



West Lothian
Council

Services for the Community Policy Development and Scrutiny Panel

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

28 September 2016

A meeting of the **Services for the Community Policy Development and Scrutiny Panel** of West Lothian Council will be held within the **Council Chambers, Civic Centre, Livingston** on **Tuesday 4 October 2016 at 2:00pm**.

For Chief Executive

BUSINESS

Public Session

1. Apologies for Absence
2. Order of Business, including notice of urgent business
3. 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.
4. Confirm Draft Minute of Meeting of Services for the Community Policy Development and Scrutiny Panel held on Tuesday 28 June 2016 (herewith)
5. Scottish Fire and Rescue Local Plan Performance Report - Report by Head of Housing, Customer and Building Services (herewith)
6. Scrutiny of Police Scotland Performance in West Lothian - Report by Head of Housing, Construction and Building Services (herewith)
7. Rent Arrears - Presentation

8. Progress on Community Safety - Report by Head of Housing, Customer and Building Services (herewith)
9. Property Turnover April to June 2016 - Report by Head of Housing, Customer and Building Services (herewith)
10. New Build Update - Report by Head of Housing, Customer and Building Services (herewith)
11. Update on Energy Efficiency Programmes and Proposals - Report by Head of Housing, Customer and Building Services (herewith)
12. Deans South Update - Report by Head of Housing, Customer and Building Services (herewith)
13. West Lothian Council's Open Market Acquisition Scheme - Report by Head of Housing, Customer and Building Services (herewith)
14. Performance Reporting - Report by Head of Housing, Customer and Building Services (herewith)
15. Workplan (herewith)

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

MINUTE of MEETING of the SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL of WEST LoTHIAN COUNCIL held within COUNCIL CHAMBERS, CIVIC CENTRE, LIVINGSTON, on 28 JUNE 2016.

Present – Councillors George Paul (Chair), Harry Cartmill, Frank Anderson, Jim Dixon (substituting for Lawrence Fitzpatrick), John McGinty and John Muir

In Attendance – Danny Mullen and Jessie Duncan (Tenants Panel Representatives)

Apologies – Councillor Lawrence Fitzpatrick

1. DECLARATIONS OF INTEREST

No declarations of interest were made.

2. MINUTE

The Panel confirmed the Minute of its meeting held on 19 April 2016. The Minute was thereafter signed by the Chair.

3. SCRUTINY OF POLICE SCOTLAND PERFORMANCE IN WEST LoTHIAN

Prior to consideration of the following item of business the Chair invited new Chief Superintendent Ivor Marshall, West Lothian Division to introduce himself and explain to the panel members his role within West Lothian and his aspirations for the post that he had recently taken on.

Mr Marshall stated that he looked forward to continuing the good work that had been started by his predecessor Gill Imery and explained about the initiatives that would be taken forward by Police Scotland particularly now that the new Chief Constable Phil Gormley was in post. Mr Marshall continued to explain that Police Scotland would be more outcome focused and that it was not just about chasing targets. Additionally police services would be tailored more towards the needs of the community with local flexibility.

The Chair thanked Mr Marshall stating that the council looked forward to the continued partnership working with Police Scotland.

The Panel then considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing an update on the performance of Police Scotland in West Lothian for the period 1 April 2015 to 31 March 2016.

Attached to the report at Appendix 1 was the Police Scotland Scrutiny Report which provided an overview of the eight priority areas that were the focus of attention in West Lothian Division; these being Domestic Abuse, Anti-Social Behaviour, Violent Crime, Tackling Substance Misuse, Making our Roads Safer, Tackling Serious and Organised Crime, Drug

Supply and Tackling Acquisitive Crime.

Chief Inspector Dolan then provided further detail of some of these priorities noting that there had been a slight reduction in domestic abuse incidents and a 3% decrease in anti-social behaviour incidents. It was however noted that whilst there had been an increase in violent crime some of this was attributed to the fact that the manner in which violent crimes were recorded had recently changed, as directed by the Scottish Government, and some crimes that would have previously been considered minor were being reclassified as serious assaults. It was noted that minor assaults had decreased by 7% for the same reporting period.

The Chief Inspector continued by advising the Panel that Police Scotland had also been very active in the areas of substance mis-use and making the streets safer particularly with regards to speeding, noting that there had been very positive feedback from West Lothian communities on the increased police presence in tackling a number of traffic issues.

The Chief Inspector concluded by advising the Panel that in accordance with a request from the last meeting of the Panel a report on inconsiderate parking was attached to the performance report.

The Panel was asked to note the contents of the Police Scotland Performance report covering the period 1 April 2015 to 31 March 2016.

Decision

To note the contents of the report.

4. SCOTTISH FIRE AND RESCUE LOCAL PLAN PERFORMANCE REPORT

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing an overview of the Local Plan 2014-17 Performance for the Scottish Fire and Rescue Service (SFRS) in West Lothian for the period 1 April 2015 to 31 March 2016.

Attached to the report at Appendix 1 was the West Lothian Scottish Fire and Rescue Local Plan Performance report setting out the local fire and rescue priorities of which there were seven; these being Local Risk Management Preparedness, Reduction of Accidental Dwelling Fire, Reduction in Fire Casualties and Fatalities, Reduction of Deliberate Fire Setting, Reduction of Fire in Non-Domestic Property, Reduction in Casualties from Non-Fire Emergencies and Reduction of Unwanted Fire Alarm Signals.

The Fire Officer then provided a few examples of how the fire service were tackling some of these priorities including a synopsis of the fire service visiting an elderly client in relation to a home safety visit and were also able to sign-post the client to a number of other areas of safety including the installation of a safety hand-rail in the property.

The Fire Officer also explained that the SFRS were also working closely with a number of local businesses, including St John's Hospital and the Livingston Shopping Centre, with regards to unwanted fire alarms.

The Fire Officer concluded that the performance report fulfilled a requirement as set out in the Police and Fire Reform (Scotland) Act 2012.

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

Decision

To note the contents of the report.

5. SCOTTISH FIRE AND RESCUE STRATEGIC PLAN 2016-2019

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing the panel with an overview of the Strategic Plan 2016-2019

The Panel were advised that the Scottish Fire and Rescue Service had a statutory responsibility through the Police and Fire Reform (Scotland) Act 2012 to develop and publish a 3 year strategic plan.

The ensure that SFRS organisational priorities and objectives aligned with the Scottish Government's Fire Framework the SFRS had developed a Strategic Plan for the period 2016-2019 and that this would be open for consultation for a 10 week period commencing on 1 June 2016.

The Strategic Plan had been developed in accordance with the Fire Framework and included the following strategic purposes :-

- Develop the expectations as set out in the Scottish Government's Framework;
- Provide the flexibility required to balance national priorities with the specific needs of local communities;
- Act as a bridge between the Fire Framework and Local Plans; and
- Signal the SFRS's intention to explore new ways and areas of working.

The SFRS were keen to hear views from all stakeholders on all aspects of the Strategic Plan and had made it possible for any comments to be submitted online.

In relation to a question asked the Local Senior Fire Officer for Falkirk and West Lothian, Gary Laing, explained that as far as he was aware the consultation was only available online. However he would feedback to those within his organisation who were responsible for the manner in which the consultation was being conducted that an alternative method to online needed to be made available to members of the community and

other stakeholders.

The Panel were asked to note the content of the report and agree within West Lothian Council where the Strategic Plan was to be considered and if appropriate make a response to the consultation process.

Decision

To note the content of the report.

6. SCOTTISH FIRE RESCUE SERVICE - HM INSPECTORATE REPORT 2015

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing an update on the Local Area Inspection of the West Lothian Local Senior Officer/Local Authority area conducted by Her Majesty's Fire Service Inspectorate in Scotland in November 2015.

The report explained that the role and purpose of Her Majesty's Fire Service Inspectorate was defined by the Fire (Scotland) Act 2005 but was substantially amended by the Police and Fire Reform (Scotland) Act 2012. The Fire Service Inspectorate in Scotland was independent of the Scottish Fire and Rescue Service and the Scottish Government and existed to provide independent, risk based and proportionate professional inspection of the Scottish Fire and Rescue Service.

An inspection of the West Lothian Local Senior Officer/Local Authority area was conducted in November 2015 and on completion the Fire Inspectorate produced and published a report outlining its findings and conclusions.

In general the findings of the Local Area Inspection were very positive and highlighted a number of areas of good practice with particular mention being made of the positive relationships between Community Planning Partners in the West Lothian area. The report provided a brief summary of the findings.

The Local Senior Fire Officer continued by acknowledging that in relation to the inspection a single recommendation had been made as follows :-

"The LSO should review the amount, relevance and way information is being received by the RDS stations in his area so as to determine if this is impacting upon the operational effectiveness of the personnel, given the limited time RDS staff under his command has to maintain their competence. We recognise that this may be an organisational-wide issue, but the effect needs local assessment".

The Local Senior Fire Officer would consider the local inspection report in full and where necessary and appropriate make local changes to achieve improvements in service delivery and working practices. And where conclusions or recommendations fell out with the remit of the Local Senior Fire Officer and required organisation consideration these would be

progressed through the relevant organisational directorate.

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

Decision

To note the content of the report.

7. SCOTTISH FIRE AND RESCUE LOCAL PLAN DEVELOPMENT

The Panel considered a report (copies of which had been delivered) seeking the views of the Panel on the development of the next iteration of the West Lothian Local Fire Plan, a copy of which was attached to the report at Appendix 1.

The report recalled that the current and first West Lothian Local Fire Plan 2014-17 was approved by West Lothian Council Executive in March 2014. The Plan was for three years and was due to expire at the end of March 2017.

The Scottish Fire and Rescue Service (SFRS) had a statutory responsibility through the Police and Fire Reform (Scotland) Act 2012 to prepare local plans for each local authority area and whilst there was no legislative prescribed timespan for local plans they could be reviewed and revised at any time.

On 28 April 2016 the SFRS Board approved a report, a copy of which was attached to the report at Appendix 2, proposing that Local Fire Plan development, production and introduction to all 32 local authorities was to be staggered as opposed to all plans being introduced at the same time and that it was imperative that Local Senior Fire Officers engage with stakeholders to gauge the appetite and acceptance of this proposal.

Therefore it was important that the current West Lothian Local Fire Plan take cognisance of national organisational priorities and objectives and meet local needs and expectations. In recognising this there were a range of drivers that would support a delay to the production of the Plan. These main drivers were summarised in the report and included matters such as awaiting the outcome of the Scottish Government's Fire Framework, await the outcome of the revised Single Outcome Agreement, await the benefits of the continuing merging of functions associated with health and social care and the local government elections in May 2017.

Taking these factors into consideration the Local Senior Fire Officer for Falkirk and West Lothian was proposing that the current Plan be extended until December 2017 which would also allow extra analysis of the existing Plan to take place with a view to the development of the next iteration of the Plan.

The Panel were asked to note the content of the report and the proposal to extend the current West Lothian Local Fire Plan until December 2017 and the proposal to develop the next iteration of the West Lothian Local Fire Plan.

Decision

To note the contents of the report.

8. RENT ARREARS UPDATE - PRESENTATION

Sarah Kelly, Performance and Change Manager, provided a presentation on rent arrears levels for the period to 1 December 2015.

The Panel noted:-

- That arrears had reduced by £9,885 in 2015-16.
- That this was the second year to show an improvement from the previous year
- That the arrears caseload was similar to last year with an increase of 7, to 3,667;
- That 72% of tenants had a clear or credit rent account; and
- “Serious” cases were down by 1% compared to last year.

The Performance and Change Manager continued to advise the Panel that moving forward the Multi Service Task Group would continue, the service would be reviewing its income management approach, the rent strategy for 2017-2022 would be getting underway and the corporate approach to debt would be rolled out to Armadale and Bathgate.

Decision

To note the terms of the presentation.

9. PROGRESS ON COMMUNITY SAFETY

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services advising on the strategic development of Community Safety in West Lothian and other local and national developments.

The Head of Housing, Customer and Building Services provided an overview of local community safety initiatives including Best Bar None awards, the amalgamation of Community Safety with Reducing Re-Offending and the Safer Communities Strategic Planning Group, changes to the Safer Neighbourhood Team and Out of Hours Team and the Fearless Project; the report provided a brief narrative on each of these projects.

The report then continued by providing an overview of the national developments concerned with community safety including funding for the Mentors in Violence programme, the Criminal Justice Bill and the

Community Empowerment Bill.

Also attached to the report were details of the performance data from January 2016 to April 2016 from the council's Safer Neighbourhood Teams in relation to Antisocial Behaviour and the Out of Hours Team in relation to noise nuisance. The officers and other community partners continued to provide early interventions to prevent crimes and antisocial behaviour from occurring and further escalation of incidents.

Panel members were asked to note the development of partnership working in the field of community safety and to note the performance for the Safer Neighbourhood Team and the Noise Nuisance Team.

Decision

To note the contents of the report

10. PROPERTY TURNOVER JANUARY TO MARCH 2016

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services advising of the property turnover for the period January to March 2016.

The Head of Housing, Customer and Building Services explained that the number of permanent lets for the period 1 January to 31 March 2016 was 141 compared to the same period last year when 248 properties were let.

Details of all the lets and property numbers for the quarter were provided in Appendix 1 and council stock figures by ward provided in Appendix 3. The main points were as follows :-

- Armadale had 21 lets, Whitburn had 17 lets, Bathgate had 16 lets, 2 of which were assisted moves and Blackburn had 16 lets which had the highest percentage of total lets;
- There were two Sheltered Housing property lets;
- Seven communities had only one mainstream property available to let; these being Addiewell, Eilburn/Livingston Village, Greenrigg, Mid Calder, Seafield, Uphall Station and Whiteside/Birniehill; and
- Eleven communities had between two and four properties available to let (Blackridge, Breich, Bridged, East Calder, Knightsridge, Ladywell, Linlithgow, Polbeth, Stoneyburn, Uphall and West Calder)

The report also provided details of the eighteen communities in West Lothian that had no properties becoming available.

Applicants could choose from all 47 communities. However those who chose low turnover communities were advised that they could have a lengthy wait to be housed.

The report concluded with details of the types of properties that had become available.

The Panel were asked to note the current levels of activity to property turnover for the fourth quarter of 2015-16 and in particular note :-

- That there had been a decrease in property lets compared to the same period last year;
- That of the 47 communities in West Lothian, 7 had only 2 mainstream properties to let and 18 had none; and
- That 72% of lets were allocated to people who were homeless or potentially homeless.

Decision

To note the contents of the report

11. PERFORMANCE REPORTING

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services advising of current levels of performance for Housing, Customer and Building Services.

The Panel was informed that of the eight performance indicators, three were categorised as green, two as amber and three as red noting that Q4 was a slight decrease on the previous quarter. Each indicator in the appendix displayed the latest note which offered an explanation from the service on current performance levels.

The Panel was asked to note the current performance on Housing, Construction and Building Services key performance indicators and determine if further action or enquiry was necessary.

Decision

1. To note the contents of the report; and
2. Requested further information with regards to the number of evictions that had taken place within the year to date for performance indicator HQSARR603_9b

12. 2015/16 ANNUAL RETURN ON THE CHARTER

The Panel was informed that the Annual Return on the Charter (ARC) was the vehicle which landlords used to submit the requisite performance information to the Scottish Housing Regulator (SHR). The standard Charter indicators allowed effective benchmarking amongst registered social landlords across Scotland. There were eight Charter themes with multiple indicators and contextual indicators and the SHR provided

detailed technical guidance to support landlords in calculating these.

Officers had been collating information in preparation for the submission and Appendix 1 provided the 2015/16 results that would form part of the submission to the SHR. The appendix also provided details on the comparative results for 2013/14 and 2014/15 as well as an indication on whether performance had improved, dipped, or remained the same.

The Panel noted that, of the 52 indicators in Appendix 1, 25 had improved from the previous year, 19 had decreased, some only slightly and 8 had remained the same. The service was already in the process of developing an improvement plan in preparation for 2016-17. In addition to improvement plans, the service would be in a position to benchmark its 2015/16 results once the SHR published all landlord datasets in August 2016.

The Panel were asked to note the performance that would form part of the council's return to the Scottish Housing Regulator.

Decision

To note the contents of the report

13. DEANS SOUTH UPDATE

The Panel considered a report (copies of which had been circulated) by the Head of Housing, Customer and Building Services providing an update on the current position with Deans South.

The report recalled that on 12 November 2013, Council Executive approved a report setting out a revised offer for the remaining privately owned houses at Deans South with a view to obtaining a long term solution to the difficult situation on the estate. Since that time 36 private home owners have accepted an offer from the council with the offer remaining open to the remaining 10 property owners.

In addition the council purchased 37 houses/plots from Castle Rock Edinvar Housing Association (CRE) in October 2015 with the remaining 19 CRE house/plots purchased in October 2016.

With regards to demolition the council had appointed a contractor to demolish 16 blocks at Deans South and they started on site in November 2015. It was expected that this would be complete by July 2016.

Attached to the report at Appendix 1 was a plan showing the site estate that was to be developed for new council build council housing as part of the 1,000 houses programme. Phase 1 was to be developed by McTaggart Construction for 54 houses with 46 having been granted planning permission. Phase 2 was to be developed by Lovell Partnerships for 63 council houses who were in the process of preparing their planning application for submission to the council.

The report continued to provide details of the updated land and house

valuations for the properties at Deans South noting that this had been prepared as a desk top exercise only.

And finally the Panel were advised that Collective Architecture had been appointed to produce a masterplan to show how parts of the estate which were not included in the current new build programme could be developed if the council had control of all of the land on the estate. At this time because 10 of the houses on the estate remained in private ownership it was not possible to develop the entire estate.

The report concluded that good progress had been made at Deans South since the last update was provided to the Panel in October 2015 however a number of houses remained in private ownership

It was recommended that the Panel :-

1. Note that the council now had control of all of the land at Deans South with the exception of 10 houses which remained in private ownership;
2. Note that the demolition work was progressing well with 12 blocks demolished and a further four blocks to be demolished by the end of July 2016;
3. Note that planning permission in principle had been granted for four parts of the Deans South estate and that contractors had been appointed to build 109 new build council houses on the estate;
4. Note that a designer had been appointed to prepare a masterplan for the estate to show how the parts of the estate not currently being taken forward for new build council housing could be developed; and
5. Note that an updated valuation report had been obtained from the Valuation Office Agency.

Decision

1. To note the content of the report; and
2. To note that the Masterplan should be ready for presenting to the next meeting of the Panel.

14. WORKPLAN

A copy of the Workplan 2016/17 had been circulated for information.

Decision

To note the contents of the Workplan 2016/17.



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY AND DEVELOPMENT SCRUTINY PANEL

SCOTTISH FIRE AND RESCUE LOCAL PLAN PERFORMANCE REPORT

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

This report is to update Panel Members on the Local Plan Performance for the Scottish Fire and Rescue Service in West Lothian for the period year to date 1st April 2016-30th June 2016

B. RECOMMENDATION

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

C. SUMMARY OF IMPLICATIONS

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

D. TERMS OF REPORT

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

Council Executive has agreed that the monitoring of performance against the plans will be reported and considered on a quarterly basis by the Services for Community Policy Development and Scrutiny Panel. This report covers the period from 1st April 2016-30th June 2016

E. CONCLUSION

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

F. BACKGROUND REFERENCES

Appendix 1: Local Plan Performance Report for West Lothian 1st April 2016-30th June 2016 and performance reports

G. Contact Person:

Alison Smith, Customer Services Manager, Housing, Customer and Building Services

01506 281367

alison.Smith@westlothian.gcsx.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016



LOCAL PLAN PERFORMANCE REPORT FOR WEST LoTHIAN



SCOTTISH
FIRE AND RESCUE SERVICE
Working together for a safer Scotland

Q1 Report, 1st April – 30th June 2016

**Working together
for a safer Scotland**



**West Lothian
Council**

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.

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

Introduction

This performance report provides information on our prevention, protection and operational response activities within the West Lothian area 1st April 2016 and 31st March 2016.

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

The national priorities for the Scottish Fire and Rescue Service (SFRS) are set out in the Fire and Rescue Framework for Scotland. The SFRS Strategic Plan 2013-2016 outlines how the SFRS will deliver against these priorities and the outcomes against which this delivery can be measured.

The priorities contained within the Local Fire and Rescue Plan for West Lothian 2014-2017 contribute towards the priorities within the West Lothian Community Plan 'Towards 2020', Single Outcome Agreement 2013-2023 and the Community Safety Strategic Assessment 2012-15.

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

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

Priority 1. Local Risk Management and Preparedness

Priority 2. Reduction of Accidental Dwelling Fires

Priority 3. Reduction in Fire Casualties and Fatalities

Priority 4. Reduction of Deliberate Fire Setting

Priority 5. Reduction of Fires in Non-Domestic Property

Priority 6. Reduction in Casualties from Non-Fire Emergencies

Priority 7. Reduction of Unwanted Fire Alarm Signals.

Area Manager Gary Laing

Local Senior Officer for Falkirk & West Lothian

Gary.laing@firescotland.gov.uk

Performance Summary

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

	Apr to (& incl.) Jun					RAG rating
Key performance indicator	2012/13	2013/14	2014/15	2015/16	2016/17	YTD
All accidental dwelling fires	44	40	41	27	31	◆
All fire casualties (fatal & non-fatal (incl. p/c's))	10	13	4	10	9	●
All deliberate fires	172	245	160	251	211	●
Non domestic fires	22	24	27	20	17	●
Special Service Casualties - All	17	13	25	20	33	◆
False Alarms - All	449	502	492	457	499	◆

RAG rating - KEY

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

Note

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

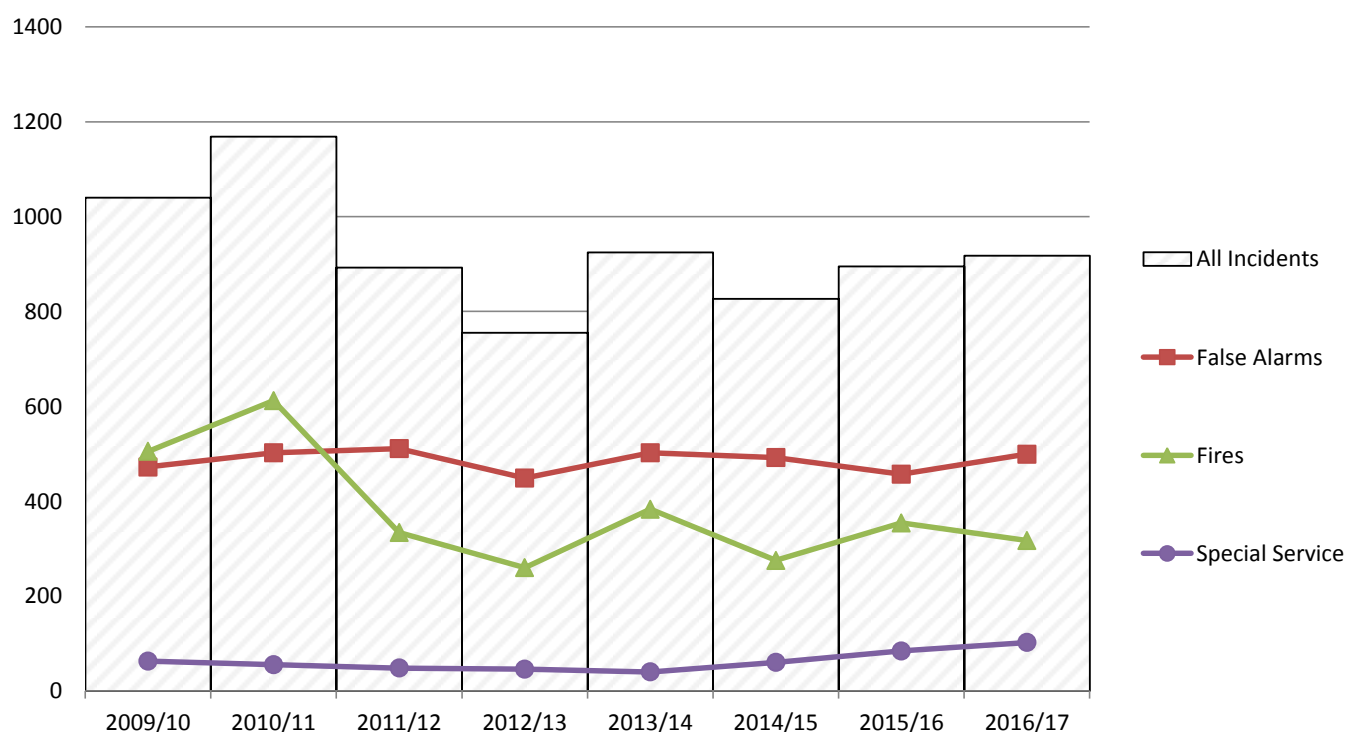
Year to Date RAG Rating = the cumulative total of all quarterly performance in current year compared to cumulative total of all quarterly performance in previous year.

