



Bathgate Local Area Committee

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

6 March 2018

A meeting of the **Bathgate Local Area Committee** of West Lothian Council will be held within the **Bathgate Partnership Centre, Rooms 14 and 15** on **Monday 12 March 2018** at **10:00am**.

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 the Committee held on 4 December 2017 (herewith).
5. Police Ward Report - report by Police Constable Iain Law (herewith).
6. Fire & Rescue Service Report - report by Scottish Fire & Rescue Service (herewith).
7. Service Update - NETS, Land & Countryside - report by Head of Operational Services (herewith).
8. Housing, Customer and Building Services Update - report by Head of Housing, Customer and Building Services (herewith).

DATA LABEL: Public

9. Bathgate Ward Service Update - report by Head of Planning, Economic Development & Regeneration (herewith).
10. Workplan (herewith).
11. Proposed Timetable of Meetings 2018/19 (herewith).
12. Lease of the Regal Theatre, Bathgate to Reconnect - report by Head of Finance and Property Services and Head of Education (Learning, Policy and Resources) (herewith).

NOTE **For further information please contact Lorraine McGrorty on 01506 281609 or e-mail lorraine.mcgrorty@westlothian.gov.uk**

MINUTE of MEETING of the BATHGATE LOCAL AREA COMMITTEE of WEST LoTHIAN COUNCIL held within BATHGATE PARTNERSHIP CENTRE, ROOMS 14 AND 15, on 4 DECEMBER 2017.

Present – Councillors Harry Cartmill (Chair), William Boyle, Charles Kennedy and John McGinty

In attendance -

Andrew Blake, Lead Officer, West Lothian Council
Sergeant John Fleming, Police Scotland
Des Donnelly, Scottish Fire & Rescue Service
Kate Ward, Housing Manager, West Lothian Council
Tony Fleming, Grounds Maintenance Manager, West Lothian Council
Nairn Pearson, BID & Town Centre Manager, West Lothian Council
Christopher Nelson, Senior Advisor – Income Maximisation Team, West Lothian Council
Donald Stavert, Bathgate Community Council
Ronnie McLeod, Bathgate Community Council
Billy Johnston, Bathgate Community Council

1. DECLARATIONS OF INTEREST

There were no declarations of interest made.

2. ORDER OF BUSINESS

On behalf of the committee, the chair extended congratulations to the BIDS Manager, Enterprising Bathgate and the many volunteers who had been involved in arranging and overseeing the very successful Christmas event that had taken place in the town on 2nd December.

The Chair advised members that Andrew Elliot had recently retired from his post as the Inspector for the Bathgate area. The committee extended their thanks to Inspector Elliot for his excellent work within the ward over the past 3-4 years and wished him the very best in his retirement.

3. MINUTE

The Committee approved the minute of its meeting held on 4 September 2017. The minute was then signed by the Chair.

4. SERVICE UPDATE – NETS, LAND & COUNTRYSIDE

The Committee considered a report (copies of which had been circulated) by the Head of Operational Services advising members of the recent activity of the NET's, Land and Countryside teams for the period 1 August to 31 October 2017.

The report provided statistical information in relation to Grounds Maintenance, Garden Maintenance, Cleaner Communities Routine Works, Parks and Woodland Routine Works and Open Space and Cemeteries.

Arising from a discussion, the Grounds Maintenance Manager advised that the weed control trial had finished at the end of September, the results of which would be reported to the Environment PDSP in December. He informed the committee that the EU had approved the use of glyphosate for a further 5 years.

It was recommended that the Committee:

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

Decision

To note the terms of the report.

5. POLICE WARD REPORT

The Committee considered a report (copies of which had been circulated) by Police Inspector Andrew Elliot providing an update on performance, activities and issues across the ward for the period up to 30 September 2017.

The report was presented by Sergeant John Fleming following Inspector Elliot's recent retirement and provided statistical information in relation to crime Groups 1 to 5 along with a breakdown of Anti-Social Behaviour performance for the period up to 30 September 2017. Members noted that despite a slight decrease in the number of youth calls during the reporting period, the position would continue to be monitored as problems were continued to be experienced at a few town centre locations which were attributed to the school holiday period. Members also noted that although there had been a slight increase in the year to date for all antisocial behaviour calls, there had nevertheless been a marked decrease compared to the same period in 2016.

Information on the variety of crime prevention activities and initiatives carried out within the ward were provided within the report which concluded with details of forthcoming events in the ward and ward officer contacts.

The committee noted that Sergeant Fleming was leaving his post as Community Sergeant at Bathgate to undertake a new role in the licensing unit at Divisional Headquarters. The committee congratulated Sergeant Fleming on his new role, thanked him for his excellent work and of their hope to see him stationed back in the ward in the future.

Decision

To note the terms of the report.

6. FIRE & RESCUE SERVICE REPORT

The Committee considered a report (copies of which had been circulated) by the Scottish Fire and Rescue Service (SFRS) providing an update on the activity within Bathgate Multi-Member Ward for the period up to 30 September 2017.

Quarterly reports on the Multi-Member Ward Operational Plans had been produced by SFRS to ensure delivery of the Local Fire and Rescue Plan for West Lothian 2014-2017.

The appendix to the report provided performance information relating to the work undertaken by the service in the Bathgate ward. The Station Manager then provided an update relating to the ward based activity comparing the number of recorded incidents for 2017-18 to the previous year relating to accidental dwelling fires, fire casualties and fatalities, deliberate fires, fires in non-domestic properties, non-fatal non-fire emergencies and unwanted fire alarm signals for Scotland, West Lothian and the ward.

The Station Manager responded to questions from committee members and provided an updated on the suspension of the out of hospital cardiac arrest service. He also spoke of the Fire & Rescue Service Transformation Plans in Scotland which planned to widen the role of firefighters to ensure they were trained and ready to respond to new and emerging risks in addition to fires and rescues.

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

Decision

To note the terms of the report.

7. HOUSING, CUSTOMER AND BUILDING SERVICES UPDATE

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 for the period 1 July to 30 September 2017.

The report provided details of the property void and let performance for both mainstream tenancies and temporary tenancies.

There were 13 policy voids in the ward area. Reasons for policy voids included properties unable to let due to health and safety reasons or property being held to assist with decants due to remedial works.

The report examined the ward arrears position and provided a table

showing the number of tenants in arrears for Q2 of 2017/18 compared to the same reporting period in 2016/17, which showed a slight increase of £4092 on the previous year's position. Overall, the arrears position in West Lothian had increased slightly.

The report provided an overview of the Bathgate area team activity along with an update on the new build and capital programme. The Housing Manager advised that the only work ongoing at the moment within the ward area was the new build site at Wester Inch which was awaiting handover. The site completion date was still to be confirmed.

An update on Tenant Participation was provided and included details of an event that had been held to mark 20 years of tenant participation, the launch of a new Rate Your Estate pilot project, local housing staff training, a training event on the tenant led inspection process and information on a series of rent focus groups that had been held across the county.

The report concluded with an overview of the work that had been carried out by the council officer based in the Safer Neighbourhood Team from July to September 2017.

The Housing Manager then responded to questions from committee members. Members noted that officers would continue to work with and support tenants to mitigate any potential increases in rent arrears, including those living in areas of deprivation.

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

Decision

To note the terms of the report.

8. ADVICE SHOP SERVICE UPDATE

The committee considered a report (copies of which had been circulated) by the Head of Finance and Property Service advising of the work undertaken by the Advice Shop Service from April 2016 to March 2017.

The Advice Shop was a free, impartial and confidential service to help the people of West Lothian with a focus to alleviate poverty, promote inclusion and equality through advice, assistance and advocacy. The Advice Shop was funded through a core council budget, European social fund, McMillan Cancer Support and the Scottish Legal Aid Board.

All activity across the service was informed and prioritised by the "Better Off: West Lothian Anti-Poverty Strategy" with the overall purpose of the strategy being to minimise the impact of poverty on the people of West Lothian

Attached to the report at Appendix 1 was the number of people the service had worked with over the last year in the ward.

