out the improvement identified by the minimum standards assessment?</i></p> <p>Yes.</p> <p>West Lothian Council agrees that a period of 6 months is sufficient time for landlords to get their properties up to the minimum standard.</p> <p><i>(c) Do you think that the owner should have to provide a post-improvement EPC to prove that the necessary improvements have been made?</i></p> <p>Yes.</p> <p>West Lothian Council would argue that a post-improvement EPC is the only suitable evidence for improvement works being carried out and therefore support the proposal it be required.</p>
<p>10. <i>We are proposing that there should be a new minimum standards assessment based on the EPC methodology that will tell an owner how to bring their property up to standard. Please tell us your views on the following elements of that proposal:</i> <i>(a) that the assessment would use EPC methodology, since that is how we are proposing that the standard is set;</i></p> <p>West Lothian Council agree that the EPC methodology is appropriate for producing a minimum standards assessment; however as mentioned previously we would recommend this assessment be extended to include the repairing and tolerance standards.</p> <p><i>(b) that the assessment would work out the lowest cost technically appropriate package of measures to bring the property up to standard, based on the average of costs used in EPC methodology;</i></p> <p>West Lothian Council agree that the assessment should provide the landlord with information on a lowest costs basis to meet the standard but should also include information on costs to exceed the minimum standards to demonstrate the benefit to landlords of carrying out improvement works once, instead of phased, in order to keep meeting increasing standards criteria.</p>

(c) that the assessment would set out the package to meet an energy efficiency rating of E, and separately of D, from the property's current rating;

As stated above the assessment should provide cost options to exceed the standard detailing the required measures and indication of costs to meet each EPC band for consideration of landlords.

(d) that the assessment would include a calculation of the property's EPC rating before identifying the appropriate measures, where there is no EPC under the current version of the EPC methodology;

West Lothian Council would suggest a pre works EPC be carried out on a property as part of the minimum standard assessment to form the basis of the recommendations. It is unclear how a calculation can be made of a properties EPC score that would somehow be cheaper and quicker yet still be as accurate as actually carrying out an EPC survey.

(e) that the assessment could include measures which are not currently in the EPC assessment, but which can be measured in the RdSAP methodology. If you agree with this proposal, please provide suggestions for what these measures might be, and what costs should be used for these;

Whilst West Lothian Council would agree to the assessment having the ability to include measures measured in RdSAP, we are not in a position to prescribe what these may be and potential costs.

(f) that the assessment would cost in the region of £120-£160.

West Lothian Council are not in a position to comment on the potential costs of the assessment.

11. *Do you think that the assessment should only recommend a package of measures which improves both the energy efficiency and the environmental impact scores of the property?*

No.

As stated previously West Lothian Council would recommend that the assessment allow for an assessment of a properties compliance with the repairing and tolerable standards and the assessment provide recommendations to meet these standards also.

12. *We propose to develop a new role of minimum standards assessor.*

(a) Do you think that a new role of a minimum standards assessor is needed?

Don't know.

Whilst West Lothian Council recognise that the proposed minimum standard assessment would require more information to be provided than a standard EPC, we are unable to comment as to whether a new role is required in order to do this.

(b) If so, what additional skills beyond those of an EPC assessor would be needed?

<p>If our recommendation to incorporate the repairing and tolerance standards into the assessment is included then we would suggest that assessors will require knowledge of these standards and the elements of a property that may fail and need improved.</p> <p><i>(c) How long do you think it would take to get this in place?</i></p> <p>West Lothian Council are not in a position to comment on the length of time it may take to implement this.</p> <p><i>(d) Who do you think should maintain the register of assessors?</i></p> <p>West Lothian Council would recommend that the body that currently maintains the register of EPC assessors for Scotland maintain the register of assessors.</p>
<p>13. <i>What are your views on the existing advice and information provision provided by Scottish Government for landlords and tenants? What changes, if any, do you think are required?</i></p> <p>West Lothian Council would note that the existing advice and information provisions are sufficient and have no recommended changes. However, we would highlight the need to include Letting Agents in raising awareness of the standard as they will manage a property on behalf of some landlords.</p>
<p>14. <i>What financial or fiscal incentives support – such as grant and loans, tax or otherwise - would you find most useful to help to accelerate the installation of energy efficiency measures and help landlords meet any proposed standards?</i></p> <p>West Lothian Council would note that previous experience suggests grant funding is the most useful way to incentivise owners/landlords to take part in energy efficiency improvement works. Landlords will be more likely to consider undertaking energy efficiency improvement works the lower the cost.</p> <p>We note that it would be unfeasible to grant fund all the costs of the proposed work required to bring PRH up to the proposed standards and support the current levels of grant and loan funding available to landlords. We would recommend grant funding be promoted for landlords with properties that will be more expensive to bring up to standard (for example by external wall insulation).</p>
<p>15. <i>What impact do you think the introduction of minimum standards would have on local supply chains for energy efficiency works?</i></p> <p>West Lothian Council would note that as the proposed minimum standards would only target 9% of PRH by 31st March 2022 (30,000 properties) that the impact on local supply chains will be minimal. Considering the energy efficiency work that Social Landlords will have to carry out to comply with EESSH, which is to a higher minimum standard over a shorter time period, this will have more of an impact on local supply chains and will develop these more than the proposed minimum standards for PRH.</p>
<p>16. <i>Do you think it would be helpful for assessors and installers to have a traditional buildings qualification that raises awareness and understanding of energy efficiency measures for older, traditional or vulnerable buildings built prior to 1919?</i></p>

<p>Don't Know.</p> <p>West Lothian Council recognises that older, non-traditional housing or vulnerable housing can present more complex issues for assessors to consider and would support the idea that assessors are able to gain a qualification to be suitably trained to assess these issues. However, we would not consider it a requirement that all assessors have this qualification but suggest to make it a requirement that pre 1919, non-traditional or vulnerable housing is assessed by someone with this qualification. Therefore, assessors can decide themselves if they wish to achieve this extra qualification but if not can still continue to assess other properties.</p> <p>We would also suggest that assessors with this qualification are the only ones able to produce the proposed minimum standard assessment and that in gaining this qualification assessors are also trained on the repairing and tolerable standards.</p>
<p>17. <i>Do you think there are additional consumer protection safeguards the Scottish Government should consider for the private rented sector?</i></p> <p>Yes.</p> <p>West Lothian Council would note that there needs to be consideration of the tenants of PRH as consumers and safeguards be put in place for them in the instance landlords fail to meet the minimum standard. The proposed approach for landlords who fail to meet the standard is the Local Authorities can impose a financial penalty; however this does not consider that the tenant continues to occupy a below standard property and therefore will be paying more for energy than if the property met the minimum standard. We would recommend consideration be given to the ability for tenants to be financially compensated, either through rent restrictions or freezes, until the property is brought up to the minimum standard by the landlord.</p>
<p>18. <i>Do you think that local authorities should be responsible for enforcing the standard?</i></p> <p>Yes.</p> <p>West Lothian Council would agree that Local Authorities are best placed to enforce the standard for PRH in their area but note that this could have an impact on the resources of Local Authorities asked to take on more duties and responsibilities with an already constrained budgetary position and provision for increased resource support from Scottish Government needs to be allowed for.</p> <p>The council would also highlight that no reference has been made to the role that Letting Agents can play in implementing and enforcing minimum standards for properties that they represent and recommend consideration be given to how this can be achieved.</p>
<p>19. <i>Do you think that the penalty for not complying with the standard should be a civil fine against the owner?</i></p> <p>Yes.</p>
<p>20. <i>We have proposed the following fines:</i></p> <ul style="list-style-type: none"> • <i>£500 for failing to have a minimum standards assessment</i>

<ul style="list-style-type: none"> • £1000 for failing to carry out the works within six months of the assessment. <p>Do you think these proposed fines are appropriate and proportionate?</p> <p>Yes.</p>
<p>21. We have proposed some specific situations where owners should have longer than six months to bring their properties up to the minimum standard. Do you have any comments on these proposed situations in relation to:</p> <p>(a) the proposed reasons?</p> <p>West Lothian Council would agree to the proposed reasons for exceptions to landlords meeting the minimum standard.</p> <p>(b) what evidence you think the landlord would need to provide for each?</p> <p>West Lothian Council would agree to the proposed evidence detailed in the consultation document that landlords would be required to provide in order to grant an extension.</p> <p>(c) should there be other situations, such as the completion of condition works?</p> <p>West Lothian Council would agree with the proposal that condition work costs are not included in the £5,000 cap for energy efficiency work.</p>
<p>22. We have proposed some situations where we think owners should not be penalised for not carrying out the full improvement identified by the minimum standards assessment. Do you have any comments in these in relation to:</p> <p>(a) technical reasons</p> <p>No – West Lothian Council agrees with the proposed exceptions based on technical reasons.</p> <p>(b) legal reasons</p> <p>No – West Lothian Council agrees with the proposed exceptions based on legal reasons.</p> <p>(c) excessive cost reasons</p> <p>No – West Lothian Council agrees with the proposed exceptions based on excessive cost reasons.</p> <p>(d) the proposal that this would remain valid for a period of not more than 5 years?</p> <p>No – West Lothian Council agrees with the exceptions to meeting the standard for the proposed reasons should not exceed 5 years.</p>
<p>23. For local authorities to be able to enforce and monitor the proposed minimum standards:</p> <p>a) what processes do you think local authorities will need to have in place for;</p> <p>(i) normal compliance</p> <p>In order to ensure compliance for non-council tenancies that local authorities can have an impact on, the requirements must be a mandatory part of the Private Sector Landlord Registration Scheme and the Houses in Multiple Occupation licencing</p>

scheme. This is the route that should be encouraged for all responsible private landlords and HMO's.