Incident Overview

SFRS has responded to a total of 918 incidents within the West Lothian area in Q1 of 2016/17

This is an increase 2.5 % compared to the corresponding period 2015/16 .

The chart below illustrates incidents YTD attended within West Lothian council over the last 6 fiscal years



Progress on local fire & rescue plan priorities
Local Risk Management and Preparedness
<p>The Service must identify, prioritise and plan to meet the risks in each local community.</p> <p>We said we would:</p> <ul style="list-style-type: none"> • train our staff to deal with our local risks • gather and analyse risk information • work with partners to mitigate risks • deal with major events.
<u>Train our staff to deal with our local risks</u>
<p>Our operational staff continue to undertake routine and risk specific skill acquisition and maintenance training. All firefighters have participated in the modular 'Training For Operational Competence' programme. In Q1 to date, the modules covered are: Driving, Electricity, Hazardous Materials, Incident Command, Wildfire, Safe working at Height and vehicle casualty extrication methods. Firefighter safety is always a priority and is embedded within all activities. Firefighter safety remains a priority and this theme is underpinned within all activities. Theoretical inputs are confirmed with practical sessions and exercises. Our firefighters continue to exercise at local venues that present a risk in order to prepare for any operational emergency.</p>
<u>Gather and analyse risk information</u>
<p>Our operational staff continue to gather and analyse local risk information and operational intelligence which is used in our preparations to ensure the successful resolution of operational incidents.</p> <p>We conduct Post Incident Debriefs through the use of a Structured Debriefing process, to identify any lessons that can be learned from our preparedness and response to emergency events.</p> <p>We use Urgent Operational Intelligence Briefings to inform our operational staff of any safety critical information.</p>
<u>Work with partners to mitigate risks</u>
<p>We continue to be an active member of the Lothians and Borders Local Resilience Partnership and share appropriate information. We share information with local authority partners and other key stakeholders (e.g. Police Scotland) to ensure emergency event risks are mitigated and prepared for.</p>
<u>Deal with major events</u>
<p>During this reporting period, there has been no requirement for SFRS to respond to any major incidents.</p>

Reduction of 'All accidental dwelling fires'

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

Results

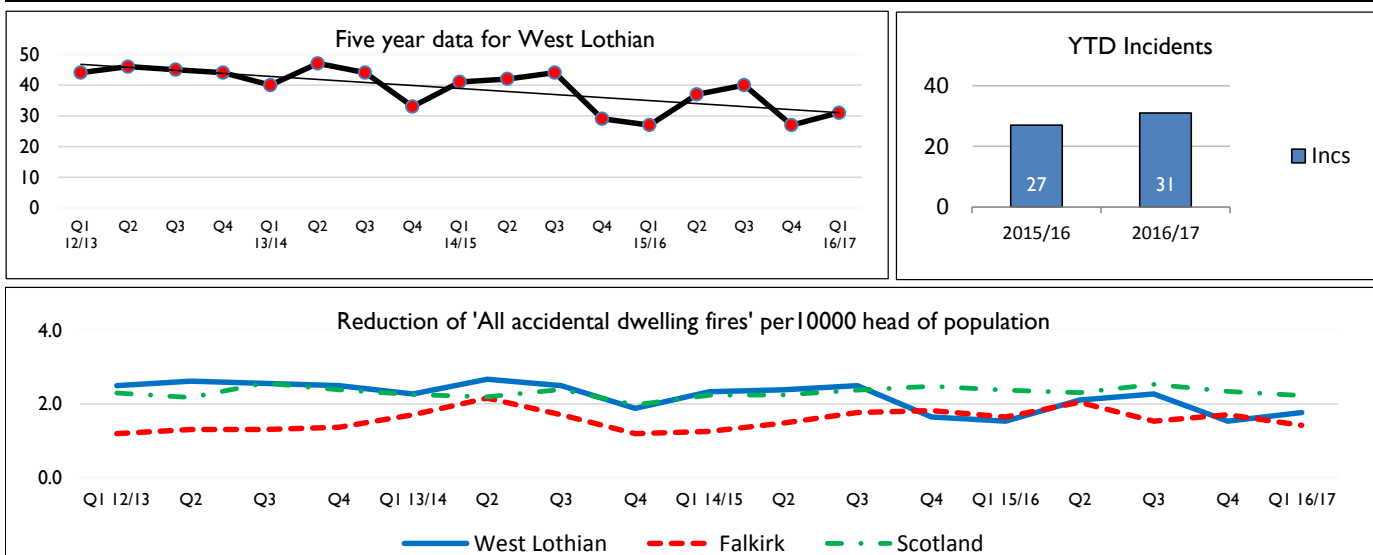
SFRS attended 31 Accidental Dwelling Fires in West Lothian in Q1 of this reporting period. This is an increase 13% compared to Q1 in the previous year. However the five year trendline for West Lothian continues on a downward trajectory.

Reasons

There is a continued reduction in all accidental dwelling fires across the West Lothian area. The majority of these incidents involve cooking with electrical equipment where the occupant being distracted. Alcohol or Drugs have been a contributory factor on only one occasion.

Actions

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



YTD ward ave. for West Lothian - 3	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	44	40	41	27	31	
Linlithgow	7	8	3	1	1	
Broxburn, Uphall and Winchburgh	4	5	3	3	4	
Livingston North	9	4	3	2	2	
Livingston South	4	1	4	4	1	
East Livingston and East Calder	4	4	6	3	1	
Fauldhouse and the Breich Valley	6	3	3	2	7	
Whitburn and Blackburn	4	10	11	3	6	
Bathgate	5	5	4	6	6	
Armadale and Blackridge	1	0	4	3	3	

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

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

Results

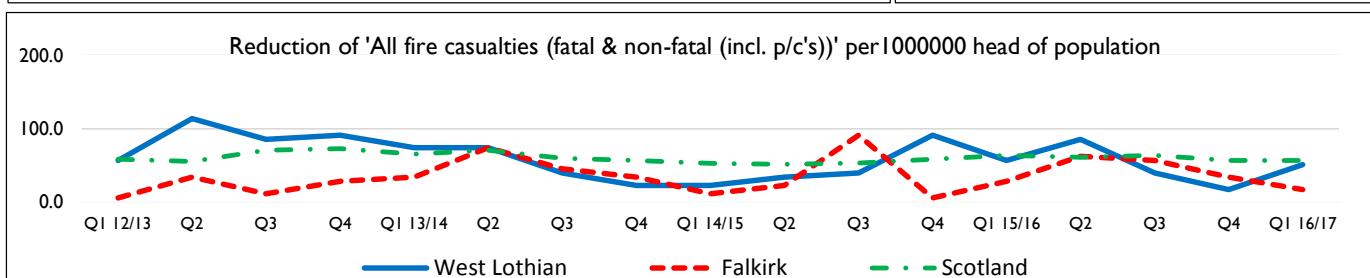
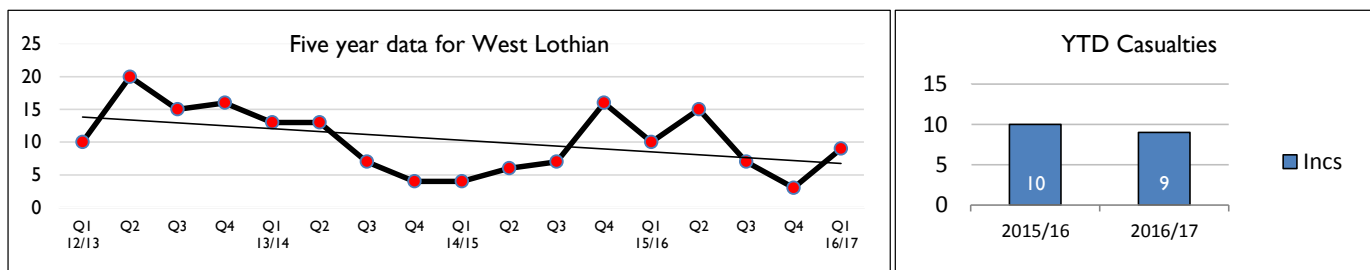
There have been 9 fire casualties in Q1 2016/17. This figure is slightly lower than the comparable period in 2015/16. The West Lothian 5 year trendline continues to fall overall.

Reasons

All of the casualties reported suffered from either slight burns and/or smoke inhalation. Five casualties were between the age of 20 and 39 with two casualties over 90. Two of the 9 casualties required hospital treatment with others receiving medical assistance from the SFRS and/or Scottish Ambulance Service at the scene.

Actions

Our Home Safety Visit (HSV) referrals and Post Domestic Incident Response (PDIR) programmes continue to provide the main platform for accessing homes to provide fire safety advice. Partner referrals facilitate SFRS access to the more vulnerable members of the community, where SFRS can provide life saving advice and install smoke detection within domestic premises. Appendix I provides further details on our prevention activities in relation to this initiative and priority.



YTD ward ave. for West Lothian - I	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	10	13	4	10	9	
Linlithgow	2	0	0	2	0	
Broxburn, Uphall and Winchburgh	1	0	0	1	1	
Livingston North	1	0	0	0	0	
Livingston South	1	0	0	2	0	
East Livingston and East Calder	2	3	0	1	0	
Fauldhouse and the Breich Valley	0	0	1	0	1	
Whitburn and Blackburn	1	8	0	0	2	
Bathgate	2	2	3	3	3	
Armadale and Blackridge	0	0	0	1	2	

Reduction of 'All deliberate fires'

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

Results

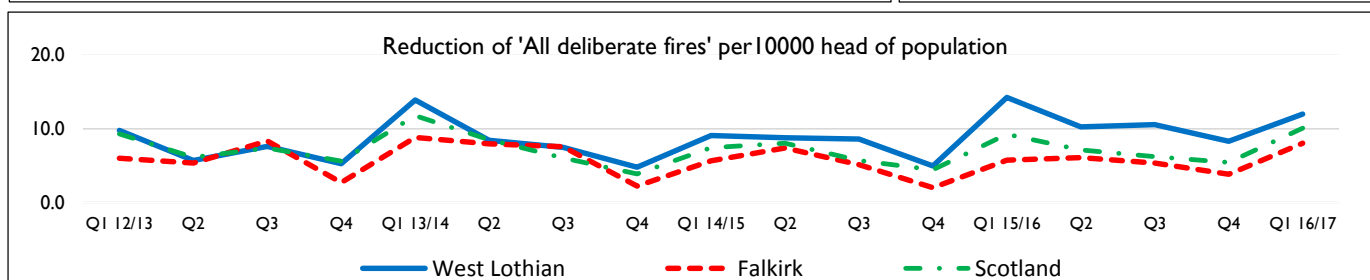
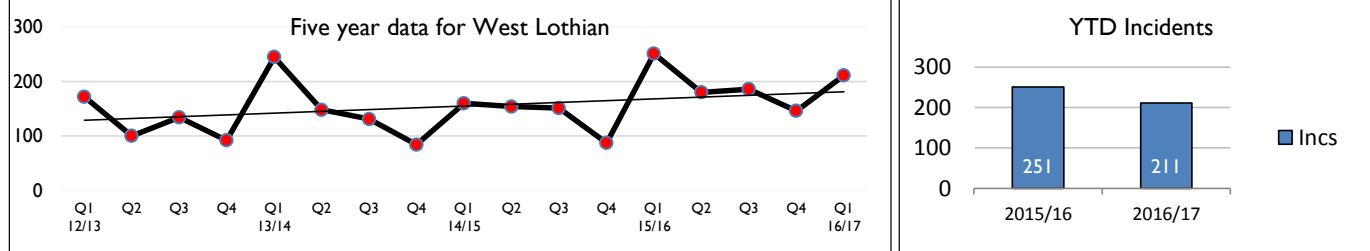
We aim to reduce Deliberate Fire Setting in West Lothian by 5% per year. SFRS have attended 211 deliberate fires in Q1 2016/17. This was a decrease of 40 incidents compared to the same reporting period in 2015/16 reflecting a 19% decrease. The 5 year trendline for West Lothian depicts an upward trajectory. The long term trend based upon Deliberate Fire Setting /10,000 population trendline is similar to the trend across Scotland.

Reasons

Data analysis shows deliberate fires account for 28% of the incidents attended by SFRS in this reporting period. Whilst wheelie bins on fire contribute to secondary fires, other types of deliberate fire setting include grass, woodland and road vehicles, this is not unique to West Lothian and is replicated across Scotland. Evidence suggests that much the Deliberate Fire activity can be associated with youths. Seven of the deliberate fires involved buildings and vehicles account for 3% of deliberate fires in West Lothian. Areas of note in relation to secondary fires/anti-social behaviour are; the Skatepark at Broxburn and Inveralmond woods.

Actions

We use a range of methodologies and local initiatives as part of our Thematic Action Plans throughout the year. Knowledge input to schools plays a key part in reducing Deliberate Fire Setting and anti-social behaviour. Trend analysis and a more targeted approach in areas of high activity should realise a reduction in this type of activity. Linking in with our partners on initiatives such as 'Pinpoint' will demonstrate a more targeted approach and we should start to see the benefits over the coming months. SFRS are endeavouring to use facebook to deliver community safety messages this will augment media messaging through GLOW.



YTD ward ave. for West Lothian - 23	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	172	245	160	251	211	
Linlithgow	3	5	3	6	1	
Broxburn, Uphall and Winchburgh	9	12	17	41	12	
Livingston North	21	35	12	27	31	
Livingston South	18	30	16	28	27	
East Livingston and East Calder	17	33	34	41	31	
Fauldhouse and the Breich Valley	24	48	30	33	36	
Whitburn and Blackburn	21	20	20	25	22	
Bathgate	33	27	10	18	35	
Armadale and Blackridge	26	35	18	32	16	

Reduction of 'Non domestic fires'

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

Results

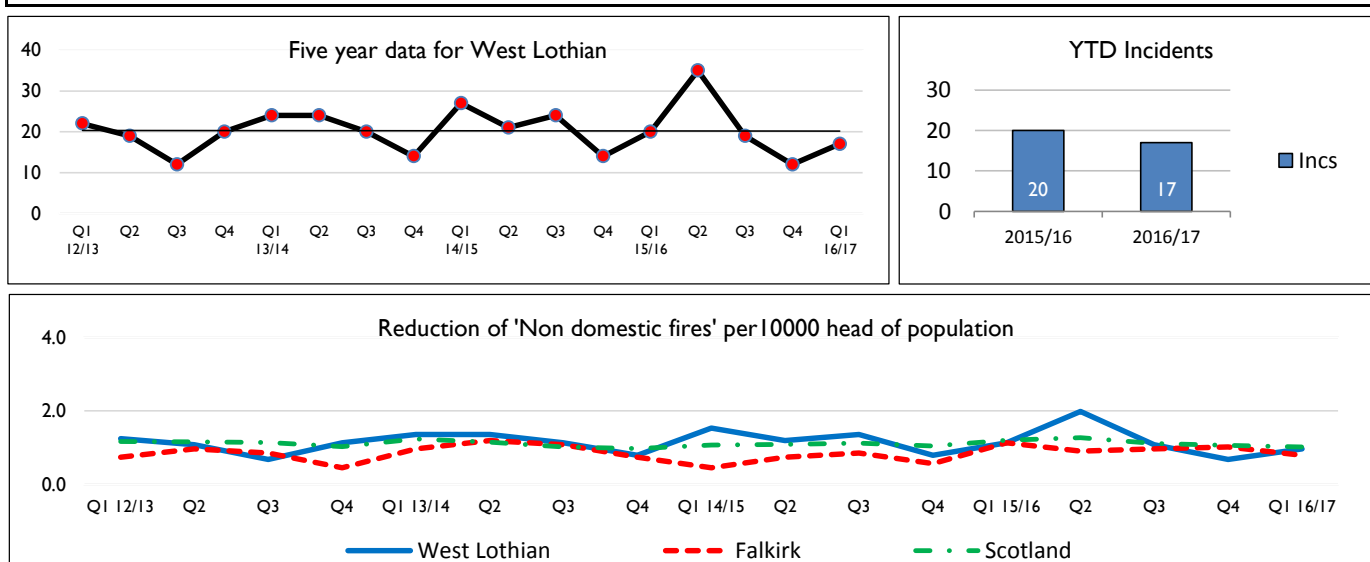
Our target is to reduce non domestic fires in West Lothian is 3% per year, which contributes to the SFRS target of continually reducing this category of fire. For Q1 2016/17, the SFRS attended 17 non domestic fire incidents. This is a 11% reduction on the comparable period in 2015/16. The long term trend for fires in Non-Domestic Property /10,000 population in West Lothian is showing a slight decline.

Reasons

The decrease in non domestic fires can be attributed SFRS Fire Safety Enforcement Officers supported by local crews providing education and advice to non domestic duty holders. It should be recognised that incidents involving garden sheds etc also contribute to the figures produced.

Actions

SFRS engagement with duty holders is assisting in reducing incidents of this type. Appendix 3 provides further details on our prevention activities in relation to this priority.



YTD ward ave. for West Lothian - 2	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	22	24	27	20	17	
Linlithgow	0	3	2	1	1	
Broxburn, Uphall and Winchburgh	2	6	3	5	3	
Livingston North	2	2	1	0	1	
Livingston South	7	4	6	7	1	
East Livingston and East Calder	3	1	6	4	3	
Fauldhouse and the Breich Valley	6	3	2	1	1	
Whitburn and Blackburn	1	0	1	1	2	
Bathgate	1	4	4	0	3	
Armadale and Blackridge	0	1	2	1	2	

Reduction of 'Special Service Casualties - All'

Whilst much of this risk is outwith the control of SFRS, responding to Non-Fire Emergencies is a key part of our intervention activities. The SFRS is committed to working with partners and other stakeholders to drive continuous improvement in this area. Reduction of Casualties from Non-Fire Emergencies contributes to the West Lothian CPP Single Outcome Agreement, SOAI304_12 Number of People killed or seriously injured in road accidents.

Results

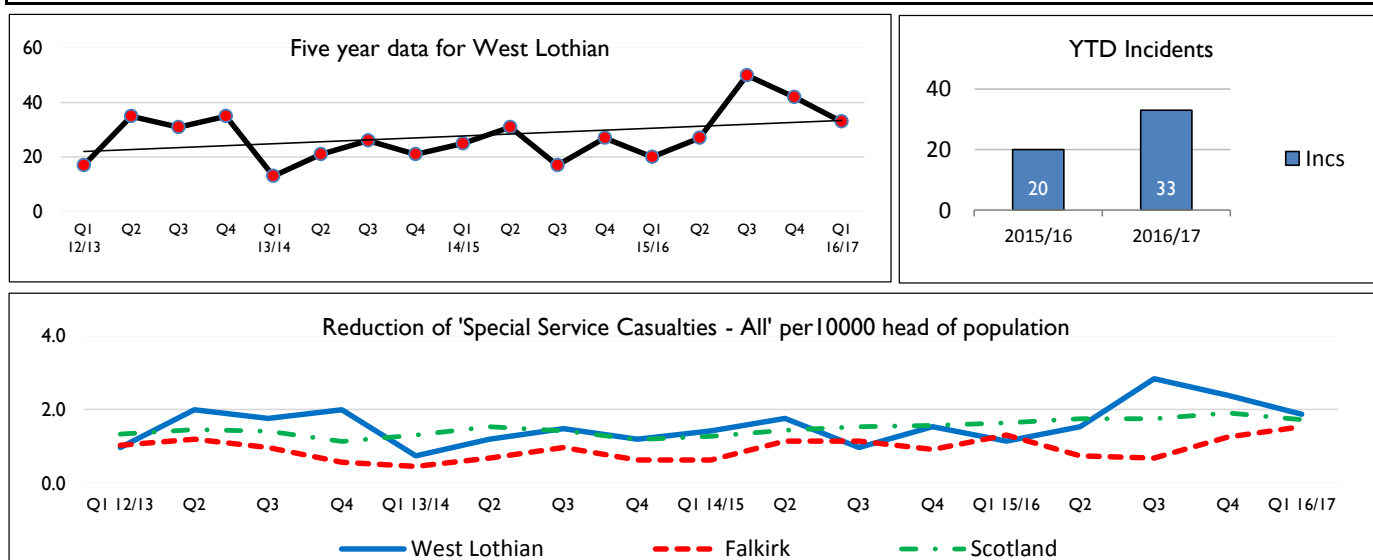
The original aim was to reduce Casualties from Non-Fire Emergencies in West Lothian by 4% per year, however since that target was set SFRS has commenced a pilot 'Out of Hospital Cardiac Arrest' (OHCA) initiative. This involves SFRS receiving a request from Scottish Ambulance Service to attend an OHCA. The reduction in casualties from non-fire emergencies target is now proving difficult to achieve and will be reviewed in due course. SFRS continues to work towards driving down casualties from RTC's and other special services. Due to OHCA the 5 year trendline for Special service casualty incident rate per 10,000 population in West Lothian depicts a sharp rise and is higher than other areas of Scotland who are not involved in the trial.

Reasons

A high proportion of Special Service casualties were as a result of Road Traffic Collisions (RTC). We have had 18 RTC related casualties in Q1 2016/17 compared to 10 in the same reporting period in 2015/16. This represents an increase of 80%. Other casualties of which there was 15 are classed as medical emergencies, where the SFRS have supported SAS in responding to medical emergencies and Out of Hospital Cardiac Arrests.

Actions

Appendix 4 provides further details on our prevention activities in relation to this priority.



YTD ward ave. for West Lothian - 4	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	17	13	25	20	33	
Linlithgow	2	2	2	4	6	
Broxburn, Uphall and Winchburgh	2	1	3	4	2	
Livingston North	0	1	0	0	5	
Livingston South	1	2	2	1	1	
East Livingston and East Calder	5	2	1	5	3	
Fauldhouse and the Breich Valley	2	1	3	1	4	
Whitburn and Blackburn	1	1	4	3	7	
Bathgate	3	1	1	2	5	
Armadale and Blackridge	1	2	9	0	0	

Reduction of 'False Alarms - All'

Unwanted Fire Alarm Signals (UFAS) are defined as incidents where an automated fire alarm system activates and results in the mobilisation of SFRS resources, when the reason for that alarm turns out to be something other than a fire emergency. The SFRS is committed to working with partners and other stakeholders to reduce Unwanted Fire Alarm Signals.