The Advice Shop had helped 1983 customers to manage their money and to resolve benefit problems. This had resulted in 5151 separate enquiry types which was an increase of 12% compared to the 2015-16 period. As a result, customers better understood that claimants and benefit administrators had rights, obligation and constraints. Customers knew how to take steps to sort out their benefit queries and were able to maximise their household income.

The Court Advice Project which was funded through the Scottish Legal Aid Board had worked with 73 families in the ward and helped support them in sustaining their own home.

For 2016-17 the service had identified a number of priorities, details of which were summarised in the report. Whilst all of these priorities had been achieved, in 2017-18 work would continue to develop an information and support hub in Bathgate Partnership Centre to help those diagnosed with cancer, their families and carers; local services would be supported through training, workshops and briefings to improve confidence and understanding of the social security system and how to make referrals; work would continue with tenants of new build properties to ensure sustainability and affordability; and staff would develop and enhance the fortnightly Cyrenian's sessions.

Attached to the report at Appendix 2 was information on the wider work of the Advice Shop and details of some of the specific campaigns which had been delivered across West Lothian alongside a range of projects which had been provided in partnership with key agencies.

It was recommended that committee :-

1. Notes the Advice Shop provision in the ward; and
2. Notes the impact the provision was having in terms of supporting the outcomes of the "Better Off: West Lothian Anti-Poverty Strategy"

Decision

To note the terms of the report

9. BATHGATE WARD SERVICE 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 within the ward and other ward activity.

The report commenced by providing an overview of the number of visitors to the Partnership Centre between August and October 2017. A breakdown of the usage of a variety of structured programmes that had taken place within the centre was also provided. The new self-service Payment kiosk was fully operational with its use steadily increasing. The

Macmillan Cancer Information and Support Centre continued to support members of the West Lothian community through their drop in surgeries within Simpson Library and their Counselling Sessions within Bathgate Partnership Centre. A successful McMillan Cancer Support Service coffee morning had been held on 29 September and had raised £1582. An overview of the activities Simpson library had been involved in was also provided in the report.

An event had been held on 31st October to celebrate Black History Month. The event had been run by the West Lothian Community Race Forum, supported by West Lothian Council, with 53 people in attendance. Adult Learning had and would continue to run ESOL and Literacy Classes in the partnership centre on a regular basis.

The report moved on to provide an update on town centre related matters which were discussed through the regular meetings of the Bathgate Town Centre Management Group, including the redevelopment of the pedestrian precinct, Christmas events in the town and the organised bonfire display in the town.

Members then noted an update on Operation Pinpoint, a multi-agency initiative by Police Scotland, which had been carried out during the October school holidays to target a range of criminal activities and other behaviours affecting the community.

The report also provided members with details of the busy programme of groups, classes and other events taking place through the week at Boghall Drop-In Centre/Community Winch and its base for local agencies to work in partnership for the benefit of all the Boghall community before moving on to provide an update on recent initiatives by Bathgate Community Council.

The report concluded with an update on the West Inch Community Association, Friends of Kirkton Park and an overview of the variety of regeneration planning initiatives that were underway.

It was recommended that the Committee notes the contents of the report and advise of any areas that required further detail or investigation.

Decision

To note the terms of the report.

10. PENSIONERS' GROUPS CHRISTMAS FUND ALLOCATIONS 2017

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration outlining the allocations made from the Pensioners' Groups Christmas Fund 2017 to groups in the Bathgate ward, Livingston-wide groups and West Lothian-wide groups.

In 2017, the total amount available was £28,808 with the fund being divided by the total number of beneficiaries. The provisional number of

beneficiaries was 5004. In the Bathgate ward, there were 414 beneficiaries and a provisional allocation of £2380.50.

Attached to the report at Appendix 1 were details of the eight organisations across the Bathgate ward who had completed and returned applications and which would all be supported. Appendix 2 of the report provided details of the one application by a Livingston-wide organisation and three applications by West Lothian-wide organisations who had also completed and returned applications and which would all be supported.

The report recommended that the committee notes the eight groups within the ward who had applied to the fund and would be supported.

Decision

To note the terms of the report.

11. WORKPLAN

A copy of the Workplan had been circulated for information.

Decision

To note the Workplan.



LOCAL AREA COMMITTEE

WARD 8, BATHGATE,

REPORT BY POLICE CONSTABLE IAIN LAW

A. PURPOSE OF REPORT

Police Update for Bathgate.

B. RECOMMENDATION

For discussion by the Chair.

C. SUMMARY OF IMPLICATIONS

I Council Values

Focusing on our customers' needs
Being honest, open and accountable
Providing equality of opportunities
Developing employees
Making best use of our resources
Working in partnership

II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)

III Implications for Scheme of Delegations to Officers

IV Impact on performance and performance Indicators

V Relevance to Single Outcome Agreement

VI Resources - (Financial, Staffing and Property)

VII Consideration at PDSP

VIII Other consultations

D. TERMS OF REPORT

To update the Local Area Committee on performance, activities and issues across the Ward for the third quarter period up to 31st December 2017.

Our Purpose

To improve the safety and wellbeing of people, places and communities in Scotland

Our Focus

Keeping People Safe

Our Values

Integrity, Fairness and Respect

NATIONAL PRIORITIES – DELIVERED LOCALLY

Police Scotland Priorities

1. Violence, disorder and antisocial behaviour
2. Protecting people at risk of harm
3. Road safety and road crime
4. Serious Organised Crime
5. Counter Terrorism

WEST LOTHIAN PRIORITIES

Your West Lothian Priorities

1. Protecting People
2. Reducing Anti Social Behaviour
3. Reducing Violence
4. Tackling Substance Misuse
5. Making our Roads Safer
6. Tackling Serious and Organised Crime

COMMUNITY ENGAGEMENT PRIORITIES

Your Local priorities

1. Reducing Anti Social Behaviour
2. Tackling Substance Misuse
3. Making our Roads Safer
4. Preventing Violence (in the night time economy)
5. Tackling Acquisitive Crime

PERFORMANCE

Statistics will be posted on the Police Scotland Website that can be accessed via the link below.

Ward plans and Community information can also be obtained by using the link to access the website and then tab into 'your community' and enter your postcode to find the Bathgate Ward.

<http://www.scotland.police.uk/about-us/our-performance/>

ASB performance for period up to and including 31/12/2017.

Bathgate Ward					
Month	Dec-17	Dec-16	TYTD	LYTD	% Change
Youth Calls	26	9	345	330	5%
All ASB Calls	135	89	1438	1242	16%
Hate Crime	1	1	33	22	50%
Vandalism & Reckless Conduct	19	13	178	179	-1%
Fire-raising	1	1	9	16	-44%
Public Space Assaults	13	14	112	118	-5%

ISSUES OF NOTE

- **Exceptional Reporting on the above**

Dec 2017

Youth Calls – Increased by 5% in the year to date figures, however the monthly figures in Quarter 3 October-December have seen a slight decrease in month on month calls. This will continue to be monitored and there are still problems being experienced at a few locations in the town centre area and can also be attributed to the school holiday period.

ASB Calls – An increase in the year to date which can be linked to the increase in youth calls.

Hate Crime – Continues to decrease on a month to month basis and considering the size of the Ward and its night time economy the figures remain very low in comparison with other locations in West Lothian.

Vandalism / Reckless Conduct – Remains low. On reviewing the reports there are no specific patterns or locations.

Fire Raising – There were 3 reported incident in this quarter. With none being reported in October.

Public Space Assaults – Reduction in assaults and continues to be a low figure with the majority of reports solved.

PREVENTION

- **Activities**

Reducing antisocial behaviour within our communities

The Ward Officers review all calls of ASB in an effort to identify offenders and will progress criminal complaints and ASB complaints to conclusion to ensure a positive outcome. This may involve reporting the person involved or tenancy warning via ASB legislation.

Reducing community and social harm caused by drug and alcohol misuse

The Ward Officers and CAT continue to carry out stop and searches to deter, disrupt, divert and detect offenders.

There were a number of proactive stop and searches in public places over the reporting period with some excellent recoveries. Over the period October to December there were 25 possession offences and 4 supply offences recorded in the Bathgate Ward.

