



## ***Livingston North Local Area Committee***

West Lothian Civic Centre  
Howden South Road  
LIVINGSTON  
EH54 6FF

23 June 2017

A meeting of the **Livingston North Local Area Committee** of West Lothian Council will be held within the **Council Chambers, Civic Centre, Livingston** on **Thursday 29 June 2017 at 8:30am**.

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 Minute of Meeting of Livingston North Local Area Committee held on Thursday 16 March 2017 (herewith)
5. Livingston North Multi-Member Ward Performance Report - Report by Scottish Fire and Rescue Services (herewith)
6. Ward 3 Livingston North Update - Report by Police Sergeant Iain Wells (herewith)
7. Housing Customer and Building Services - Report by Head of Housing, Customer and Building Services (herewith)
8. Vacant Commercial Premises in Cameron Way, Knightsridge - Report by

DATA LABEL: Public

Head of Finance and Property Services (herewith)

9. Service Update - Operational Services - Report by Head of Operational Services (herewith)
10. Community Learning and Development Youth Services Report - Report by Head of Education (Learning, Policy and Resources) (herewith)
11. Community Regeneration Update - Report by Head of Planning, Economic Development and Regeneration (herewith)
12. Workplan (herewith)

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

MINUTE of MEETING of the LIVINGSTON NORTH LOCAL AREA COMMITTEE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, CIVIC CENTRE, LIVINGSTON, on 16 MARCH 2017.

Present – Councillors Anne McMillan (Chair), Robert De Bold, Andrew Miller

Apologies – Councillor Angela Moohan.

In Attendance –

Jim Jack, Lead Officer for Livingston North LAC  
Scott McKillop, Community Regeneration Team Leader  
Sandy Ross, Housing, Construction and Building Services  
Beverley Akinlami, CLD Youth Services Manager  
Police Inspector Adam Smith, Police Scotland  
Stuart Watson, Scottish Fire and Rescue Service  
Brian Johnston, Livingston Village Community Council  
Steve Egan, Eliburn Community Council

1. DECLARATIONS OF INTEREST

There were no declarations of interest made.

2. ORDER OF BUSINESS, INCLUDING NOTICE OF URGENT BUSINESS

As this was the final meeting in the term of Administration, Councillor Miller expressed thanks to Councillor Moohan for undertaking the role of Chair of the Livingston North Local Area Committee. Councillor McMillan also expressed her appreciation of the work undertaken by Councillor Moohan.

3. MINUTE

The Local Area Committee noted the minute of its meeting held on 15 December 2016.

4. LIVINGSTON NORTH MULTI-MEMBER WARD PERFORMANCE REPORT

The Committee considered a report (copies of which had been circulated) by Scottish Fire and Rescue Service updating the Committee on the activity within Livingston North ward for the period up to 31 December 2016.

Station Master Stuart Watson presented the report, highlighting an improvement in the number of accidental dwelling fires. During 2016-17

year to date reporting period SFRS had dealt with three accidental dwelling fires in comparison to 6 during 2015-16 year to date reporting period.

In relation to Unwanted Fire Alarm Signals (UFAS) incidents, it was noted that there were 35 incidents during 2016-17 year to date reporting period in comparison to 19 during 2015-16 year to date reporting period.

In response to a question raised, the Station Master confirmed that the majority of deliberate fires were related to wheelie bin fires.

The Committee was asked to note and provide comment on the Livingston North Multi-member ward performance report.

#### Decision

To note the terms of the report.

### 5. WARD 3, LIVINGSTON NORTH UPDATE

The Committee considered a report (copies of which had been circulated) by Police Inspector Adam Smith providing an update on performance, activities and issues across the ward for the period up to 28 February 2017.

The report highlighted that there had been an increase in youth calls in December 2016.

Inspector Smith reported that work was ongoing by Community Officers, West Lothian Council SNT officers, Youth Justice workers and CAT team tackling youth disorder and antisocial behaviour in the Deans/Carmondean/Knightsridge areas. Letter drops had been carried out resulting in several prolific youth offenders identified, charged and reported to Children's Reporter. Two youths had subsequently been placed in a residential unit in Airdrie and follow up intervention work was continuing by all agencies.

Inspector Smith also provided details of intervention visits carried out with parents/youths residing in the Livingston North ward by the Community Officers following intelligence of planned fights involving groups of youths. He also informed the Committee of an attempted fire raising at the Ability Centre. The youths that had been involved had been charged and reported to the Children's Reporter with follow-up meetings planned with the partner agencies to identify the best course of action in terms of intervention work.

The report went on to provide details of road safety issues and issues relating to travellers.

It was recommended that the Local Area Committee note the content of the report.

#### Decision

To note the terms of the report.

6. HOUSING, CUSTOMER AND BUILDING SERVICES

The Committee considered a report (copies of which had been circulated) by the Head of Housing Customer and Building Services providing an overview of the service activities within the ward.

The report examined property void and let performance for both mainstream and temporary tenancies.

The report also provided a table showing the level of rent arrears and number of tenants in arrears at end December 2016.

The report provided a table showing the number of units planned under the New Building Council Housing Programme.

In response to questions raised, Sandy Ross (Housing Manager) undertook to provide members of the Local Area Committee with response to the following questions:-

1. Was there a timescale, or planned programme that could be used to inform Deans South residents of disruption and/or disconnection of services by utility companies?
2. What was the delay regarding the 117 units planned for Deans South?
3. What was the current strategy concerning buying back of Council Houses (Mortgage to Rent Scheme)?

The Local Area Committee was asked to note Housing, Customer and Building Service activity as detailed in the report.

Decision

To note the terms of the report.

7. SERVICE UPDATE - OPERATIONAL SERVICES

The Committee considered a report (copies of which had been circulated) by the Head of Operational Services appraising members of the Operational Services activities for Livingston North from 1 November 2016 to 31 January 2017.

The Committee was informed that all capital works were progressing as planned.

A number of questions were raised by Steve Egan (Elburn Community Council) and it was noted that these would be dealt with by the Lead Officer as undernoted:-

1. Can the area around Peel Primary School (on the hill from Aller Place to Lady Place) be prioritised appropriately in terms of winter maintenance/gritting as the path was well used by parents and children? The Lead Officer undertook to raise with the service.
2. Can a handrail be fitted on the hilly path from Eliburn to St John's Hospital? The Lead Officer undertook to raise with the service.
3. Can the open top bins at Eliburn Park be replaced with closed top bins? The Lead Officer undertook to raise with the service.
4. Can the youth shelter be removed from Peel Park? The Lead Officer provided a verbal response to the issue raised.
5. Can the speed bumps at Aller Place be examined as they appeared to be higher than those in other areas? The Lead Officer provided a verbal response and also undertook to raise with the service.

On behalf of Eliburn Community Council, Mr Egan recorded his appreciation of the work undertaken in the Eliburn area by the NETs and Land Services team.

The Committee was asked to:

1. Note the work carried out by the service within the local area.
2. Advise of any areas that required further information or investigation.

### Decision

To note the terms of the report.

## 8. COMMUNITY REGENERATION UPDATE

The Committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration providing an update on progress towards developing regeneration plans with the ward, and related activities.

The report recalled that the Committee had considered a report in September 2016 outlining the background to developing regeneration plans, including the processes, structures, and timescales involved.

The report went on to advise that the Livingston Central local action groups had taken the decision to meet at individual settlement level. The settlement groups (Knightsridge, Ladywell and Dedridge) had met a number of times and progress on the Knightsridge group was detailed within the report.

Since the December meeting of the LAC, the group had considered

previous community engagement work which had been undertaken locally, including consultation exercises from the Vennie and a Health Issues in the Community course which was based in Mosswood Community Centre.

The Committee was informed that officers were working on the basis that the first version of the Regeneration Plan would be in place for October 2017, as per Scottish Government requirements for Community Planning Partnerships to implement their locality plans. Therefore, they were keen to complete the community engagement and move onto the next stage of the process which was prioritising the issues and opportunities arising from the local engagement and the analysis of local statistics and asset mapping.

The report went on to provide details of the following activities within the ward:-

- Community Garden
- Bike Project
- Vennie Voice
- Woodland Trust
- Easter Programme
- Skate Park

Finally, it was noted that Livingston United Parish Churches had submitted a Stage 1 application to the council's Community Asset Transfer scheme with a view to acquiring Carmondean Community Centre (also known as Nether Bank Community Centre). Officers had had initial discussions with the organisations and were continuing to meet to look at establishing what the proposals would consist of before being fully considered by council.

It was recommended that the Local Area Committee note:-

- That a local regeneration group had been established in Knightsridge;
- That community engagement activity had commenced from February 2017;
- Update on the Vennie project's activity; and
- A Stage 1 Community Asset Transfer application had been received from Livingston United Parish Church in relation to Carmondean Community Centre.