Results

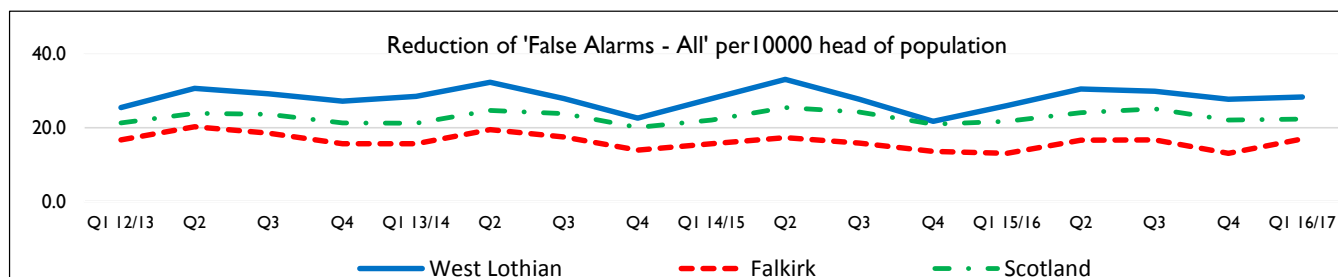
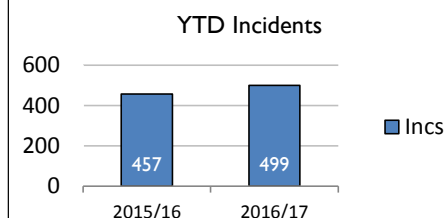
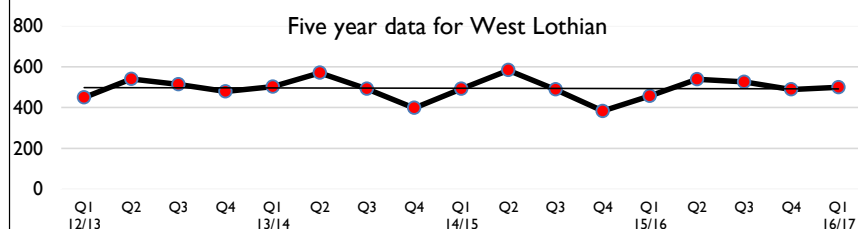
We aim to reduce UFAS in West Lothian by 5% per year. During Q1 2016/17, SFRS attended 499 false alarms compared to 457 in Q1 2015/16. This is an 9 % increase in false alarms. UFAS accounted for 258 of these calls which is 49% of False Alarms attended by SFRS. Appendix 5 will provide greater detail in explaining this trend.

Reasons

Common UFAS causes are: cooking, malicious or accidental activation of call points and faulty apparatus. There have been a large number of UFAS in commercial premises. SFRS have analysed the trend and are engaging with duty holders to reduce this trend. SFRS UFAS policy has been implemented appropriately. It is envisaged that the work done will be reflected in a reduction in the coming quarters.

Actions

SFRS continue to proactively monitor UFAS incidents and our Officers work closely with duty holders to reduce further UFAS incidents. This includes discussing logistics and educating duty holders in achieving technical, procedural and management solutions in order to reduce future UFAS incidents. Our Auditing officers engage with duty holders and alarm providers to determine cost effective solutions and this work is ongoing.



YTD ward ave. for West Lothian - 55	2012/13	2013/14	2014/15	2015/16	2016/17	Sparklines
West Lothian	449	502	492	457	499	
Linlithgow	27	43	26	26	39	
Broxburn, Uphall and Winchburgh	57	51	66	65	54	
Livingston North	52	43	56	37	47	
Livingston South	95	116	102	111	102	
East Livingston and East Calder	54	53	54	40	77	
Fauldhouse and the Breich Valley	34	41	33	34	35	
Whitburn and Blackburn	60	69	70	82	62	
Bathgate	43	54	59	45	58	
Armadaale and Blackridge	27	32	26	17	25	

Appendices

Appendix 1

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

A primary activity related to improving the safety of our communities is delivering Home Safety Visits. Evidence identifies that dwelling fires occur more frequently in premises that are occupied by the more vulnerable members of our community.

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

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

Year to Date Activity	Low	Medium	High	TOTAL
Total HSVs	70	200	130	400

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

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

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

Appendix 2

Reduction of 'All deliberate fires'

Tasking and Coordinating Group

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

Early indications are that this group has already delivered improved outcomes and a full evaluation will be undertaken in due course. It is envisaged that the information received within the meetings will create profiles of individuals responsible for anti-social behaviour.

This will allow diversionary activity and youth engagement through 'Cool down' and 'Phoenix' programmes.

Operation Pinpoint/s

In addition to the work of the Tasking and Coordinating Group a relatively new initiative comes under the title heading of Operation Pinpoint/s. This initiative involves community safety partner agencies collectively identifying specific areas within West Lothian that have high activity and developing specific targeted initiatives to reduce activity and thereby reduce resource demand.

Pinpoint Case Study: Broxburgh, Uphall and Winchburgh ward Area

SFRS/PS and WLYAP have engaged with a number of youths in and around the skatepark and football pitch and delivered guidance on anti-social behaviour and fire setting. There has also been a more focussed approach in delivering school input with particular emphasis on anti-social behaviour in this area. Referrals through WLYAP have identified youths who will now form the forthcoming Cooledown event. The Pinpoint initiative in this area will culminate in a open day in Broxburn Community Fire Station in November. Statistical evidence identifies that there has been a considerable reduction in the anti-social behaviour related incidents in this area. There were **11** incidents in Q1 2016/17 compared to **38** for the same period in 2015/16. Whilst Pinpoint has had an impact, ongoing initiatives over recent months have contributed to this success.

Youth Engagement

SFRS Community Safety Advocates and Community Firefighters, deliver an educational programme within schools to address any developing trends. The purpose of this is to deliver seasonal fire education with the focus on reducing fire related ASB and hoax calls which also reduces the financial impact on Local Authority Budgets and protects our built environment.

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

Effective multi-agency partnership working is focussed on reducing deliberate fire setting and fire related anti-social behaviour. This included initiatives aimed at preventing fires within derelict properties, grassland fires and fires involving refuse and wheelie-bins.

Wilful fire raising in wheelie disposal bins is becoming an increasing problem and is being addressed at Task and Co-ordinating Groups with partners.

SFRS are working closely with Police Scotland School Based Officers with a more targeted approach to educating young people susceptible to anti-social behaviour.

Appendix 3

Reduction of 'All non-domestic fires'

Fire Safety Enforcement Activity

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

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

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

FSEC Code	Premises Type	Number of premises in Local Authority area as of 31 March 2016	Number of premises subject to pre-planned audit 2016*	Number of premises audited 2016	% of Target Premises achieved YTD**
A	Hospital	6	6	1	16%
B	Care Home	45	45	17	37%
C	House of multiple occupation (HMO) Tenement	35	25	5	20%
E	Hostels	1	1	0	0
F	Hotels	56	22	6	27%
H	Other sleeping accommodation	3	3	1	33%
J	Further Education	2	1	1	100%
K	Public Building	32	7	2	28%
L	Licenced Premises	307	10	1	10%
M	Schools	127	4	1	25%
N	Shops	1064	12	3	25%
P	Other premises open to public	167	6	2	30%
R	Factories & Warehouses	330	9	2	22%
S	Offices	635	2	0	0
T	Other Workplace	52	0	0	0
	Total	2862	153	42	27%

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

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

Enforcement/Prohibition Notices

No enforcement or prohibition notices have been served this year within the WL area during this reporting period.

Thematic Auditing is being carried out in West Lothian

Appendix 4

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

Thematic Action Plans to reduce Special Service Casualties includes input to schools on safe driving and the implications and outcomes of vehicle accidents this comes under the title of West Drive Stay Alive.

In addition to Bathgate and Linlithgow Fire Stations being involved in the trial initiative of Out of Hospital Cardiac Arrest (OHCA), Livingston Fire Station went 'live' as part of the trial on the 24th of June.

Appendix 5

Reduction of 'False Alarm - Equipment failure'

UFAS fall into a range of categories that include. Malicious, Failure of Equipment and Good Intent. SFRS have developed a UFAS Policy to ensure that persistent UFASs within premises are addressed appropriately. Engagement with key holders is key to reducing SFRS attendance. We have programmed engagement sessions with duty holders and alarm providers to discuss solutions to UFASs.

Glossary

Primary Fire

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

Secondary Fires

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

Accidental Dwelling Fires

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

Fire Fatality

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

Fire Casualty

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

Deliberate Fire

Fires where deliberate ignition is suspected

Special Services

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

CPP

Community Planning Partnership.

SOA

Single Outcome Agreement.

Year to Date (YTD)

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

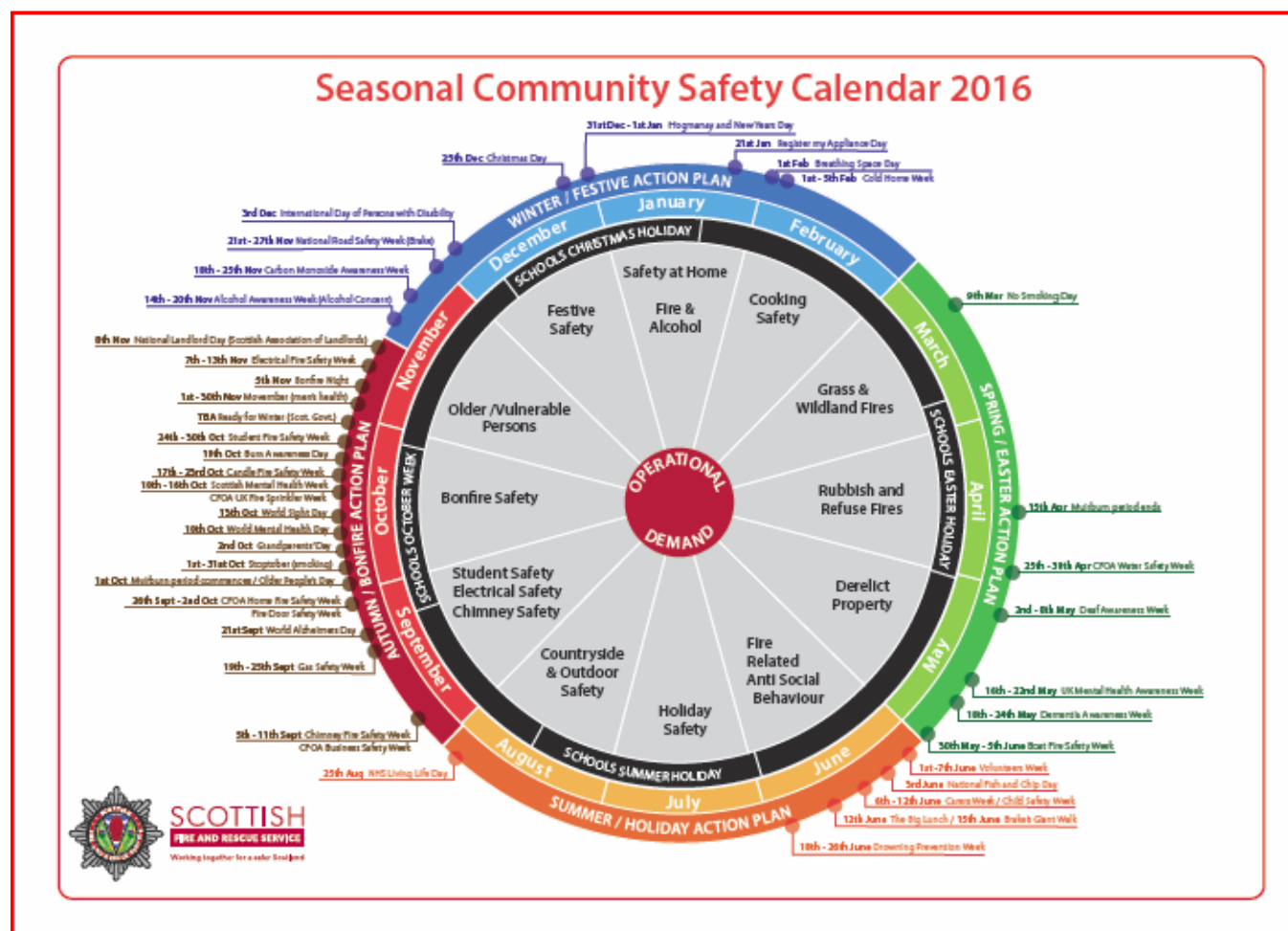
RTC

Road Traffic Collision

UFAS

Unwanted Fire Alarm Signals

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





West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY AND DEVELOPMENT SCRUTINY PANEL

SCRUTINY OF POLICE SCOTLAND PERFORMANCE IN WEST LOTHIAN

REPORT BY HEAD OF HOUSING, CONSTRUCTION AND BUILDING SERVICES

A. PURPOSE OF REPORT

This report is to update Panel Members on the Performance of Police Scotland in West Lothian for the period 1st April to 3rd July 2016

B. RECOMMENDATION

Panel members are asked to note the contents of the report covering the period 1st April 2016 to 3rd July 2016

C. SUMMARY OF IMPLICATIONS

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

D. TERMS OF REPORT

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

Council Executive has agreed that the monitoring of performance against the plans will be reported and considered on a quarterly basis by the Services for Community Policy Development and Scrutiny Panel. This report covers the period from 1st April 2016 to 3rd July 2016.

E. CONCLUSION

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

F. BACKGROUND REFERENCES

None

Appendix 1: West Lothian Policing Scrutiny Performance Report

G. Contact Person:

Alison Smith, Customer Services Manager, Housing, Customer and Building Services

01506 281367

alison.Smith@westlothian.gcsx.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016

Scrutiny Report 1st April 2016 - 3rd July 2016



**POLICE
SCOTLAND**
Keeping people safe

West Lothian

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

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

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

TABLE OF CONTENTS

Page 3 - West Lothian Priorities

Page 4 - Priority 1 - Domestic Abuse

Page 6 - Priority 2 - Anti-social Behaviour

Page 8 - Priority 3 - Violent Crime

Page 10 - Priority 4 - Tackling Substance Misuse

Page 12 - Priority 5 - Making Our Roads Safer

Page 20 - Priority 6 - Tackling Serious & Organised Crime

Page 22 - Priority 7 - Drug Supply

Page 24 - Priority 8 - Tackling Acquisitive Crime

Page 28 - Public Confidence

WEST LOTHIAN PRIORITIES

Protecting People

Reducing Anti-social Behaviour

Reducing Violence

Tackling Substance Misuse

Making our Roads Safer

Data Note - data is 1st of April to 3rd July 2016 due to the IT systems reporting on each Monday therefore the 3rd July is the closest to the end of the first quarter.

Priority 1 - Domestic Abuse:

Increase detection rates for crimes of Domestic Abuse

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

Current situation

The detection rate for domestic abuse crimes is currently 85.3%. This figure is an increase of 4.2% on the rate at this time last year which was 81.1%. Overall, incidents of domestic abuse have increased by 8.8% this year as a result of 45 more incidents being reported. There have been 555 domestic abuse incidents this year compared to 510 incidents for the period last year. Within West Lothian we continue to identify high risk domestic abuse cases and utilise specialist officers and a partnership approach to investigate and to provide safety plans in respect of victims. In addition, the MATAC process, which identifies and aims to tackle the conduct of serious or serial offenders, continues to be implemented. There are currently no live cases, indicating the prompt and effective way in which partners are dealing with such high risk offenders.

Reasons

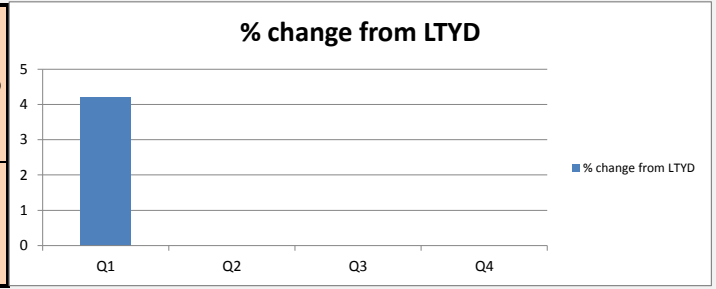
Reasons for the increase in reported instances of domestic abuse are not confirmed, however, public confidence in the police and partner agency response is believed to be a factor. The increase in crime solvency relating to domestic abuse is believed to be the result of robust investigation, both initially and thereafter. The collation of evidence in relation to non-recent and multiple victim crimes is also believed to be a positive factor.

What are we doing

We are responding quickly to reports of domestic abuse and making strenuous efforts to secure all available evidence when a crime is reported. We are working in partnership to support victims in seizing all opportunities to interrupt the behaviour of offenders, including exploiting opportunities to protect victims by conducting extensive enquiries in relation to potential previous victims. When perpetrators are released on bail we are conducting enforcement activity and engaging with victims on an ongoing basis to reduce repeat victimisation.

Indicator - Domestic Detection rate within West Lothian - YTD to 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
76.5%	85.3%	81.1%	up 4.2%	N/A



Priority 2 -Anti-social behaviour:

Reduce the number of Anti-social behaviour incidents

Note - End of year figure 2015/16 = 10758

Current situation

Overall, ASB in West Lothian has seen a 13.1% increase this year compared to last year. The Wards experiencing an increase are Bathgate, Linlithgow, Livingston South and Broxburn, Uphall And Winchburgh. There have been 340 more incidents than last year. The nature of these incidents varies from noise and other issues within domestic properties to vandalism, fireraising and disorder in public places. Longer term, it is down 4% in against the 5-year average.

Reasons

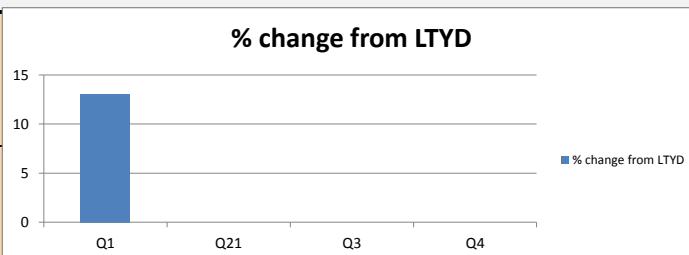
Problematic areas across West Lothian have been identified and centre around Almondvale and Ladywell in Livingston, Bathgate town centre, Broxburn and Linlithgow. Those of highest volume have experienced youth related disorder, some of which focuses on fast-food outlets. Other areas, such as in Linlithgow have experienced problems associated with residential properties. Bathgate has experienced a high volume, mostly associated with young people engaging in ASB both within the town centre and at properties and adults engaging in disorder associated with the night-time economy. In Broxburn the use of off-road motorcycles has accounted for many of the reported incidents.

What are we doing

Across West Lothian a focus is maintained on key problematic areas that are identified by the daily tasking process. Community Policing Officers, in conjunction with council colleagues continue to target identified hotspot areas and carry out intervention visits to know ASB perpetrators. Visits are regularly made to properties to encourage the reporting of ASB and provide reassurance. Following a significant increase in ASB and vandalism in Blackridge between March and May enquires were undertaken by the council-funded Ward Officer and several youths were charged. Action plans have been developed and implemented in relation to problems in Linlithgow (Vennel), Bathgate (Monkland Road and elsewhere in Town Centre) and Almondvale, Livingston. These have increased the partnership approach to tackling underlying causes and seen increased patrols and interventions by Ward and CAT Officers in conjunction with WLC and WLYDAS partners. Ladywell has also been the focus of partnership activity to address fire related disorder. A summer long operation to address the illegal use of off-road motorcycles included seeking public support to identify those involved. This resulted in offenders being traced and reported for prosecution and the issuing of tenancy warnings by WLC.

Indicator - Levels of ASB incidents within West Lothian YTD to 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
7281	2936	2596	up 13.1%	down 4%



West Lothian Ward reports 1st Apr - 3rd July

	Incidents this year	last year	% Change from last year
Linlithgow	152	118	up 29%
Broxburn, Uphall and Winchburgh	403	273	up 48%
Livingston North	255	266	down 4%
Livingston South	513	337	up 52%
East Livingston and East Calder	314	320	down 2%
Fauldhouse and the Breich Valley	185	285	down 35%
Whitburn and Blackburn	392	407	down 4%
Bathgate	480	356	up 35%
Armadaile and Blackridge	289	291	down 1%

Priority 3 - Violent Crime:

Reduce the level of Violent Crime

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

Current situation

The level of violent crime has increased by 8.5% YTD (5 additional crimes). Detections for serious assaults remains high at (80.5%) whilst the robbery detection rate (60%) shows a decrease compared to last year. There has been an increase in the number of crimes recorded as a serious assault with 10 extra crimes compared to last year. This is assessed as being the result of a change in recording procedures.

Reasons

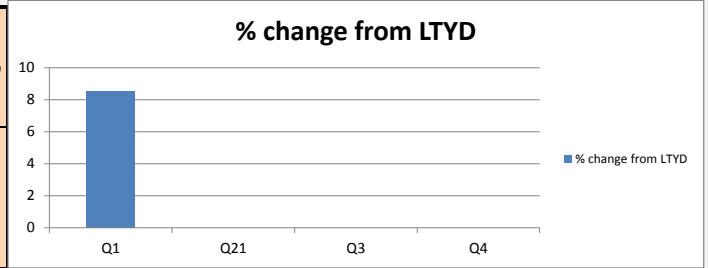
The increase in violent crime is due to an increase in serious assaults by 10 crimes. This increase has predominantly been within Bathgate and Whitburn & Blackburn Wards, with many such assaults linked to the consumption of alcohol. The level of minor assaults in the year has increased by 8.7% with 42 more crimes recorded. It is assessed that no clear pattern or trend exists and the location of the assaults is spread across public areas and properties. It is evident that in the majority of cases the victim and offender are known to each other prior to the crime being committed.

What are we doing

Violence Reduction Plans have been revised and implemented, focussing on areas of high demand, including in the vicinity of licensed premises. Officers regularly deploy on foot in areas associated with the night-time economy (Livingston and Bathgate) and pro-active licensed premises inspections are regularly conducted to deter over-consumption and prevent violent or disorderly conduct. Ward and CAT Officers now regularly visit known violent offenders to encourage them to amend their behaviour and conduct proportionate stop/search activities in hotspot areas. In addition, the Division continues to deploy a team to specifically investigate robberies, thus allowing specialist knowledge to be applied to both tracing offenders and supporting victims.

Indicator - Levels of Violent crimes within West Lothian YTD to 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
130	64	59	up 8.5%	up 10%



West Lothian Ward reports 1st Apr to 3rd July

	Incidents this year	last year	% Change from last year
Linlithgow	3	1	up 200%
Broxburn, Uphall and Winchburgh	10	5	up 100%
Livingston North	3	6	down 50%
Livingston South	7	10	down 30%
East Livingston and East Calder	5	7	down 29%
Fauldhouse and the Breich Valley	3	5	down 40%
Whitburn and Blackburn	12	12	static
Bathgate	15	12	up 25%
Armadale and Blackridge	6	2	up 200%

Priority 4 - Tackling Substance Misuse :

Increase the proportion of positive stop and search for drugs

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

Current situation

During the reporting period officers in West Lothian conducted a total of 94 stop and searches, of which 26 proved positive (28%). Unfortunately due to current reporting methods, further breakdown of stop and search activity into individual categories is impossible, therefore the number of searches conducted under the Misuse of Drugs Act cannot be reported.

Reasons

Information and intelligence is regularly provided by members of the public and, once assessed, is provided to officers for either action or monitoring. Officers are regularly briefed and tasked to patrol areas where drug use is believed to be occurring, either to disrupt such activity or trace offenders.