2 properties within the Ward were also searched under Misuse of Drugs legislation in pre planned operations over the reporting period.

All licensed premises in the town centre area now get routinely visited at peak demand periods and inspections carried out and recorded on Police systems.

Making our Roads Safer

The Community team continue to carry out road checks to provide reassurance and carry out enforcement and education of young drivers to work towards reducing the communities fear in regards anti social driving by young persons.

Road Safety - Local officers have carried out Speed checks at various locations in the Ward and a number of Conditional offer tickets have been issued in the ward for a variety of Road Traffic offences.

In the reporting period there were 30 people reported for various offences including dangerous driving, drink driving, no insurance and disqualified driving.

Local Ward officers continue to be tasked to patrol the Town Centre and resolve parking issues either by enforcement or educating drivers. Over the reporting period 63 parking tickets have been issued to drivers within the Bathgate town centre area for various parking offences.

Prevent Violence (in the night time economy)

The number of serious assaults continue to reduce in Ward especially within the town centre area around licensed premises. In the reporting period, 3 months, there has been only 1 recorded. This is in line with the increase in licensed premises visits

and routine inspections and is considered best practice across West Lothian. This is a reduction quarter on quarter for Bathgate ward.

- **Initiatives**

Reducing Anti Social Behaviour

The Community Policing Team work closely with the WLC NRT officer for the area and continue to challenge ASB in the home, issue tenancy warnings, and this can lead to Anti Social Behaviour Orders being issued.

Tackling Substance Misuse

The Community Policing Team will continue to carry out licensed premises visits and inspections to ensure licensees are supported and patrons can enjoy their night out safely.

Officers from the CAT and Ward officers will continue to carry out proactive high visibility patrols in areas identified by locals as being frequented by Drug users and dealers.

Tactics used

Street Briefings

Stop and Search (evidence based)

Door to door delivery of Crime Stopper literature to engage local community to report dealing. This is done in the streets occupied by people where Intel would suggest they are dealing.

Making our Roads Safer

There has been an increase in tasked patrols in locations where intelligence provides that individuals are driving while under the influence of alcohol or are disqualified from driving.

Where hotspots are identified the local Ward Officers will liaise with Roads Policing to include on their patrol matrix to maximise opportunity of a police presence to address issue.

Following concerns raised by residents at various locations in Bathgate funded officers from the CAT have carried out various hand held radar deployments in Marjoribanks Street, Drumcross Road, Wester Inch, Torphican Road.

Prevent Violence (in the night time economy)

The night time economy detail is now embedded in local Policing in West Lothian and will have a particular focus in the summer months with the busiest period of the year so far behind us.

One licensed premises have been the subject of a formal intervention with Police Scotland. These premises remain problematic and formal steps are being undertaken by Licensing officers to review the premises concerned.

The CCTV system in the town centre is fully operational and is monitored 24/7 assisting in keeping Bathgate a safe place to visit and socialise.

Police Sergeant Vincent Hughes has replaced Sergeant Fleming in leading local policing in Bathgate.

The email for the Bathgate Community policing Team has not changed and although not a method for reporting crimes this can be used to make contact with the local officers.

BathgateCPT@Scotland.pnn.police.uk

We also request that people sign up and follow your local policing team on Twitter [@WestLothPolice](#) and [Facebook – West Lothian Police](#)

FORTHCOMING EVENTS

The Community Policing Team continue to focus on acquisitive crime and carry out follow up work after an incident to provide crime prevention in the area.

Your local community officers are contributors and partners in a number of local events and committees including Pub Watch, Town Centre Management groups, local events committees and strive to maintain local community contact whilst addressing issues of Anti Social Behaviour and criminality in Bathgate.

CONTACTS

Community Sergeant

Sergeant Vincent Hughes - vincent.hughes@Scotland.pnn.police.uk

Community Policing Team Bathgate

Mail to: BathgateCPT@Scotland.pnn.police.uk

Ward Officers – Constables Iain Law and Richard Rafeek are the community officers for the Bathgate ward.

Bathgate Academy Youth Community Officer

PC Kirsten McLean



West Lothian Council Area

Ward Performance Report

Quarter 3 2017/18

Bathgate

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

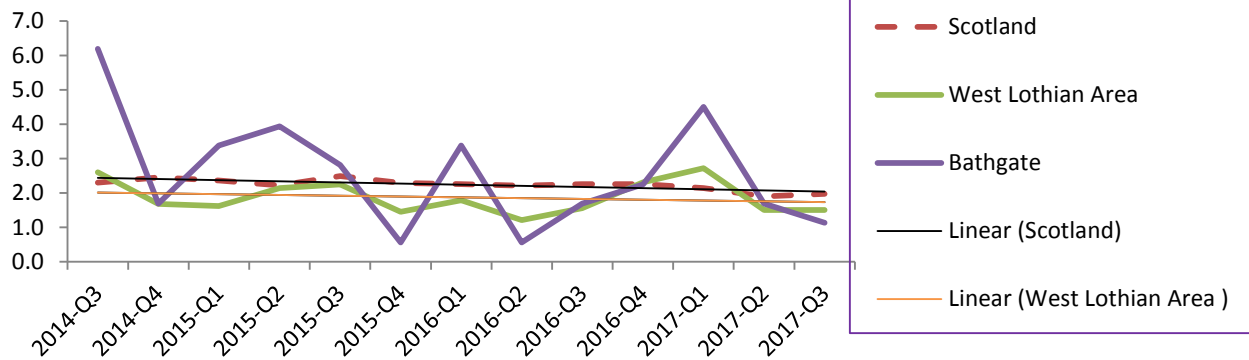
Welcome to the Scottish Fire and Rescue Service Ward Performance Report. This performance report is designed to provide citizens, stakeholders and partners with information relating to ward based activity undertaken by the Scottish Fire and Rescue Service.

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.

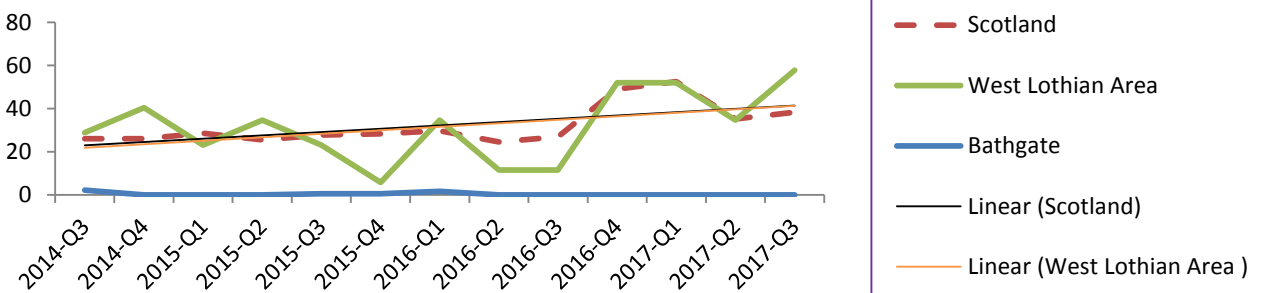
However, regardless of statistical anomalies, emerging patterns and trends in fire related incidents and events can assist the Scottish Fire and Rescue Service and Community Planning Partners plan and implement preventative intervention initiatives to target reducing fire related incidents and events.

Accidental Dwelling Fires Per 10,000 head of population



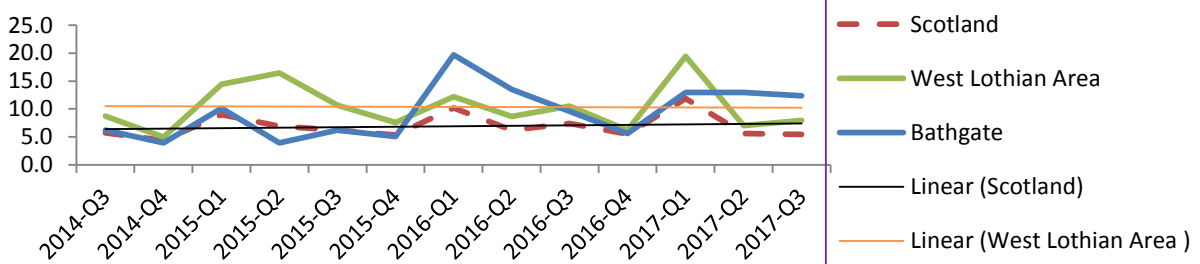
During the 2017-18 year to date reporting period SFRS have dealt with 3 accidental dwelling fires in comparison to 3 during 2016-17 year to date reporting period.