An easy way to do this would be to have mandatory set criteria to register as a landlord, and to include a fit and proper person test, and a fit and proper building criteria based on acceptance of the tolerable standard to compliment this which would include submission of supporting certificates and documentation as part of the registration process.

(ii) monitoring extended periods for compliance

If there is a defined criteria of a tolerable standard, adoption of an aligned repairing standard to set out the level of quality to which repairs have to be carried out are in place is required.

The deployment and monitoring element of enforcing this however requires a dedicated resource. This demands a degree of specialist knowledge including housing experience, building standards/condition/surveying and legal expertise. It requires a partnership approach through working arrangements or a partnership team.

This monitoring must be supported by a secure and robust record management system containing the details of landlords, building condition surveys which include energy efficiency information, failures of components and the means to record monitoring findings.

(iii) monitoring situations where not all of the improvements are made?

The monitoring of non-compliance should be managed in a partnership approach as described in the response to 23(ii). In order to refer cases of non-compliance with repairs orders, there needs to be a clear, evidence based referrals process back to the first-tier tribunals system to take further punitive action against non-compliant landlords. Additionally, the Private Sector Landlord portal should not allow for reregistration in these cases – which is currently does.

The process for monitoring this should be that the relevant team within the appropriate authority are informed of all tribunals orders and instructions, in order that the timescale for the completion of work is met by the landlord, and that the repairing standard is met.

(b) what implications would this have for local authorities?

Monitoring and enforcing compliance with expanded and updated standards for private rented housing will require increased resources from Local Authorities mainly in additional staff required to perform this duty.

24. What opportunities do you think there are to combine enforcement of minimum energy efficiency standards with other action in the private rented sector?

As noted in previous answers, West Lothian Council would highlight the benefit of combining the purpose of the proposed Minimum Standards Assessment not focus only on energy

<p>efficiency but also consider the repairing and tolerable standard. This would provide landlords with one report detailing information of all the potential works required to be carried out to a property to ensure it complies with minimum standards.</p> <p>The enforcement of minimum efficiency standards should be embedded within the key statutory, regulatory and strategic drivers for the sector. Where there are regulatory standards such as the Social Housing Regulator Annual Return of the Charter (ARC) in place, the technical guidance and return should be aligned in order to drive full compliance. This should include qualitative and quantitative information. If there is set criteria for compliance with an agreed standard, local authorities should evidence how they are delivering upon this, and their key approaches should be set out as part of service priorities and measured through reported performance.</p> <p>However, it should be noted that if this work is a priority then the funding to deliver this should be clearly outlined as this represents a new function for already stretched services. The implication of rectifying dangerous buildings where no action is taken to rectify the property condition is also unknown in terms of cost. Any regulation must reflect what the escalation of these cases will be and where the cost for making this safe will be – and the legal route of enforcement and recovery lies.</p>
<p>25. <i>Do you think that we should set out now the minimum energy efficiency standard after 2022?</i></p> <p>Yes.</p> <p>West Lothian Council would recommend that landlords be provided with as much notice as possible of future minimum standard levels in order for them to consider the best approach to comply with them.</p>
<p>26. <i>Do you think that the next standard should be to meet an EPC of D at point of rental from 1 April 2022, and in all privately rented properties by 31 March 2025?</i></p> <p>No.</p> <p>West Lothian Council would argue that the minimum energy efficiency standard from 1st April 2021 and in all privately rented properties by 31st March 2025 should be the same as the minimum energy efficiency standards as EESSH for social landlords. As stated previously the proposed targets in the consultation are not sufficient to generate the benefits Scottish Government have outlined as aiming to achieve by implementing this minimum standard.</p> <p>West Lothian Council would also note that under EESSH, Social Landlords are required to get their properties to a minimum SAP score and not an EPC band and therefore recommend that this requirement should be applied to private rented properties.</p> <p>As an aim of the Scottish Government is to closer align standards for all housing types, applying the same minimum standards as EESSH will go towards achieving this; whereas the proposed minimum energy efficiency standards do not.</p>
<p>27. <i>When increasing the standard to EPC D, we propose that the cost cap will be £5000 for properties with an EPC of E, and £10,000 for properties with an EPC of F or G (which would include any spend made to improve the property previously following a minimum standards</i></p>

<p><i>assessment). Please tell us your views about this proposed cap.</i></p> <p>West Lothian Council would agree with the proposed cap.</p>
<p><i>28. What are your views on the provisions in general for exceptions to the D standard, including that a property which has an exception from meeting E should not automatically be excepted from meeting D?</i></p> <p>West Lothian Council would note our proposed requirement that landlords with properties that fail to meet the standard be required to carry out the minimum standards assessment that details information and costs on achieving higher EPC band scores than just the applicable minimum standard at the time.</p> <p>We are unclear how a property that may be exempt from meeting the proposed E band not also be exempt from meeting D as it is unlikely a property will have a completely different set of recommended measures to achieve an E rating compared to D. However we would agree with the provisions in general for exception to the D standard.</p>
<p><i>29. What do you think the main benefits would be of introducing a minimum standard higher than D?</i></p> <p>West Lothian Council supports the recommendations of the Scottish Governments Strategic Working Group on Fuel Poverty of a milestone EPC C by 2025 and would encourage the Government to do the same. We would argue that the main benefits of introducing a minimum standard higher than D are;</p> <ul style="list-style-type: none"> • Greater reduction in the rate of households living in fuel poverty • Greater reduction in carbon emissions from housing • Decreased energy consumption for households leading to cost savings for PRH tenants • Decreased energy demand reducing constraints on national gas and electricity grid infrastructure • Increased investment in the energy efficiency industry leading to greater confidence for business and economic activity therefore encouraging more innovation leading to greater energy efficiency gains • Increased quality of living standards for tenants • Reduction on local and national health services due to improvement of living conditions • Increased levels of attainment for children no longer living in energy inefficient homes <p>We would argue that the reasoning set out in Section 11 of the consultation not to set the minimum standard higher than D as insufficient and is not fully justified considering the benefits detailed above that increased minimum energy efficiency standards will provide. This section does not allow for the influence EESSH will have on local supply chains.</p>
<p><i>30. We think that any increase in the standard beyond D would bring new challenges in the form of cost, technical considerations and alignment with the Climate Change Plan. (a) Are there other new challenges you are aware of?</i></p> <p>West Lothian Council would note that considering the impact of social landlords meeting</p>

EESHS standards will have on local supply chains, in conjunction with the existing support mechanisms in place for private landlords, the council disagrees with the rationale for not setting standards beyond EPC Band D based on cost, technical considerations and alignment with the Climate Change Plan.

The council would argue that considering ongoing political and economic uncertainty a challenge in not setting higher standards now is that the same energy efficiency measures performed now may be more expensive for landlords in the future. Higher minimum standards can support increased public and private sector investment in industry to build confidence and capacity in local supply chains providing a boost to the economy whilst providing suitable support for the future Climate Change Plan.

(b) How do you think we could address these challenges if we raised the minimum standard beyond energy efficiency rating of D?

West Lothian Council would argue that setting a higher minimum standard would provide increased certainty and confidence to industry to drive investment in local supply chains through; upskilling workers, building capacity, enhancing technology and energy efficiency measure development that would actually address the challenges detailed in the consultation and are not hindered by them as suggested.

31. *Please tell us about any potential economic or regulatory impacts, either positive or negative, that you feel the legislative proposals in Part 1 of this consultation document may have, particularly on businesses (including landlords).*

West Lothian Council would note that the potential economic impact introducing a minimum energy efficiency standard for private rented housing would be positive. However, any economic gain will be minimal and secondary considering that the proposed minimum levels and timescales to meet them are significantly lesser than those for social landlords to meet EESHS which will do more to encourage investment in industry and develop local supply chains than these proposals will.