What are we doing

Officers within West Lothian continue to use intelligence led policing tactics when carrying out stop and search activities. It is now normal practice for officers to utilise the various legislative options available in preference to voluntary searches.

Indicator - Levels of Stop search for drugs within West Lothian YTD to 3rd July 2016

Force TYTD	Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave	
		94				

Priority 5 - Making our roads safer:

Reduce the number of people Killed on our roads

Note - End of year figure 2015/16 = 8

Current situation

The current level of fatalities on West Lothian roads has increased with one fatality this year compared to no fatalities at this point last year. Although this constitutes an increase we are on track to achieve an overall reduction.

Reasons

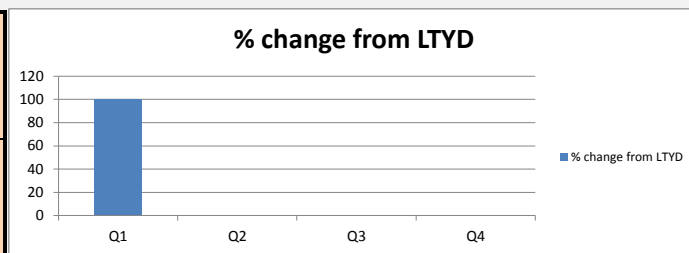
The only fatal accident was on the M8 in May when the driver of a vehicle lost control, suffering fatal injuries after striking a barrier.

What are we doing

Officers within the region, including Roads Policing Officers, are conducting regular patrols and engaging with drivers to improve driver behaviour, enforce legislation and reduce the likelihood of fatal collisions. The prevention of collisions influenced by alcohol and inappropriate speed continue to be a focus with officers regularly conducting pro-active road checks at locations throughout the area. Opportunities are also often taken to engage with and educate young drivers who unfortunately feature highly in casualty rates.

Indicator - Levels of Fatal accidents within West Lothian YTD to 30th June

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
9	1	0	up 100%	N/A



West Lothian Ward YTD to 30th June

	Incidents this year	last year	% Change from last year
Linlithgow	0	0	Static
Broxburn, Uphall and Winchburgh	0	0	Static
Livingston North	0	0	Static
Livingston South	0	0	Static
East Livingston and East Calder	1	0	up
Fauldhouse and the Breich Valley	0	0	Static
Whitburn and Blackburn	0	0	Static
Bathgate	0	0	Static
Armadaale and Blackridge	0	0	Static

Priority 5 - Making our roads safer:

Reduce the number of people Seriously Injured on our roads

Note - End of year figure 2015/16 = 53

Current situation

Serious injuries resulting from road collisions in West Lothian have fallen from 18 PYTD to 12 injuries YTD. This represents a 33.3% decrease in the number of casualties.

Reasons

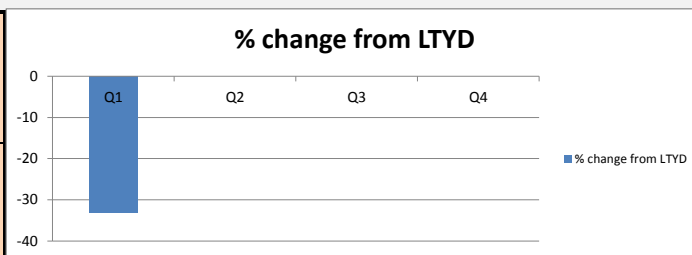
The majority of collisions recorded within West Lothian were as a result of driver error, as opposed to any other reason. Speed and lack of observation were common factors which have resulted in collisions. There has been a high number of serious injury accidents in Linlithgow. There were also two serious injury accidents on the M8 in West Lothian.

What are we doing

In addition to the activity referred to in the Fatal Collision section officers have been conducting joint-agency road checks under the Operation Alternate banner. These are co-ordinated by Road Policing staff and deliver a partnership approach involving VOSA and other agencies. These have focussed on injury collision sites across West Lothian, including the A71, A89 and M8, with the intention of positively influencing driver behaviour through highly visible presence and enforcement of core Road Traffic offences. The WestDrive event recently took place at Howden Park Centre between 30th August and 1st September involving the attendance of 1200 6th year pupils from all West Lothian schools. The council funded initiative included the delivery of road safety messages via a live theatre performance, Emergency Services talks and practitioner stalls from Police, Fire, Ambulance, RUTS, WLDAS and SPOKES.

Indicator - Levels of Serious Injury within West Lothian YTD to 30th June 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
49	12	18	down 33.3%	N/A



West Lothian Ward YTD to 30th June

	Incidents this year	last year	% Change from last year
Linlithgow	4	4	Static
Broxburn, Uphall and Winchburgh	1	4	down 75%
Livingston North	1	2	down 50%
Livingston South	2	1	up 100%
East Livingston and East Calder	2	1	up 100%
Fauldhouse and the Breich Valley	0	1	down 100%
Whitburn and Blackburn	2	3	down 33%
Bathgate	0	1	down 100%
Armadaale and Blackridge	0	1	down 100%

Priority 5 - Making our roads safer:

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

Note - End of year figure 2015/16 = 7

Current situation

There were no child fatalities or seriously injured casualties this year to date compared to 2 casualties in the same period last year.

Reasons

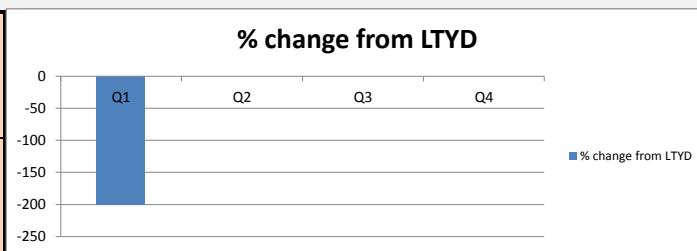
Whilst no definitive reason has been identified it is hoped that the reduction is the result of pro-active educational and enforcement activities.

What are we doing

The council -funded CAT officers and Ward Officers have carried out significant work in terms of Road Safety, working with partners to offer advice on measures to reduce speeding such as on the A71 near to Breich and also on the Harburn Road in West Calder as work continues on the new High School. In addition to this, Ward Officers are working with Primary Schools to identify areas where improvements can be made to road safety and the safe drop off / pick up at schools, as well as engaging with parents to encourage responsible parking.

Indicator - Levels of child killed or seriously injured within West Lothian YTD to 30th June

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
2	0	2	Down	N/A



West Lothian Ward YTD to 30th June

	Incidents this year	last year	% Change from last year
Linlithgow	0	0	Static
Broxburn, Uphall and Winchburgh	0	0	Static
Livingston North	0	1	down 100%
Livingston South	0	0	Static
East Livingston and East Calder	0	0	Static
Fauldhouse and the Breich Valley	0	1	down 100%
Whitburn and Blackburn	0	0	Static
Bathgate	0	0	Static
Armadale and Blackridge	0	0	Static

Priority 5 - Making our roads safer:

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

Note - End of year figure 2015/16 = 172

Current situation

Currently an increase of 2 offences YTD (up 4.2%) with 50 offences within West Lothian. This shows West Lothian to be on track to achieve an increase for the year.

Reasons

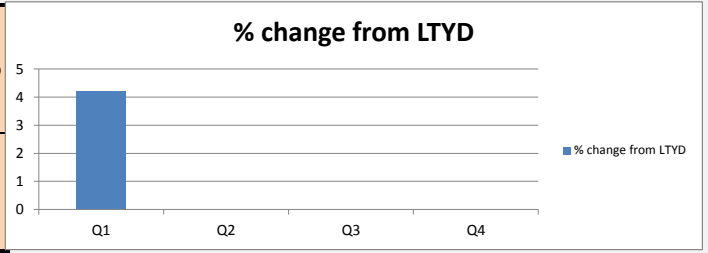
Community officers along with Road Policing officers continue to target speed reduction on key routes identified as risk locations for collisions. This has contributed to a preventative approach through visible deterrent. An intelligence led approach to tackling those engaging in drink/drug driving offences has also resulted in several offenders being reported for prosecution.

What are we doing

Officers are regularly engaging in pro-active patrols in areas where offenders are likely to travel, in conjunction with conducting high profile preventative visits and patrols of licensed premises. Ward and CAT Officers conduct regular speed and other road checks at various time of day, including during morning periods to discourage drivers from using vehicles having consumed alcohol the previous night.

Indicator - Levels of Drink or Drug Drive offences within West Lothian YTD to 3rd July

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
142	50	48	up 4.2%	N/A



West Lothian Ward reports 1st Apr to 3rd July

	Incidents this year	last year	% Change from last year
Linlithgow	5	3	up 67%
Broxburn, Uphall and Winchburgh	5	6	down 17%
Livingston North	5	2	up 150%
Livingston South	7	12	down 42%
East Livingston and East Calder	6	2	up 200%
Fauldhouse and the Breich Valley	4	2	up 100%
Whitburn and Blackburn	6	10	down 40%
Bathgate	6	7	down 14%
Armadaale and Blackridge	0	6	down 100%

Priority 6 - Tackling Serious and Organised crime

Increase the number of cash seizures & restraints through POCA legislation

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

Current situation

West Lothian has seen the seizure and restraint of a calculated £4720 in the YTD. As previously reported, these figures should be treated with caution as they only represent figures for individuals who reside within West Lothian. Our policing approach to this area of business extends beyond West Lothian and indeed much more of the money we seize across not only J Division but other Divisions may well be attributed to West Lothian but is often difficult to prove.

Reasons

Action based on the intelligence gathered has resulted in numerous domestic and business premises being searched and active work continues into the intelligence gathering and pro-active policing of drug or other organised crime. In order to assist and to coincide with what intelligence indicates, new working practices have been introduced to maximise disruption within our communities on a daily basis. Police Scotland works closely with partner agencies in an effort to create a holistic approach when targeting drug dealers and their associates. The POCA process is often lengthy and it is anticipated that increases in the final sum will increase over coming months.

What are we doing

The disruption of organised crime groups will continue over the coming months. Numerous activities are currently occurring and planned to disrupt, deter and detect those engaged in organised crime, both from CID and uniformed operations including Community Action Teams and national resources. As a result of these operations numerous drugs, cash, firearms and counterfeit goods have been seized whilst our Financial Investigation Unit have instigated further asset recovery procedures against those found to be committing crime.

Indicator - Levels of cash seizures and restraints within West Lothian YTD - 2nd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave	
£5,852	£4,720	£16,555	down £11835	N/A	

Priority 7 - Drug Supply:

Increase the number of people detected for supplying drugs

Note - End of year figure 2015/16 = 198

Current situation

West Lothian had seen a decrease of 20% in drug supply detections, with 44 crimes detected compared to 55 last year.

Reasons

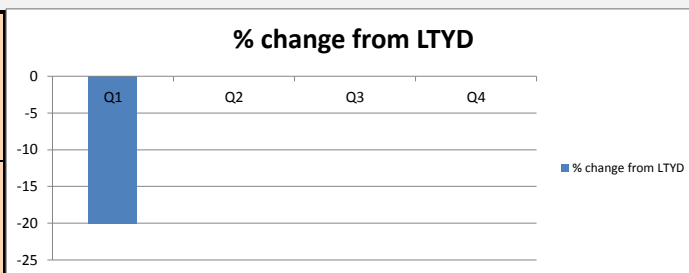
Reasons behind this reduction are not fully defined. Information in relation to the use and supply of illegal drugs within communities in West Lothian is regularly submitted by members of the public and developed by officers from both local and national policing. Where sufficient evidence exists warrants are executed and other action taken in relation to potential offenders. Information from the public and partners continues to suggest the use and supply of controlled drugs across the region and efforts continue to address this.

What are we doing

Action based on the intelligence gathered continues and has resulted in numerous domestic and business premises being searched and persons charged with drug supply and other related offences. Partnership working continues to address the impact of drugs on our community and all officers within the region make efforts to develop intelligence regarding drugs supply. Dedicated officers working under the Operation Borah banner continue to progress information in relation to the production and/or supply of drugs and regularly search premises and target perpetrators. Community Action Team officers regularly conduct intelligence led patrols and intervention visits to both detect offenders and disrupt criminals. Work is also ongoing with the management of HMP Addiewell to both reduce the impact of drugs within the prison establishment and curtail the ability of prisoners to operate crime networks within the wider community.

Indicator - Drug Supply detections within West Lothian to 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
394	44	55	down 20%	down 15.7%



West Lothian Ward reports 1st Apr to 3rd July

	Incidents this year	last year	% Change from last year
Linlithgow	2	3	down 33%
Broxburn, Uphall and Winchburgh	1	1	static
Livingston North	2	11	down 82%
Livingston South	4	10	down 60%
East Livingston and East Calder	3	9	down 67%
Fauldhouse and the Breich Valley	11	9	up 22%
Whitburn and Blackburn	12	4	up 200%
Bathgate	6	5	up 20%
Armadaile and Blackridge	3	3	static

Priority 8 - Tackling Acquisitive Crime :

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

Note - End of year figure 2015/16 = 176

Current situation

There has been a decrease in the volume of housebreakings this year with 24 less reports when compared to last year. This equates to a 36.9% decrease in this crime type and has been reflected across most areas of West Lothian. This trend has been very positive during the period in terms of the reduced impact on members of the community.

Reasons

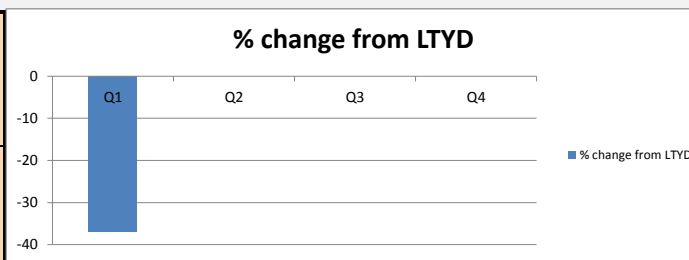
The arrest of several recidivist offenders in the past year continues to impact upon the level of crime throughout West Lothian. The focussed approach in targeting specific individuals has clearly had a positive impact on the level of crime across the county. In addition, our proactive approach has seen a sustained and focussed level of resources being assigned to this problem within West Lothian. The relevant team are aware of any emerging threats within the county and deal with the risks proactively.

What are we doing

West Lothian has a dedicated team of officers who investigate all domestic dwelling and non-dwelling housebreakings. The team keep apprised of criminal activity in West Lothian and beyond and carry out thorough investigation, utilising all possible methods to prevent and detect crimes of this nature. The team also adopt a flexible shift pattern to mirror the needs of the community and utilise disruption methods to prevent crime. We continue to disrupt and target key nominals including travelling criminals who commit crime in our area. We continue to adopt a pro-active approach to alerting communities where trends develop. Operation Alterwood has been initiated as a result of a recent trend whereby high value vehicles are the proceeds targeted. Dedicated officers have been assigned to Operation Alterwood to assess crime trends including nominals involved and areas targeted. In addition, uniformed officers are continually tasked with conducting high visibility patrols of areas which may be vulnerable to this crime type to prevent housebreakings and offer advice to members of the community.

Indicator - Housebreaking Dwelling House reports within West Lothian 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
131	41	65	down 36.9%	N/A



West Lothian Ward 1st Apr to 30th June

	Crimes this year	last year	% Change from last year
Linlithgow	2	8	down 75%
Broxburn, Uphall and Winchburgh	4	9	down 56%
Livingston North	5	5	static
Livingston South	5	7	down 29%
East Livingston and East Calder	2	12	down 83%
Fauldhouse and the Breich Valley	6	6	static
Whitburn and Blackburn	6	9	down 33%
Bathgate	3	3	static
Armadaile and Blackridge	3	5	down 40%

Priority 8 - Tackling Acquisitive Crime :

Increase the detection rate for break-ins to Dwelling Houses

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

Current situation

The detection rate for residential housebreaking is 29.3% against a PYTD total of 67.7%.

Reasons

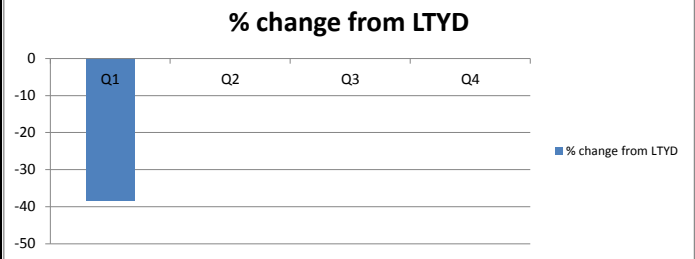
Whilst the number of reported domestic housebreakings has reduced significantly challenges have arisen in relation to detecting offenders in relation to those within recent months. It is assessed that many of the crimes committed during the reporting period have been committed by individuals from outwith the West Lothian area who are organised and aware of police forensic techniques, reducing investigative opportunities in that regard. Work continues to pursue offenders and it is anticipated that the solvency rate will increase when enquiries are complete.

What are we doing

A dedicated team of officers continues to operate within the West Lothian area and investigate all domestic housebreakings to a conclusion. Our detection rate has reduced but enquiries are ongoing in undetected cases and the robust approach in West Lothian continues to tackle this issue for our communities. We will continue to deliver upon our promise to reduce this type of activity and detect offenders at every opportunity. This approach has proved to be successful in the past year and the same processes are to be adopted in the coming months. Forensic opportunities continue to be explored which should help increase the detection rate in the coming months.

Indicator - Housebreaking Dwelling House detection rate within West Lothian 3rd July 2016

Division TYTD	WL TYTD	WL LYTD	TYTD compared to LYTD	TYTD compared to 5 Yr Ave
33.6%	29.3%	67.7%	down 38.4%	N/A



West Lothian Ward 1st Apr to 3rd July

	Detection this year	last year	Change from last year
Linlithgow	100%	50%	Up 50%
Broxburn, Uphall and Winchburgh	75%	89%	down 14%
Livingston North	20%	0%	up 20%
Livingston South	40%	114%	down 74%
East Livingston and East Calder	100%	42%	Up 58%
Fauldhouse and the Breich Valley	0%	83%	down 83%
Whitburn and Blackburn	33%	100%	down 67%
Bathgate	0%	67%	down 67%
Armadaile and Blackridge	0%	0%	static

Public Confidence - Number of complaints against the Police : YTD 2015 01/04/2016 - 30/06/2016

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

Number of complaints	37	Number of Complaints per 10,000 Police Incidents	26.4
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	On duty	off duty	Quality of service allegations	Total Number of allegations
Allegations recorded	25	0	17	42



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT SCRUTINY PANEL

PROGRESS ON COMMUNITY SAFETY

REPORT BY HEAD OF HOUSING CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To inform Panel Members on the strategic development of Community Safety in West Lothian and other local and national developments. In addition, the report includes the quarterly performance information from the Community Safety Unit on the Safer Neighbourhood Teams (SNT) and the Out of Hours Noise Nuisance Team from April to June 2016.

B. RECOMMENDATION

Panel members are asked to note the developments of partnership working in the field of community safety and to note the performance information detailed for the Safer Neighbourhood Team and the Noise Nuisance Team.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; Being honest, open and accountable; Making best use of our resources; Working in partnership; and Providing equality of opportunity.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The Antisocial Behaviour etc (Scotland) Act 2004 applies.
III Implications for Scheme of Delegations to Officers	None.
IV Impact on performance and performance Indicators	There is no direct impact however this report is part of the agreed process for strategic performance reporting.
V Relevance to Single Outcome Agreement	This report will have a positive impact on the following SOA indicators:

	SOA10 – We live in well designed, sustainable places where we are able to access the services we need
	SOA11 – We have strong resilient and supportive communities, where people take responsibility for their actions and how they affect
VI Resources - (Financial, Staffing and Property)	Antisocial Behaviour funding, Scottish Government and Community Safety Funding.
VII Consideration at PDSP	None
VIII Other consultations	Police Scotland, Scottish Fire and Rescue Service, West Lothian Council Legal Services, Social Policy, Environmental Health & Trading Standard, Housing Construction & Building Services, West Lothian Drug and Alcohol Service (WLDAS), West Lothian Youth Action Project (WYLAP) and West Lothian Victim Support.

D. TERMS OF REPORT

This report highlights a number of ongoing community safety good practice initiatives and provides information on both local and national relevant strategic developments.

In addition, the report provides performance data (Appendix 1) from the Community Safety Unit for the period April 2016 – June 2016.

LOCAL UPDATES

D1 Safer Communities – Further Development

Safer Communities have been developing a Community Engagement Plan in order to engage with communities on the subject of Community Justice. This will coincide with the release of the Scottish Governments new National Reducing Re-Offending Strategy. At the heart of all the new development is a desire to engage more with Communities and in order to achieve this outcome and work to the ethos of the new Safer Communities, Partners within West Lothian have agreed to work in partnership together. A survey questionnaire will be carried out and whilst the main purpose of this engagement plan is to engage with partners, service users and members of the public on community justice matters, it will be beneficial to incorporate pertinent questions relating to Police Scotland and the Scottish Fire and Rescue Service.

To this aim, there will be a community engagement plan developed in order for the collective outcomes to be considered and influence the final decision making process of the refresh of the West Lothian Reducing Re-Offending Strategy 2013-2018 and related priorities for West Lothian, including those for our Partners.

D2 Community Safety Restructure

A restructured Antisocial Behaviour service, provided by the Safer Neighbourhood Team, will commence on October 3rd 2016. The new team amalgamates the Out of Hours Night Noise Team and Safer Neighbourhood Team (SNT), to create one 12 person strong team of officers, who will deal with both Antisocial Behaviour cases and enforcement of noise nuisance legislation. This team will also adopt additional responsibilities for the enforcement of unlicensed Houses in Multiple Occupations (HMOs); unregistered private landlords, and unauthorised gypsy/ traveller encampments. The merger of the 2 teams will enable the Service to target and deploy resources effectively to respond to noise nuisance and other anti-social behaviour activity/calls.

D3 West Lothian and Alcohol Drug Partnership (WLADP)

Last year, the West Lothian and Alcohol Drug Partnership (WLADP) established a New Psychoactive Substance (NPS) steering group comprising of Social Policy, Education, Third Sector, Police Scotland and Trading Standards in response to the emerging prevalence of NPS use throughout Scotland. Tackling NPS is a ministerial priority for ADPs and is a concern for all community safety partners.

This year, the steering group completed its strategic and operational plan for 2016 - 2018. The plan comprises four themes, monitoring the availability of NPS within West Lothian, developing prevention and early intervention actions, responding to those who seek recovery from NPS and developing the partnership plan.

It is a key aim of the plan to maintain this position. The plan contains actions for each theme with clear timelines for completion.

D4 Scottish Fire and Rescue Service (SFRS)

SFRS initiatives have reduced the number of blue light journeys across West Lothian contributing to the safety of our communities. This has been achieved by educating duty holders in addressing their responsibilities in relation to Unwanted Fire Alarm Systems.

D5 Safety for Pedestrians

Police in West Lothian continue to receive reports of illegal off road bikes being used on streets and paths. Often the culprits reside in the area. The intention of Police Scotland is to identify, deter and educate those who are committing such offences whilst increasing the safety of pedestrians.

Officers carried out letter drops in the affected areas, appealing for witnesses. Police Scotland also worked closely with West Lothian Council Neighbourhood response officers, housing officers and schools to identify those responsible.

There have been some positive outcomes as a result of this over the coming weeks/months with seizures of bikes taking place. The message to communities remains the same with Police Scotland asking for residents to report incidents where illegal off road bikes are being used on streets and paths in order to prevent and reduce further incidents from occurring.

NATIONAL UPDATES

D6 Hate Crime Prevention

Police Scotland is training more than 60 officers to work with Lesbian, Gay, Bisexual, Transgender and Intersex (LGBTI) community to help prevent hate crime.