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



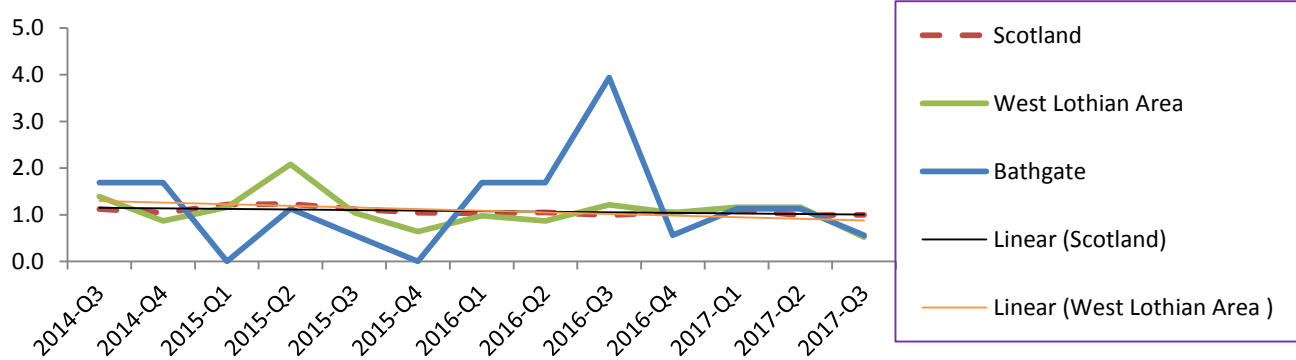
During the 2017-18 year to date reporting period SFRS have dealt with 2 casualties due to fire in comparison to 1 during 2016-17 year to date reporting period.

Deliberate Fires Per 10,000 head of population



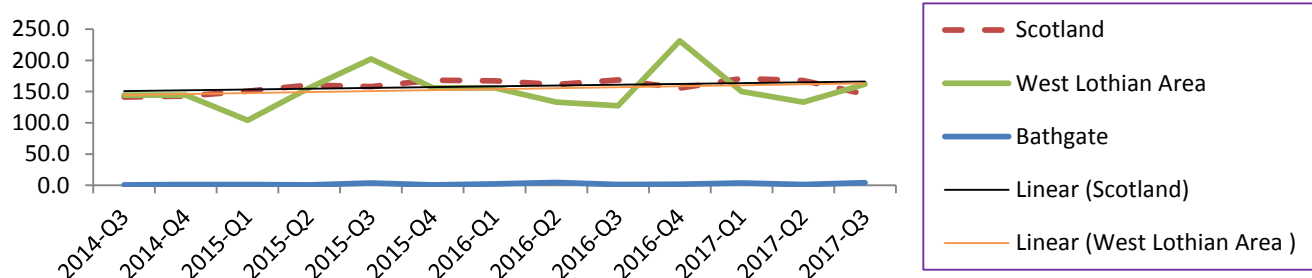
SFRS have dealt with 22 deliberate fires incidents during 2017-18 year to date reporting period in comparison to 19 during 2016-17 year to date reporting period.

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



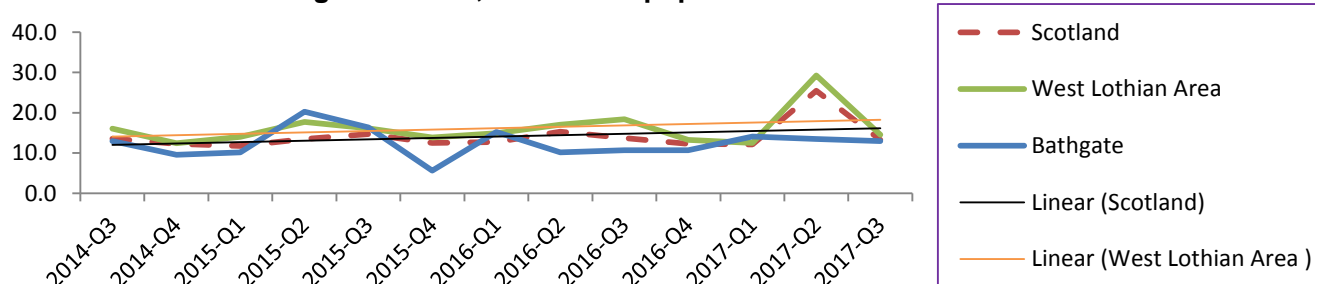
SFRS have dealt with 2 non domestic fires incident during 2017-18 year to date reporting period in comparison to 7 during 2016-17 year to date reporting period.

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



SFRS have dealt with 7 casualties from non-fire emergencies during 2017-18 year to date reporting period in comparison to 2 during 2016-17 year to date reporting period.

Unwanted Fire Alarm Signals Per 10,000 head of population



SFRS have dealt with 23 UFAS incidents during 2017-18 year to date reporting period in comparison to 20 during 2016-17 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).



BATHGATE LOCAL AREA COMMITTEE

SERVICE UPDATE – NETS, LAND & COUNTRYSIDE

REPORT BY HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

To advise members of the recent activity of the NET's, Land & Countryside Services teams for the period 1 November 2017 – 31 January 2018.

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

I	Council Values	Focusing on our customers' needs; 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
V	Relevance to Single Outcome Agreement	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
VI	Resources - (Financial, Staffing and Property)	In line with available revenue and capital budgets
VII	Consideration at PDSP	None
VIII	Other consultations	None

D1 Terms of Report

Report on activity for period 1 November 2017 – 31 January 2018.

D2 Grounds Maintenance Routine Works

All hedge cutting works have been completed on schedule. Shrub bed maintenance continues over the winter months.

The Land Audit Management System, (LAMS) inspections in the West area produced a score of 67 for December, which is the target figure. LAMS inspections rate the quality of ground maintenance in randomly selected areas.

Grounds Maintenance Enquiries

In total 30 ground maintenance related enquiries were received and dealt with during this reporting period.

Bench or Seat Enquiries	1
Enforcement Officer Enquiries	1
Grass Cutting Enquiries	1
Ground Ownership Enquiries	1
Ground Property Vandalised	2
Hedge Cutting Enquiries	1
Public Park Enquiries	2
Shrub Bed Overhanging Path	2
Shrub Beds Obscuring Sightline	1
Sports Facilities Enquiries	1
Tree Affecting Public Utility	1
Tree Branches Overhanging	4
Tree Broken Damaged or Dead	1
Tree Enquiries General	5
Tree Leaves Causing Problems	4
Tree Preservation Orders	2

D3 Garden Maintenance Enquiries

In total there was one garden maintenance enquiry received and dealt with during this period.

Garden Maintenance No Longer Required	1
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D4 Cleaner Communities Routine Works

Cleaner Communities staff are continuing to carry out routine works to remove litter, fly tipping and debris on roads, footpaths and open spaces throughout the ward.

Cleaner Communities Enquiries

In total 125 cleaner communities enquiries were received and dealt with during this period.

Dead Animals	4
Dog Fouled Grass/Open Space	4
Dog Fouled Kids Play Areas	2
Dog Fouling on Paths/ Roads	22
Dog Waste Bin New Request	3
Dog Waste Bin Overflowing	3
Glass on Paths or Open Spaces	2
Graffiti Non Offensive	2
Graffiti Racist or Offensive	2
Illegal Fly Tipping/Dumping	34
Litter Bin Full/Overflowing	3
Litter General Enquiries	4
Litter in Grass Open Space	2
Litter on Paths Roads Verges	17
Needles/Syringes Abandoned	2
Street Sweeping Enquiries	6
Trolleys Dumped out with Livingston	1
Vehicles Abandoned	12

Environmental Community Action

There was one Fixed Penalty Notice issued for Dog fouling Offence.