We would note that the potential impact on landlords can be both positive and negative. A positive impact will be that the standard will result in an improvement to the property which can result in the property's value increasing whilst allowing the possibility for the landlord to increase rents (where justifiable). Improving the energy efficiency of a property can also result in tenants saving on fuel bills which allow increased availability to keep up to date with rent payments and can promote sustained tenancies or get properties let quicker if they meet a recognised standard. A negative impact would be that meeting the standard may result in a cost to the landlord; however we would note that the proposed advice and support mechanisms in place for landlords along with adequate deadlines for compliance would negate this impact in the majority of instances.

A further negative economic impact is the risk that landlords sell properties they cannot afford to improve and that the supply of private rented housing declines.

32. *In relation to the interim Equality Impact Assessment, please tell us about any potential impacts, either positive or negative, that you feel the proposals in Part 1 of this consultation document may have on any groups of people with protected characteristics. We would particularly welcome comments from representative organisations and charities that work with groups of people with protected characteristics.*

West Lothian Council supports the proposal of implementing a minimum energy efficiency standard for private rented housing as the benefits and positive impact it will have for tenants is considerable – including people with protected characteristics. We would highlight that a potential negative impact of any increased regulatory requirements of landlords may result in increased rents for tenants to cover costs of compliance. However, we note that the measures and approaches detailed in the consultation relating to costs being passed on to tenants are sufficient to ensure tenants have suitable protection from, and opportunities to challenge, rent rises they may deem to be unreasonable.

33. To help inform the development of the Child Rights and Wellbeing Impact Assessment, please tell us about any potential impacts, either positive or negative, that you feel the proposals in Part 1 of this consultation document may have on children's rights and welfare? We would particularly welcome comments from groups or charities that work with young people.

West Lothian Council would argue that the impact on children's rights and welfare from implementing a minimum energy efficiency standard for private rented housing would be overall positive. We would also note that this positive impact could be enhanced if the proposed minimum energy efficiency standards are increased as we have recommended.

34. Do you have any suggestions for the monitoring and review framework?

West Lothian Council would agree that the proposed approach to monitoring and reviewing the standard is sufficient and have no further suggestions or comments.

35. Do you have any other comments on the proposals set out in Part 1 of this consultation?

West Lothian Council recognises and supports the aim to closer align the standards applicable to social housing and private rented housing relating to energy efficiency but would argue that the proposed approach in this consultation falls short in achieving this. EESSH requires social landlords to meet a more stringent minimum standard in a far shorter timeframe with minimal support from Scottish Government compared to that available for private landlords.

As detailed in our response, we would recommend that the minimum energy efficiency standard levels in EESSH be applied to private rented housing as this will work toward closer aligning standards across housing tenures. The council would also have recommended that the timescales for compliance be reduced to move closer to the December 2020 EESSH target but recognise the delay in producing this consultation, and then the implementation of this minimum standard, will realistically make this unachievable.

The council would also highlight the lack of reference to Letting Agents and recognising the potential role they could play in implementing and enforcing standards. Letting Agents will represent a sizeable percentage of private rented housing and requiring them to only let properties meeting minimum standards can be a more efficient method to enforce the standard than Local Authorities targeting individual properties.

PART 2

1. *Do you think that ensuring a house complies with the tolerable standard should be part of a private landlord's duties under the repairing standard?*

Yes. West Lothian Council supports the view that a property that does not meet the tolerable standard is not fit for living in and agrees that meeting this standard should be part of a private landlord's duties under the repairing standard.

2. *Do you think that private rented housing should meet a minimum standard for safe kitchens?*

Yes.
<p>3. <i>If this is introduced, what exceptions (if any) do you think would be needed?</i></p> <p>Exceptions would be required where the cost to meet the minimum standard for safe kitchens is excessive, for example where major structural work is required to extend the available space.</p>
<p>4. <i>Do you think that private rented housing should have a minimum standard for food storage space?</i></p> <p>Yes.</p>
<p>5. <i>If this is introduced, what exceptions (if any) do you think would be needed?</i></p> <p>Exceptions would be required where the cost to meet the minimum standard for food storage space is excessive, for example where major structural work is required to extend the available space.</p>
<p>6. <i>Do you think that private rented housing should have a fixed heating system?</i></p> <p>Yes.</p>
<p>7. <i>If this is introduced, what exceptions (if any) do you think would be needed?</i></p> <p>In situations where there is no fixed heating system, but an updated repairing standard requires one, then the most likely option for landlords is to install either electric panel heaters or storage heaters. It should be noted that electric heating tends to be the most expensive form of heating and therefore a provision should be made that a minimum level of energy efficiency rating should be applied to electric panel heaters and storage heaters installed to meet the repairing standard to ensure tenants are not subject to excessive heating costs.</p>
<p>8. <i>Do you think that private rented housing should be free of lead pipes from the boundary stopcock to the kitchen tap?</i></p> <p>Yes.</p>
<p>9. <i>If it is not possible to establish whether or not there are any lead pipes from the boundary stopcock to the kitchen tap, do you think a water quality test should be carried out before the tenancy commences?</i></p> <p>Yes.</p>
<p>10. <i>Do you think that private rented housing should meet a minimum standard for (a) safe access and (b) safe use of common facilities provided with the tenancy?</i></p> <p>Yes.</p>
11. <i>If this is introduced, what exceptions (if any) do you think would be needed?</i>

West Lothian Council are unable to suggest any exceptions that may be needed.
<p>12. <i>Do you think that private rented housing should meet a minimum standard for safe and secure common doors?</i></p> <p>Yes.</p>
<p>13. <i>Do you think that baths and bidets in private rented housing should be fitted with thermostatic mixing valves (or similar measures)?</i></p> <p>Yes.</p>
<p>14. <i>Do you think that electrical installations in private rented housing should be fitted with residual current devices?</i></p> <p>Yes.</p>
<p>15. <i>A qualified specialist must be employed for any work that involves removing or disturbing asbestos. Asbestos surveys ensure that a landlord knows when a qualified specialist must be used. Do you think that asbestos surveys should be carried out in private rented housing?</i></p> <p>Yes but not in all circumstances. West Lothian Council would suggest that asbestos surveys only be required to be carried out when significant repair and/or upgrade works are being carried out and that completing an asbestos survey would contribute to good working practices. We would also suggest that only properties built before the year 2000 require an asbestos survey as properties built after this date will not have asbestos present.</p>
<p>16. <i>Do you think that the repairing standard should be amended to include a duty on landlords of private rented properties with a private water supply, covering (a) risk assessment of the supply, and (b) annual water quality testing?</i></p> <p>Yes.</p>
<p>17. <i>Do you think that the repairing standard should be amended to include capacity for a fridge/freezer in order to ensure people are able to store food?</i></p> <p>Yes.</p>
<p>18. <i>Do you think that private landlords should be required to provide cookers, fridges and freezers?</i></p> <p>No. West Lothian Council would support and agree with the requirement that private landlords should be required only to provide capacity for cookers, fridges and freezers and not be required to provide these. As stated in the consultation, Scottish Government considers the negative impact of introducing this requirement would be disproportionate to the need.</p>
<p>19. <i>Do you think that the repairing standard should be amended to include a specific reference to safety of heating systems using other fuels in addition to gas and electricity?</i></p>

Yes.
<p>20. <i>Do you think that the repairing standard should be amended to include flooring materials to reduce sound transmitted to other homes?</i></p> <p>No.</p> <p>West Lothian Council does not consider regulating, monitoring and enforcing flooring types to reduce sound levels as proportionate to the need considering the level of investigation and resources, and therefore cost, it would require of a Local Authority.</p>
<p>21. <i>What (if any) other measures to reduce sound transmission should be considered?</i></p> <p>Private landlords should be encouraged to consider improvements that can be made to reduce sound levels when they are carrying out improvement works and measures – but these should not be prescribed or required. It should be noted that although soft floor coverings, such as carpet, reduce noise levels compared to hard floor coverings; these tend to have a shorter lifespan and require to be replaced more frequently therefore increasing the cost of maintaining the property for landlords.</p>
<p>22. <i>Do you think anything else should be added to the repairing standard?</i></p> <p>West Lothian Council do not have further additions we suggest for the repairing standard.</p>
<p>23. <i>Do you think that agricultural tenancies, rented crofts and small landholdings should be subject to the repairing standard?</i></p> <p>Don't know. There is not enough information provided in the consultation document to base a decision on.</p>
<p>24. <i>Do you think that we need to clarify whether holiday lets (or certain types of holiday lets) should be subject to the repairing standard?</i></p> <p>Yes.</p>
<p>25. <i>Do you think that there should be a lead-in time of at least 5 years for landlords to comply with any changes to the repairing standard?</i></p> <p>Yes.</p>
<p>26. <i>Do you think that different lead-in times for different measures would cause any difficulties for (a) landlords or (b) tenants? Please tell us what difficulties you think could be caused.</i></p> <p>West Lothian Council would suggest a difficulty for landlords that different lead-in times for different measures creates added complexity and a compliance date of 31st March 2025, to align with the minimum energy efficiency standard, should be applied with allowance for the exemptions and exceptions prescribed in the consultation document.</p> <p>A difficulty for tenants could be continued disruption by landlords to undertake different measures at different times meeting different compliance dates and an overall compliance date will reduce this disruption to tenants.</p>