In response to a request by Councillor Miler for an update on recent developments in Knightsridge (and in particular, issues around the planned demolition of the Harvester, closure of the Post Office and other units), it was agreed that the item be placed on the workplan and a report brought to the next meeting of the Local Area Committee. In addition, the Lead Officer would seek to provide LAC members with an interim update, as appropriate.

Decision

1. To note the terms of the report.
2. To agree to add to the workplan a report covering the issues raised by Councillor Miller.

9. COMMUNITY LEARNING AND DEVELOPMENT YOUTH SERVICES REPORT

The Committee considered a report (copies of which had been circulated) by the Head of Education (Learning, Policy and Resources) providing an update on the progress made by Community Learning and Development Youth Services, and partners following a review of youth services in the ward.

The Committee was informed that the service had met with key partners involved in Livingston North Youth Providers Group including the Youth Action Project and Police, and had gathered information concerning youth disorder calls to the Community Safety Unit. A table within the report showed youth calls by ward over the six month period July to December 2016.

A further table showed the monthly breakdown of calls for the period July to December 2016. The main area for calls was Carmondean and, to a lesser extent, Deans and Eliburn. This showed the continuing issues in Cardmondean in particular, and showed a reduction in calls recently in Eliburn.

Also included in the report was:- (i) a table showing attendances at The Vennie by Club/Age Group and (ii) a table showing average attendances at Mosswood Community Centre by club/age group.

It was reported that the Head of Education (Learning, Policy and Resources) had convened a meeting in December 2016 with representatives of Mosswood Community Centre Management Committee and the Vennie/Knightsridge Adventure Project Board to discuss joint working opportunities. Partners had agreed to make best use of their collective resources to meet the learning needs of children and young people. To this end a project was identified which would involve the Vennie running a youth club one night a week in Mosswood Community Centre. Council officers were supporting the Mosswood Community Centre Management Committee, who were experiencing a number of operational challenges and were facilitating further discussions with the Vennie to set up the youth project.

Finally, it was noted that CLD Youth Service continued to participate in the Livingston North Youth Providers Group and was contributing to the developments and planning of youth provision in the ward.

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



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.





## **LIVINGSTON NORTH LOCAL AREA COMMITTEE**

### **LIVINGSTON NORTH MULTI-MEMBER WARD PERFORMANCE REPORT**

#### **REPORT BY SCOTTISH FIRE AND RESCUE SERVICE**

##### **A. PURPOSE OF REPORT**

To update the Livingston North Local Area Committee on the activity within Livingston North Multi-Member Ward for the period up to 31st March 2017.

##### **B. RECOMMENDATION**

That Committee Members are invited to note and provide comment on the Livingston North Multi-member Ward Performance Report.

##### **C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	<ul style="list-style-type: none"><li>• Being honest, open and accountable</li><li>• Focusing on our customers' needs</li><li>• Making best use of our resources</li><li>• Working in partnership</li></ul>
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	Quarterly reports on the Multi-member Ward Operational Plans are being produced to ensure delivery of the Local Fire and Rescue Plan, which is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.
<b>III Implications for Scheme of Delegations to Officers</b>	None.
<b>IV Impact on performance and performance Indicators</b>	WL CPP SOA Performance indicators.
<b>V Relevance to Single Outcome Agreement</b>	SOA1304_13 Number of deliberate fires per 100,000 population SOA1304_14 Number of accidental dwelling fires per 100,000 population.
<b>VI Resources - (Financial, Staffing and Property)</b>	The council contributes to directly and in partnership to the delivery of the Ward Plan
<b>VII Consideration at PDSP</b>	None
<b>VIII Consultations</b>	West Lothian Citizen's Panel Survey, July 2014.

## **D. TERMS OF REPORT**

### **D.1 Background**

Quarterly reports on the Multi-Member Ward Operational Plans have been produced by SFRS to ensure delivery of the Local Fire and Rescue Plan for West Lothian 2014 – 2017, which is a requirement under the Police and Fire Reform (Scotland) Act 2012, Section 41E.

### **D.2 Scottish Fire and Rescue Service (SFRS) Livingston North Multi-member Ward Quarterly Report**

Following the publication of the Livingston North Multi-member Ward Operational Plan, the Local Senior Officer for Falkirk and West Lothian has produced a Performance Report detailing activity against the key priorities.

The seven key priorities within the Livingston North Ward area are as follows:

Continuous Priority

- Local Risk Management and Preparedness.

High Priority

- Reduction of Dwelling Fires
- Reduction in Fire Fatalities and Casualties
- Reduction of Unwanted Fire Alarm Signals

Medium Priority

- Reduction of Deliberate Fire Setting
- Reduction of Fires in Non-Domestic Property
- Reduction in Casualties from Non-Fire Emergencies.

## **E. CONCLUSION**

The Livingston North Multi-member Ward Performance Report aligns to the key priorities of the Local Fire and Rescue Plan for West Lothian 2014 – 2017, the West Lothian Strategic Assessment of Community Safety and continues with the excellent partnership working on Community Safety, which is evident in West Lothian.

## **F. BACKGROUND REFERENCES**

None.

**Stuart Watson**

**Station Manager, Scottish Fire and Rescue Service**

**31st March 2017**

Appendix 1 - Livingston North Multi-Member Ward Performance Report



## West Lothian Council Area

### Ward Performance Report

Year to Date January to March 2017

## Livingston North

#### **DISCLAIMER**

The figures included in this report are provisional and subject to change as a result of quality assurance and review. The statistics quoted are internal management information published in the interests of transparency and openness.

The Scottish government publishes Official Statistics each year which allow for comparisons to be made over longer periods of time.

Please ensure any external partners in receipt of these reports are aware of this.

## **Introduction**

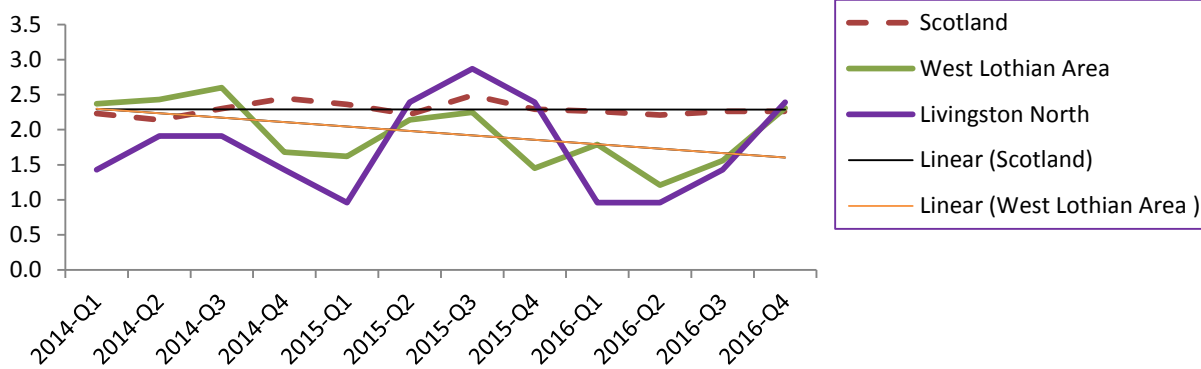
Welcome to the Scottish Fire and Rescue Service Ward Performance Report. This performance report is designed to provide citizens, stakeholders and partners with information relating to ward based activity undertaken by the Scottish Fire and Rescue Service.

In addition to historical ward based activity, this performance report provides information on the historic activity in the West Lothian Council area and Scotland. To allow benchmarking to be undertaken, the units of measurement in the performance graphs in the report are based on incidents/events per head of population.

Whilst using historic statistical benchmarking data, consideration must be taken of the somewhat random nature of fire related incidents and events, and how this can pose difficulties in interpreting emerging patterns and trends. This is of specific relevance where ward level data is analysed due to the relatively small number of actual incidents/events that occur in ward areas.

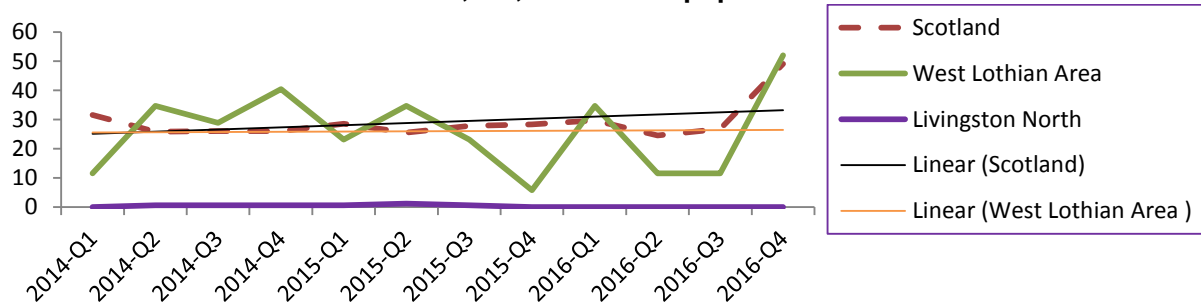
However, regardless of statistical anomalies, emerging patterns and trends in fire related incidents and events can assist the Scottish Fire and Rescue Service and Community Planning Partners plan and implement preventative intervention initiatives to target reducing fire related incidents and events.