Enforcement Officers have carried out school patrols with regards to lunch time littering. Pupils caught littering are reported to their school for any appropriate action and we issue information letters to the parents/guardians. Pupils aged 16 or over are issued with a fixed penalty notice.

Enforcement Officers have dealt with enquiries in relation to various Environmental issues within the area and carried out patrols as well as Abandoned/Nuisance vehicles which have been dealt with including the following actions where appropriate. Removed by vehicle owner or associate from streets by gaining compliance following negotiation. Verbal warnings issued where appropriate and Abandoned vehicle notices (24 hour, 7 day or 15 day) served and vehicles removed.

Visits to residents giving verbal warnings and also warning letters issued in relation to Dog Fouling in order to change behaviours following complaints from neighbours. Officers work closely with WLC Housing and their partners regarding tenant issues relating to waste, dog fouling, litter etc.

Enforcement Officers assisting colleagues in Community Learning & Development Youth Services through the positive destinations programme as well assisting colleagues from Licencing Department carrying out Neighbour checks, Site notice checks, Window cleaner checks and delivering urgent correspondence.

Education & Engagement Officers have attended residents and community group meetings. The Cigarette Litter campaign has been progressed with local businesses. All local schools both primary and secondary have been contacted in relation to Spring Clean community litter picks. Replies are currently being dealt with and dates confirmed. Education officers have launched a recycling sculpture competition with secondary schools across West Lothian. This competition is being organised in partnership with Waste Services. Keep Scotland Beautiful are launching a roadside litter campaign in the early summer and Education Officers will be attending a seminar to discuss national strategy, publicity etc. as well as formulating a local campaign. Over the coming months Education officers will be developing a primary school initiative called JETs (Junior Environmental Teams) this will be a re-launch of an earlier pilot scheme.

Officers have also engaged in partnership working with various other departments and external agencies on a range of environmental and anti-social issues.

Visits to various business premises giving verbal warnings and warning letters in relation to waste disposal and presentation in order to change behaviours following complaints from residents, neighbouring businesses or Waste Officers.

D5 Parks and Woodland Routine Works

Ranger Service

The Ranger Service have been working with Bathgate Early Years Centre to help them increase the amount of outdoor learning and education they are currently undertaking.

Little Boghead

The Tesco Bags of Help project at Little Boghead Nature Park has now been completed. This was a joint project between Bathgate Community Council, the Friends of Little Boghead and WLC Ranger Service, in which we were able to install a pond dipping platform, seating, signage, interpretation and created a wildflower meadow. WLC Rangers also welcomed pupils from St Mary's and Windyknowe Primary Schools for outdoor learning sessions in the park and a fun day was held with a barbeque, to celebrate the end of the project.

The Rangers have been carrying out an audit of signage on the Row network across West Lothian and will continue this throughout parks and woodland sites across the district and Core Paths with a view to identifying gaps and making improvements to the network.

East Kirkton Quarry

In response to a report from Scottish Natural Heritage, the rock strata in this Geological Site of Special Scientific Interest were cleared of naturally seeded young trees.

Tree and Woodland Routine Works

For the period, there were no major tree related enquiries within the ward area

Tree Works Orders outstanding - 20 jobs

Tree Works Orders completed – 18 jobs

Tree and Woodland Enquiries (21)

Tree Blocking Light	2
Tree Branches Overhanging	4
Tree Dangerous or Unsafe	6
Tree General Enquiries	9

Open Space and Cemeteries

Meadow Park. The first section of path behind Meadowpark Avenue has been upgraded. A further section leading to the Play Area will also now be upgraded to the same specification. Some repairs will also take place on the section of path to the immediate west of Dalling Avenue to mitigate flooding of this path. The order has been issued for the Play Area upgrade, this will include replacing play equipment and improving the age range of equipment.

Balbardie Park. WREN funding application for a £50,000 grant was successful, for the first phase of park improvements (including landscaping at the start of the Peace Mile, path and drainage works in the south of the park). The contractors are due to start on site in mid-February. Central Scotland Green Network Trust will be managing the project. Work should be finished by spring.

D6 Open Space Enquiries (1)

Children Play Enquiries	1
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Cemeteries Routine Works

Winter routine works which include - leaf lifting, grave reinstatement works, pruning and burial duties ongoing across the cemetery estates.

Cemeteries Enquires (13)

Cemeteries General Enquiries	7
Complaint Cemeteries & Burials	1
Lair Enquiries	4
Sunken lair	1

E CONCLUSION

All hedge cutting works have been completed on schedule. Shrub bed maintenance continues over the winter months.

The Enforcement Officers been involved in a number of community projects within the ward, with the aim of raising awareness of environmental issues.

The Tesco Bags of Help project at Little Boghead Nature Park has now been completed. This was a joint project between Bathgate Community Council, the Friends of Little Boghead and WLC Ranger Service, in which we were able to install a pond dipping platform, seating, signage, interpretation and created a wildflower meadow.

F. BACKGROUND REFERENCES

Open Space Strategy

Capital Programme

Appendices/Attachments: None

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tony.fleming@westlothian.gov.uk

Jim Jack

Head of Operational Services

12 March 2018



BATHGATE LOCAL AREA COMMITTEE

HOUSING, CUSTOMER AND BUILDING SERVICES UPDATE

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 Bathgate 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 October – 31 December 2017.

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)	Housing (Scotland) Act 2001 Housing (Scotland) Act 2010
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	There is no impact
V Relevance to Single Outcome Agreement	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
VI Resources - (Financial, Staffing and Property)	None
VII Consideration at PDSP	Yes
VIII Other consultations	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, Customer and Building Services, specific to the Bathgate Ward

Property Void & Let Performance: Mainstream Tenancies

Void Period	Oct 2017	%	Nov 2017	%	Dec 2017	%	WL Target %
0-2 wks	4	33%	1	10%	3	60%	55%
2-4 wks	3	25%	4	40%	1	20%	30%
4+ wks	5	42%	5	50%	1	20%	15%
Total Lets	12	100%	10	100%	5	100%	

Property Void & Let Performance: Temporary Tenancies

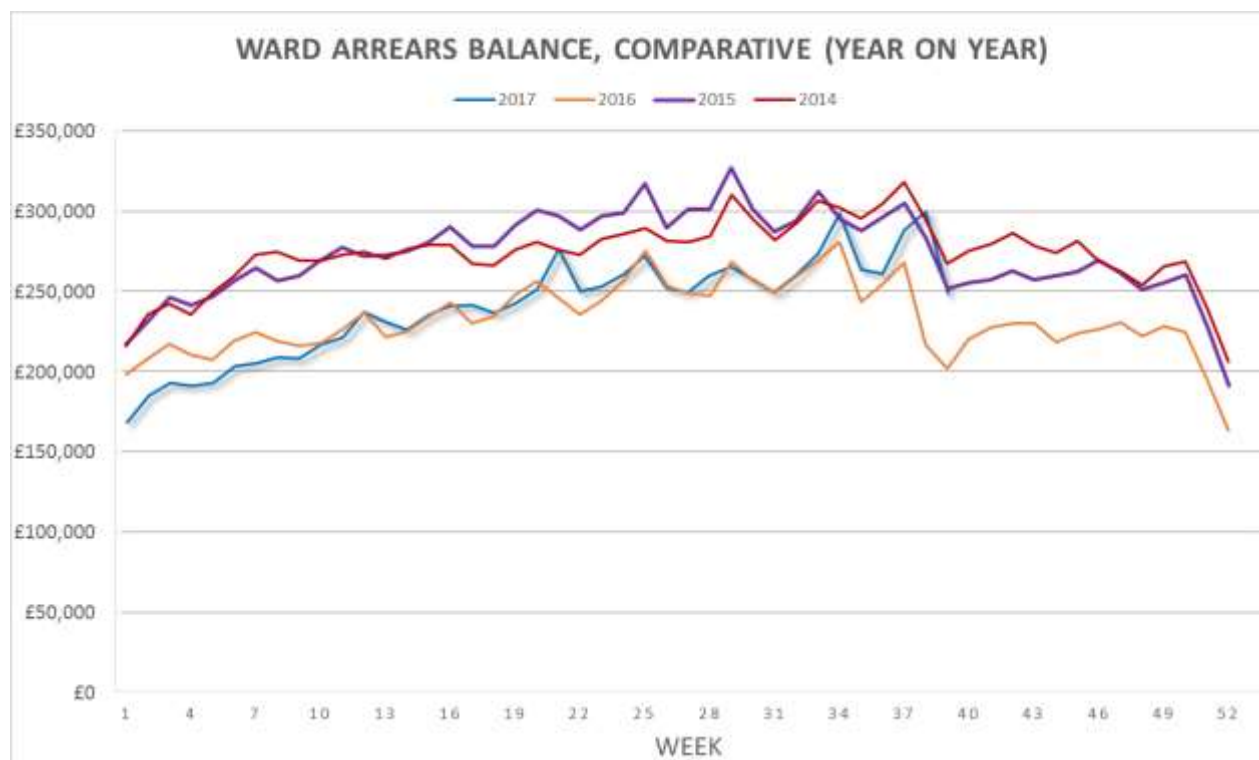
Void Period	Oct 2017	%	Nov 2017	%	Dec 2017	%	WL Target %
0-2 wks	1	25%	5	56%	2	67%	80%
2-4 wks	2	50%	2	22%	1	33%	15%
4+ wks	1	25%	2	22%	0	0%	5%
Total Lets	4	100%	9	100%	3	100%	