<p>We would also highlight a difficulty in having different lead-in times for different measures for Local Authorities is in managing and enforcing these whereas a specific date that properties have to meet an overall minimum standard is more practical for both Local Authorities and private landlords to work to. The council would also note that the deadlines for compliance should be aligned with the proposed targets for the minimum energy efficiency standard detailed in Part One of the consultation.</p>
<p>27. <i>Do you think that the timetable for changes should be linked to wider government milestones on climate change?</i></p> <p>Yes.</p>
<p>28. <i>Are the current enforcement routes via the housing tribunal appropriate for the proposed new measures in the repairing standard?</i></p> <p>Yes.</p>
<p>29. <i>Do you think that rules on exceptional circumstances (where landlords are not required to comply with the repairing standard) should be revised to ensure situations such as technically infeasible work, unreasonable costs and withheld consents are covered?</i></p> <p>Yes.</p>
<p>30. <i>Do you have any other views on the measures proposed in relation to:</i></p> <p><i>(a) costs</i></p> <p>No.</p> <p><i>(b) timing</i></p> <p>As previously stated the dates of compliance should be aligned with the suggested date of 31st March 2025 as in part one of the consultation.</p> <p><i>(c) enforcement?</i></p> <p>As previously stated enforcement of this compliance will require additional resource for Local Authorities and there needs to be consideration to the role Letting Agents can play in enforcing standards.</p>
<p>31. <i>Please tell us about any potential economic or regulatory impacts, either positive or negative, that you feel the legislative proposals in Part 2 of this consultation document may have, particularly on businesses.</i></p> <p>West Lothian Council would note that the potential economic impact introducing a minimum standard for private rented housing would be overall positive. Introducing a minimum standard would increase economic activity as improvement work will be required to be performed and paid for by landlords. However, a potential negative impact would be increasing costs could limit the growth of the sector therefore limiting the supply of private rented housing.</p>

We would note that the potential impact on landlords can be both positive and negative. A positive impact will be that the standard will result in an improvement to the property which can result in the property's value increasing whilst allowing the possibility for the landlord to increase rents (where justifiable). A negative impact would be that meeting the standard may result in a cost to the landlord; however we would note that the proposed advice and support mechanisms in place for landlords along with adequate deadlines for compliance would negate this impact in the majority of instances.

A further negative economic impact is the risk that landlords sell properties they cannot afford to improve and that the supply of private rented housing declines.

32. In relation to the interim Equality Impact Assessment, please tell us about any potential impacts, either positive or negative, that you feel the proposals in Part 2 of this consultation document may have on any groups of people with protected characteristics. We would particularly welcome comments from representative organisations and charities that work with groups of people with protected characteristics.

West Lothian Council supports the proposal of implementing a minimum standard for private rented housing as the benefits and positive impact it will have for tenants is considerable – including people with protected characteristics. We would highlight that a potential negative impact of any increased regulatory requirements of landlords may result in increased rents for tenants to cover costs of compliance. However, we note that the measures and approaches detailed in the consultation relating to costs being passed on to tenants are sufficient to ensure tenants have suitable protection from, and opportunities to challenge, rent rises they may deem to be unreasonable.

33. To help inform the development of the Child Rights and Wellbeing Impact Assessment, please tell us about any potential impacts, either positive or negative, that you feel the proposals in Part 2 of this consultation document may have on children's rights and welfare. We would particularly welcome comments from groups or charities that work with young people.

West Lothian Council would argue that the impact on children's rights and welfare from implementing a minimum standard for private rented housing would be overall positive as the living conditions for children in properties that will be effected by this consultation will be improved.



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

NEW BUILD UPDATE

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to update the panel on the 1,000 New Build Council Houses Programme.

B. RECOMMENDATION

It is recommended that the panel:

1. Note the progress being made on individual sites as set out in sections D.2- D.5; and
2. Note that 135 houses are complete; sites for 871 houses are under construction; and further completions and site starts are expected over the next two months.

C. SUMMARY OF IMPLICATIONS

I Council Values	<ul style="list-style-type: none">• Focusing on our customers' needs;• Being honest, open and accountable;• Providing equality of opportunity;• Making best use of our resources; and• Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	<p>The policy of building new council houses is covered in the West Lothian Local Housing Strategy.</p> <p>Environmental and equality assessments will be carried out as appropriate.</p>
III Implications for Scheme of Delegation to Officers	None.
IV Impact on performance indicators	None.
V Relevance to Single Outcome Agreement	<p>Our economy is diverse and dynamic and West Lothian is an attractive place to do business.</p> <p>We live in resilient, cohesive and safe</p>

	communities.
	We make the most efficient use of our resources by minimising our impacts on the built and natural environment.
VI Resources - (Financial, Staffing and Property)	<p>The Housing Capital Programme 2013/14 to 2017/18 approved by West Lothian Council on 29 January 2013 approved £90 million for the New Build Council Housing Programme.</p> <p>Taking account of Government Grant and other sources of funding, a total budget of £115.225m has been identified. The position will continue to be assessed for further developer contributions and government funding.</p> <p>Land to the value of £8.396m has been transferred from General Services to HRA to support the new build programme. Scottish Government has approved the transfer of 14 sites to HRA.</p>
VII Consideration at PDSP	The Services for the Community PDSP considered reports on the new build programme on 7 February 2012, 17 June 2013, 8 April 2014, 20 May 2014, 6 October 2015, 1 December 2015, 15 February 2016, 19 April 2016, 4 October 2016 and 7 February 2017.
VIII Other consultations	None
D. TERMS OF REPORT	
D.1 Background	<p>The council's Corporate Plan 2013 to 2017 commits the council to increasing the number of council houses available for rent through the New Build Council Housing Programme.</p>
D.2 Completed sites	<p>The following sites are complete:</p> <p>Adelaide Street, Livingston – 6 units Glasgow Road, Bathgate – 9 units Mill Road, Linlithgow Bridge – 15 units Auldhill, Bridgend – 5 units Philpstoun – 5 units West Main Street, Broxburn – 18 units Almond Link, Livingston – 20 units</p>

D.3 Developments Underway

Development is underway at Kirkhill (Broxburn), Redhouse (Blackburn), Winchburgh CDA, Raw Holdings (East Calder), Lammermuir (Livingston), Eastfield (Fauldhouse), Mayfield (Armada), Drumshoreland (Pumpherston), Deans South (Livingston), Appleton Parkway (Livingston), Almondell (East Calder), Bathville phase 2 (Armada) and Wester Inch (Bathgate).

Kirkhill is the largest site in the programme (230 units). Development started in August 2015. 151 slabs have been completed and 139 superstructures have commenced. The first handovers took place in September 2016 and a total of 31 houses have been handed over. Recent handovers have been delayed because of problems with levels and the design of bathrooms for bungalows.

Redhouse is the second largest site in the programme (100 units). Development started in June 2015. All 100 slabs have been completed and 100 superstructures have commenced. The first 12 handovers have taken place. Recent handovers have been delayed because of problems with levels and the design of bathrooms for bungalows.

Wester Inch is the third largest site in the programme (86 units). Grouting is complete. Other enabling work is underway. The main contract will commence in mid-June.

Site establishment and ground works at Raw Holdings started on 23 May 2016. The site capacity is 15. All 15 slabs have been completed and 15 superstructures have commenced. Handovers have been delayed because of problems with levels.

Development of 42 units at Lammermuir commenced in June 2016. 34 slabs are complete and 31 superstructures have commenced.

The development of 22 units at Mayfield started on 29 August 2016. 12 slabs are complete and 10 superstructures have commenced.

Development of 36 units at Almondell started on 9 January 2017. 6 slabs have are complete and 2 superstructures have commenced.

Development of 10 units at Appleton Parkway started in November 2016. 10 slabs are complete and 10 superstructures have commenced.

Development of 40 units at Eastfield commenced in August 2016. 40 slabs are complete and 40 superstructures have commenced.

McTaggart Construction commenced enabling works at Winchburgh CDA for 41 units and at Deans South for 54 units in February 2017. The main contracts will commence in the summer.

Development of 86 units at Drumshoreland commenced in October 2016. 12 slabs are complete and 2 superstructures have commenced.

D.4 Sites not yet started

Development has yet to start at the following sites:

Nelson Park, Armadale (26 units) – site start dependent on agreement being reached with third party landowner on access arrangements.