The training is being delivered by the Equality Network on behalf of the Equality and Human Rights Commission to help address this issue and increase public confidence in Police Scotland. The trained officers will form a new network of LGBTI Liaison Officers who will be able to be contacted by members of the public who can advise and assist members of the public as well as assisting their colleagues across Scotland.

D7 Investment to Help Survivors of Domestic Abuse

An investment of £190,000 has been provided to Scottish Women's Aid (SWA) to help women who have suffered violence or abuse from a partner to get back into work. Dr Marsha Scott, C.E. of SWA has said that it is the first time that serious efforts are being made to move beyond crisis interventions to real prevention by addressing the drivers of women's inequality.

D8 New Community Justice Legislation

A new Bill: The Community Justice (Scotland) Act supports the Scottish Government's commitment to reform of penal policy in Scotland, aimed at reducing reoffending and moving away from ineffective short term prison sentences, in favour of more effective community sentences. The Act gives responsibilities for planning and monitoring community justice services to local partners and also creates a national body to provide leadership, promote innovation and gives assurance on improved outcomes for Scotland's communities.

D9 Performance Information

The data in the tables shows performance data from April to June 2016, from the council's Safer Neighbourhood Teams in relation to Anti-social Behaviour and the Out of Hours Team in relation to noise nuisance.

The number of new antisocial behaviour cases (Table1.1) varies across West Lothian with some wards having more cases than others. This reflects some of the antisocial behaviour reported to the Police and West Lothian Council in each community. There is no definitive reason for the level of numbers being reported from ward to ward and demographic variations and house type can all contribute to the way in which behaviour from others is tolerated or becomes intolerable to others.

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

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

The Out of Hours Service carry out enquiries to reduce noise nuisance and provide advice and assistance to communities across West Lothian. (Table1.4) The officers attend when many incidents are ongoing in an order to prevent them from escalating. The vast majority of complaints refer to Part 5 of the Antisocial Behaviour (etc) (Scotland) Act 2004 which relates to complaints of noise.

The number of Antisocial Behaviour Orders (ASBO) remains relatively low. (Table1.5) ASBOs are deemed as a last resort to all other methods of curtailing antisocial behaviour within communities. It is only when particular individuals refuse to heed warnings issued, that the Antisocial Behaviour Order is requested.

E. CONCLUSION

This report informs Panel Members on the strategic development of Community Safety and ongoing developments in the national context and local updates across the Community Safety Partnership.

Panel Members are asked to note the performance information for the period April to June 2016 that is contained within Appendix 1 of the report.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: Appendix 1

Appendix 1 –Performance Quarter 1, April, May and June 2016 from the WLC Safer Neighbourhood Team and Out of Hours Noise Nuisance Officers.

Contact Person:

Alison Smith, Customer Services Manager, Housing, Customer and Building Services.

T: 01506 281367

alison.Smith@westlothian.gcsx.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016

Statistical Returns for Quarter 1, April, May and June 2016

Table 1.1

New open cases per ward	April	May	June
Armada & Blackridge	1	8	4
Bathgate	7	9	6
Broxburn Uphall & Winchburgh	5	0	1
East Livingston	4	3	2
Fauldhouse & Breich Valley	5	2	1
Linlithgow	2	1	1
Livingston North	2	0	1
Livingston South	3	0	0
Whitburn & Blackburn	1	0	2
Total	30	23	18

Table 1.2

Current cases open	April	May	June
Total	47	34	45

Table 1.3

Closed cases per ward	April	May	June
Armadale & Blackridge	3	4	8
Bathgate	5	6	6
Broxburn Uphall & Winchburgh	1	1	3
Fauldhouse & Breich Valley	2	4	1
Linlithgow	3	2	0
Livingston East & East Lothian	1	1	2
Livingston North	1	0	3
Livingston South	1	2	3
Whitburn & Blackburn	1	3	1
Total	18	23	27

Table 1.4

Out of Hours Service	April	May	June
Number of complaints received monthly	124	139	149
Number of noise nuisance complaints visited.	30	45	48
Number of Warning Notices issued.	4	3	5
Number of Fixed Penalty Notices issued.	2	0	0
The number of noise nuisance complaints resolved using only a verbal warning	35	0	0
Number of Environmental Health Complaints received	7	4	5

Table 1.5

Number of ASBO's current in each Ward (end June figures).	
Linlithgow	2
Broxburn Uphall & Winchburgh	2
Livingston North	0
Livingston South	1
East Livingston & East Calder	0
Fauldhouse & Breich Valley	3
Whitburn & Blackburn	1
Bathgate	4
Armadaile & Blackridge	5
Total	18



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT & SCRUTINY PANEL

PROPERTY TURNOVER APRIL TO JUNE 2016

REPORT BY HEAD OF HOUSING, CUSTOMER & BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to inform the Panel of the property turnover for the quarter April to June 2016.

B. RECOMMENDATION

To note the current levels of activity relating to property turnover for the first quarter of 2016/2017 and in particular to note:

- That there has been an increase in property lets compared to the same period last year
- That of the 47 communities in West Lothian, 9 had only 1 mainstream property to let and 14 had none
- That 63% of lets were allocated to people who were homeless or potentially homeless

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; and 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	Outcome 7 - We have tackled the significant inequalities in West Lothian society.

	Outcome - 10. We live in well-designed, sustainable places where we are able to access the services we need.
VI Resources - (Financial, Staffing and Property)	None.
VII Consideration at PDSP	N/A
VIII Other consultations	Consultation takes place with the Housing Networks as well as individual tenant groups.

D. TERMS OF REPORT

Quarterly Turnover

The number of permanent lets for the period 1st April to 30th June was 190 compared to the same quarter last year when 158 properties were let.

Details of all lets and property numbers for the quarter are provided in Appendix 1 and Council Stock figures by Ward in Appendix 3. The main points are:

- Armadale with 22 lets (12%), Whitburn with 21 lets (11%) and Bathgate with 19 lets (10%) have the highest percentage of total lets
- There was one Sheltered Housing property let
- Nine communities had only one mainstream property available to let (Blackridge, Greenrigg, Kirknewton, Linlithgow, Longridge, The Riggs, Uphall Station, West Calder and Whiteside/Birniehill)
- Seven communities had between two and four properties available to let (Breich, Deans, Eliburn/Livingston Village, Polbeth, Seafeld Stoneyburn and Winchburgh)
- The following fourteen communities had no properties becoming available:

Community	Number of properties remaining
Ballencrieff	5
Bellsquarry	4
Dechmont	26
East Whitburn	46
Ecclesmachan	4
Eliburn Co-op	42
Linlithgow Bridge	70
Mid Calder	56
Newton	12
Philpstoun	21
Threemiletown	6
Torphichen	28
Westfield	69
Wilkieston	6

Applicants can choose from all 47 communities. However those who choose low turnover communities are advised that they may have a lengthy wait to be housed.

Type of property

The majority of properties that became available were block of four at 79 (42%) followed by cottage at 69 (36%). 51% of these were two bedroom properties, 26% were one bedroom properties and 20% were three bedroom properties.

Applicants

West Lothian Council's new Allocation Policy became effective on 29th March 2016. The new policy introduced a group plus points system introducing 5 groups.

Performance for the first quarter is as follows:

Group	Percentage Met
Homeless (HL)	63%
Unsatisfactory Housing (UH)	16%
General (GN)	8%
Transfer (TL)	12%
Outwith (OW)	0%

E. CONCLUSION

The report provides information on the lets that took place in the first quarter of this financial year. The report also highlights that there continues to be some communities where there is no movement in vacant properties at all.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: Appendix 1 – Lets excluding Assisted Moves.

Appendix 2 – Assisted Move lets.

Appendix 3 – Total housing stock per area.

Contact Person:

AnnMarie Carr E: annmarie.carr@westlothian.gov.uk

T: 01506 281355

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
Armadale	<i>Armadale</i>	Cottage	1	2	3	0	0	6	
		4 in Block	0	11	2	0	0	13	
		Flat	0	1	0	0	0	1	
		Maisonette	0	0	1	0	0	1	
	<i>Armadale Total</i>		1	14	6	0	0	21	
	<i>Blackridge</i>	Maisonette	0	1	0	0	0	1	
	<i>Blackridge Total</i>		0	1	0	0	0	1	
	<i>Ward Total</i>		1	15	6	0	0	22	

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
Bathgate	<i>Bathgate</i>	Cottage	1	1	2	1	0	5	
		4 in Block	2	6	1	0	0	9	
		Flat	2	1	0	0	0	3	
		Maisonette	0	1	0	0	0	1	
		<i>Bathgate Total</i>	5	9	3	1	0	18	
	<i>Boghall</i>	Cottage	0	2	2	0	0	4	
		4 in Block	2	3	0	0	0	5	
		Flat	0	4	1	0	0	5	
		Sheltered	1	0	0	0	0	1	
		<i>Boghall Total</i>	3	9	3	0	0	15	
	<i>Whiteside/Birniehill</i>	4 in Block	0	1	0	0	0	1	
		<i>Whiteside/Birniehill Total</i>	0	1	0	0	0	1	
	<i>Ward Total</i>		8	19	6	1	0	34	

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
Breich Valley	Addiewell	4 in Block	0	4	2	0	0	6	
	Addiewell Total		0	4	2	0	0	6	
	Breich	Cottage	0	0	2	0	0	2	
	Breich Total		0	0	2	0	0	2	
	Fauldhouse	Cottage	0	1	0	0	0	1	
		4 in Block	0	1	0	0	0	1	
		Flat	0	2	0	0	0	2	
		Maisonette	0	1	2	0	0	3	
	Fauldhouse Total		0	5	2	0	0	7	
	Longridge	Cottage	0	0	1	0	0	1	
	Longridge Total		0	0	1	0	0	1	
	Polbeth	Cottage	0	1	0	0	0	1	
		Flat	2	0	0	0	0	2	
	Polbeth Total		2	1	0	0	0	3	
	Stoneyburn	4 in Block	0	2	0	0	0	2	
	Stoneyburn Total		0	2	0	0	0	2	
	West Calder	4 in Block	0	1	0	0	0	1	
	West Calder Total		0	1	0	0	0	1	
	Ward Total		2	13	7	0	0	22	

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms						
			1	2	3	4	5	Total	
Broxburn	Broxburn	Cottage	0	3	1	1	0	5	
		4 in Block	3	2	0	0	0	5	
		Flat	1	0	0	0	0	1	
		Maisonette	0	1	0	0	0	1	
	Broxburn Total		4	6	1	1	0	12	
	Uphall	Cottage	0	1	0	0	0	1	
		4 in Block	2	1	1	0	0	4	
		Flat	1	0	0	0	0	1	
	Uphall Total		3	2	1	0	0	6	
	Winchburgh	Cottage	1	2	0	0	0	3	
	Winchburgh Total		1	2	0	0	0	3	
	Ward Total		8	10	2	1	0	21	
East Livingston	East Calder	Cottage	0	1	2	0	0	3	
		4 in Block	0	1	1	0	0	2	
	East Calder Total		0	2	3	0	0	5	
	Pumpherston	4 in Block	5	5	0	0	0	10	
	Pumpherston Total		5	5	0	0	0	10	
	Uphall Station	Cottage	0	0	1	0	0	1	
	Uphall Station Total		0	0	1	0	0	1	
	Ward Total		5	7	4	0	0	16	

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
Linlithgow	<i>Bridgend</i>	4 in Block	0	2	3	0	0	5	
	<i>Bridgend Total</i>		0	2	3	0	0	5	
	<i>Linlithgow</i>	Flat	1	0	0	0	0	1	
	<i>Linlithgow Total</i>		1	0	0	0	0	1	
	<i>Ward Total</i>		1	2	3	0	0	6	
North Livingston	<i>Deans</i>	Cottage	1	1	1	0	0	3	
		Flat	0	1	0	0	0	1	
	<i>Deans Total</i>		1	2	1	0	0	4	
	<i>Elburn/Livingston Vill</i>	Cottage	1	0	0	0	0	1	
		4 in Block	2	0	0	0	0	2	
	<i>Elburn/Livingston Village Total</i>		3	0	0	0	0	3	
	<i>Knightsridge</i>	Cottage	4	1	1	0	0	6	
		Flat	1	0	0	0	0	1	
	<i>Knightsridge Total</i>		5	1	1	0	0	7	
	<i>The Riggs</i>	Cottage	1	0	0	0	0	1	
	<i>The Riggs Total</i>		1	0	0	0	0	1	
	<i>Ward Total</i>		10	3	2	0	0	15	

Lets April to June 2016 (excluding Assisted Moves)

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
South Livingston	Dedridge	Cottage	3	2	0	0	0	5	
	Dedridge Total		3	2	0	0	0	5	
	Ladywell	Cottage	1	0	2	1	0	4	
		Maisonette	0	1	0	0	0	1	
	Ladywell Total		1	1	2	1	0	5	
	Ward Total		4	3	2	1	0	10	
Whitburn	Blackburn	4 in Block	1	0	0	0	0	1	
		Flat	0	3	1	0	0	4	
		Maisonette	0	2	0	0	0	2	
	Blackburn Total		1	5	1	0	0	7	
	Greenrigg	Cottage	0	1	0	0	0	1	
	Greenrigg Total		0	1	0	0	0	1	
	Seafield	Cottage	1	0	0	0	0	1	
		4 in Block	0	1	0	0	0	1	
	Seafield Total		1	1	0	0	0	2	
	Whitburn	Cottage	2	3	0	0	0	5	
		4 in Block	5	3	0	0	0	8	
		Flat	1	2	0	0	0	3	
		Maisonette	0	4	1	0	0	5	
	Whitburn Total		8	12	1	0	0	21	
	Ward Total		10	19	2	0	0	31	
	Total		49	91	34	3	0	177	

Lets April to June 2016 Assisted Moves

Ward	Community	House Type	Number of Bedrooms					Total	
			1	2	3	4	5		
Armada	Armada	4 in Block	0	1	0	0	0	1	
	Bathgate Total		0	1	0	0	0	1	
	Ward Total		0	1	0	0	0	1	
Bathgate	Bathgate	4 in Block	0	1	0	0	0	1	
	Bathgate Total		0	1	0	0	0	1	
	Boghall	Cottage	0	0	0	0	1	1	
	Boghall Total		0	0	0	0	1	1	
	Ward Total		0	1	0	0	1	2	
Breich	Fauldhouse	Cottage	0	1	0	0	0	1	
	Polbeth Total		0	1	0	0	0	1	
	Ward Total		0	1	0	0	0	1	
East Livingston	East Calder	Cottage	0	1	0	1	0	2	
		4 in Block	0	0	1	0	0	1	
	East Calder Total		0	1	1	1	0	3	
	Kirknewton	Cottage	0	1	0	0	0	1	
	Kirknewton Total		0	1	0	0	0	1	
	Pumpherston	Cottage	1	1	0	0	0	2	
	Pumpherston Total		1	1	0	0	0	2	
	Ward Total		1	3	1	1	0	6	
South Livingston	Dedridge	Cottage	0	0	1	0	0	1	
		Maisonette	0	0	1	0	0	1	
	Dedridge Total		0	0	2	0	0	2	

	Ward Total		0	0	2	0	0	2	
Whitburn	<i>Blackburn</i>	Cottage	0	0	1	0	0	1	
	Blackburn Total		0	0	1	0	0	1	
	Ward Total		0	0	1	0	0	1	
	Total		1	5	4	1	0	13	

Reasons for Assisted Moves

Harassment	4
Medical A	3
Overcrowding	1
Property not suitable	3
Neighbour problems	1
Care in Community	1

Council Stock Numbers				
Ward	Name	Number of properties		
1	BRIDGEND	229		
	LINLITHGOW	349		
	LINLITHGOW BRIDGE	70		
	NEWTON	12		
	PHILPSTOUN	21		
	THREEMILETOWN	6		
		687		
2	BROXBURN	681		
	CRAIGSHILL	2		
	DECHMONT	26		
	ECCLESMACHAN	4		
	UPHALL	223		
	WINCHBURGH	241		
		1,177		
5	EAST CALDER	253		
	KIRKNEWTON	40		
	MID CALDER	56		
	PUMPHERSTON	188		
	UPHALL STATION	117		
	WILKIESTON	6		
		660		
3	DEANS	667		
	ELIBURN CO-OP	42		
	ELIBURN KIRKTON	243		
	THE RIGGS	144		
	KNIGHTSRIDGE	511		
		1,607		
4	BELLSQUARRY	4		
	DEDRIDGE	713		
	LADYWELL	664		
		1,381		
6	ADDIEWELL	287		
	BREICH	67		
	FAULDHOUSE	586		
	LONGRIDGE	93		
	POLBETH	325		
	STONEYBURN	246		
	WEST CALDER	153		
		1,757		
7	EAST WHITBURN	46		
	GREENRIGG	105		
	WHITBURN	1,516		
	BLACKBURN	923		
	SEAFIELD	111		
		2,701		
8	BALLENCRIEFF	5		
	BATHGATE	968		
	BOGHALL	670		
	WHITESIDE & BIRNIEHI	260		
		1,903		
9	ARMADALE	1,267		
	BLACKRIDGE	222		
	TORPHICHEN	28		
	WESTFIELD	69		
		1,586		
	Total stock	13,459		



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

NEW BUILD UPDATE

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

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

B. RECOMMENDATION

It is recommended that the panel:

1. Note the progress being made on individual sites as set out in Appendix 1;
2. Note that 26 houses are complete; sites for 547 houses are under construction; and further completions and site starts are expected over the next two months; and
3. Note that the process of obtaining statutory consents is progressing with 37 planning permissions being granted, 20 building warrants being granted, 15 road construction consents being granted and Scottish Water technical approval being granted for 16 sites.

C. SUMMARY OF IMPLICATIONS

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

V	Relevance to Single Outcome Agreement	<p>Our economy is diverse and dynamic and West Lothian is an attractive place to do business.</p> <p>We live in resilient, cohesive and safe communities.</p> <p>We make the most efficient use of our resources by minimising our impacts on the built and natural environment.</p>
VI	Resources - (Financial, Staffing and Property)	<p>The Housing Capital Programme 2013/14 to 2017/18 approved by West Lothian Council on 29 January 2013 approved £90 million for the New Build Council Housing Programme.</p> <p>Taking account of Government Grant and other sources of funding, a total budget of £111.101m has been identified. The position will continue to be assessed for further developer contributions and government funding.</p> <p>Land to the value of £8.396m has been transferred from General Services to HRA to support the new build programme. Scottish Government has approved the transfer of 14 sites to HRA.</p>
VII	Consideration at PDSP	<p>The Services for the Community PDSP considered reports on the new build programme on 7 February 2012, 17 June 2013, 8 April 2014, 20 May 2014, 6 October 2015, 1 December 2015, 15 February 2016 and 19 April 2016.</p>
VIII	Other consultations	<p>None.</p>

D. TERMS OF REPORT

D.1 Background

The council's Corporate Plan 2013 to 2017 commits the council to increasing the number of council houses available for rent through the New Build Council Housing Programme.

The full list of approved sites is attached as Appendix 1.

D.2 Tenders

Tenders have been returned for phase 5 at Bathville but an award of contract cannot be made until the title deeds for the private house at No. 25 Station Road are altered.

D.3 Progress on site

Development is underway at West Main Street (Broxburn), Kirkhill (Broxburn), Redhouse (Blackburn), Almond Link (Livingston), Bathville phase 2 (Armada), Philpstoun, Raw Holdings (East Calder), Lammermuir (Livingston), Eastfield (Fauldhouse), Mayfield (Armada) and Mill Road (Linlithgow Bridge).

Kirkhill is the largest site in the programme (230 units). Development started in August 2015 and good progress has been made with the extensive groundworks across the site. 74 slabs have been completed and 62 superstructures have commenced. The first handovers took place on xx September 2016.

Redhouse is the second largest site in the programme (100 units). Development started in June 2015. All 100 slabs have been completed and 92 superstructures have commenced. The first handovers are planned for November 2016.

Wester Inch is the third largest site in the programme (86 units). Grouting is complete and the erection of a substation is underway. Development will commence once the overhead power line is diverted. This will be done as soon as possible following adoption of the part of Leyland Road adjacent to the new build sites. The 18 flats at West Main Street, Broxburn are well advanced with handovers now planned for late October 2016.

Philpstoun is progressing well and handover of all five houses is planned for November 2016.

Site establishment and ground works at Raw Holdings started on 23 May 2016. 15 slabs have been completed and 15 superstructures have commenced. Enabling works at Lammermuir are underway. Mayfield started on 29 August 2016.

Nine houses at Glasgow Road, Bathgate are expected to be handed over in the next few weeks.

The conversion of an existing property at 43-47 Adelaide Street to six flats was completed in September 2014. 14 houses at Pumpherston and five houses at Bridgend were handed over in August 2016.

D.4 Statutory Consents

Obtaining statutory consents, including planning permission, building warrant, Road Construction Consent (RCC) and Scottish Water Technical Approval, is critically important to the success of the programme and will determine when developments can start on site. An overview is provided below. Site specific information is contained in Appendix 1.

Planning

41 planning permissions (including listed building consents) are required for the programme. 37 consents have been issued. Since May 2016, the following progress has been made:

- Planning permission for an additional 8 units at Deans South has been granted; and
- Planning permission for Almondell Stadium A&C has been granted.

A planning application for Deans South has still to be submitted by Lovell Partnerships. Planning applications groundworks and change of house types at Nelson Park, Armadale, will be reported to Development Management Committee in the near future.

Building Warrant

27 building warrants are required for the programme. 20 warrants have been issued. Since May 2016, the following progress has been made:

Building Warrants have been granted for Lammermuir, Mayfield and Almondell.

Road Construction Consent (RCC)

21 RCCs are required for the programme. 15 consents have been issued. Since May 2016, RCCs for Kirkhill, Eastfield, Mayfield, Drumshoreland, and Winchburgh have been approved.

Scottish Water Technical Approval

27 technical approvals are required from Scottish Water. 15 approvals have been issued.

D.5 Transfer of land via Affordable Housing Policy

Two sites within the programme remain in the ownership of developers and require to be transferred to the council via planning obligations. The two sites are:

- Appleton Parkway, Livingston (10 units)
- Winchburgh CDA (41 units)

It is expected that these two sites will be transferred to the council in October 2016.

D.6 Deans South update

Demolition started in November 2015. One garage block and 15 blocks of houses have been demolished. Both new build sites are now cleared of buildings.

E. CONCLUSION

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

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

F. BACKGROUND REFERENCES

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

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

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

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

2014/15 to 2017/18 General Services Capital Programme update

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

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

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

New Build Council Housing Programme – Council Executive 19 June 2014

New Build Council Housing Programme – Council Executive 19 August 2014

New Build Council Housing Programme – Council Executive 26 May 2015

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

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

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

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

Appendices/Attachments: One

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

Email: colin.miller@westlothian.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016

Appendix 1 - New build council housing update – October 2016

Site	Ward	Comment
Nelson Park, Armadale (26 units)	Armadale and Blackridge	Contract awarded to Lovell Partnerships. Planning permission has been granted. Taylor Wimpey has agreed to provide the rights the council requires to carry out flood mitigation works. Revised planning application has been submitted to change four house types. A planning application has also been submitted for groundworks. Both applications will be reported to committee in the near future.
Mayfield, Armadale (22 units)	Armadale and Blackridge	Contract awarded to Lovell Partnerships. Development started on 29 August 2016.
Bathville Cross, Armadale (18 units)	Armadale and Blackridge	Four phases of new build are proposed. Planning permission has been granted for all phases. Phases 2-4 will be developed by West Lothian Council Building Services. Phase 5 will be developed by an external contractor. Phase 2 has commenced. Tenders have been returned for phase 5. Changes to title deeds are required before phases 4-5 can proceed. The purchase of 184 South Street has concluded and this will allow phase 3 to proceed.
Wester Inch, Bathgate (86 units)	Bathgate	Contract awarded to Lovell Partnerships. Planning permission has been granted. Grouting work is complete. Substation is being installed. Wayleaves and road drainage issues require to be resolved before site start date can be confirmed.
Glasgow Road, Bathgate (9 units)	Bathgate	Handover of all houses in expected in the next few weeks.