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. Ensuring that vulnerable persons are appropriately supported through the viewing and sign up process can also add to timeframes. 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.

In the year to date there have been 79 mainstream tenancies and 27 temporary tenancies let by the Bathgate Team. There are currently 17 Policy Voids in the ward. Reasons include properties unable to let due Health & Safety reasons, being held for decant purposes due to remedial works.

Rent Arrears

For this area the cumulative rental charge this year (debit) for the housing stock is £5,688,938
The ward has collected £5,616,735 of these charges giving a strong collection rate of 98.73%



Arrears Banding	2016/17 (WK39)		2017/18 (WK39)	
	Balance	Tenants In Arrears	Balance	Tenants In Arrears
£0.01 to £99.99	£13,329	298	£9,240	223
£100.00 to £299.99	£39,117	211	£50,034	279
£300.00 to £499.99	£31,915	82	£36,750	94
£500.00 to £749.99	£27,079	45	£32,153	53
£750.00 to £999.99	£30,089	35	£28,116	32
£1000.00 to £1999.99	£37,304	26	£52,268	38
£2000+	£23,283	9	£40,376	15
Total	£202,116	706	£248,936	734

The Ward position for Q3 of 2017/18 is £248,936. This is an increase of £46,821 on last year's position.
The West Lothian overall position has increased by £371,576 from last year and at week 39 was £1,818,779

While there are 53 serious arrears cases (£1,000+) it should be noted 68% 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.

Bathgate Area Team Activity

Officers in the team have a number of tenancies under supervision for issues such as child & adult 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.

Rent arrears activity continues to be a weekly priority task for the team and will continue to work with all our tenants in offering the support, advice and assistance. Such assistance includes referrals for money 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.

Capital Programme and New Build Council Housing

Local New Build Update

Site	No. Of Units	Site Start	No. of Houses Handed Over	Site Complete
Wester Inch	86	July 2017	0	To Be Confirmed

Capital Programme – Local Capital Upgrades

Following on from the completion in Balbardie Avenue last year, no other major programmes are occurring in the Bathgate area this year, but a share of all planned and high value reactive repair programmes take place in the area. Senior and vulnerable tenants are also benefitting from the Assisted Decoration Scheme.

Tenant Participation Update October - December 2017

Annual Rent Consultation –a special edition of Tenants News was sent out to all Council tenants setting out the options for the annual rent increase and offering a free post reply paid survey card for tenants to express their views. Housing Services Staff held drop in surgeries over the two month consultation period in various locations to allow tenants an opportunity to seek further information and express their views

A reminder text was sent out to remind tenants of this consultation and to complete the online survey. This year's replies exceeded all previous rent consultation and the results will be fed back early in the New Year.

Good Neighbour Awards – Tenants are asked to nominate friends and neighbours for this annual award through Tenants News and the Facebook group. Members of the Tenants Panel met to decide the worthy winners and agreed that all nominees were deserving of an award. An event to recognise these 'Good Neighbours' and present them with flowers and their Good Neighbour Certificate was held in the Civic Centre on Friday 27th October.

Winter Edition Tenant News This years' Landlord Report, setting out information on how Housing, Customer and Building Services performed against the indicators contained within the Scottish Housing Regulators Annual Return on the Charter was published in the Winter edition of Tenants News. The Landlord Report can be viewed at westlothian.gov.uk > Housing > Council Housing > Tenant Participation > Landlord Report

Tenant Satisfaction Survey – The Scottish Housing Regulator requires all social landlords to carry out a Tenant Satisfaction Survey with their tenants at least every three years. The council presently do this every two years, due to the importance of providing tenants with an opportunity of expressing their views on the services they receive. This year's survey was posted out to all council tenants in October offering a free

postal reply envelope or an online option to complete this survey. Having used text messaging to remind tenants of this survey, which offered a free prize draw, responses exceed all previous years' surveys and findings will be fed back to all tenants using social media and Tenants News.

Tenant Led Inspections (TLI) – Tenant Inspectors have been busy carrying out an inspection into the Council's New Build programme, looking at layouts and designs. The inspectors have been working closely with Housing Management and with officers from the Strategy & Development Team. The Inspectors have carried out a desk top review of information, interviewed staff and spoken to tenants about the specifications of the build as well as visiting several sites to see for themselves what finished new build properties look like.

The inspectors will finalise their report and present it to the Head of Service, Alistair Shaw and Senior Managers as well as staff and other tenant inspectors by the end of February 2018.

Homeless Network Award members of the sub group attended the TPAS awards in November, where they were named as a finalist in the category – 'Best Practice in Involving Customers' Award. This is a great achievement and highlights the partnership work service users carry out develop services we provide.

Jobs Fairs – Members of the Customer Participation Team took part in the job fair events in Craigshill Shopping Centre and Fauldhouse Partnership Centres to promote Tenant Participation and promote the many ways customers can volunteer to take part in shaping services and sharing their views.

Safer Neighbourhood Team

The Safer Neighbourhood Teams (SNTs) across the nine Multi-Member Wards are an integral part of the Community Safety Unit and are a key feature of partnership working. In the Bathgate ward partnership working sees the local housing team, youth worker, council officer within the SNT and Police officers all working together to tackle anti-social behaviour in the ward.

WLC Officer based in SNT October – December 2017

A number of on-going Safer Neighbourhood Team (SNT) cases continue to be monitored across the Ward area during quarter 3. Follow up work was carried out jointly with partner agencies and police. Warnings have also been issued in respect of some incidents. This has been followed up with joint visit with the housing officer for this area.

E. CONCLUSION

To note the contents of the report.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: None

Contact Person: Kate.Ward@westlothian.gov.uk

Tel: 01506 283414

Date: 12th March 2018.



West Lothian
Council

BATHGATE LOCAL AREA COMMITTEE

BATHGATE WARD SERVICE 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 regeneration plans within the ward and other ward activity.

B. RECOMMENDATION

It is recommended that the Local Area Committee:

- note the report contents for their information; and
- advise of any areas that should require further investigation

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)	Economic development and community regeneration and partnership activity reinforces the Council's commitment to community planning at a local level.
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	None
V Relevance to Single Outcome Agreement	Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business.
VI Resources - (Financial, Staffing and Property)	Activities are and will be delivered within existing Council and community partners' resources.
VII Consideration at PDSP	Not applicable

VIII Other consultations None

D TERMS OF REPORT

This report updates the Local Area Committee on activity within the Bathgate ward.