Almondvale Stadium, Livingston (37 units) – site start expected in June 2017.

Bathville phases 3, 4 and 5 (15 units) – These phases have been delayed because of the need to remove asbestos from the existing properties. Title deeds also require to be changed to allow phases 4 and 5 to proceed.

Deans South (63 units) – no statutory consents have been obtained for this part of the Deans South site. Survey work is being undertaken to establish the likely cost of developing the site and to inform the applications for statutory approval.

D.5 Transfer of land via Affordable Housing Policy

The land transfer at Winchburgh is now complete.

D.6 Awards

West Main Street, Broxburn, won the Homes for Scotland Affordable Housing Development of the Year award on 12 May 2017.

The following projects have been shortlisted for the Scottish Home Awards:

Avalon Place, Linlithgow Bridge – small affordable housing development of the year

West Main Street, Broxburn – development of the year (age exclusive)

E. CONCLUSION

Progress is being made on site and with obtaining statutory consents.

The timescales for delivery of the new build programme remains challenging.

F. BACKGROUND REFERENCES

New Build Council Housing Programme – Council Executive report 25 June 2013.

New Build Council Housing Programme – Council Executive report 26 February 2013

New Build Council Housing Programme – Services for the Community PDSP 17 June 2013

Funding for Phase 3 of Council new build houses for rent – Services for the Community PDSP report 7 February 2012

New Build Council Housing Programme – Services for the Community PDSP report 8 April 2014

New Build Council Housing Programme – Council Executive Report 15 April 2014

New Build Council Housing Programme – Services for the Community PDSP report 20 May 2014

New Build Council Housing Programme – Council Executive 19 June 2014

New Build Council Housing Programme – Council Executive 19 August 2014

New Build Council Housing Programme – Council Executive 26 May 2015

New Build Council Housing Update – Services for the Community PDSP 6 October 2015

New Build Council Housing Update – Services for the Community PDSP 1 December 2015

New Build Council Housing Update – Services for the Community PDSP 15 February 2016

New Build Council Housing Update – Services for the Community PDSP 19 April 2016

New Build Council Housing Update – Services for the Community PDSP 4 October 2016

New Build Council Housing Update – Services for the Community PDSP 7 February 2017

Appendices/Attachments: None.

Contact Person: Colin Miller, Housing Strategy and Development Manager, 01506 281379

Email: colin.miller@westlothian.gov.uk

Alistair Shaw

Head of Housing, Customer and Building Services

Date of Meeting: 6th June 2017



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

PERFORMANCE REPORTING

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To report the current levels of performance for Housing, Customer and Building Services indicators that are the responsibility of the Services for the Community Policy Development and Scrutiny Panel.

B. RECOMMENDATION

To note the current performance on Housing, Customer and Building Services key performance indicators and determine if further action or enquiry is necessary.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs Being honest, open and accountable Making best use of our resources
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	In compliance with the Code of Corporate Governance and the principles of Best Value.
III	Implications for Scheme of Delegations to Officers	None
IV	Impact on performance and performance Indicators	There is no impact but this report is part of the agreed process for performance reporting.
V	Relevance to Single Outcome Agreement	The key performance indicator that is relevant to the SOA is HQSPROP033.
VI	Resources - (Financial, Staffing and Property)	None
VII	Consideration at PDSP	Yes
VIII	Other consultations	Tenants Panel and service staff

D. TERMS OF REPORT

Introduction

The performance of service activities or ongoing tasks is measured through the use of key performance indicators (KPIs). The key activities of the service are covered by KPIs, some of which are also specified performance indicators (SPIs). The council's performance management system, Covalent, uses a simple traffic light system to show if progress is on target (green), in danger of falling behind target (amber), or below target (red).

Each Policy Development and Scrutiny Panel is allocated areas of responsibility for overseeing performance within their remit. The information contained in Appendix 1 gives details on the Housing, Customer and Building Services indicators that fall within the remit of this PDSP.

Current Position

Of the eight performance indicators we are reporting, 7 are categorised as green and 1 is amber. This position for Q4 is an improvement on the position from the last report in Q3 to PDSP in February where 7 were green and one was red. Each indicator in the appendix displays the latest note which offers an explanation from the service on current performance levels.

E. CONCLUSION

The summary chart at the front of Appendix 1 shows the status of the performance indicators which are the responsibility of this PDSP. The information contained in Appendix 1 will allow the Panel to note current performance levels and actions being taken to address where current performance is below target.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: One

Contact Person: sarah.kelly@westlothian.gov.uk Tel No: 01506 281877

ALISTAIR SHAW

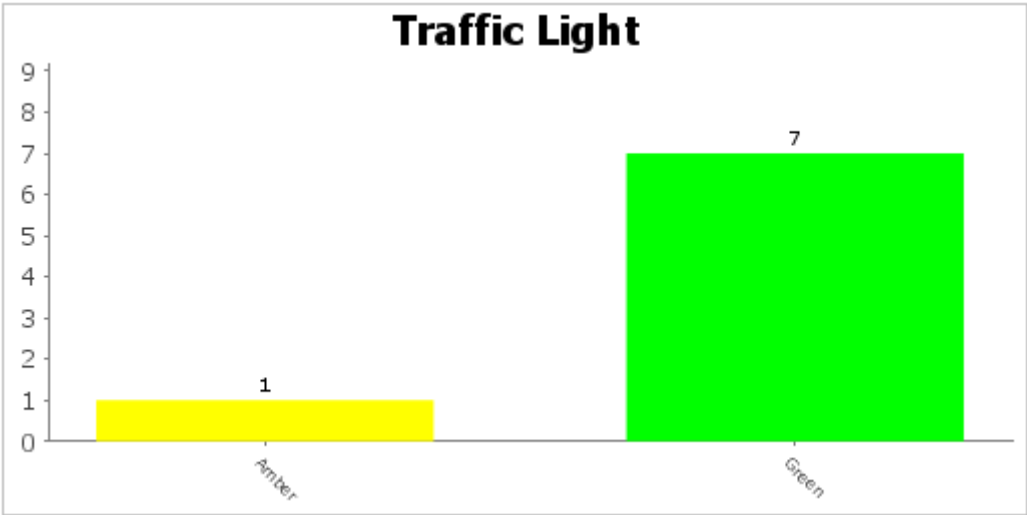
HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 6th June 2017

Services for the Community PDSP

Data Label : OFFICIAL

Report Author: Sarah Kelly
Generated on: 31 May 2017 11:27
Report Layout: .PDSP_PIs



PI Code & Short Name	P:BUS002_6b.5 Percentage of Housing Repairs completed to timescale.	PI Owner	zBUS_PIAAdmin; Grant Taylor																											
Description	This performance indicator information is taken from our repairs system. The system records all repair types and measures those jobs we have completed within the agreed timescales. The repair types include emergency, non-emergency repairs, gas repairs and the council's out of hours emergency service. Timescale can vary from 24 hours for an emergency repair to 15 days for a routine repair. Building Services has an expected Target of 95% for this performance indicator.																													
<div>Percentage of Housing Repairs completed to timescale.</div> <table><thead><tr><th>Quarter</th><th>Actual Performance (%)</th><th>Target (%)</th></tr></thead><tbody><tr><td>Q1 2015/16</td><td>95%</td><td>95%</td></tr><tr><td>Q2 2015/16</td><td>93.77%</td><td>95%</td></tr><tr><td>Q3 2015/16</td><td>93.32%</td><td>95%</td></tr><tr><td>Q4 2015/16</td><td>94.24%</td><td>95%</td></tr><tr><td>Q1 2016/17</td><td>97.36%</td><td>95%</td></tr><tr><td>Q2 2016/17</td><td>97.75%</td><td>95%</td></tr><tr><td>Q3 2016/17</td><td>98.06%</td><td>95%</td></tr><tr><td>Q4 2016/17</td><td>98.3%</td><td>95%</td></tr></tbody></table>		Quarter	Actual Performance (%)	Target (%)	Q1 2015/16	95%	95%	Q2 2015/16	93.77%	95%	Q3 2015/16	93.32%	95%	Q4 2015/16	94.24%	95%	Q1 2016/17	97.36%	95%	Q2 2016/17	97.75%	95%	Q3 2016/17	98.06%	95%	Q4 2016/17	98.3%	95%	Last Update	Q4 2016/17
Quarter	Actual Performance (%)	Target (%)																												
Q1 2015/16	95%	95%																												
Q2 2015/16	93.77%	95%																												
Q3 2015/16	93.32%	95%																												
Q4 2015/16	94.24%	95%																												
Q1 2016/17	97.36%	95%																												
Q2 2016/17	97.75%	95%																												
Q3 2016/17	98.06%	95%																												
Q4 2016/17	98.3%	95%																												
		Traffic Light Icon																												
		Current Value	98.3%																											
		Current Target	95%																											
<div>Trend Chart Commentary:</div> <p>The trend shows that performance for all four quarters of 2016/17 has met target, 97.36%, 97.75%, 98.06% and 98.30% respectively. The previous three quarters in 2015/16 show Building Services has not met target within performance on this indicator with improvements being made to rectify this. Main causes of the dip in performance in quarters 2 to 4 in 2015/16 was down to lack of resource, within planners through to operatives, in addition to new Asbestos processes which extended the repair process. Further analysis of routine repairs is underway to identify where continued improvement can be sustained. The target of 95% is derived from discussion with Buildings Services and the Tenant's Panel with adherence to the building Services Management Plan. This target is reviewed on a yearly basis. In 2015/16 the Scottish Housing Network (SHN) average for the year was 92.43% for similar sized Local Authorities of which we were placed 3rd highest of the 6 providing data.</p>		Notes on Latest Data Entry	19-Apr-2017 The performance for quarter four has met target. In quarter four Building Services completed 11949 housing responsive repairs, 203 of these repairs were completed outside the service standards timescale. Overall four repair categories make up this indicator, with all 4 indicators achieving target. Emergency repairs – Q4 - 99.96%. Routine repairs – Q4 - 96.24%. Gas repairs – Q4 100.00%. Standby repairs – Q4 four 100.00%																											