Appendix 1 - New build council housing update – October 2016

West Main Street, Broxburn (18 units)	Broxburn, Uphall and Winchburgh	Contract awarded to Lovell Partnerships. Under construction. Due for completion late October 2016.
Kirkhill, Broxburn (230 units)	Broxburn, Uphall and Winchburgh.	Contract awarded to Lovell Partnerships. Development started August 2015. First handover took place on 22 September 2016.
Winchburgh CDA (41 units)	Broxburn, Uphall and Winchburgh	Contract awarded to McTaggart Construction. Planning permission has been granted. Sellers works have not yet started. Land transfer is not yet complete. Construction will commence following completion of the sellers works which should start in October and will take 18 weeks to complete.
Adelaide Street, Livingston (6 units)	East Livingston and East Calder	Complete
Almondell, East Calder (36 units)	East Livingston and East Calder	Contract awarded to Lovell Partnerships. Planning permission has been granted. Land transfer has been completed. Construction is expected to commence in November 2016.
Raw Holdings, East Calder (15 units)	East Livingston and East Calder	Contract awarded to Lovell Partnerships. Planning permission has been granted. Construction started on 23 May 2016.
Former school site, Pumpherston (14 units)	East Livingston and East Calder	Complete July 2016.
Drumshoreland, Pumpherston (86 units)	East Livingston and East Calder	Contract awarded to McTaggart Construction. Planning application has been submitted. Distributor road has been completed and is open to traffic. Anticipated start date October 2016.

Appendix 1 - New build council housing update – October 2016

Eastfield, Fauldhouse (40 units)	Fauldhouse and Breich Valley	Contract awarded to Lovell Partnerships. Planning permission has been granted. Development commenced August 2016.
Mill Road, Linlithgow (15 units)	Linlithgow	Contract awarded to McTaggart Construction. Planning permission has been granted. Development started on 15 March 2016.
Auldhill, Bridgend (5 units)	Linlithgow	Complete July 2016.
Philpstoun Bowling Green (5 units)	Linlithgow	Contract awarded to Lovell Partnerships. Planning permission has been granted. Site start was made on 4 April 2016.
Deans South Phase 1 (54 units)	Livingston North	Contract awarded to McTaggart Construction. Planning permission has been granted for 54 units. Demolition of existing houses is completed.
Deans South Phase 2 (63 units)	Livingston North	This site was brought in to the programme in 2015. Planning permission in principle has been granted for all parts of the site. An application for approval of matters specified in conditions will be submitted later this year. Demolition of existing houses on the site is complete.
Appleton Parkway, Livingston (10 units)	Livingston North	Contract awarded to Lovell Partnerships. Planning permission has been granted. The land transfer is not yet complete.
Former Lammermuir site, Livingston (44 units)	Livingston South	Contract awarded to Lovell Partnerships. Development commenced on 24 May 2016.
Almond Link Road, Livingston (20 units)	Livingston South	Contract awarded to Lovell Partnerships. Planning permission has been granted.

Appendix 1 - New build council housing update – October 2016

		Development commenced in February 2016. Good progress on site.
Almondvale Stadium, Livingston (37 units)	Livingston South	Contract awarded to Lovell Partnerships. Two planning applications have been approved. Anticipated start date will be confirmed when other statutory consents have been obtained.
Redhouse, Blackburn (100 units)	Whitburn and Blackburn	Contract awarded to Lovell Partnerships. Development started in August 2015. First handovers planned for November 2016.

Note : All proposed start and completion dates are indicative and subject to final confirmation from contractors following receipt of all necessary statutory consents.



**West Lothian
Council**

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

UPDATE ON ENERGY EFFICIENCY PROGRAMMES AND PROPOSALS

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To provide an update on various Energy Efficiency programmes and projects that are underway and proposed.

B. RECOMMENDATION

It is recommended that the panel:

1. Notes that officers continue to investigate the options for cheaper energy supply to areas not connected to the mains gas network;
2. Notes that the contract for the supply and installation of Solar PV panels to council owned domestic properties off the mains gas network has been awarded;
3. Notes that the council continues with its rolling gas boiler replacement programme where boilers are replaced with highly efficient combi boilers;
4. Notes that officers are currently assessing our current level of compliance with EESSH which will be reported on once determined;
5. Notes that officers are currently developing our process for performing Energy Performance Certificates (EPCs) for void properties;
6. Notes the Scottish Government has awarded our HEEPS:ABS allocation in full and the announcement on our SEEP funding is imminent;
7. Notes officers continue to investigate the options available to provide tenants and residents with the best possible energy tariffs and;
8. Notes that the Scottish Government has advised officers that following the recent Programme of Government a one-off grant of up to £500,000 can be applied for to help social landlords fund works to meet EESSH standards and it is intended to make a submission seeking the full grant funding available.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources; working in partnership
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	None.
III	Implications for Scheme of Delegations to Officers	None.
IV	Impact on performance and performance Indicators	None.
V	Relevance to Single Outcome Agreement	We make the most efficient use of our resources by minimising our impacts on the built and natural environment.
VI	Resources - (Financial, Staffing and Property)	The £17,380 cost of the Westfield study has been funded from the HEEPS programme. The desktop studies for Newton, Wilkieston and Breich have no cost to the council. Compliance with EESSH will require upgrade works to some properties which will be funded from the current and future Housing Capital Programme.
VII	Consideration at PDSP	The Services for the Community PDSP has considered reports on energy efficiency proposals in June 2014, December 2015 and April 2016.
VIII	Other consultations	None.

D. TERMS OF REPORT

D.1 Off Gas Network Locations - Background

In order to address the issues of fuel poverty in West Lothian; Housing, Customer and Building Services are assessing several options to try and reduce the factors that influence fuel poverty. The council can influence this in two ways; firstly by assessing the potential future provision of a cheaper energy source to residents in off gas grid locations which will result in cheaper fuel bills and secondly to improve the energy efficiency performance of our housing stock.

Westfield

In progressing with the results of the SGN study into the feasibility of providing mains gas to Westfield, Edmonstone Homes have been consulted to gauge their interest in being involved with this potential project. As Edmonstone Homes have planning approval to build 550 domestic units within Westfield, the Housing Strategy and Development team investigated the feasibility of including this development in the mains gas infill aiming to determine the most cost effective way to provide mains gas to Westfield. However, Edmonstone Homes have since indicated the development is unlikely to progress in the near future; as a result it has not been able to be factored in to our analysis for the provision of mains gas.

Officers have requested Fulcrum to provide a competitive quotation for supply and connection works for comparison to that provided by SGN. The cost for this quotation is £450.00 ex VAT and has been paid for through the HEEPS enabling budget.

The quotation from Fulcrum calculates the cost to supply gas to the council owned properties in Westfield to be £978,751 ex VAT; which is £13,982 per property. This is higher than the costs provided by SGN which estimate a cost of £11,214 per property. At this point it is estimated the cost to connect a council owned property (allowing for conversion from storage heaters to a wet heating system) to be circa £16,000. There is currently no financial support options that could be used to meet the costs for supplying mains gas to Westfield. Private home owners would be required to pay an equivalent connection charge to access the gas network.

Officers are also investigating the feasibility of installing a series of ground source heat pumps as a mini district heating scheme to council owned properties which can also be offered to owner-occupiers in Westfield. Ground source heat pumps will provide tenants and residents with a cheaper source of renewable energy that is more sustainable long term compared to mains gas.

The capital cost per property is still to be determined; as are options for financing and potential returns on investment. Options do exist around the Renewable Heat Incentive (RHI) as well as Energy Company Obligation (ECO) support, which officers will review alongside the technological capability.

Owner occupiers can be invited to participate in the project – this would allow them to benefit from reduced energy costs whilst increasing the impact the project would have on the area overall. This would result in an increased upfront CAPEX cost however the benefit from the RHI and ECO would also be increased which is a better financial position for the council longer term. The Energy Saving Trust have indicated they will be able to provide an interest free loan to home owners to help with the cost of installing a wet heating system that will be required to connect to a heat pump system.

Based on the analysis of the possible options officers would recommend further investigation into a fully detailed and designed system of ground source heat pumps as the connection of mains gas is not economical in comparison. Funding will be required and a detailed report will be provided with full costs once these are determined.

Breich

SGN have completed a desktop study into the feasibility of connecting Breich to mains gas. As the percentage of council owned properties in Breich is 43% it would be possible to perform an infill subject to funding being identified. The estimated cost at this stage to connect properties in Breich to a mains gas infill is circa £8,000 per property. Officers are having a desktop survey completed to determine the feasibility of installing ground source heat pumps to be compared to the option of mains gas connection.

Newton and Wilkieston

SGN have also completed desktop studies into the feasibility of connecting Newton and Wilkieston to mains gas. Due to the low number of council owned properties in Newton and Wilkieston it would not be possible to perform an infill solely based on the percentage of council owned properties (minimum requirement is 28%). Officers are having a desktop survey completed to determine the feasibility of installing ground source heat pumps as an alternative source of energy.

Energy Efficiency Standard for Social Housing (EESH) - Background

EESH has been introduced by the Scottish Government to drive improvement in the social housing sector by requiring properties to have a minimum energy efficiency rating by 2020. A properties compliance with EESH is determined by its individual "EE" (Energy Efficiency) score detailed on its Energy Performance Certificate – the table below shows the property types and minimum levels required to be reached by 2020;

Dwelling Type	EE Rating (SAP 2009)		EE Rating (SAP 2012)	
	Gas	Electric	Gas	Electric
Flats	69	65	69	63
Four-in-a-block	65	65	65	62
Houses (other than detached)	69	65	69	62
Detached	60	60	60	57

The Housing Strategy and Development Team are developing and expanding our Housing database to determine the properties within our housing stock that already meet the requirements of EESH and those that do not and require further improvement. The council already has a large amount of information on our housing stock from a survey completed in 2003 however the SAP data needs to be converted from SAP2005 to SAP2012 format. Once this process has been completed we will be able to report to PDSP on our current level of compliance and what is required to ensure full compliance with regulations. Our current level of compliance with EESH reported to the Scottish Housing Regulator is 42.4% which has been based on the data available however this will be confirmed once verified.

It is anticipated that the main areas of housing that will require investment to comply with EESH will be areas off the mains gas network and houses of non-traditional construction.

Following the recent Programme for Government announcement a possible grant of up to £500,000 has been made available for each Scottish Local Authority to bid for funding to carry out works that will help social landlords meet EESSH requirements. It is a condition of the grant that it is to be fully spent within the 2016/17 financial year on work that is considered as additional economic activity. Any works not completed by the 31st March 2017 would be required to be paid for by the council and projects planned for the current financial year are not eligible for funding.

Officers are identifying the possible options to utilise this funding. There will not be time to have Council Executive approve the details of the application in advance so it is proposed that the Head of Housing, Customer and Building Services seeks approval under Standing Order 31 and provides details of the application to PDSP and Council Executive following the submission being made.

Gas Boiler Replacement Programme - Background

For properties with access to mains gas the council has a rolling boiler replacement programme where older less efficiency boilers are replaced with highly efficient gas combi boilers. Between 650 and 750 boilers are replaced annually.

Upon further developing our database for EESSH requirements we will identify whether this programme requires to be accelerated with further resources and will report on this once confirmed.

Solar PV Panels - Background

The tender for the supply and installation of solar PV panels to the council owned houses in Wilkieston, Newton and Breich which are not connected to mains gas has been awarded to Campbell and Kennedy. The tender included 84 council properties which currently have electric heating systems. The need for Quantum electric storage heaters in properties in Breich, Wilkieston and Newton will be reviewed after the potential for mains gas or ground source heat pump provision has been further assessed.

The installation of solar PV panels will provide tenants with reduced fuel bills as they will benefit from receiving free electricity which is generated by the PV panels.

HEEPS:ABS – Update

Our application for HEEPS:ABS funding has been submitted to the Scottish Government and we have been successfully awarded the full amount of £724,088 applied for. Everwarm Ltd has successfully tendered for the work and has been appointed as the sole contractor to carry out the external wall insulation work. A subsequent application for an additional £500,000 has been successfully applied for; this will fund EWI work in Armadale and Howden.

The 2015/16 programme has been completed with a total of 54 council properties and 137 owner properties receiving external wall insulation in Armadale and Dedridge. A further 92 owner properties have had EWI installed as part of the agreement with Almond Housing Association whilst 12 owners received EWI in Cunnigar Gardens as part of a project with WELSO who fitted EWI to 11 of their own neighbouring properties.

Officers are now planning for the 2017/18 HEEPS programme and will report proposals in February 2017.

SEEP – Update

A decision on our application for SEEP funding is imminent. This is to provide EWI to 39 owners and 4 WLC tenants in Templar Rise as well as fitting EWI to the Lanthorn Centre in Dedridge.

Energy Switching

Officers were asked to investigate the possible options to help ensure residents of West Lothian are on the best possible energy fuel tariffs initially focusing on our own tenants. Officers have met with representatives from Our Power, RobinHood Energy and Citrus Energy to discuss the possible options and Void Switching services they provide. A void switching process would include informing the chosen company of a property that is to become void and they will then switch fuel suppliers so any incoming tenant is on a better rate.

Officers continue to fully investigate the options available and the different possibilities provided by the above mentioned organisations. A full report will be provided to a future PDSP.

E. CONCLUSION

The findings from assessing the options of supplying mains gas to areas not currently connected to the gas network show that although it is technically possible to connect to Westfield and Breich it is not financially viable in comparison to installing a ground source heat pump district heating network. The ground source heat pump network option provides greater benefit to both the council as well as residents both short and long term.

Initial progress in determining our current performance to EESSH requirements is underway and the results will be reported to PDSP once determined. These will be used to develop the approach taken to ensuring they comply with EESSH where possible.

Officers continue to successfully manage our HEEPS programme and are planning for future HEEPS and potential SEEP programmes.

F. BACKGROUND REFERENCES

Services for the Community PDSP April 2016 - update on home energy efficiency programmes for Scotland (HEEPS) 2016/17 and Scotland's energy efficiency programme (SEEP) call for pilot projects 2016/17

Services for the Community PDSP December 2015 – Westfield Gas Study Update

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

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

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

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

Council Executive February 2015 – Home Energy Efficiency Programmes for Scotland (HEEPS)

Appendices/Attachments: None.

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

Email: euan.marjoribanks@westlothian.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

DEANS SOUTH UPDATE

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To provide an update on the current position.

B. RECOMMENDATION

It is recommended that the panel:

1. Notes that the demolition of 15 blocks of houses and one garage block was completed in July 2016;
2. Notes that a masterplan has been prepared for the estate to show how the parts of the estate not currently being taken forward for new build council housing could be developed;
3. Notes that consultation on the masterplan will be undertaken to seek the views of the remaining homeowners and residents in the area;
4. Notes that the council's new build housing development at Deans South is expected to begin in the next few months; and
5. Notes that 10 of the houses on the estate remain in private ownership.

C. SUMMARY OF IMPLICATIONS

- | | |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I Council Values | <ul style="list-style-type: none">• Focusing on our customers' needs;• Being honest, open and accountable;• Providing equality of opportunity;• Making best use of our resources; and• Working in partnership. |
| II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment) | Offers the opportunity to move forward with redevelopment proposals on the Deans South estate. |
| III Implications for Scheme of Delegation to Officers | None. |

IV	Impact on performance indicators	None.
V	Relevance to Single Outcome Agreement	<p>We live in resilient, cohesive and safe communities.</p> <p>We make the most efficient use of our resources by minimising our impacts on the built and natural environment.</p>
VI	Resources - (Financial, Staffing and Property)	The council has approved resources of £1.2 million from 2015/16 to 2017/18 for Deans South within the Housing Capital Programme. £582,000 will be available in 2016/18.
VII	Consideration at PDSP	The Services for the Community PDSP has previously considered several reports on Deans South.
VIII	Other consultations	Planning & Economic Development, Finance and Estates, Legal Services.

D. TERMS OF REPORT

D.1 Background

On 12 November 2013, the Council Executive approved a report setting out a revised offer for the remaining 46 privately owned houses at Deans South with a view to obtaining a long term solution to the difficult situation on the estate.

In January 2014 Council Executive agreed to minor revisions to the offer. 36 private owners have since accepted the council's offer and have moved on from the estate.

The offer which remains open to the remaining 10 private owners is based on a professional valuation (carried out by the Valuation Office Agency) of the individual property together with a £15,000 additional payment plus a disturbance allowance of £1,500 where a house is occupied. The 10 houses are spread across eight blocks.

The Open Market Shared Equity Scheme (OMSE) for Deans South is available until 31 March 2017. 19 Deans South owners have taken advantage of the scheme.

The council purchased 37 houses/plots from Castle Rock Edinvar Housing Association (CRE) in October 2015. The remaining 19 CRE houses/plots properties were purchased by the council early in 2016.

D.2 Demolition

A demolition contractor was appointed in 2015 to demolish 15 blocks of houses and one garage block. This work was completed in July 2016.

D.3 New Build Council Housing

The plan at Appendix 1 shows the parts of the site estate that are proposed to be developed for new build council housing as part of the 1,000 houses programme. Phase 1 is to be developed by McTaggart Construction for 54 houses. Planning permission was granted for 46 houses in 2015 and planning permission for a further eight houses was granted in August 2016. McTaggart are currently drawing up a programme of enabling works and liaising with utility providers on removal of various services.

Phase 2 is to be developed by Lovell Partnerships for 63 council houses. Lovell are currently carrying out a number of surveys and preparing their planning application for submission.

D.4 Masterplan for the estate

Collective Architecture was appointed earlier this year to produce a masterplan to show how the parts of the estate which are not included in the current new build programme could be developed if the council had control of all the land on the estate. At this time, because 10 of the houses on the estate remain in private ownership, it is not possible to develop the entire estate. The masterplan will help to inform any further planning applications submitted for the estate.

The masterplan was recently been finalised and a copy of it is attached as Appendix 2. The masterplan shows that the parts of the estate that are not being developed as part of the current new build programme could accommodate around 116 houses.

It is proposed to carry out consultation on the masterplan between 10 October 2016 and 28 October 2016. Two drop in sessions will be held in the Livingston Station Community Centre during the week commencing 10 October 2016. Council officers will also be available to attend individual meetings with the remaining 10 homeowners upon request during the consultation period.

E. CONCLUSION

Good progress has been made at Deans South since the panel was last updated in June 2016. Demolition work has been completed. Planning permission for a further eight houses has been granted and a masterplan for the estate has been prepared.

F. BACKGROUND REFERENCES

Council Executive, Deans South - February 2010, August 2009, February 2009, November 2007, November 2013, January 2014, December 2014

Services for the Community PDSP, Deans South – June 2016, October 2015, September 2013, June 2013, August 2009, December 2008, May 2008,

Council Executive, New Build Council Housing Programme – April 2014, June 2014, August 2014, May 2015

Appendices/Attachments: Two

- 1) Proposed location of new build council houses
- 2) Masterplan

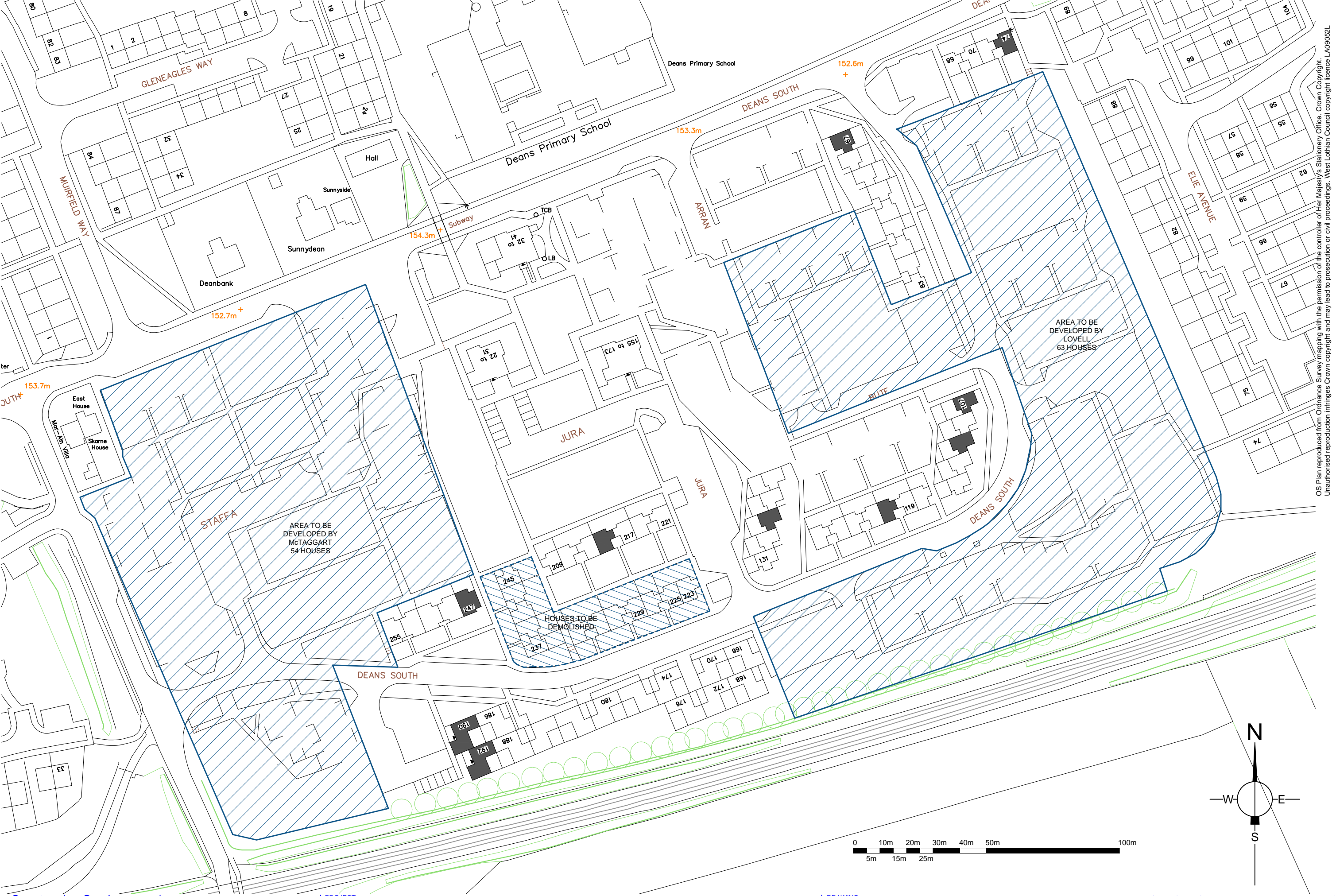
Contact Person: Colin Miller, Housing Strategy and Development Manager, 01506 281379

Email: colin.miller@westlothian.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016



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Construction Services
Construction Design
West Lothian Civic Centre
Howden South Road,
Livingston EH54 6FF



PROJECT :
Deans South - New Housing - Further Phases

• all dimensions to be checked on site

DRAWING :
APPENDIX 1
Development Areas

• do not scale from drawings

Issue		date	details		scale(s)	drawn
DRAWING	ISSUE	18.03.2016	date	1:1250 @ A3	BS	
	CONTRACT	HS15020	Project no.	L(00)-08	issue	
	BUILDING				DRAFT	



ACCOMMODATION MIX

1B2P Cottage Flats 24	3B6P House 23	1B2P Bungalow 06
2B4P Cottage Flats 24	4B8P House 04	2B4P Bungalow 04
2B4P House 24	5B10P House 04	3B6P Bungalow 03

Total Number of Units
116

Parking
185 (159%) + 30
(existing flats at 100%)
= 215

C

REVISION NOTE

DATE

BY

W16

MD

DATE

BY

KEY

DO NOT SCALE FROM DRAWING

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE START OF ANY WORK AND ANY DISCREPANCIES NOTIFIED IN WRITING

REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL, HEATING, LIGHTING, POWER, EXTERNAL AND UNDERGROUND DRAINAGE AND VENTILATION INFORMATION

ALL BUILDING WORKS TO COMPLY IN ALL RESPECTS TO CURRENT BUILDING STANDARDS FOR COUNTRY IN WHICH SITE IS LOCATED

CURT

West Lothian Council

PROJECT

Deans South Masterplan

DRAWING

Deans South Masterplan Area

DATE

05.07.16

MD

SCALE

1:500

20062

CS

SKJ01

COLLECTIVE ARCHITECTURE

MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK

TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888

EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK

WWW.COLLECTIVEARCHITECTURE.CO.UK



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

WEST LOTHIAN COUNCIL'S OPEN MARKET ACQUISITION SCHEME

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose of this report is to advise the panel of the outcome of a review of the Council's policy on buying back former council houses and to seek the views of the panel on proposed changes to the policy.