### Accidental Dwelling Fires Per 10,000 head of population



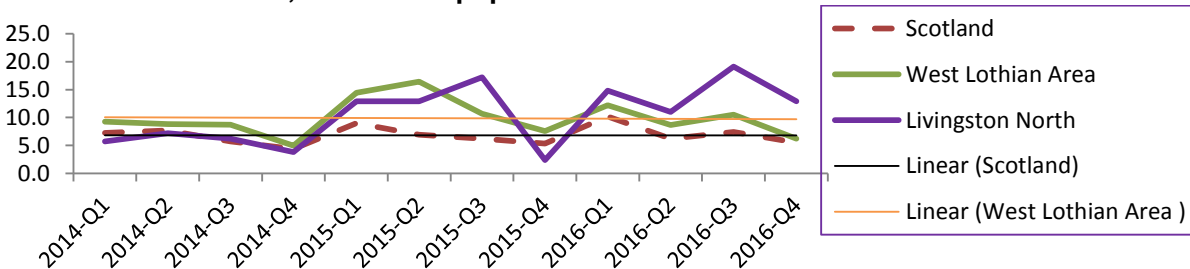
During the 2016-17 year to date reporting period SFRS have dealt with 5 accidental dwelling fire in comparison to 5 during 2015-16 year to date reporting period.

### Fire Casualties and Fatalities Per 1,000,000 head of population



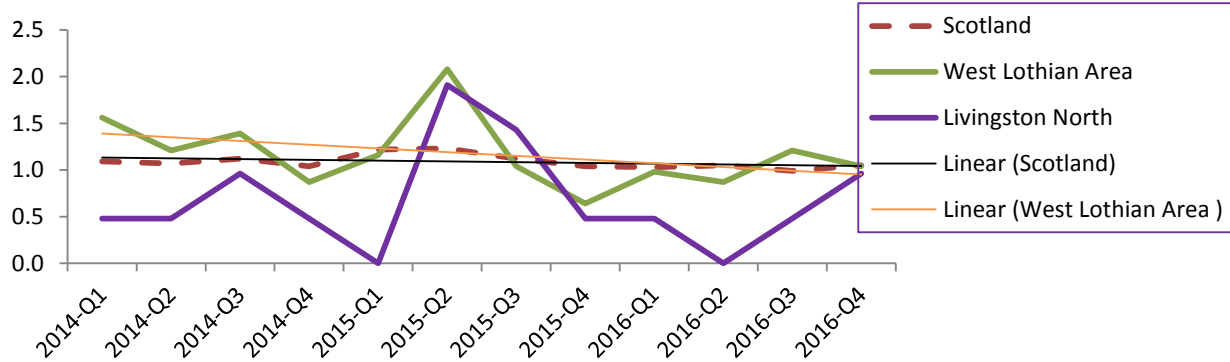
During the 2016-17 year to date reporting period SFRS have dealt with 0 casualties due to fire in comparison to 0 during 2015-16 year to date reporting period.

### Deliberate Fires Per 10,000 head of population



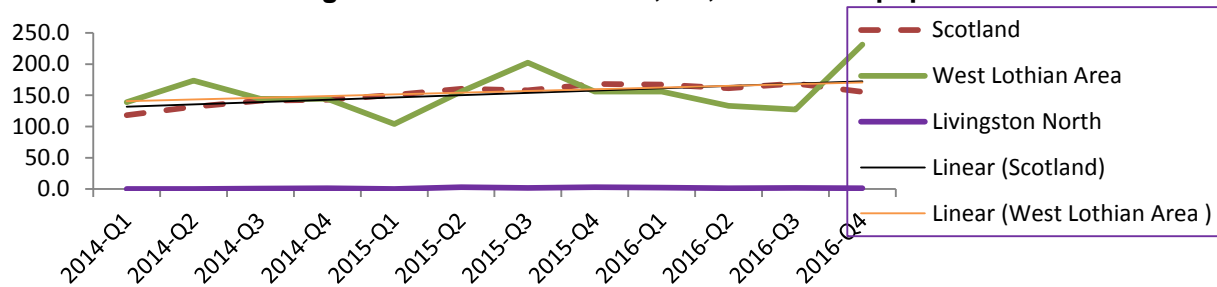
SFRS have dealt with 27 deliberate fires incidents during 2016-17 year to date reporting period in comparison to 6 during 2015-16 year to date reporting period.

### Fires In Non Domestic Property Per 10,000 head of population



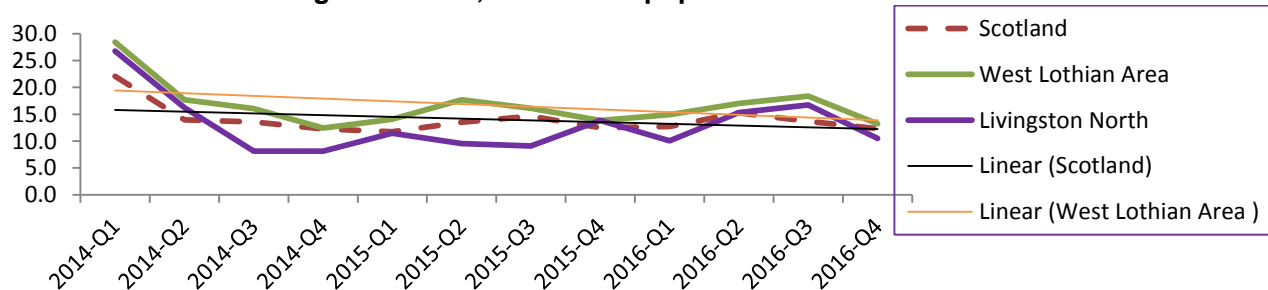
SFRS have dealt with 2 non domestic fires incident during 2016-17 year to date reporting period in comparison to 1 during 2015-16 year to date reporting period.

### Non-fatal Non-Fire Emergencies Casualties Per 1,000,000 head of population



SFRS have dealt with 2 casualties from non-fire emergencies during 2016-17 year to date reporting period in comparison to 6 during 2015-16 year to date reporting period.

### Unwanted Fire Alarm Signals Per 10,000 head of population



SFRS have dealt with 22 UFAS incidents during 2016-17 year to date reporting period in comparison to 29 during 2015-16 year to date reporting period.

### Additional Comments

SFRS is committed to 'Working Together for a Safer Scotland' and to engage with business partners to reduce demand from Unwanted Fire Alarm Signals (UFAS).





**LIVINGSTON NORTH, LOCAL AREA COMMITTEE**

**WARD 3, LIVINGSTON North, UPDATE**

**REPORT BY POLICE SERGEANT IAIN WELLS**

**A. PURPOSE OF REPORT**

The purpose of this report is to provide the Local Area Committee with an update on performance, activities and issues across the Ward for the period up to 28 February 2017.

**B. RECOMMENDATION**

It is recommended that the Local Area Committee notes the content of the report.

**C. SUMMARY OF IMPLICATIONS**

<b>I</b>	<b>Council Values</b>	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership
<b>II</b>	<b>Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	None.
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None.
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	Performance relative to the same period in 2013; set out in the report.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	We live our lives free from crime, disorder and danger; we take pride in a strong, fair and inclusive society
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	None.
<b>VII</b>	<b>Consideration at PDSP</b>	None.
<b>VIII</b>	<b>Other consultations</b>	None.

**D. TERMS OF REPORT**

## NATIONAL PRIORITIES – DELIVERED LOCALLY

Based on our assessment of national priorities, the following have been identified for tailored action for the communities of West Lothian:

- Violence, Disorder and Antisocial Behaviour
- Protecting the Public
- Road safety and Road Crime
- Serious Organised Crime and Terrorism
- Major Events and Threats
- Benefits of Reform
- Public Confidence

## WEST LOTHIAN PRIORTIES

The community priorities identified for West Lothian through our Community Planning Partnership are:

- Protecting People
- Reducing Antisocial Behaviour
- Reducing Violence
- Tackling Substance Misuse
- Making our Roads Safer
- Tackling Serious Organised Crime

## COMMUNITY ENGAGEMENT PRIORTIES

Livingston North

- Reducing antisocial behaviour
- Making our roads safer
- Tackling substance misuse

# PERFORMANCE

For full details, please use the below link to access the Police Scotland Internet site.