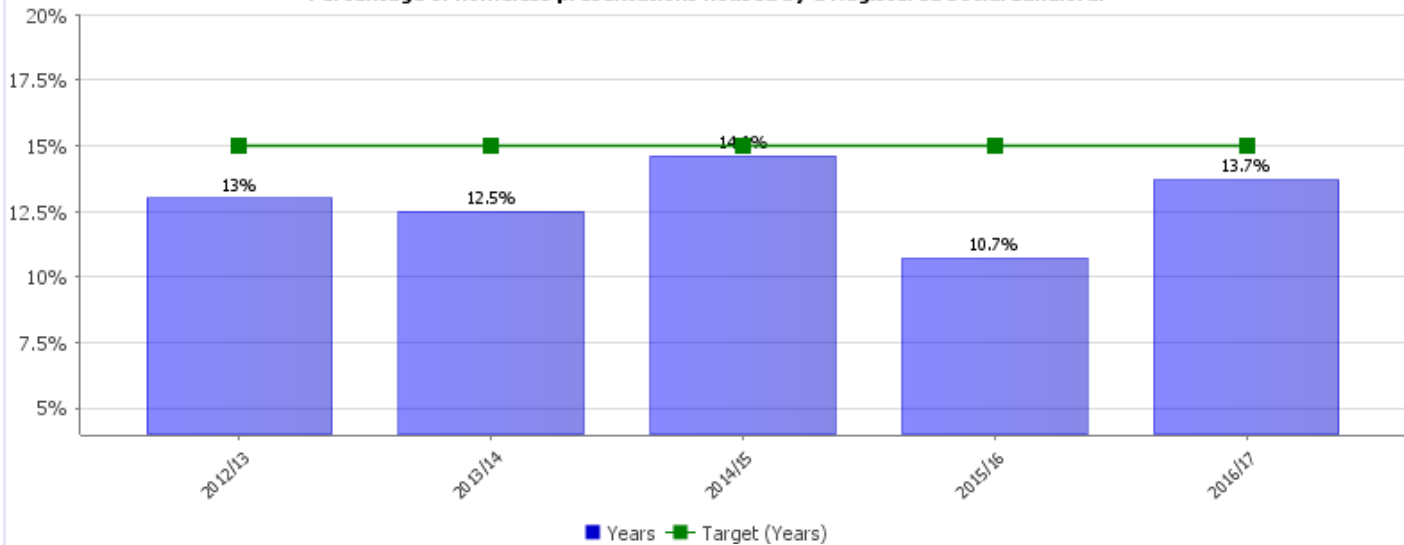

PI Code & Short Name	P:BUS005_6a.7 Percentage of customers who are satisfied with the overall housing repair service.	PI Owner	zBUS_PIAAdmin; Grant Taylor																								
Description	<p>This performance indicator reports on the percentage of customers who gave a positive response on their experience with the overall housing repair service they received. Customers are asked to complete a customer survey once the repair has been carried out. The survey information is captured by paper surveys, personal digital assistants PDA or a number of customers are contacted by our customer contact centre. This indicator is the number of respondents who chose 'a positive response, as in Very and Fairly satisfied, as a percentage of the overall responses. Measuring customer satisfaction helps ensure that we continue to provide an excellent repairs and maintenance service that meets tenants' expectations. The results are analysed to identify improvements to the way the service is delivered to customers. In 2013/14 as part of the introduction of Scottish Housing Charter Building Services now report customer satisfaction using the 5 point scale responses. The categories are, Very satisfied, Fairly Satisfied, Neither or, Fairly Dissatisfied, Very Dissatisfied.</p>																										
<p>Percentage of customers who are satisfied with the overall housing repair service.</p> <table><thead><tr><th>Quarter</th><th>Actual Performance (%)</th><th>Target (%)</th></tr></thead><tbody><tr><td>Q1 2015/16</td><td>98.36%</td><td>99%</td></tr><tr><td>Q2 2015/16</td><td>100%</td><td>99%</td></tr><tr><td>Q3 2015/16</td><td>98.58%</td><td>99%</td></tr><tr><td>Q4 2015/16</td><td>97.87%</td><td>99%</td></tr><tr><td>Q1 2016/17</td><td>100%</td><td>99%</td></tr><tr><td>Q2 2016/17</td><td>100%</td><td>99%</td></tr><tr><td>Q3 2016/17</td><td>100%</td><td>99%</td></tr></tbody></table>		Quarter	Actual Performance (%)	Target (%)	Q1 2015/16	98.36%	99%	Q2 2015/16	100%	99%	Q3 2015/16	98.58%	99%	Q4 2015/16	97.87%	99%	Q1 2016/17	100%	99%	Q2 2016/17	100%	99%	Q3 2016/17	100%	99%	Last Update	Q3 2016/17
Quarter	Actual Performance (%)	Target (%)																									
Q1 2015/16	98.36%	99%																									
Q2 2015/16	100%	99%																									
Q3 2015/16	98.58%	99%																									
Q4 2015/16	97.87%	99%																									
Q1 2016/17	100%	99%																									
Q2 2016/17	100%	99%																									
Q3 2016/17	100%	99%																									
		Traffic Light Icon																									
		Current Value	100%																								
		Current Target	99%																								
<p>Trend Chart Commentary</p> <p>Overall there has been a sustained level of performance for this indicator. The dips in performance ties in with the dip in repairs completed within target for corresponding quarters. The repair teams analyse all feedback and arrange to contact all customers who provide non positive responses to discuss ways of improving the service. The customer service centre will increase the number of surveys carried out in 2016/17 which will give us a greater level of returns to attain wider, and more varied, responses. The target of 99% is agreed between Building Services and the Tenant's Panel. This target is reviewed on a yearly basis. The data for Q4 of 2016/17 is currently unavailable due to technical issues - however, this data will be entered as soon as this becomes available.</p>		Notes on Latest Data Entry	28-Mar-2017 In Q3 performance has met target. 23 surveys were recorded. No responses indicated that they were very dissatisfied, fairly dissatisfied or neither with the housing repairs service. The repair teams are continually monitoring the returns to improve the service delivery to our customers																								

PI Code & Short Name	CP:HAS008_9b Number of new build social houses completed by Housing Association partners in West Lothian.	PI Owner	zHS_PIAAdmin; Colin Miller																		
Description	This indicators provides information on the number of new social rented properties built by our partner landlords.	Data Collection Officer	Colin Miller																		
<p>Number of new build social houses completed by Housing Association partners in West Lothian.</p> <table><thead><tr><th>Year</th><th>Years</th><th>Target (Years)</th></tr></thead><tbody><tr><td>2012/13</td><td>66</td><td>100</td></tr><tr><td>2013/14</td><td>76</td><td>76</td></tr><tr><td>2014/15</td><td>59</td><td>60</td></tr><tr><td>2015/16</td><td>5</td><td>50</td></tr><tr><td>2016/17</td><td>61</td><td>61</td></tr></tbody></table>		Year	Years	Target (Years)	2012/13	66	100	2013/14	76	76	2014/15	59	60	2015/16	5	50	2016/17	61	61	Last Update	2016/17
Year	Years	Target (Years)																			
2012/13	66	100																			
2013/14	76	76																			
2014/15	59	60																			
2015/16	5	50																			
2016/17	61	61																			
		Traffic Light Icon																			
		Current Value	61																		
		Current Target	61																		
<p>Trend Chart Commentary</p> <p>The number of new build completions by registered social landlords (RSLs) varies from year to year and depends on the amount of Government subsidy available and how this is allocated between RSLs new build programmes and the council housing programme. Over the performance period, RSL completions increased for two years from 2011/12 but declined for the next two years as much of the Government funding was directed at the WLC new build programme. The number of completions in 2015/16 was below target as one development at Whitburn did not complete until April 2016. The number of completions in 2016/17 rose to 61 and the target for the year was met. The number of RSL completions forecast for 2017/18 is 21, with 9 planned for Forth Drive and 12 planned for Foulshiels.</p>		Notes on Latest Data Entry	24-Feb-2017 Target of 61 completed units for 2016/17 has been met. 12 units completed at Glen Road, Livingston and 49 units completed at Whitdale Annex, Whitburn. The target for 2017/18 is 21 RSL units - 9 units at Forth Drive, Livingston and 12 units at Fouldshiels, Stoneyburn																		