B. RECOMMENDATION

It is recommended that the panel:

1. Note that since the council's buy back policy was last reviewed in 2009, three former council houses have been bought back under the terms of the policy;
2. Consider the proposed changes to the policy which are intended to increase the number of houses bought back by the council;
3. Note that it is proposed to change the name of the policy to the 'Open Market Acquisition Scheme';
4. Note that grant of at least £450,000 is available during 2016/17 to support the Open Market Acquisition Scheme in West Lothian during 2016/17;
5. Note that Council Executive will be asked agree funding for a pilot scheme of up to 20 open market acquisitions during 2016/17; and
6. Note that the views of the panel will be reported to Council Executive when it considers the policy changes.

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;
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The existing buy back scheme was approved by Council Executive in 2009.
III Implications for Scheme of	None.

Delegations to Officers

IV	Impact on performance and performance Indicators	None.
V	Relevance to Single Outcome Agreement	<p>We live in resilient, cohesive and safe communities.</p> <p>We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.</p>
VI	Resources - (Financial, Staffing and Property)	<p>No budget currently exists specifically for open market acquisitions. However, it will be recommended to Council Executive that the existing £1.3 million budget for homelessness for 2017/18 is used to purchase former local authority houses and flats which would be used as temporary tenancies in order to meet the increasing demand for homeless accommodation. It will also be recommended that the expenditure is brought forward to 2016/17.</p> <p>Scottish Government grant of at least £450,000 is available for buying back former Council houses in West Lothian during 2016/17.</p>
VII	Consideration at PDSP	The Buy Back scheme was last reported to the Services for the Community PDSP in May 2009.
VIII	Other consultations	Finance and Estates; Legal Services

D. TERMS OF REPORT

D1. Background

In 1997 the council agreed a policy of buying back former council houses. When the policy was first introduced, the purchase price was the original selling price and included reasonable legal costs of the transaction.

On 15 June 2009, the policy was changed and it was agreed that the council would carry out a formal valuation of each property being considered for buy back. It was agreed that the offer price would be the lesser of the actual selling price or 80% of the current market value.

When the policy was last reviewed, the housing market was in decline due to economic recession. More recently, there has been a recovery in the housing market with rising prices and stronger demand.

With the improved market conditions, the council's offer to purchase at the lesser of the actual selling price or 80% of the current market value is not attractive to owners and there has been no recent take up. Only three properties have been bought back using this policy since 2009.

Other councils, including Falkirk, North Lanarkshire, Perth and Kinross, and the City of Edinburgh have adapted their buy back policies to reflect current market conditions and subject

to certain criteria being met, are willing to pay up to full market value.

The demand for social rented housing in West Lothian remains high despite the large number of new council houses built in recent years. The Housing Need and Demand Assessment 2 (HNDA) for Edinburgh and South East Scotland identified the need for 300 affordable housing units for West Lothian to be supplied each year between 2012 and 2032. 80% of the demand for affordable housing in West Lothian is for social rented housing.

The council's new build programme and RSL programmes will address part of the affordable housing shortage but will not meet demand in full. A revised buy back policy will help close the gap between demand and supply.

D2. Examples of Buy Back Policies Elsewhere

Other local authorities in Falkirk, North Lanarkshire, Perth and Kinross, and Edinburgh City Council offer to buy back ex-local authority stock and count these acquisitions towards their annual supply of affordable homes.

Falkirk Council

Analysis by Falkirk Council in 2012 found that 148 ex-stock properties were for sale under £100,000. This was recognised as an opportunity to repurchase them and add to their council housing stock.

The criteria of the scheme is as follows:

- The properties should be for sale on the open market
- Purchase of the properties is subject to a valuation by the District Valuer; the council would seek to secure the best value price that does not exceed the District Valuer valuation
- Each party will bear the costs of their own legal and valuation fees
- The size/type of properties should be one which is required to meet housing need
- Each property will also be assessed for its future rental potential
- The condition of the property is taken into consideration and the purchase of properties that require expensive upgrading is avoided.

Since 2012, Falkirk Council has bought back 206 former council houses. The difference between the home report price and sale price is -6.7% to date.

North Lanarkshire Council

North Lanarkshire Council's Open Market Acquisition Scheme was approved in January 2013, however in August 2014 it was renamed the Empty Home Purchase Scheme to provide clarity over the council's intention to purchase empty properties to bring them back into use. The scheme has similar criteria to Falkirk's Buy Back Scheme, however they add;

- The property must be sold with vacant possession; and
- Properties must have been vacant for a minimum of 6 months to help ensure that

resources are targeted where owners are genuinely having difficulty selling.

Perth and Kinross

Perth and Kinross Council approved the purchase or 'buy-back' of ex-local authority properties in 2013. Since then approximately 50 properties have been bought through the scheme, in most cases these properties are allocated via a transfer led policy in order to create a vacancy chain. The Council receives a lot of enquires and is unable to purchase all properties. Properties are selected based on need and are bought at the Home Report price minus any costs of repairs to ensure the property meets the Scottish Quality Housing Standard (SQHS).

Edinburgh City Council

Edinburgh City Council's strategy is to purchase homes where the council has over 50% ownership of homes in a block. This is funded by the disposal of homes in blocks where the council is the minority owner.

During the period January 2015 - January 2016, Edinburgh City Council bought six former local authority homes. This resulted in the council consolidating its assets by gaining full ownership in several blocks of flats. Acquisitions were only of vacant homes which became available on the open market. The council's is prepared to pay up to full market value for the purchases.

The council also sold six homes which resulted in it being able to fully divest interest in five blocks of flats. The flats that were sold were all vacant and in blocks where the council was the minority owner.

Following the successful one year pilot scheme, Edinburgh City Council has agreed to extend the acquisitions and disposals criteria to encourage tenants in minority owned blocks to move, by offering incentives similar to home loss and disturbance payments.

It is estimated that 50 acquisitions and 50 disposals could take place each year.

D3. Benefits of the scheme and proposed re-naming of the scheme

A revised policy on buy backs which results in more former local authority houses and flats being acquired by the council will bring the following benefits:

- The supply of social rented houses will increase, thus helping to meet demand for this housing tenure.
- There is potential to reduce the number of empty houses in West Lothian
- There is potential for the council to again become the sole owner in blocks of flats, thus making it easier to manage and maintain the blocks
- There is potential to use some of the flats and houses acquired as temporary tenancies, thus increasing the supply of properties available to support people who present as homeless

It is proposed to rename the scheme as the Open Market Acquisition Scheme. This is consistent with the terminology used in the Strategic Local Programme which sets out proposed projects which are to be allocated grant funding.

D4. Criteria

It is important to set clear criteria for the Open Market Acquisition Scheme. It is recommended that the properties should only be considered if they meet all the essential criteria.

Suggested **essential** criteria for buying back properties are as follows:

- The property must have originally been part of West Lothian Council or Livingston Development Corporation (LDC) housing stock
- The property must be sold with vacant possession
- Properties should be for sale on the open market and each party will bear the costs of their own legal and valuation fees
- A value for money assessment will be carried out and the council would seek to secure the best value price that does not exceed the Home Report valuation
- The property should not require more than £8,500 to be spent on it to bring it up to the Scottish Housing Quality Standard
- The property must be located in an area where there is demand for the type of property being purchased
- Only one and two bedroom properties will be considered unless there is a strategic reason for purchasing a larger property (e.g. to facilitate works in the Housing Capital Programme)

Suggested **desirable** criteria for buying back properties are as follows:

- The property for sale is in one of the highest demand areas in West Lothian
- The purchase of the property would result in the council being the sole owner in a block
- The purchase of the property would result in a long term empty home brought back into use.

D5. Funding

No budget currently exists specifically for open market acquisitions. However, it will be recommended to Council Executive that the existing £1.3 million budget for homelessness for 2017/18 is used to purchase former local authority stock which would be used as temporary tenancies in order to meet the increasing demand for homeless accommodation. It will also be recommended that the expenditure is brought forward to 2016/17.

Scottish Government grant of at least £450,000 is available for buying back former council houses in West Lothian during 2016/17.

It is proposed to focus on the purchase of one and two bedroom houses only as these are the properties most in demand and produce the best financial return for the council.

The level of funding proposed for 2016/17 (£1.75 million) would allow a pilot scheme of up to 20 open market acquisitions.

E. Conclusion

The current buy back scheme has focused on buying back properties from owners in financial difficulty. It has resulted in a small number of former local authority houses being acquired by the council. A review of the policy has been undertaken and changes are proposed to make the scheme more attractive to home owners and result in more open market houses and flats being acquired by the council.

There is grant funding available to support a programme of open market acquisitions and this makes the revised scheme financially attractive to the council.

The revised scheme is likely to provide benefit to the council in terms of creating additional stock, easing the pressure on temporary accommodation for homeless applications, helping the council to become the majority owner within blocks of flats and reduce the number of empty homes within West Lothian.

F. Background References

Edinburgh City Council (2016) 'Acquisitions and Disposals Project Update', Health, Social Care and Housing Committee.

Perth and Kinross (2016) 'Buy-Back Scheme', Available [online] at:
<http://www.pkc.gov.uk/buybackscheme>

Falkirk Council (2015) 'Buy Back Scheme', Available [online] at:
<http://www.falkirk.gov.uk/services/homes-property/private-housing/buy-back-scheme.aspx>

North Lanarkshire Council (2013) 'Open Market Acquisition Scheme', Housing and Social Work Services Committee, Available [online] at:
<https://mars.northlanarkshire.gov.uk/egenda/images/att12535.pdf>

North Lanarkshire Council (2014) 'Empty Homes Purchase Scheme', Housing and Social Work Services Committee, Available [online] at:
<https://mars.northlanarkshire.gov.uk/egenda/images/att12772.pdf>

West Lothian Council (2009) 'Buying Back of Former Council Houses', Services for the Community Policy and Development Scrutiny Panel, Available [online] at:
<http://coins.westlothian.gov.uk/coins/viewDoc.asp?c=P62AFQ0GDNDXZ3>

Appendices/Attachments: None

Contact Person:

Courtney Gemmell, 01506 283486
courtney.gemmell@westlothian.gov.uk

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

Date: 4th October 2016



West Lothian
Council

SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

PERFORMANCE REPORTING

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

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

B. RECOMMENDATION

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

C. SUMMARY OF IMPLICATIONS

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

D. TERMS OF REPORT

Introduction

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

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

Current Position

Of the eight performance indicators we are reporting, 6 are categorised as green and two are red. This position for Q1 is an increase in performance from the last report when there were 3 green, 2 amber, and 3 red. Each indicator in the appendix displays the latest note which offers an explanation from the service on current performance levels.

E. CONCLUSION

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

F. BACKGROUND REFERENCES

None.

Appendices/Attachments: One.

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

ALISTAIR SHAW

HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

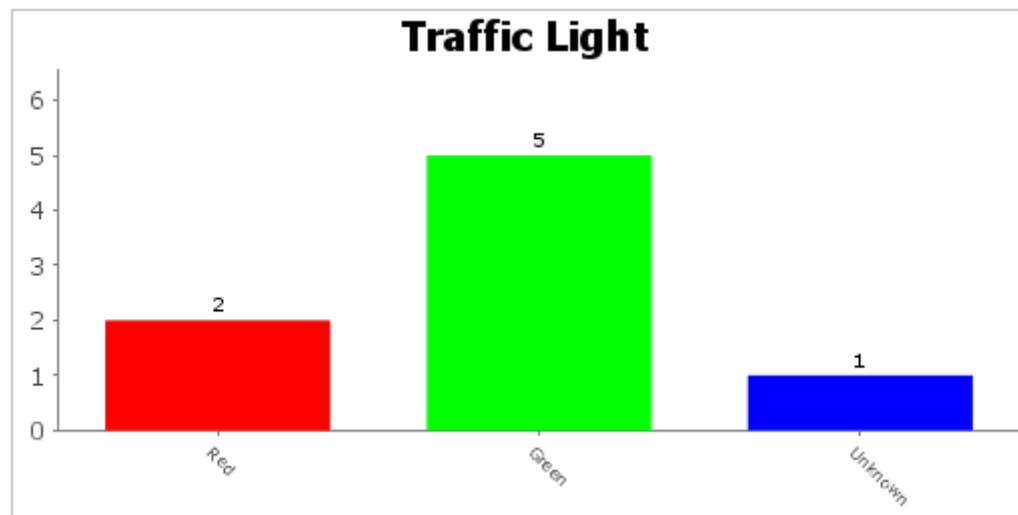
Date: 4th October 2016


09 PDSP - Services for the Community Pls - ALL(Detail)

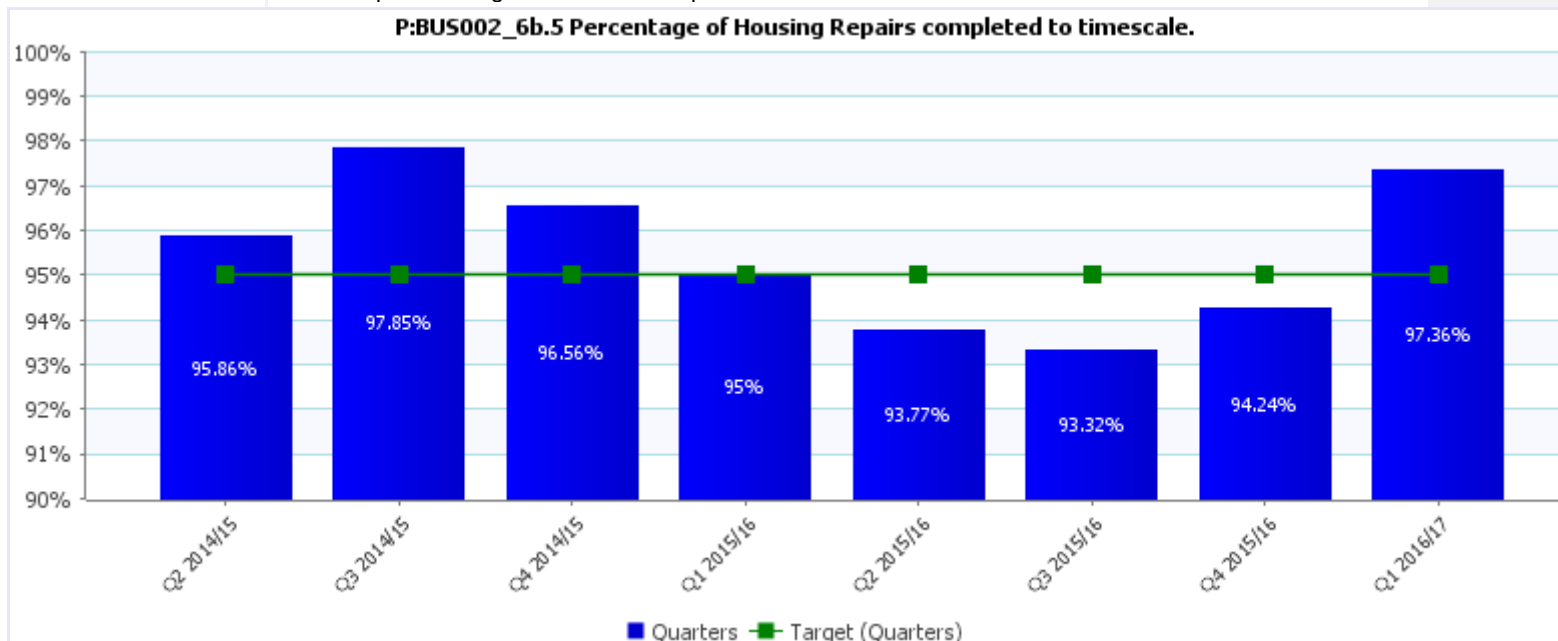
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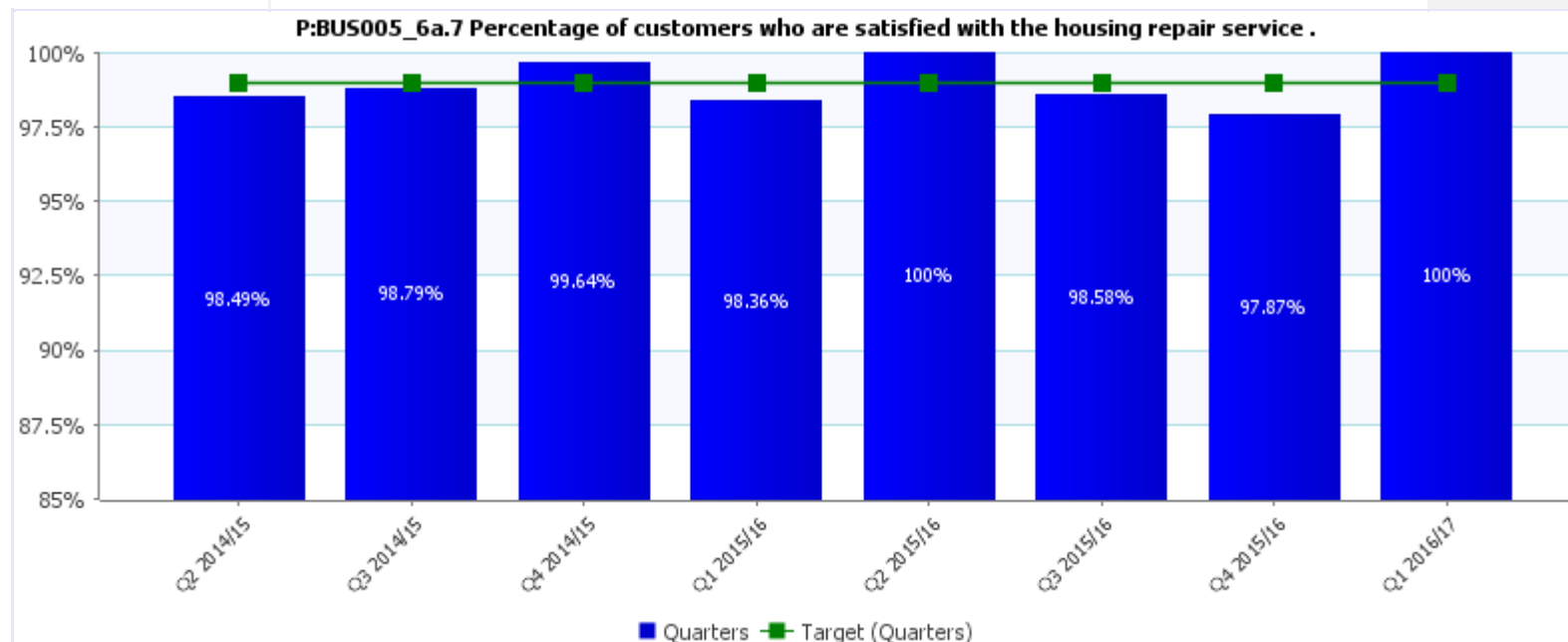
PI Code & Short Name	P:BUS002_6b.5 Percentage of Housing Repairs completed to timescale.	PI Owner	zBUS_PAdmin; Grant Taylor
Description	This performance indicator information is taken from our repairs system. The system records all repair types and measures those jobs we have completed within the agreed timescales. The repair types include emergency, non emergency repairs, gas repairs and the council's out of hours emergency service. Timescale can vary from 24 hours for an emergency repair to 15 days for a routine repair. Building Services has an expected Target of 95% for this performance indicator.	Traffic Light Icon	
		Current Value	97.36%
		Current Target	95%



Trend Chart Commentary:

Performance for quarter one in 2016/17 has met target, 97.36%. Building Services completed 11005 reactive repairs in quarter one with 10714 complete within the agreed timescales. The trend shows for the previous three quarters Building Services has not met target within performance on this indicator with improvements being made to rectify this. Main causes of the dip in performance in quarters 2 to 4 in 2015/16 was down to lack of resource, within planners through to tradesmen, in addition to new Asbestos processes which extended the repair process. Further analysis of routine repairs is underway to identify where continued improvement can be sustained. The target of 95% is derived from discussion with Buildings Services and the Tenant's Panel with adherence to the building Services Management Plan. This target is reviewed on a yearly basis.

PI Code & Short Name	P:BUS005_6a.7 Percentage of customers who are satisfied with the housing repair service .	PI Owner	zBUS_PIAAdmin; Grant Taylor
Description	This performance indicator reports on the percentage of customers who gave a positive response on their experience with the overall housing repair service they received. Customers are asked to complete a customer survey once the repair has been carried out. The survey information is captured by paper surveys, personal digital assistants PDA or a number of customers are contacted by our customer contact centre. This indicator is the number of respondents who chose 'a positive response, as in Very and Fairly satisfied, as a percentage of the overall responses. Measuring customer satisfaction helps ensure that we continue to provide an excellent repairs and maintenance service that meets tenants' expectations. The results are analysed to identify improvements to the way the service is delivered to customers. In 2013/14 as part of the introduction of Scottish Housing Charter Building Services now report customer satisfaction using the 5 point scale responses. The categories are, Very satisfied, Fairly Satisfied, Neither or, Fairly Dissatisfied, Very Dissatisfied.	Traffic Light Icon	
		Current Value	100%
		Current Target	99%



Trend Chart Commentary


The trend shows that overall there has been a consistent level of performance for this indicator.