<http://www.scotland.police.uk/forces-welcome>

## Livingston North Ward Figures

Livingston North Ward						
Month	Mar-17	Mar-16	% Change	TYTD	LYTD	% Change
Youth Calls	32	20	60%	356	298	19%
All ASB Calls	103	70	47%	1095	1020	7%
Hate Crime	2	0	#DIV/0!	16	14	14%
Vandalism & Reckless Conduct	11	16	-31%	180	178	1%
Fire-raising	0	3	-100%	10	10	0%
Public Space Assaults	8	3	167%	83	101	-18%

Livingston North Ward						
Month	Apr-17	Apr-16	% Change	TYTD	LYTD	% Change
Youth Calls	51	25	104%	51	25	104%
All ASB Calls	134	89	51%	134	89	51%
Hate Crime	3	0	#DIV/0!	3	0	#DIV/0!
Vandalism & Reckless Conduct	14	14	0%	14	14	0%
Fire-raising	0	0	#DIV/0!	0	0	#DIV/0!
Public Space Assaults	4	5	-20%	4	5	-20%

Livingston North Ward						
Month	May-17	May-16	% Change	TYTD	LYTD	% Change
Youth Calls	38	22	73%	89	47	89%
All ASB Calls	112	75	49%	246	164	50%
Hate Crime	2	1	100%	5	1	400%
Vandalism & Reckless Conduct	19	10	90%	33	24	38%
Fire-raising	1	0	#DIV/0!	1	0	#DIV/0!
Public Space Assaults	6	9	-33%	16	14	14%

## Livingston North Community Policing Team

PC John McLean/PC Alan McMahon- Community Officers

PC Paul Corner- Youth Community Officer

## **Antisocial Behaviour**

There has been an increase in the number of ASB calls to the Livingston North area in particular Eliburn / Peel Park, Deer Park Golf Course and Livingston Station Community Centre.

It is likely that a combination of good weather combined with school holidays has been a contributing factor regarding the increase in youth calls in the area. We have seen that alcohol consumption is a feature in some of these incidents.

Whilst engaging with these youths it became clear that many of them came from areas out with Livingston and that they arranged to meet up with each other through Social Media and through their schools. This migratory behaviour is a relatively new issue as historically, youths were normally territorial in nature and stayed within their own areas.

In order to address this increase in ASB, and in conjunction with West Lothian Police Licensing Officers, we have proactively targeted this issue by carrying out releases on Social Media in relation to the selling, purchasing and distribution of alcohol to youths. In addition, we have been carrying out visits to licensed premises on a regular basis offering guidance, support and advice to the licensees and shop staff.

Additional resources from partner agencies were identified with SFRS / Police joint cycle patrols, WLC SNT foot patrols, police Youth Community Officers providing additional preventative messages and enquiries within schools. CAT and Community officers foot and cycle patrols including plain clothes. In addition to this, WLYAP Street Work were tasked to cover the problematic areas. Also police response and roads policing officers were tasked to provide additional patrols.

A successful application was also made to the National ASB police taskforce for additional resources to attend in the Livingston North area at the end of June to assist with this issue.

Where suitable, any youths identified for causing ASB have either been charged or were subject to Early Intervention referrals and where relevant discussed with WLC Youth Justice.

This work on ASB will continue over the summer period with community resources already tasked to focus on these issues.

In March, following enquiries, a group of youths reported that an adult male had purchased alcohol for them in Deans, Livingston. This resulted in the male being charged with several offences and reported to the Procurator Fiscal (PF). The male was subsequently remanded in prison.

In April, a group of youths were found to be in possession alcohol near to Deans Community High School, Livingston. On speaking to the youths, it transpired that they had purchased the alcohol themselves from a shop in Polbeth. As a result of enquiries, the shopkeeper involved was charged and reported to the PF and the circumstances reported to Licensing.

We are also actively targeting known "Party Houses" together with West Lothian Council Safer Neighbourhood Officers and a number of tenancy warnings have

been issued to repeat offenders. Notices were also given to several householders warning them about them harbouring “cared for” young persons.

## **Road Safety**

Following complaints from residents near to Livingston North Station, an ongoing parking initiative continues within the train station car park and the surrounding areas with a number of tickets being issued.

Parking in general remains an issue, in particular around schools. Following on from the successes of Inveralmond cluster Parksmart Scheme this initiative is being taken forward on a West Lothian wide basis using the template created by the Inveralmond cluster. West Lothian police are a partner within this process and will continue to support the drive to improving school road safety.

## **Traveller’s sites**

Police Scotland has been involved in developing West Lothian Council’s response to traveller’s sites. As part of this Environmental Visual Audits (EVAs) have been undertaken by Police and West Lothian Council to assess the sites frequently used by travellers and a report of recommendations submitted.





**LIVINGSTON NORTH LOCAL AREA COMMITTEE**

**HOUSING CUSTOMER AND BUILDING SERVICES**

**REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES**

**A. PURPOSE OF REPORT**

To provide the Local Area Committee with an overview of the service activities within Livingston North Ward.

**B. RECOMMENDATION**

The Local Area Committee is asked to note Housing, Customer and Building Service activity as detailed in the ward report for the period 1<sup>st</sup> January 2017 – 31<sup>st</sup> March 2017.

**C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Focusing on our customers' needs. Being honest, open and accountable. Providing equality of opportunities. Making best use of our resources. Working in partnership.
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	Housing (Scotland) Act 2001 Housing (Scotland) Act 2010
<b>III Implications for Scheme of Delegations to Officers</b>	None
<b>IV Impact on performance and performance Indicators</b>	There is no impact
<b>V Relevance to Single Outcome Agreement</b>	There are positive impact on the following SOA indicators:  SOA4 – we live in resilient, cohesive and safe communities  SOA8 – we make the most effective use of resources by minimising our impact on the built and natural environment
<b>VI Resources - (Financial, Staffing and Property)</b>	None
<b>VII Consideration at PDSP</b>	Yes
<b>VIII Other consultations</b>	N/A

## D. TERMS OF REPORT

### Housing Performance Information

The purpose of this report is to provide the Local Area Committee with an overview of the activities of Housing, Construction and Building Services, specific to the Livingston North ward.

#### Property Void & Let Performance: Mainstream Tenancies

Void Period	Jan 2017	%	Feb 2017	%	Mar 2017	%	WL Target %
0-2 weeks	1	12.5%	2	28.6%	1	16.7%	55%
2-4 weeks	0	0%	4	57.1%	2	33.3%	30%
4+ weeks	7	87.5%	1	14.3%	3	50%	15%
<b>Total Lets</b>	<b>8</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>6</b>	<b>100%</b>	<b>100%</b>

#### Property Void & Let Performance: Temporary Tenancies

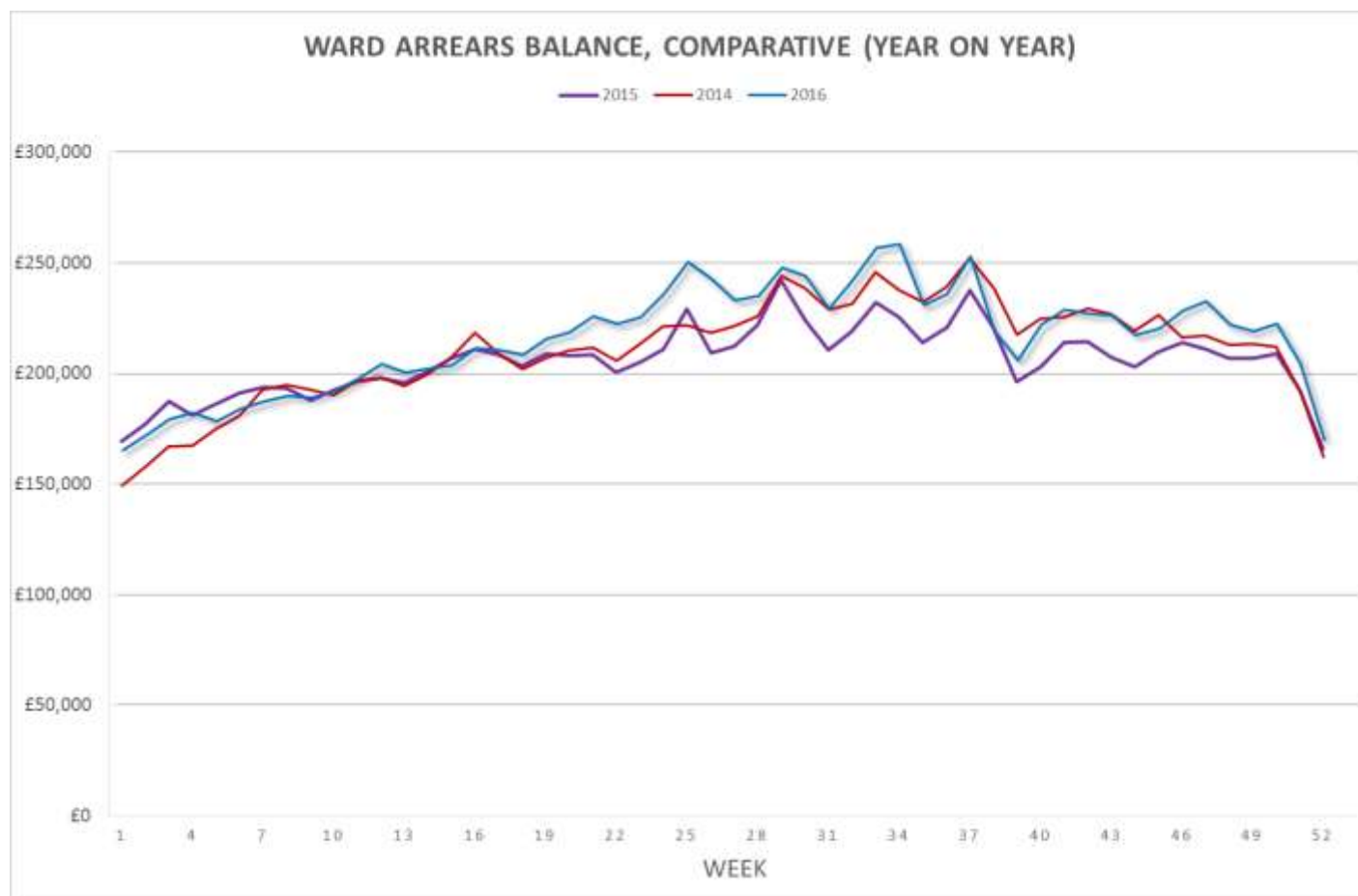
Void Period	Jan 2017	%	Feb 2017	%	Mar 2017	%	WL Target %
0-2 weeks	1	20%	2	50%	5	100%	55%
2-4 weeks	3	60%	0	0%	0	0%	30%
4+ weeks	1	20%	2	50%	0	0%	15%
<b>Total Lets</b>	<b>5</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>100%</b>