PI Code & Short Name	HQSARR603_9b.1a The total amount of current tenant debt across all tenures.	PI Owner	zHQSARR_PIAAdmin; Alison Smith																																																				
Description	This graph shows the rolling arrears total for all current tenants in mainstream, temporary and emergency accommodation and also includes garage rents.	Data Collection Officer	HC&BS Housing Managers																																																				
<p>HQSARR603_9b.1a The total amount of current tenant debt across all tenures.</p> <table><thead><tr><th>Month</th><th>Months (Actual)</th><th>Target (Months)</th><th>Benchmark</th></tr></thead><tbody><tr><td>May 2016</td><td>£1,452,027</td><td></td><td></td></tr><tr><td>June 2016</td><td>£1,536,195</td><td></td><td></td></tr><tr><td>July 2016</td><td>£1,621,735</td><td></td><td></td></tr><tr><td>August 2016</td><td>£1,643,073</td><td></td><td></td></tr><tr><td>September 2016</td><td>£1,771,261</td><td></td><td></td></tr><tr><td>October 2016</td><td>£1,771,288</td><td></td><td></td></tr><tr><td>November 2016</td><td>£1,716,399</td><td></td><td></td></tr><tr><td>December 2016</td><td>£1,452,877</td><td></td><td></td></tr><tr><td>January 2017</td><td>£1,602,852</td><td></td><td></td></tr><tr><td>February 2017</td><td>£1,602,827</td><td></td><td></td></tr><tr><td>March 2017</td><td>£1,220,228</td><td></td><td></td></tr><tr><td>April 2017</td><td>£1,392,577</td><td></td><td></td></tr></tbody></table> <p>■ Months ■ Target (Months) ● Benchmark</p>		Month	Months (Actual)	Target (Months)	Benchmark	May 2016	£1,452,027			June 2016	£1,536,195			July 2016	£1,621,735			August 2016	£1,643,073			September 2016	£1,771,261			October 2016	£1,771,288			November 2016	£1,716,399			December 2016	£1,452,877			January 2017	£1,602,852			February 2017	£1,602,827			March 2017	£1,220,228			April 2017	£1,392,577			Last Update	April 2017
Month	Months (Actual)	Target (Months)	Benchmark																																																				
May 2016	£1,452,027																																																						
June 2016	£1,536,195																																																						
July 2016	£1,621,735																																																						
August 2016	£1,643,073																																																						
September 2016	£1,771,261																																																						
October 2016	£1,771,288																																																						
November 2016	£1,716,399																																																						
December 2016	£1,452,877																																																						
January 2017	£1,602,852																																																						
February 2017	£1,602,827																																																						
March 2017	£1,220,228																																																						
April 2017	£1,392,577																																																						
		Traffic Light Icon																																																					
		Current Value	£1,392,577																																																				
		Current Target	£1,426,939																																																				
<p>Trend Chart Commentary:</p> <p>The level of rent arrears varies considerably through the year, but follows a similar pattern from one year to the next. Using the trend information from this chart, we see that arrears generally increase over the summer holiday months and after Christmas and decrease during the non-charge rental weeks in December and March.</p> <p>The March 2017 total amount of current arrears across all tenures was £1,220,228. This was £22,148 below target. The 2016/17 rent account reconciliation is still being prepared by Finance and when complete Housing's end of year figures will be finalised. Once this is known, the 2017/18 rent arrears target will be set by the service and monthly targets will be assigned to this Performance Indicator.</p> <p>The February 2017 total amount of current tenant arrears across all tenures was £1,602,827. This was £2,319 below target and a decrease of £120,884 from February 2016.</p> <p>The target is set to vary throughout the year based of the previous year's performance and to reflect our understanding of the trend pattern. The percentage of tenants in serious arrears has increased which is reflective of the current economic downturn and the hardship our tenants are experiencing due to reduced income levels and welfare reform. Our focus is to sustain people in their homes by ensuring support and assistance is provided and where possible income is maximised. The service has a robust arrears process and this is why, despite our increase in arrears levels, according to the returns relating to arrears in the Scottish Social Housing Charter, we still compare favourably with other Registered Social Landlords.</p>		Notes on Latest Data Entry	08-May-2017 The overall debt outstanding for mainstream, temporary and garage arrears at end of March is below target by £22,148. This has been the consistent trend since start of this financial year. Target setting for 2017-2018 to be set during summer 2017.																																																				

PI Code & Short Name	P:HQSHOM031_9a2a Percentage of repeat homeless presentations.		PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr																		
Description	Percentage of same households who are assessed as homeless within 12 months of previously being assessed as homeless. This indicator includes both homeless households to whom we have a duty to provide permanent accommodation and those to whom we have a duty to provide temporary accommodation. This information is used to monitor the services levels of repeat applications and ensure it is seeking suitable appropriate sustainable outcomes.																					
<div>Percentage of repeat homeless presentations.</div> <table><thead><tr><th>Year</th><th>Percentage</th><th>Target</th></tr></thead><tbody><tr><td>2012/13</td><td>3.1%</td><td>3%</td></tr><tr><td>2013/14</td><td>1.5%</td><td>3%</td></tr><tr><td>2014/15</td><td>2%</td><td>3%</td></tr><tr><td>2015/16</td><td>1.4%</td><td>3%</td></tr><tr><td>2016/17</td><td>1.7%</td><td>3%</td></tr></tbody></table>			Year	Percentage	Target	2012/13	3.1%	3%	2013/14	1.5%	3%	2014/15	2%	3%	2015/16	1.4%	3%	2016/17	1.7%	3%	Last Update	2016/17
Year	Percentage	Target																				
2012/13	3.1%	3%																				
2013/14	1.5%	3%																				
2014/15	2%	3%																				
2015/16	1.4%	3%																				
2016/17	1.7%	3%																				
			Traffic Light Icon																			
			Current Value	1.7%																		
			Current Target	3%																		
<div>Trend Chart Commentary:<p>There has been a significant reduction in repeat homeless presentations from 2011/12 to 2015/16 due to the focussed work undertaken by the Housing Needs Service. Following verification from the Scottish Government, the 2015/16 figure identifies 1.4% repeat homeless presentations. This is an improvement of 0.6% on the previous year and has exceeded our target of 3%. This compares to the Scottish average of 5.8 % and 5.9% average for our Scotland housing network peer group.</p><p>The 2014/15 figure identifies a slight increase of 0.5% on the previous year with 22 cases where applications were accepted as repeat applications, having been assessed as having undergone a material change in circumstances. This compares to the Scottish average of 5.7% and 5.4% average for our Scotland housing network peer group.</p><p>Performance for 2012/13 demonstrated a significant improvement in our position with repeat performance at 3.1% compared to a year end position in 2011/12 of 6.1%. The 2013/14 figure demonstrated a further improvement in our position.</p><p>There was slight increase in 2011/12 and each case contributing to this rise has been reviewed to establish the reasons for the repeat presentation and has allowed appropriate strategies to be put in place to improve performance.</p><p>The 2016/17 data will be available from May 2017, at which time the 2017/18 target will be set.</p></div>			Notes on Latest Data Entry	18-Apr-2017 In 2016/17 18 households were recorded as repeat applications within 12 months of their previous application, where all adults and all children are the same in both applications																		