D1 Bathgate Partnership Centre

Bathgate Partnership Centre has welcomed 62,229 customers during the period from November 2017 to January 2018, averaging at 20,740 per month. There were 1,402 CIS transactions in November, 1,096 in December and 1,625 for January 2018. In the same period 214 new members joined Simpson Library.

In the report period, there were 1,751 adults (over 50s) participating in structured programmes within Bathgate Community Centre, ranging from arts and craft classes to exercise classes; as well as 1,972 children (under 5) who participated in structured programmes such as playgroup, Jumping Jacks and activities within Simpson Library.

Bathgate Partnership Centre payments office dealt with 7,378 payment transactions during the period, with the self-service payment kiosk dealing with 534 transactions in November 2017, December 2017 and January 2018.

The Macmillan Cancer Information and Support Centre continue to support members of the West Lothian community through their drop in surgeries within Simpson Library and their Counselling Sessions within Bathgate Partnership Centre. They also deliver Macmillan Services at other locations across West Lothian: at Strathbrock Partnership Centre, Fauldhouse Partnership Centre, and Carmondean Connected.

Simpson Library within Bathgate Partnership Centre has also taken part in Library Events during the report period including:

- Bookbug: 10 sessions where a total of 213 children attended
- Bookbug outreach sessions at Boghall Drop-in Centre were delivered by staff within Simpson Library in November, December and January.
- Balbardie primary school held a class visit to Simpson Library (in November 2017) where 27 children attended.
- Book Week Scotland took place in Simpson Library, during the last week in November 2017. Various activities were carried out including the Specsavers Discard Donation project.

Community Playgroups (Bathgate Playgroup and Bathgate Childminders Group) held their Christmas Party in the centre during December 2017. Tuesday Youth Club has now started back in Bathgate Partnership Centre from 6.45pm to 8.45 pm. Some new groups are also hiring space within Bathgate Partnership Centre-Bathgate Community Centre including Bosom Buds of Scotland, and West Lothian Diabetes Group.

D2 Bathgate Town Centre

This section provides a brief update on town centre and event activities, many of which are discussed regularly through Bathgate Town Centre Management Group.

The Local Area Committee will be aware that works to complete the redevelopment of

Bathgate's pedestrian precinct (George Street) first began in June 2017 and that this has now been fully installed with high quality granite paving along the entire length of the pedestrian precinct, which also includes an area at 2-4 George Place. At the time of writing this report, the contractor has removed their work compound from Acredale car park and is in the process of progressing final minor remedials and looking at the reinstatement of the car park and spaces lining.

The 2017 calendar of traditional events in Bathgate came to a celebratory close with the annual Christmas in Bathgate festivities taking place in the town centre on the first Saturday in December 2017. This year the event coincided with the nationwide 'Small Business Saturday' campaign which seeks to promote and support the significance and value of small and independent local businesses and enterprises, particularly at this busy time of the year. Looking ahead to this year, plans are already in place for Christmas, as are plans for the key community events such as the West Lothian Highland Games (Saturday 26th May) and then the Bathgate Procession and John Newland Festival (Saturday 2nd June 2018), amongst others.

Council officers within Economic Development and Regeneration will continue to work alongside the business community, local organisations and residents to promote these events whilst also encouraging greater and wider reaching participation, and events, thereby maximising community/economic/social opportunities and benefits for town.

D3 Boghall Drop-In Centre/Community Wing

Boghall Drop-In Centre continues to operate a very busy programme of local groups, classes and other activities throughout the week, whilst also serving as a base for local agencies to work in partnership for the benefit of the Boghall community.

The annual breakfast with Santa event was held on Saturday 23 December 2017 and attended by 80 families. This is targeted at those families who are registered with the Lil Ducks (the play sessions delivered by the Boghall Drop in Centre) but was extended this year to include families working with the Community Outreach Worker. It included a buffet style breakfast, with families meeting Mr & Mrs Claus and receiving a small gift. This was again run as a free event.

Working in partnership with Boghall Parish Church the Community Outreach Worker delivered a (free) Christmas Day Dinner drop in for the community. This allowed some of the more isolated and vulnerable people in the Boghall community the chance to spend this day celebrating with others.

In December 2017 the centre began a free book club every Friday after school for children to come along and engage in an interactive book club. This has been followed in January by the introduction of a free homework club, which welcomes children from both local primaries to come along and have support to complete their homework.

Since January 2018, a free martial arts class has been in operation every Sunday to encourage primary aged children to engage in regular exercise and to sample if this may be an activity of interest. To date this is being delivered by BDIC through lottery funding, although this will look to open up to a paid for service in a date in the future.

Access 2 Employment (West Lothian Council) are currently delivering a Women N2 Work course in the centre, until March 2018, which seeks to help to equip those who participate with relevant skills to help them move into employment.

In February 2018, 140 Boghall residents benefited from free attendance at The Wizard of Oz pantomime in Edinburgh, courtesy of PwC (PricewaterhouseCoopers). The

centre was also able to secure necessary funds to provide free transport to the event ensuring no barriers in place for them to attend. This was an exciting opportunity for the centre to thank the registered volunteers for all the time and energy they dedicate to the services delivered in the Drop-In centre/Community Wing.

D4 Bathgate Community Council

The Local Area Committee will be aware of the proposal by the Community Council to lead the exploration for the potential to establish a development trust for the Bathgate community. Following on from an open meeting (October 2017), attended by a mix of community interests, Councillors and Council officers, who received a presentation from the Development Trust Association Scotland; and familiarisation learning trips (in late November 2017) to other established development trusts, the steering group has since met twice (December 2017, March 2018) with the purpose of seeking to agree a forward action plan..

D5 Fairtrade Fortnight

The annual Fairtrade Fortnight 2018 campaign runs this year from Monday 26th February 2018 to Sunday 11th March 2018. The Council has supported West Lothian in its achieving Fairtrade Zone status, alongside Bathgate as one of the recognised Fairtrade towns, and continues to offer assistance in maintaining such status. A directory of Fairtrade in West Lothian has been published, highlighting retailers, cafes and restaurants that actively sell and promote Fairtrade products. At the time of writing, it is anticipated there will be a Fairtrade display/stall, provided by the Bathgate Fairtrade town group, in the Bathgate Partnership Centre during the fortnight.

D6 Regeneration Planning

The Regeneration Framework, which was approved by Council Executive in February 2014, contains a commitment to develop regeneration plans in (eight) key areas of deprivation in West Lothian. These regeneration areas have been identified based on the data zones within the bottom 20% of the Scottish Index of Multiple Deprivation.

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. In addition to this the Community Empowerment Act 2015 requires Community Planning Partnerships to produce locality plans for their most deprived area, and the West Lothian Community Planning Partnership has adopted the regeneration plans as their locality plans.

Since the last report to Committee, community engagement activities in Bathgate have now commenced (utilising the h-diagrams) with further work to be undertaken over the coming months using different engagement methods to ascertain local issues.

Profiles are being generated for each regeneration area which will provide a range of supporting statistical information on issues such as poverty, income, unemployment, health and access to services that require to be considered in these areas.

The Bathgate regeneration plan will be in place in April/May 2018. Progress is being made with further update to be presented to the next Local Area Committee.

E. CONCLUSION

It is recommended that the Local Area Committee note the content of this report and the activities being carried out within the Bathgate ward, for their information.