Delays in re-letting can occur for a variety of reasons. The type or location of the property, the Completion of void work or the identification of additional works not visible during the initial Inspection and time taken ensuring that vulnerable persons are supported through the viewing and Sign up process. Some of our applicants have specific support requirements which require detailed planning and co-ordination by both social work and housing services prior to tenancy commencement.

There are currently 6 policy voids in the ward.



## Rent Arrears



Arrears Banding	2015/16 (WK52)		2016/17 (WK52)	
	Balance	Tenants In Arrears	Balance	Tenants In Arrears
£0.01 to £99.99	£6,929	193	£7,409	148
£100.00 to £299.99	£22,162	119	£19,374	104
£300.00 to £499.99	£23,318	60	£21,647	56
£500.00 to £749.99	£18,725	30	£19,786	63
£750.00 to £999.99	£15,976	19	£27,041	31
£1000.00 to £1999.99	£41,455	32	£47,382	35
£2000+	£37,457	11	£27,582	10
<b>Total</b>	<b>£166,022</b>	<b>464</b>	<b>£170,221</b>	<b>447</b>

The Ward position for Q4 of 2016/17 is £170,221. This is an increase of £4,198 on last year's position. The West Lothian overall position has decreased by £26,707 from last year and at week 52 was £1,217,512

While there are 45 serious arrears cases (£1,000+) it should be noted 56% of cases are in the lower bands (£300 or less)

Although overall the position remains positive and we are tracking below last year we will continue focusing on the following:

- Arrangements to pay - increase the visibility of tenants with arrangements within the performance model to identify trends in missed payments for follow up action.

- Making best use of resources by considering communicating more with customers through email and telephone
- Increase Direct Debit Take Up by targeted work for example tenants who currently pay by Standing Order
- Benchmarking with other local authorities to ensure we identify and consider implementing any best practice
- Performance Monitoring and Reporting will be reviewed and where appropriate streamlined to ensure information is meaningful and robust to assist with improving rent arrears due.

### **Livingston North Team Activity**

Rent arrears activity continues to be a weekly priority task for the team and will continue to work with all our tenants in offering support, advice and assistance. Such assistance includes referrals for money, energy and debt advice, benefit health checks, completion of income and expenditure to help set up a sustainable payment plan and where appropriate, assist with applications for Discretionary Housing Payments.

Officers in the team have a number of tenancies under supervision for issues such as child protection, anti-social behaviour and poor tenancy conditions. Our officers' work with a range of services and agencies to ensure tenants and residents are fully supported, tenancies maintained and sustained as far as possible and appropriate action taken where necessary, as well as ensuring, that where the situation arises, other members of the community affected are also supported.

### **Capital Programme and New Build Council Housing**

#### **Ward 3 Livingston North**

<b>Ward 3 Livingston North</b>	<b>Site</b>	<b>No of units</b>	<b>Site Start</b>	<b>No of Houses Handed Over</b>	<b>Site Completion</b>
	Appleton Parkway	10	November 2016	0	To be confirmed
	Deans South Phase 1	54	March 2017	0	To be confirmed
	Deans South Phase 2	63	To be confirmed	0	To be confirmed

### **Tenant Participation Update**

#### **Tenants Participation Annual Report**

A tenant participation annual report has been developed. The purpose of the report is to document the substantial development work which has taken place during 2016/17 to promote tenant participation, find new interested tenants and new ways to enable them to participate. The report will be published on the intranet and council website.

#### **Tenant Led Inspections**

In January, tenants were invited via email and text to participate in a training session to learn about our inspection process. This attracted several interested tenants who will join our bank of inspectors for future inspections.

- **Asbestos in Void Properties**

An action plan was developed from the recent Tenant Led Inspection into Asbestos in Void Properties and fed back to the inspectors on 17<sup>th</sup> Feb. The action plan will address each of the recommendations the inspector's made and will be followed up in due course. The TP team have continued to offer direct support to the TLI process throughout.

- **Anti-Social Behaviour**

A second TLI into Anti- social behaviour commenced in February with 5 inspectors. The final report will be presented to Head of Service and senior managers and an action plan developed to meet their recommendations.

### **Tenants Visit New Build**

In January, members of the Tenants Panel visited the new build houses at School Road in Broxburn. They were very impressed with the renovation of the old school building and the additional new houses on the site. They felt that the workmanship was finished to a very high standard and the surrounding landscape had rejuvenated the area.

### **Tenants News**

The spring edition of Tenants News was published and sent out to all tenants in West Lothian. This is a very effective method of communicating with tenants. The TP Team are always interested in hearing from staff on any ideas or topics they would like to address by emailing [TP@westlothian.gov.uk](mailto:TP@westlothian.gov.uk)

### **Q Buster Sessions**

Staff have been out and about talking to customers about the new online Tenants Self Service which allows tenants to report repairs and check rent balances as well as offering the opportunity to pay from the comfort of their home.

### **Safer Neighbourhood Team**

The Safer Neighbourhood Teams (SNT's) across the nine multi member ward areas are an integral part of the Community Safety Unit and are a key feature of partnership working. In all the wards, partnership working involves the local housing team, youth worker, council officer with the SNT and officers from Police Scotland and the Scottish Fire and Rescue Service all working together to tackle antisocial behaviour in the wards. When necessary, the Community Safety partners will liaise with others from the voluntary organisations including Mental Health advisory workers and private landlords in order to reduce antisocial behaviour.

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 varies across West Lothian with some wards having more cases than others. There is 14 open cases in the ward. 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.

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.

## **E CONCLUSION**

- To note the contents of the report.

## **F BACKGROUND REFERENCES**

- None

Appendices/Attachments: None

Contact Person: [Sandy.ross@westlothian.gov.uk](mailto:Sandy.ross@westlothian.gov.uk)

Alistair Shaw, Head of Housing Customer and Building Services

Date: 30<sup>th</sup> May 2017



**LIVINGSTON NORTH LOCAL AREA COMMITTEE**

**VACANT COMMERCIAL PREMISES IN CAMERON WAY, KNIGHTSRIDGE**

**REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES**

**A. PURPOSE OF REPORT**

The purpose of the report is to:

1. Update the Local Area Committee on the current status of three vacant council owned commercial premises in Cameron Way, Knightsridge, Livingston.
2. Advise the Local Area Committee of the work being undertaken by officers to address the future of each property.

**B. RECOMMENDATION**

It is recommended that the Local Area Committee notes:

1. The current status of the three vacant council owned commercial premises in Cameron Way, Knightsridge, Livingston.
2. The work being undertaken by officers to address the future of each property.

**C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Focusing on our customers' needs, being honest, open and accountable, making best use of our resources.
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	None.
<b>III Implications for Scheme of Delegations to Officers</b>	None.
<b>IV Impact on performance and performance Indicators</b>	The performance indicators for net revenue income generated by the Tenanted Non-Residential Portfolio will improve as a result of vacant commercial premises being re-let and the proposed demolition of the former Harvester.
<b>V Relevance to Single Outcome Agreement</b>	We make the most efficient and effective use of resources by minimising our impact on the built environment.

<b>VI Resources - (Financial, Staffing and Property)</b>	Rental income from re-letting of vacant units will accrue to the council. Demolition of the Harvester will provide a £8,714 annual saving in vacant non-domestic rates.
<b>VII Consideration at PDSP</b>	Not applicable.
<b>VIII Other consultations</b>	None.