PI Code & Short Name	P:HQSHOM034_9b The proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured.	PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr																		
Description	<p>This indicator measures the percentage of homeless cases that are found permanent accommodation that the service has a statutory duty to provide.</p> <p>The aim is to exceed the target and maximise the percentage of homeless cases that are found permanent accommodation.</p>																				
<p>The proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured.</p> <table><thead><tr><th>Year</th><th>Actual Performance (%)</th><th>Target (%)</th></tr></thead><tbody><tr><td>2012/13</td><td>73.7%</td><td>67.5%</td></tr><tr><td>2013/14</td><td>76.4%</td><td>67.5%</td></tr><tr><td>2014/15</td><td>76.9%</td><td>67.5%</td></tr><tr><td>2015/16</td><td>72.4%</td><td>68.5%</td></tr><tr><td>2016/17</td><td>77.35%</td><td>69%</td></tr></tbody></table>		Year	Actual Performance (%)	Target (%)	2012/13	73.7%	67.5%	2013/14	76.4%	67.5%	2014/15	76.9%	67.5%	2015/16	72.4%	68.5%	2016/17	77.35%	69%	Last Update	2016/17
Year	Actual Performance (%)	Target (%)																			
2012/13	73.7%	67.5%																			
2013/14	76.4%	67.5%																			
2014/15	76.9%	67.5%																			
2015/16	72.4%	68.5%																			
2016/17	77.35%	69%																			
		Traffic Light Icon	🟢																		
		Current Value	77.35%																		
		Current Target	69%																		
<p>Trend Chart Commentary: In 2016/17, 708 customers were assessed as priority, unintentionally homeless and 608 secured permanent accommodation. The proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured was 77.3%, an increase of 4.95% from the previous year. The target of 69% was met. Given the achievement, the target for 2017/18 has been increased to 77%. In 2015/16, 737 customers were assessed as priority, unintentionally homeless and 534 secured permanent accommodation. The proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured was 72.4%, a decrease of 4.5% from the previous year. However, we have met target for 5 years and remain above the Scottish national average in 2015/16 of 67%. Performance in 2014/15 increased from the previous year, to 76.9%. This is an upward trend of improvement over a 5 year period. This compares favourably with the Scottish national average of 73% (of all applications made where contact was maintained through to completion of case regardless of decision on application). This increasing trend where unintentional households have accepted council and RSL permanent accommodation offered is as a result of the councils policy of ensuring applicants are offered accommodation which meets their needs and is sustainable.</p>		Notes on Latest Data Entry	18-Apr-2017 In 2016/17 786 cases were closed where the decision had been homeless unintentional. Of this 608 households accepted an SST																		

PI Code & Short Name	HQSHOM037_9b.1a Percentage of homeless presentations housed by a Registered Social Landlord.	PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr																		
Description	Percentage of people who apply as homeless where the final outcome is that they are housed by a Housing Association. This indicator measures the number of homeless applicants where the outcome was RSL tenancy against number of total applications rather than those assessed as unintentionally homeless.	Last Update	2016/17																		
<div>Percentage of homeless presentations housed by a Registered Social Landlord.</div>  <table><thead><tr><th>Year</th><th>Percentage (%)</th><th>Target (%)</th></tr></thead><tbody><tr><td>2012/13</td><td>13%</td><td>15%</td></tr><tr><td>2013/14</td><td>12.5%</td><td>15%</td></tr><tr><td>2014/15</td><td>14.1%</td><td>15%</td></tr><tr><td>2015/16</td><td>10.7%</td><td>15%</td></tr><tr><td>2016/17</td><td>13.7%</td><td>15%</td></tr></tbody></table>		Year	Percentage (%)	Target (%)	2012/13	13%	15%	2013/14	12.5%	15%	2014/15	14.1%	15%	2015/16	10.7%	15%	2016/17	13.7%	15%	Traffic Light Icon	
		Year	Percentage (%)	Target (%)																	
		2012/13	13%	15%																	
		2013/14	12.5%	15%																	
2014/15	14.1%	15%																			
2015/16	10.7%	15%																			
2016/17	13.7%	15%																			
Current Value	13.7%																				
Current Target	15%																				
<div>Trend Chart Commentary:</div> <div>In 2015/16 the percentage of those who applied as homeless who were housed by a registered social landlord (RSL) reduced by 4% to 10.7%. This is likely to be as a result of the reduction in the number of RSL lets available overall therefore reducing the number of lets available to homeless households. The Scottish average of homeless applicants who were housed by an RSL in 2015/16 was 15.4%</div> <div>Performance for previous years from 2011/12 through to 2014/15 has fluctuated from 12.54% - 14.6%. These continuing fluctuations are as a result of the changing numbers of properties RSL's have availability for let each year.</div>		Notes on Latest Data Entry	18-Apr-2017 In 2016/17 1126 homeless cases were closed , of this 615 accepted an SST. of the 615, 461 were LA SST's and 154 RSL SST's. The percentage of cases closed RSL SST as percentage of all cases closed is 13.7%																		

PI Code & Short Name	HQSLETS001_9b Average length of time taken to re-let mainstream properties	PI Owner	zHQSLETS_PAdmin; Alison Smith																																										
Description	This performance indicator calculates the average length of time, in calendar days, to re-let a mainstream property in West Lothian.	Data Collection Officer	HC&BS Housing Managers																																										
<div><p>Average length of time taken to re-let mainstream properties</p><table><thead><tr><th>Month</th><th>Months</th><th>Target (Months)</th></tr></thead><tbody><tr><td>April 2016</td><td>30.54</td><td>24</td></tr><tr><td>May 2016</td><td>27.48</td><td>24</td></tr><tr><td>June 2016</td><td>28.11</td><td>24</td></tr><tr><td>July 2016</td><td>35.9</td><td>24</td></tr><tr><td>August 2016</td><td>28.51</td><td>24</td></tr><tr><td>September 2016</td><td>21.52</td><td>24</td></tr><tr><td>October 2016</td><td>17.33</td><td>24</td></tr><tr><td>November 2016</td><td>22.21</td><td>24</td></tr><tr><td>December 2016</td><td>23.75</td><td>24</td></tr><tr><td>January 2017</td><td>30.14</td><td>24</td></tr><tr><td>February 2017</td><td>18.31</td><td>24</td></tr><tr><td>March 2017</td><td>18.73</td><td>24</td></tr><tr><td>April 2017</td><td>18.8</td><td>24</td></tr></tbody></table></div>		Month	Months	Target (Months)	April 2016	30.54	24	May 2016	27.48	24	June 2016	28.11	24	July 2016	35.9	24	August 2016	28.51	24	September 2016	21.52	24	October 2016	17.33	24	November 2016	22.21	24	December 2016	23.75	24	January 2017	30.14	24	February 2017	18.31	24	March 2017	18.73	24	April 2017	18.8	24	Last Update	April 2017
Month	Months	Target (Months)																																											
April 2016	30.54	24																																											
May 2016	27.48	24																																											
June 2016	28.11	24																																											
July 2016	35.9	24																																											
August 2016	28.51	24																																											
September 2016	21.52	24																																											
October 2016	17.33	24																																											
November 2016	22.21	24																																											
December 2016	23.75	24																																											
January 2017	30.14	24																																											
February 2017	18.31	24																																											
March 2017	18.73	24																																											
April 2017	18.8	24																																											
		Traffic Light Icon																																											
		Current Value	18.8																																										
		Current Target	24																																										
<p>The 2017/18 target has been set at 24 days. This is based on an improvement on the previous year's performance, which was 25 days.</p> <p>In April 2017, 54 mainstream properties were re-let. These properties were empty for a total of 1,015 days. It took an average of 18.8 days to re-let properties in April. This is 5.2 days below our monthly target.</p>		Notes on Latest Data Entry	09-May-2017 In April 2017, 54 mainstream properties were re-let. These properties were empty for a total of 1,015 days. It took an average of 18.8 days to re-let properties in April																																										

Services for the Community Policy Development and Scrutiny Panel and Council Executive – Work Plan 2017

Item	Purpose		Frequency	Lead Officer
SftC PDSP – 6th June (30th May) - Q4 Performance				
1	Scottish Fire and Rescue Service	West Lothian Local Plan Review Report	¼	Gary Laing/Martin Riach
2	Scottish Fire and Rescue Service	Performance Update Report	¼	Gary Laing/Martin Riach
3	Police Scotland	Performance Update Report	¼	Barry Blair/Ivor Marshall
4	Community Safety	Community Safety Update Report	¼	Alison Smith
5	Housing Strategy	Response to Scottish Government Consultation on the Energy Strategy	Once	Colin Miller
6	Housing Strategy	New Build Council Housing Update Report	¼	Colin Miller
7	HCBS Performance	Performance Update Report	¼	Sarah Kelly
Council Executive - 6th June (30th May)				
Council Executive - 20th June (13th June)				

Item		Purpose	Frequency	Lead Officer
SftC PDSP – 22nd August (15th August) - Q1 Performance				
1	Scottish Fire and Rescue Service	Performance Update Report	¼	Gary Laing/Martin Riach
2	Police Scotland	Performance Update Report	¼	Barry Blair/Ivor Marshall
3	Community Safety	Community Safety Update Report	¼	Alison Smith
4	Housing Need	Property Turnover Report	¼	AnnMarie Carr
5	Housing Strategy	New Build Council Housing Update Report	¼	Colin Miller
6	HCBS Performance	Performance Update Report	¼	Sarah Kelly
Council Executive - 8th August (1st August)				
Council Executive - 29th August (22nd August)				