F. BACKGROUND REFERENCES

West Lothian Regeneration Framework 2014-2023

Appendices/Attachments: None

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nairn.pearson@westlothian.gov.uk

Craig McCorriston
Head of Planning, Economic Development & Regeneration

12 March 2018

BATHGATE LOCAL AREA COMMITTEE WORKPLAN 2018

	Issue	Purpose	Lead Officer	Date	Referral
1	Housing Report	Quarterly update on housing issues	Head of Housing, Customer and Building Services (Kate Ward)	March 2018	
2	Police Report	Quarterly update on police/SNT activity	Police Sergeant Vince Hughes	March 2018	
3	Fire & Rescue Service Report	Quarterly update on operational plan for 2014-17	Station Manager Robertson	March 2018	
4	NETs, Land and Countryside Services Report	Quarterly update on NETS, Land & Countryside Services activity	Head of Operational Services (Tony Fleming)	March 2018	
5	Ward Service Update	Quarterly update on local activity	Head of Planning, Economic Development and Regeneration (Nairn Pearson)	March 2018	
6	Bathgate Regal Community Theatre	Update on progress with future of the Bathgate Regal Theatre	Head of Education QA (Laura Tyrell)	March 2018	
1	Housing Report	Quarterly update on housing issues	Head of Housing, Customer and Building Services (Kate Ward)	June 2018	
2	Police Report	Quarterly update on police/SNT activity	Police Sergeant Vince Hughes	June 2018	
3	Fire & Rescue Service Report	Quarterly update on operational plan for 2014-17	Station Manager Robertson	June 2018	
4	NETs, Land and Countryside Services Report	Quarterly update on NETS, Land & Countryside Services activity	Head of Operational Services (Tony Fleming)	June 2018	
5	Ward Service Update	Quarterly update on local activity	Head of Planning, Economic Development and Regeneration (Nairn Pearson)	June 2018	
1	Housing Report	Quarterly update on housing	Head of Housing, Customer and Building	September	

		issues	Services (Kate Ward)	2018	
2	Police Report	Quarterly update on police/SNT activity	Police Sergeant Vince Hughes	September 2018	
3	Fire & Rescue Service Report	Quarterly update on operational plan for 2014-17	Station Manager Robertson	September 2018	
4	NETs, Land and Countryside Services Report	Quarterly update on NETS, Land & Countryside Services activity	Head of Operational Services (Tony Fleming)	September 2018	
5	Ward Service Update	Quarterly update on local activity	Head of Planning, Economic Development and Regeneration (Nairn Pearson)	September 2018	
6	Bathgate Academy Presentation	Annual update	Head Teacher (Grant Abbot)	September 2018	
1	Housing Report	Quarterly update on housing issues	Head of Housing, Customer and Building Services (Kate Ward)	December 2018	
2	Police Report	Quarterly update on police/SNT activity	Police Sergeant Vince Hughes	December 2018	
3	Fire & Rescue Service Report	Quarterly update on operational plan for 2014-17	Station Manager Robertson	December 2018	
4	NETs, Land and Countryside Services Report	Quarterly update on NETS, Land & Countryside Services activity	Head of Operational Services (Tony Fleming)	December 2018	
5	Ward Service Update	Quarterly update on local activity	Head of Planning, Economic Development and Regeneration (Nairn Pearson)	December 2018	
6	St Kentigerns Academy Presentation	Annual update	Head Teacher (Andrew Sharkey)	December 2018	
7	Advice Shop	Annual update	Head of Finance and Property Services (Elaine Nisbet)	December 2018	

Bathgate Local Area Committee

Monday 12 March 2018

DATA LABEL: Public

BATHGATE LOCAL AREA COMMITTEE

TIMETABLE OF MEETINGS 2018-2019

Reports to committee officer by 12 noon	Agenda Issue	Meeting Date	Venue
Mon 10 Sept 2018	Tuesday 11 September 2018	Monday 17 September 2018	Bathgate Partnership Centre
Mon 3 Dec 2018	Tuesday 4 December 2018	Monday 10 December 2018	Bathgate Partnership Centre
Mon 4 Mar 2019	Tuesday 5 March 2019	Monday 11 March 2019	Bathgate Partnership Centre
Mon 3 June 2019	Tuesday 4 June 2019	Monday 10 June 2019	Bathgate Partnership Centre

All meetings will be held at 10.00 am unless otherwise advised



BATHGATE LOCAL AREA COMMITTEE

LEASE OF THE REGAL THEATRE, BATHGATE TO RECONNECT

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES AND HEAD OF EDUCATION (LEARNING, POLICY AND RESOURCES)

A. PURPOSE OF REPORT

The purpose of this report is to update Bathgate Local Area Committee on Council Executive decision to grant a five year lease of the Regal Theatre, Bathgate to Reconnect on the terms set out in this report.

B. RECOMMENDATION

It is recommended that Bathgate Local Area Committee notes that Council Executive agreed to grant a five year lease of the Regal Theatre, Bathgate to Reconnect on the terms set out in this report.

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.
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.
V Relevance to Single Outcome Agreement	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI Resources - (Financial, Staffing and Property)	The lease of the Regal Theatre to Reconnect on the terms set out in this report would demonstrate best value, taking into account all circumstances.
VII Consideration at PDSP	None.
VIII Other consultations	Economic Development and Regeneration Services.

D. TERMS OF REPORT

Council Executive, at its meeting on 19 December 2017, noted the outcome of a community consultation on proposals for the future use of the Regal Theatre, Bathgate and agreed that officers should engage with both West Lothian Leisure and Reconnect to explore and develop the proposals presented by those organisations for their use of the Regal Theatre.

Officers engaged with both organisations and requested they develop their initial outline business plans to provide additional detail on the financial viability and sustainability of their proposals, to clarify what financial assumptions had been made and to demonstrate how their proposals would satisfy council objectives.

Following careful consideration of their overall financial position, West Lothian Leisure subsequently took the decision to formally withdraw their interest in operating the Regal Theatre. Of the two preferred options which emerged from the community consultation, Reconnect remained the sole interest.

Reconnect is a Scottish Charitable Incorporated Organisation (SCIO) whose stated purpose is *“to advance arts, heritage and culture by utilising and restoring existing historically significant buildings and landscapes to preserve the heritage of Scotland and to give the public access to reconnective arts and activities.”*

Their business plan proposes that Reconnect will operate the Regal Theatre as a community theatre space and use the venue to promote a range of art, music and drama-related activities. It proposed two possible options for Reconnect's occupation of the property. The first option was transfer of ownership of the Regal Theatre to Reconnect via community asset transfer. The second option was a lease of the building from the council.

Officers considered that the transfer of ownership to Reconnect via community asset transfer should not be considered since the long-term viability and sustainability of Reconnect's proposals for the property has not been proven.

Officers considered it to be in the council's best interests that Reconnect be granted a five year lease of the Regal Theatre on the following terms:

1. The period of lease shall be five years from the date of entry, with Reconnect and the council each having an option to break the lease at the end of year two.
2. Reconnect shall use the property as a community theatre space for the purpose of promoting a range of art, music and drama related activities.
3. The rent payable shall be £58,500 per annum. Reconnect will be granted a two year rent free period, with that rent free period commencing on the date of entry.
4. Reconnect shall be responsible for all repairs to and maintenance of the building for the duration of the lease, including all responsibilities relating to statutory compliance.
5. The council will arrange buildings insurance cover for the property and Reconnect shall be responsible for payment of the associated annual premium.
6. Reconnect shall be responsible for the payment of any non-domestic rates

liabilities due for the duration of their occupation.

7. Reconnect shall be responsible for the payment of all utility charges, cleaning, caretaking and other occupational costs.

Responsibility for the provision, management and payment of the staff needed to operate the facility shall rest with Reconnect for the duration of their occupation

Council officers will continue to work with and assist Reconnect in fully developing their business plan for the operation of Regal Theatre including arrangements for engagement with users and the community.

E. CONCLUSION

Council Executive agreed that Reconnect be granted a five year lease, with a two year break clause, of the Regal Theatre on the terms set out in this report.

F. BACKGROUND REFERENCES

Report to Council Executive on 20 June 2017 by Head of Finance and Property Services and Head of Education (Learning, Policy and Resources) entitled "Review of Options of Regal Community Theatre Bathgate Limited".

Report to Council Executive on 29 August 2017 by Head of Finance and Property Services and Head of Education (Learning, Policy and Resources) entitled "Regal Community Theatre, Bathgate"

Report to Council Executive on 10 October 2017 by Head of Finance and Property Services and Head of Education (Learning, Policy and Resources) entitled "Proposed Short Term Let of the Regal Theatre, Bathgate"

Report to Council Executive on 19 December 2017 by Head of Finance and Property Services and Head of Education (Learning, Policy and Resources) entitled "Regal Community Theatre, Bathgate"

Appendices/Attachments: None.

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Date of meeting: 12 March 2018