## **D. TERMS OF REPORT**

### **D1 BACKGROUND**

The council's Tenanted Non-Residential Portfolio (TNRP) includes a parade of four neighbourhood shops in Cameron Way, Knightsridge, Livingston and a ground lease over the site of the adjacent former Harvester public house. Over a short period of time between 2016 and 2017, the Harvester public house closed and two shops within the Cameron Way parade also ceased trading (including the local post office branch). Concerns have been raised at the loss of these local amenities. This report outlines the proposed actions being undertaken by the council in response.

### **D2 CURRENT POSITION**

The current position of each of vacant property can be summarised as follows:

#### Former Harvester public house

The council owns the land upon which the former Harvester public house stands. That land was until recently the subject of a ground lease to Harvester (Livingston) Limited. The building itself was not owned by the council, rather it was owned by Harvester (Livingston) Limited. That company was liquidated in April 2016, resulting in the ground lease becoming void. The legal consequence of the lease becoming void was that ownership of the vacant building defaulted to the council.

The building is inherently defective and in very poor condition with extensive rot throughout the property. Substantial sums would be required to remediate the property and this was a key factor in the previous owner's decision to liquidate the company. The council has no allocated capital budget that would enable remediation to be contemplated. There is no identified council operational requirement for the property and given the condition it is considered to be commercially unviable.

Along with ownership, the council has inherited the non-domestic rates liability (£8,714 per annum) and other holding costs for this defective property. Given these ongoing revenue costs and the potential for this building to continue to deteriorate and become a target for vandalism and fire-raising, Property Management and Development are progressing demolition and the site clearance. Preparatory surveys have been undertaken and utilities are being disconnected in advance of the demolition contract being awarded. Works will be complete and the site cleared prior to the end of the year.

The future use of the cleared site will be determined in accordance with the council's approved procedures for the disposal of surplus land and buildings. This will include assessing interest in the site for commercial redevelopment and private/social housing.

74/75 Cameron Way, Knightsridge (Adolfo's Takeaway)

Adolfo's takeaway at 74/75 Cameron Way is owned by the council and is leased to a local business under the terms of a commercial lease that runs until 2022. The premises have been closed and the business has not traded for a number of months.

The existing tenant has now approached the council for landlord's consent to assign (legally transfer) the lease to a new tenant who wishes to re-establish the takeaway business at this location. An agreement in principle has been reached between the parties and work is ongoing to conclude the transaction. It is envisaged that this shop will re-open immediately upon conclusion of the legal process.

77 Cameron Way, Knightsridge (former Knightsridge Post Office)

Knightsridge Post Office formerly traded from 77 Cameron Way. The property was leased by the council to Mrs. Abida Gilani, the appointed Post Mistress for the Knightsridge branch. Mrs. Gilani recently resigned from her position and the Post Office corporately has been unable to identify a replacement. Consequently, the branch closed and the council took possession of the vacant premises on 17 March 2017.

The Post Office has stated they consider this to be a temporary measure and have confirmed their intention to re-open the branch once a new Post Master/Mistress has been appointed. Upon appointment, the council has agreed to grant a new lease in favour of the new Post Master/Mistress.

To date, the Post Office has been unable to make that appointment. Council officers are actively engaging with the Post Office in an attempt to address this matter.

It should be noted that when the post office closed, the local community lost access to the cash dispensing machine that was located within the branch. Council officers are engaging with national providers with a view to arranging a replacement facility in the immediate vicinity at the earliest opportunity.

**E. BACKGROUND REFERENCES**

None.

Appendices/Attachments:

None.

Contact Person:

Scott Hughes, Group Commercial Property Surveyor, Finance and Property Services

Tel: (01506) 281825, Email: [scott.hughes@westlothian.gov.uk](mailto:scott.hughes@westlothian.gov.uk)

**Donald Forrest**

**Head of Finance and Property Services**

Date: 29 June 2017







**LIVINGSTON NORTH LOCAL AREA COMMITTEE**

**SERVICE UPDATE – OPERATIONAL SERVICES**

**REPORT BY HEAD OF OPERATIONAL SERVICES**

**A. PURPOSE OF REPORT**

To appraise members of the Operational Services activities for Livingston North from the 1<sup>st</sup> February 2017 – 30<sup>th</sup> April 2017.

**B. RECOMMENDATION**

The Local Area Committee is asked to:

1. Note the work carried out by the service within the local area.
2. Advise of any areas that require further information or investigation.

**C. SUMMARY OF IMPLICATIONS**

Focusing on our customers' needs; making best use of our resources; working in partnership	
<b>I Council Values</b>	
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	None
<b>III Implications for Scheme of Delegations to Officers</b>	None
<b>IV Impact on performance and performance Indicators</b>	None
<b>V Relevance to Single Outcome Agreement</b>	Relates to items 9 - We live our lives free from crime, disorder and danger & 12 – We value and enjoy our built environment and protect it and enhance it for future generations
<b>VI Resources - (Financial, Staffing and Property)</b>	In line with available revenue and capital budgets
<b>VII Consideration at PDSP</b>	None
<b>VIII Other consultations</b>	None

## **D1 Terms of Report**

Report on activity for period 1<sup>st</sup> February 2017 – 30<sup>th</sup> April 2017.

## **D2 NETs, Land and Countryside Services**

### **Grounds Maintenance Routine Works**

Winter routine maintenance of hedge cutting, shrub bed maintenance complete. Grass Cutting started 3 April, 1<sup>st</sup> cut complete on schedule and 2<sup>nd</sup> cut started.

The first herbicide visit to shrub beds has been completed, without the use of Glyphosate. Spraying of grass channels has also been completed using a mix of Glyphosate and Flazasulfuron. Weed control on hard standing areas is ongoing and consists of Glyphosate alone.

Trials of alternative weed control methods have started and will continue throughout the summer.

### **Grounds Maintenance Enquiries**

In total 37 grounds maintenance related enquiries were received and dealt with during this reporting period.

Ball Game Enquiries – 1  
Bench/Seat Enquiries – 1  
Fencing Enquiries – 4  
Grass Area Damaged – 8  
Grass Cutting Enquiries – 2  
Grass Highway Verges – 2  
Ground Ownership Enquiries – 4  
Grounds Property Vandalised – 2  
Hedge Cutting Enquiries – 2  
School Grounds Enquiries – 1  
Shrub Bed Enquiries – 3  
Shrub Bed Overhanging Path – 6  
Weeds on Paths/Roads - 1

### **Garden Maintenance Routine Works**

Garden Maintenance Scheme started on 10 April and is on schedule. Dealing with additional work requests from Housing for individual properties.

### **Garden Maintenance Enquiries**

In total 13 garden maintenance related enquiries were received and dealt with during this reporting period.

Garden Maintenance General Enquiries – 10  
Garden Maintenance Grass Not Cut – 2  
Garden Maintenance No Longer Required - 1

## **Cleaner Communities Routine Works**

Cleaner Communities staff continues to remove litter, fly tipping and debris on roads, footpaths and open spaces throughout the ward.

## **Cleaner Communities Enquiries**

In total 201 cleaner communities related enquiries were received and dealt with during this reporting period.

Enforcement Officer Enquiries – 11  
Dead Animals – 9  
Dog Fouled Grass/Open Space – 5  
Dog Fouled on Paths/Roads – 15  
New Dog Waste Request – 5  
Dog Waste Bin Overflowing – 4  
Glass on Paths/Open Spaces – 17  
Graffiti Non Offensive – 1  
Graffiti Racist or Offensive – 1  
Illegal Fly Posting – 1  
Illegal Fly Tipping/Dumping – 52  
Litter Bin Burnt/Damaged – 1  
Litter Bin Full/Overflowing – 4  
New Litter Bin Request – 3  
Litter General Enquiries – 8  
Litter in Grass/Open Space – 2  
Litter on Paths/Roads/Verges – 17  
Needle/Syringes Abandoned – 1  
Street Sweeping Enquiries – 17  
Trolley Dumped – 1  
Vehicle Abandoned – 26

## **Enforcement Action**

3 FPN issued for a dog Fouling Offence  
1 FPN issued for a Litter offence

Enforcement Officers and Police Scotland carried out joint patrols in an effort to combat lunch time Litter from Deans Community High School Pupils

Targeted patrols continue to be carried out in the Knightsridge and Ladywell areas following complaints of Dog Fouling

Partnership working with Woodland Trust (Scotland) following instances of Fly Tipping in the wooded areas around Ladywell.

Several abandoned/Nuisance vehicles have been dealt with and removed from streets in Knightsridge and Deans South.

Enforcement Officers carried out in excess of 200 Audits on school Transport Buses and Taxi's

## **Parks and Woodland Routine Works**

There have been (out of approx. 180 tree related works carried out over this time period) 42 tree related jobs carried out by the Tree & Woodland team. At this time there are no more than 9 outstanding routine jobs, none of which are urgent.

The team are working in Livingston weeks commencing 29/5 and week 5/6

### **Parks and Woodland Enquiries (41)**

Tree Blocking Light – 1  
Tree Branches Overhanging – 18  
Tree Broken/Damaged/Dead – 4  
Tree Dangerous/Unsafe – 5  
Tree Enquiries General – 7  
Tree Felling Work Unauthorised – 2  
Tree Leaves Causing Problems – 2  
Tree Roots Causing Problems - 2

### **Open Space Capital Programme**

#### **Livingston North Blue/Green Network**

A team from Open Space, Planning, Flood Prevention and Parks & Woodland have been awarded £20,000 by Central Scotland Green Network Development Fund for a feasibility study into improving the 'green/blue network' between Deans, Eliburn and Livingston Village, and joining up with Almondvale Park. Consultants will be appointed to consult with all key stakeholders and to provide recommendations going forward. Issues expected to be addressed include water courses, pathworks, safety, woodland management and biodiversity.

#### **Stonebank**

Play equipment ordered, to be installed by August. Park works to follow in September.

#### **Open Space Enquiries (4)**

Public Park Enquiries – 2  
Children Play Enquiries - 2

#### **Cemeteries Enquiries (1)**

Lair Enquiries - 1

### **D3 Roads and Transportation Service**

#### **Street Lighting Routine Works**

Routine maintenance and repair work is currently progressing as scheduled in Livingston North.

The following street lighting improvements have been planned for Livingston North, since the last meeting of the Local Area Committee, these are:

Kirkton North Road - The replacement of the lighting installation is currently in progress and is expected to be completed by 21<sup>st</sup> July. Work includes new columns, underground cable network and lanterns. The lanterns being installed have a "white light" source providing a better quality of light, whilst reducing energy consumption.

Deanswood Park & Deans North Road - The replacement of the lighting installation is due to commence on 19<sup>th</sup> June to include columns, underground cable network and lanterns. The lanterns installed will have a "white light" source providing a better

quality of light, whilst reducing energy consumption.

During the period we received and dealt with 66 customer enquiries from residents. Throughout the same period last year we received 89 enquiries from residents.

Performance in repairing street lighting faults was above 55%, within a 7 day period. Faults are logged in our Confirm system which measures the time taken for us to repair the fault. The figure is calculated by using the total number of faults reported and the number completed within the 7 day period.

### **Roads Maintenance and Operations**

There is a £17k budget for minor works at Deans P School which were scheduled for this financial year but will carry forward into the next tranche of works which will go ahead around the beginning of May 2017. (These works have now been allocated and are scheduled to complete within the next couple of months)

Some minor footway repairs to the value of £7 000 were also completed in the Eliburn area.

## **D4 Waste Services**

### **Customer Enquires**

During the period we received and dealt with 2068 customer enquiries from residents in Livingston North. During the same period last year we received and dealt with 1985 customer enquiries.

268 customer enquiries were received and dealt with relating to missed bin collections in the local area. During the same period last year we received and dealt with 291 customer enquiries.

438 customer enquiries were received and dealt with relating to bins for local residents. During the same period last year we received and dealt with 290 customer enquiries relating new bins.

## **E. CONCLUSION**

Routine works are currently progressing as scheduled. The weed control trials will be assessed on a regular basis with the outcomes reported at the end of the season.

All Capital works are progressing as planned.

Maintenance operations are progressing as planned. Street Lighting maintenance and refurbishment programmes are on schedule as are the Roads Operations works.

## **F. BACKGROUND REFERENCES**

Open Space Strategy

Capital Programme

Appendices/Attachments: NA

Contact Persons:

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Graeme Malcolm, Roads & Transportation Service Manager

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David Goodenough, Waste Services Manager

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**Jim Jack**

**Head of Operational Services**

**29<sup>th</sup> June 2017**



## **LIVINGSTON NORTH LOCAL AREA COMMITTEE**

### **COMMUNITY LEARNING AND DEVELOPMENT YOUTH SERVICES REPORT**

#### **REPORT BY HEAD OF EDUCATION (LEARNING, POLICY AND RESOURCES)**

#### **A. PURPOSE OF REPORT**

The purpose of the report is to update the Local Area Committee on the progress made by Community Learning and Development (CLD) Youth Services, and partners, in relation to the action plan presented to committee on the 16 March 2017.

#### **B. RECOMMENDATION**

It is recommended that the committee notes the content of the report.

#### **C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources; and working in partnership
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	None.
<b>III Implications for Scheme of Delegations to Officers</b>	None.
<b>IV Impact on performance and performance Indicators</b>	<p>The percentage of MCMC clients supported to move into a positive destination.</p> <p>The number of antisocial behaviour calls regarding young people registered with the Community Safety Unit.</p> <p>The number of young people who have participated in the Democracy Challenge.</p>
<b>V Relevance to Single Outcome Agreement</b>	<p>SOA 2 – We are better educated and have access to increased and better quality learning and employment opportunities.</p> <p>SOA 4 - We live in resilient, cohesive and safe communities.</p>

SOA 7 - We live longer, healthier lives and have

**VI Resources - (Financial, Staffing and Property)**

Activities delivered from approved budgets.

**VII Consideration at PDSP**

None.

**VIII Other consultations**

None.

<b>D.</b>	<b>TERMS OF REPORT</b>
<b>D.1</b>	<p><b>Background</b></p> <p>The review carried out in 2016, highlighted opportunities for CLD Youth Services to work in partnership with local third sector youth and community organisations to develop a fit for purpose delivery model in Livingston North ward that is more equitable and relevant to young people's interests, needs and aspirations. Four key actions were identified:</p> <ul style="list-style-type: none"> <li>a) To redirect resource in Eliburn, build on the detached youth work undertaken by the Youth Action Project, and develop centre based provision in the locality relevant to 11 – 18 year olds by June 2017.</li> <li>b) To redirect resource in Carmondean and consult with young people regarding their needs and interests with the intention of developing a fit for purpose youth work programme for 11 – 18 year olds by August 2017.</li> <li>c) To work with Mosswood Community Centre Management Committee, and the Vennie/Knightsridge Adventure Project Board in relation to the co-production and delivery of the youth work opportunities in Knightsridge for children and young people.</li> <li>d) To continue to participate in and support the Livingston North Youth Providers group, sharing information and jointly planning youth provision in the ward.</li> </ul>
<b>D.2</b>	<p><b>Developments</b></p> <p><b>Eliburn and Carmondean</b></p> <p>CLD Youth Services (CLDYS) and Youth Action Project (YAP) staff undertook detached youth work in Eliburn and Carmondean over the period February to April 2017 with the purpose of identifying and consulting young people about youth provision.</p> <p>The service identified and engaged with small numbers of young people during the detached youth work sessions. Other youth providers also reported encountering very few young people on the streets at this time. CLDYS did not continue detached youth work, as this was not deemed an effective use of resource. However, work commissioned through the Community Safety Unit is ongoing through the Youth Action Project. YAP is delivering a minimum of one session per week in Livingston North. Recent reports indicate that the numbers of young people engaged is increasing; this is attributed to more favourable weather conditions.</p> <p>The service planned to carry out focus groups with young people resident in Eliburn and Carmondean. The focus groups have been organised in partnership with schools; Deans Community High School, St Margaret's Academy and Inveralmond Community High School. Currently, youth workers are consulting and gathering views on youth provision from mixed groups of S1 to S6 pupils. The information collected from the young people and continued discussions with Livingston North Youth Providers Group and the Livingston United Parish Church will help inform future proposals and decisions concerning the youth learning offer and location of provision.</p>



	<p><b>Mosswood Community Centre Management Committee and the Vennie Knightsridge Adventure Project Board</b></p> <p>Representatives of Mosswood Community Centre Management Committee and the Vennie Knightsridge Adventure Project Board are continuing to explore joint working opportunities. The aim of both parties is to enhance local youth provision and to make best use of the available resources for all children and young people in Knightsridge.</p> <p>Council officers are continuing to support discussions; however though partners have in principle agreed to pilot a joint initiative, further talks are delayed due to capacity issues and ongoing operational challenges.</p> <p><b>Livingston North Youth Providers Group</b></p> <p>The service continues to participate in the Livingston North Youth Providers Group and is contributing to the developments and planning of youth provision in the ward.</p>
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#### **E. CONCLUSION**

CLD Youth Services is working in partnership with community organisations and Livingston North Youth Providers Group to develop fit for purpose youth learning opportunities for young people in Livingston North ward. The service recognises the importance of effective engagement and is continuing work to gather stakeholders' views to inform decision making and provision planning.

#### **F. BACKGROUND REFERENCES**

CLD Youth Services Performance Report 9 June 2016

CLD Youth Services Review of Youth Provision 15 December 2016

CLD Youth Services Report 16 March 2017

Contact Person: Beverley Akinlami, CLD Youth Services Manager Tel: 01506 281093  
email: [Beverley.akinlami@westlothian.gov.uk](mailto:Beverley.akinlami@westlothian.gov.uk)

James Cameron  
**Head of Education (Learning, Policy and Resources)**





## **LIVINGSTON NORTH LOCAL AREA COMMITTEE**

### **COMMUNITY REGENERATION UPDATE**

#### **REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION**

##### **A. PURPOSE OF REPORT**

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

##### **B. RECOMMENDATION**

It is recommended that the Local Area Committee notes:

1. that the local regeneration group in Knightsridge is continuing to meet;
2. that community engagement activity is ongoing;
3. updates on activity of regeneration partners within Knightsridge, most notably the Vennie; and
4. a Stage 1 Community Asset Transfer application has been temporarily withdrawn from Livingston United Parish Church in relation to Carmondean Community Centre.

##### **C. SUMMARY OF IMPLICATIONS**

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

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

## **D. TERMS OF REPORT**

### **D1 Regeneration Planning**

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

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

### **D2 Progress**

The Livingston Central local action group was established in June 2016 and met on two occasions before the decision was taken by the members to meet at individual settlement level. The settlement groups (Knightsridge, Ladywell and Dedridge) have now each met a number of times. The progress on the Knightsridge regeneration group is detailed below. However, the intention is to bring the three different groups together to share the findings of the local research/consultation to see if there are any opportunities for developing joint working and sharing good practice.

### **D3 Regeneration Plan**

Officers from the Community Planning and Regeneration team are working on the basis that the first version of the Regeneration Plan will be in place for October 2017, as per Scottish Government requirements for Community Planning Partnerships to implement their locality plans. Therefore, they are keen to complete the community engagement and move onto the next stage of the process which is prioritising the issues and opportunities arising from the local engagement and the analysis of local statistics and asset mapping.

### **D4 Community Engagement in Knightsridge**

The Knightsridge regeneration group has met a number of times to plan community engagement and develop local partnership working.

As was reported to the December meeting of the Local Area Committee, the group felt that in order to identify what the priorities should be for Knightsridge they were keen to undertake community engagement.

There have been around 80 people involved so far. Progress to date on this has included visiting Carmondean Health Centre and speaking with parents outside Knightsridge Primary School gates. Some council services that have regular contact with residents from the area, such as Access2employment and the Council Information Service at Arrochar House on Almondvale Boulevard, are assisting in identifying people to engage with. The Vennie has also undertaken engagement work with the young people there and is looking to support some of these young people to undertake wider consultation work with Knightsridge pupils at Deans Community High School. Some of the local action group have also consulted with parents of Knightsridge Primary School children. The Ladies of Livingston also participated in this consultation, and some residents have managed to get neighbours to complete forms also.

## **D5 Partnership Working in Knightsridge**

As well as undertaking community engagement, the Knightsridge regeneration group meetings have also been used to document and develop ongoing activity within the area. This has helped keep services and community groups informed and is enabling the development of additional links between services. New partners including Carers of West Lothian and Almond Housing attended the last meeting of the group to see how they can promote their services within the Knightsridge area and target residents who require their support most.

Updates on local activity and service provision are as follows:

### The Vennie:

The Vennie continues with its core work which includes at present:

- clubs for young people aged 5-9, 9-12, 12+ for boys and girls. Clubs are on every night and on a Friday from 1-9pm;
- a well acclaimed bike lending library, with over 50 bikes in stock;
- Vennie Voice youth forum;
- Youth drop-in on nights from Monday to Friday which includes Healthy Respect (sexual health) and alcohol brief intervention (more commonly known as 'ABI's' sessions);
- partnership with the Cyrenians Food Scheme which means high quality food is provided for the Vennie's clubs;
- planning to run a summer holiday programme in addition to our core opening times; and
- manage the Community Garden next to Mosswood where residents and groups can rent a bed. There is a development worker in place here who encourages community use and upkeep of the garden.

### Community Garden

Three new families have rented a growing bed in the garden to add to four families that have continued renting beds from last year. Schools and other groups continue to be involved in the garden and have beds. An open day and activities are planned during the summer holidays.

### Knightsridge-Ladywell neighbourhood collaboration

The Vennie were approached by a member of Ladywell Community Council to see if

the Vennie's bike project had the capacity to donate a bike to a young boy from Ladywell who had had his bike stolen. The Vennie happily donated a bike to the boy with one he chose from the Vennie's stock.

#### 'X-Route Partnership'; Vennie-SEStran-Young Scot

Young people from the Vennie have been working with Young Scot and SESTRANS over the last eighteen months. This was part of a project across Scotland to look at young people developing solutions to safe active travel. Following a presentation in Edinburgh City Chambers, the young people from the Vennie were selected to further develop their idea of 'glow in the dark' 'discs' that would be embedded within pavements to make them less intimidating and increase visibility. The pilot area for this is going to be Knightsridge.

This project was highlighted recently at the National Active Travel Conference. Vennie Voice featuring in one of the videos which was very well received- there are some clips on the SEStran Twitter account and a link to the press release and speech on the following link: <http://www.sestran.gov.uk/news/truth-youth-star-paths/>

The project has also been nominated for a Scottish Transport Award for excellence in innovation and technology

#### The Community Heritage Conference 2017

The Vennie has been invited to do a presentation on their involvement with Historic Scotland's, Scotland's Urban Past (SUP) at the 'The Community Heritage Conference 2017' happening in Glasgow 10-11 November. The CHC is Scotland's largest conference on community heritage. The partnership with SUP told the story of young people in Knightsridge successful effort to develop their own skate park.

#### 'Hopscotch' Residential Trip

The Vennie has developed a partnership with 'Hopscotch' that will allow some of the young people it works with to embark upon a week long activity in safe, supportive and fun surroundings which looks to build personal and social development through informal education.

This is held in Ardvullin in the western Highlands and can involve up to 12 young people. The Vennie have been offered a place during this summer.

#### Partnership work with Telugu Association of Scotland

The Vennie recently supported the Telugu Association of Scotland by lending them some bikes and equipment from their bicycle lending Library and providing them a bike maintenance fitter to take part in the Big Bike Revival. There were around 50 people turned up to take part in the event that was held at Craigswood Sports Centre. Telugu is the official language of the Indian State that is currently divided into Telangana and Andhra Pradesh. There are around 20 people residing in Livingston area who are part of this group.

#### **Carers of West Lothian**

Carers of West Lothian is looking to get more involved in Knightsridge, as with all the regeneration areas, to get a better understanding of the needs in communities so they can feed into their planning, help raise awareness of their service and link in with local activities where it would be of benefit.

#### **Ogilvie School Campus**

Though most of the pupils are from outwith Knightsridge the headteacher is looking for opportunities for the young people there to get involved in the local community. This would also help educate mainstream pupils and adults within the community to better

understand the needs of their pupils. The pupils have already used the Vennie park, met with the Ladies of Livingston, and has their own bed in the community garden.

#### **Almond Housing Association**

Officers from Almond Housing are looking to speak with groups in the areas the organisation has housing stock, including Knightsridge, to develop links with them. Almond also has a grants scheme for community projects.

#### **Other Local events**

- Mosswood Community Centre Management Committee's AGM has been rescheduled to Tuesday 18 July at 7.30pm within the centre.
- The Ladies of Livingston group hosted a 'Big Lunch' event as part of the Big Lottery funded Eden Project's national campaign, on Thursday 22 June in Mosswood Community Centre.
- Local dance school 'Dance Fusion' is holding a fun day/ summer fayre on Sunday 9 July between 12-3pm in Mosswood Community Centre.

### **D6 Community Asset Transfer**

As was reported to the Local Area Committee in March, Livingston United Parish Church submitted a Stage 1 application to the council's Community Asset Transfer scheme with a view to acquiring Carmondean Community Centre (also known as Nether Bank Community Centre).

Following discussion with council officers, LUPC have withdrawn this application in order for them to undertake feasibility work to help demonstrate their case. At present, Community Enterprise Limited is undertaking such work on their behalf.

### **E. CONCLUSION**

The process for developing regeneration plans is underway within the Livingston Central area. Local action groups have been established, including in Knightsridge, and have begun the process of evidence gathering and statistical analysis.

A further update will be brought to the next meeting of this committee.

### **F. BACKGROUND REFERENCES**

West Lothian Regeneration Framework 2014-2034

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**Craig McCorriston**

**Head of Planning, Economic Development and Regeneration**

29 June 2017







## LIVINGSTON NORTH LOCAL AREA COMMITTEE – AS OF JUNE 2017

	Report	Purpose	Lead Officer	Date
1	Housing Report	Quarterly update on housing issues	Alison Smith	September 2017
2	Police Report	Quarterly update on police/NRT activity	Insp. Adam Smith	September 2017
3	Operational Services Report	To provide a quarterly update report on activity	Jim Jack	September 2017
4	Fire and Rescue	To provide an update on the new Operational Plan for 2015-17	Martyn Brandrick	September 2017
5	Regeneration Planning Update	To update on regeneration activity within the ward	Craig McCorriston	September 2017
6	Economic Development and Regeneration Report	To update on service activity	Craig McCorriston	September 2017