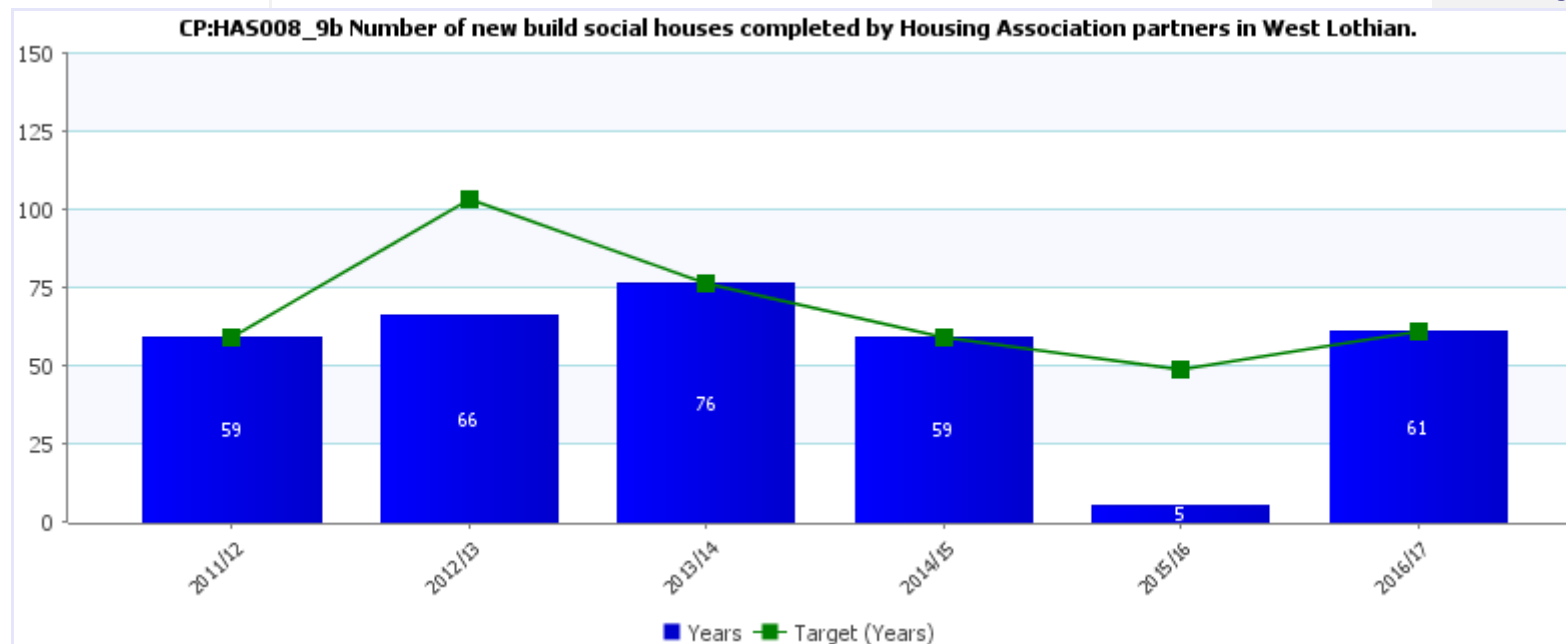
The dips in performance ties in with the dip in repairs completed within target for corresponding periods.

The repair teams analyse all feedback and arrange to contact all customers who provide non positive responses to discuss ways of improving the service.

The customer service centre will increase the number of surveys carried out in 2016/17.

The target of 99% is derived from discussion with Buildings Services and the Tenant's Panel with adherence to the building Services Management Plan. This target is reviewed on a yearly basis.

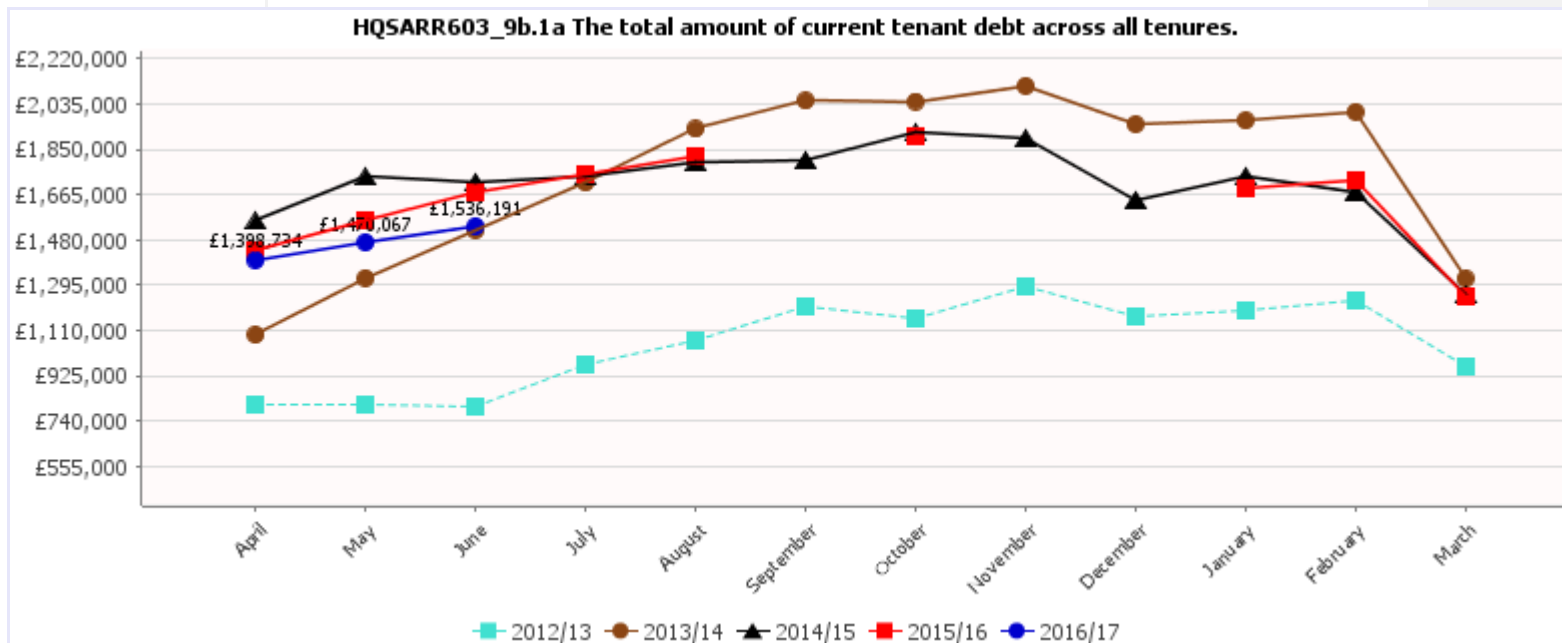
PI Code & Short Name	CP:HAS008_9b Number of new build social houses completed by Housing Association partners in West Lothian.	PI Owner	zHAS_PIAAdmin; Colin Miller
Description	This indicators provides information on the number of new social rented properties built by our partner landlords.	Traffic Light Icon	
		Current Value	61
		Current Target	61



Trend Chart Commentary


The target number of completions for 2015/16 was not met as a development at Whitburn was delayed slightly. The number of new build completions by registered social landlords (RSLs) varies from year to year and depends on the amount of Government subsidy available and how this is allocated between RSLs new build programmes and the council housing programme. Over the performance period, RSL completions peaked at 171 in 2009/10. Completions in recent years have been much lower than the peak of 2009/10. Over the performance period, the only years when the RSL target was not met was 2012/13 and 2015/16. This was because a number of RSL developments were delayed and were not completed in the timescale expected. The target for 2016/17 has been met.

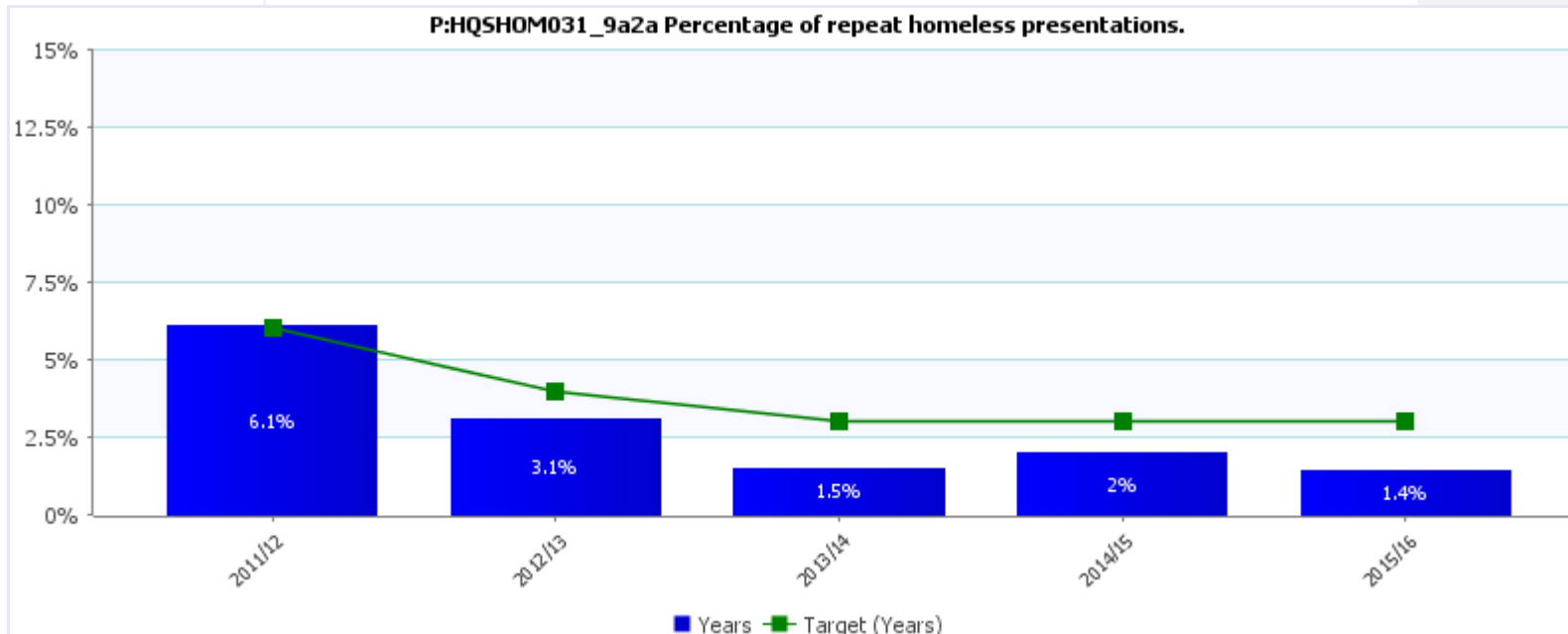
PI Code & Short Name	HQSARR603_9b.1a The total amount of current tenant debt across all tenures.	PI Owner	zHQSARR_PAdmin; Alison Smith
Description	This graph shows the rolling arrears total for all current tenants in mainstream, temporary and emergency accommodation and also includes garage rents.	Traffic Light Icon	
		Current Value	£1,688,607
		Current Target	



Trend Chart Commentary:

The level of rent arrears varies considerably through the year, but follows a similar pattern from one year to the next. Using the trend information from this chart, we see that arrears generally increase over the summer holiday months and after Christmas and decrease during the free week rental periods in December and March. The target is set to vary throughout the year to reflect our understanding of the trend pattern. Year to date we have evicted 3 tenants for non-payment of rent.

PI Code & Short Name	P:HQSHOM031_9a2a Percentage of repeat homeless presentations.	PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr
Description	Percentage of same households who are assessed as homeless within 12 months of previously being assessed as homeless. This indicator includes both homeless households to whom we have a duty to provide permanent accommodation and those to whom we have a duty to provide temporary accommodation. This information is used to monitor the services levels of repeat applications and ensure it is seeking suitable appropriate sustainable outcomes.	Traffic Light Icon	
		Current Value	1.4%
		Current Target	3%




Trend Chart Commentary:

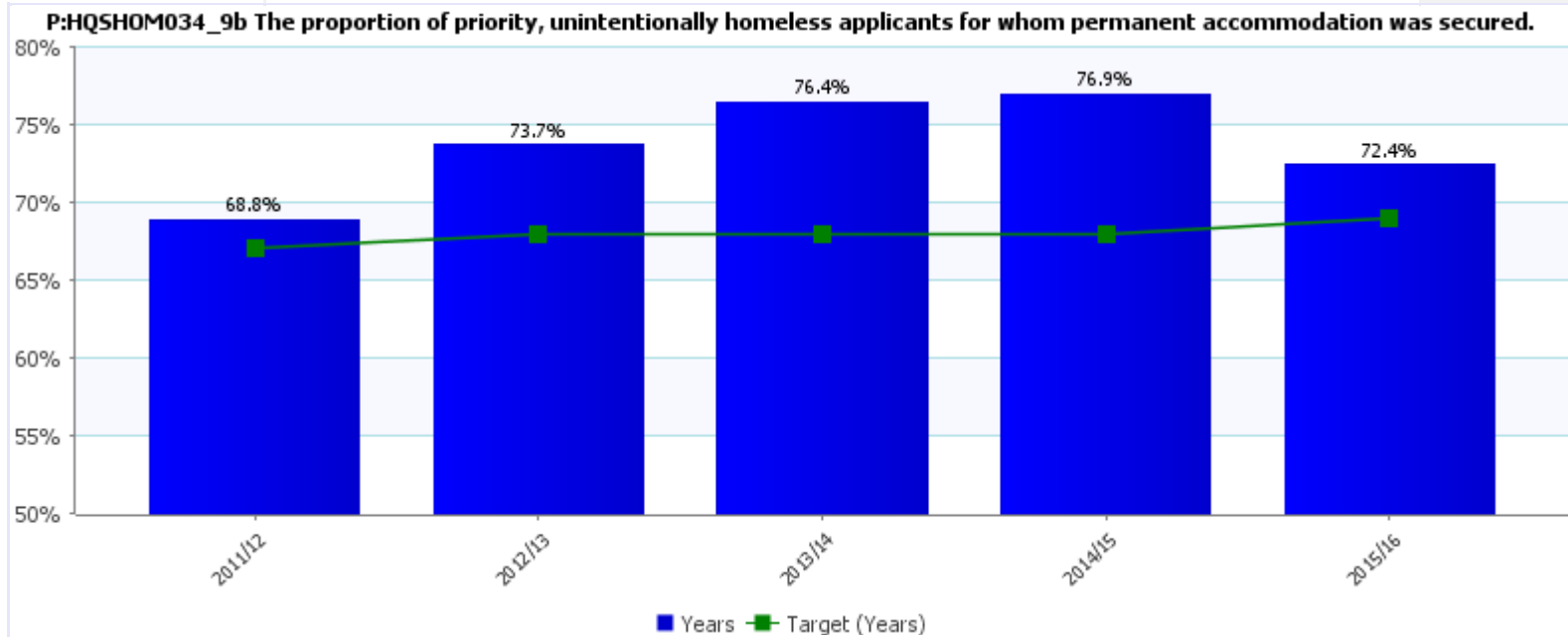
There has been a significant reduction in repeat homeless presentations from 2011/12 to 2015/16 due to the focussed work undertaken by the Housing Needs Service. Following verification from the Scottish Government, the 2015/16 figure identifies 1.4% repeat homeless presentations. This is an improvement of 0.6% on the previous year and has exceeded our target of 3%. This compares to the Scottish average of 5.8 % and 5.9% average for our Scotland housing network peer group.

The 2014/15 figure identifies a slight increase of 0.5% on the previous year with 22 cases where applications were accepted as repeat applications, having been assessed as having undergone a material change in circumstances. This compares to the Scottish average of 5.7% and 5.4% average for our Scotland housing network peer group.

Performance for 2012/13 demonstrated a significant improvement in our position with repeat performance at 3.1% compared to a year end position in 2011/12 of 6.1%. The 2013/14 figure demonstrated a further improvement in our position.

There was slight increase in 2011/12 and each case contributing to this rise has been reviewed to establish the reasons for the repeat presentation and has allowed appropriate strategies to be put in place to improve performance.


PI Code & Short Name	P:HQSHOM034_9b The proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured.	PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr
Description	This indicator measures the percentage of homeless cases that are found permanent accommodation that the service has a statutory duty to provide. The aim is to exceed the target and maximise the percentage of homeless cases that are found permanent accommodation.	Traffic Light Icon	
		Current Value	72.4%
		Current Target	69%

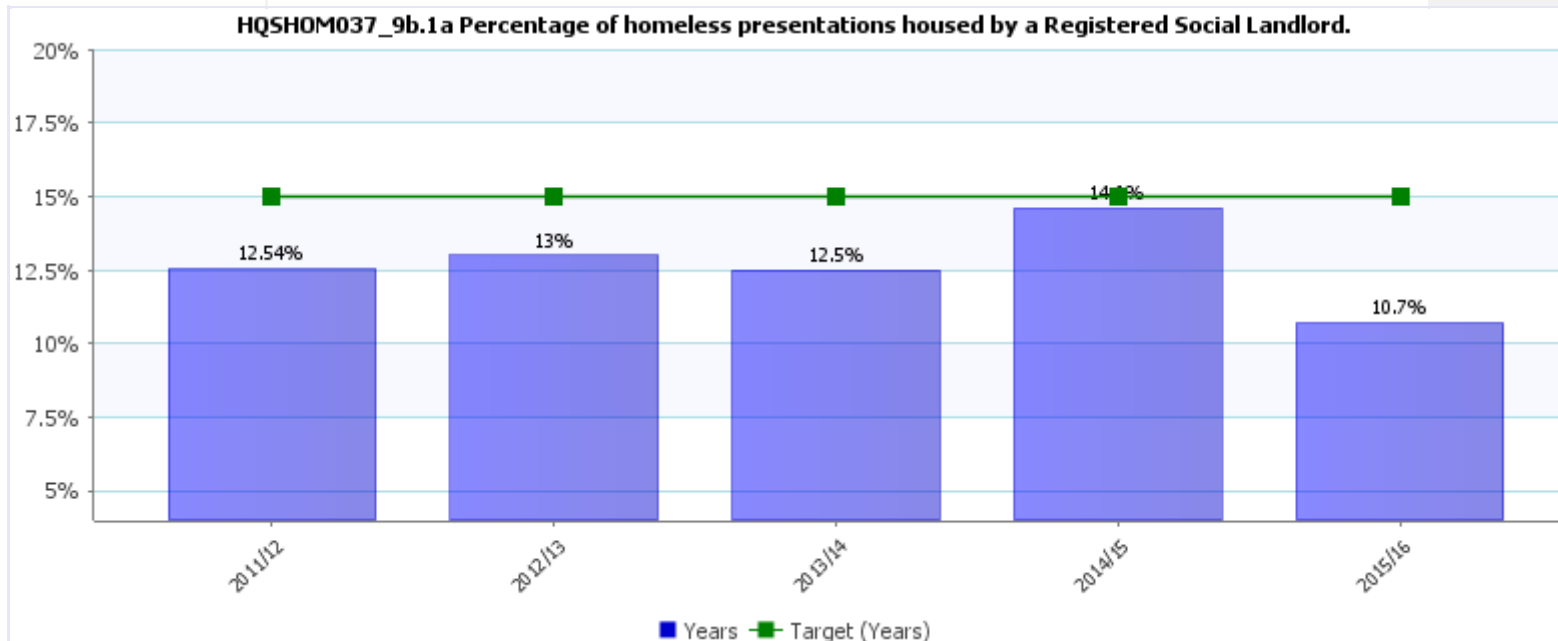


Trend Chart Commentary:

In 2015/16, the proportion of priority, unintentionally homeless applicants for whom permanent accommodation was secured was 72.4%, which was a decrease of 4.5% from the previous year. However, we have continuously met our target for the past five years and remain above the Scottish national average in 2015/16 of 67%.

Performance in 2014/15 increased from the previous year, to 76.9%. This upward trend is a continuation of improving trends over a five year period with increasing numbers of applicants securing and sustaining settled accommodation. This compares favourably with the Scottish national average of 73% (of all applications made where contact was maintained through to completion of case regardless of decision on application). This increasing trend where unintentional households have accepted council and RSL permanent accommodation offered is as a result of the councils policy of ensuring applicants are offered accommodation which meets their needs and is sustainable.


PI Code & Short Name	HQSHOM037_9b.1a Percentage of homeless presentations housed by a Registered Social Landlord.	PI Owner	zHQSHOM_PIAAdmin; AnnMarie Carr
Description	Percentage of people who apply as homeless where the final outcome is that they are housed by a Housing Association. This indicator measures the number of homeless applicants where the outcome was RSL tenancy against number of total applications rather than those assessed as unintentionally homeless.	Traffic Light Icon	
		Current Value	10.7%
		Current Target	15%



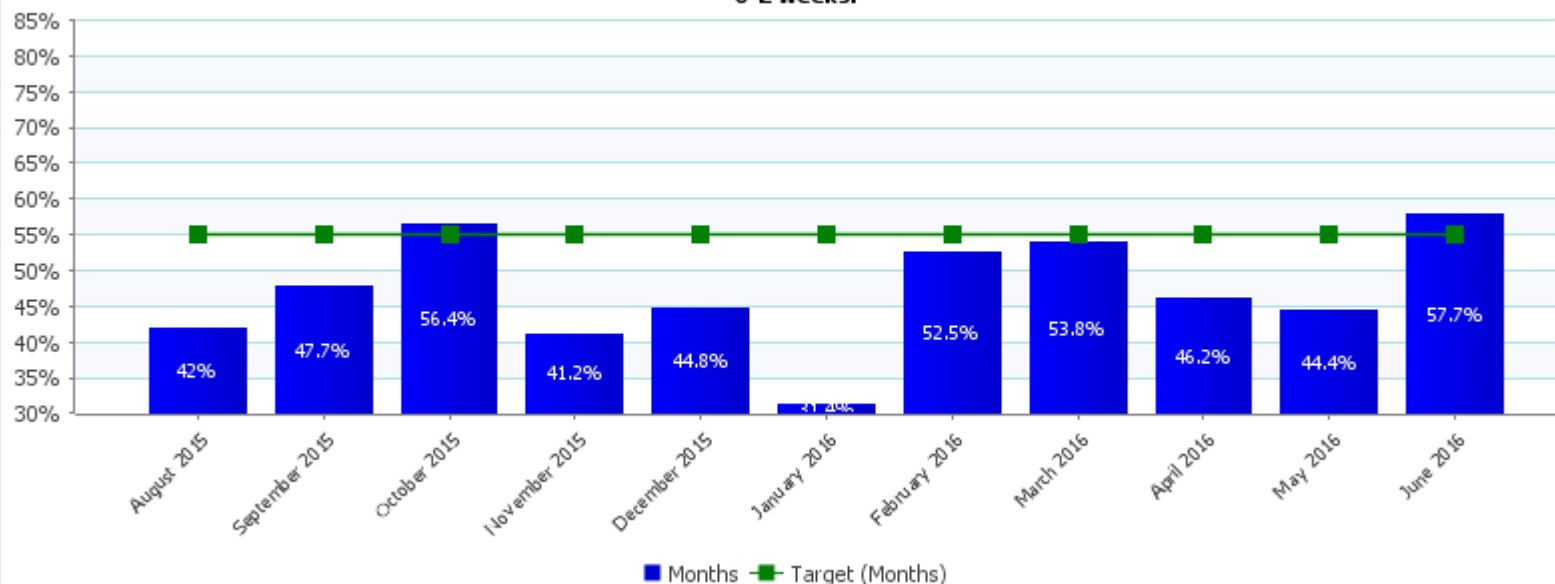
Trend Chart Commentary:

In 2015/16 the percentage of those who applied as homeless who were housed by a registered social landlord (RSL) reduced by 4% to 10.7%. This is likely to be as a result of the reduction in the number of RSL lets available overall therefore reducing the number of lets available to homeless households. The Scottish average of homeless applicants who were housed by an RSL in 2015/16 was 15.4%

Performance for previous years from 2011/12 through to 2014/15 has fluctuated from 12.54% - 14.6%. These continuing fluctuations are as a result of the changing numbers of properties RSL's have availability for let each year.

PI Code & Short Name	P:HQSLETS004_9b Percentage of mainstream vacant properties (i.e. the empty houses let for permanent housing, including New Build) let in 0-2 weeks.	PI Owner	zHQSLETS_PIAAdmin; Alison Smith
Description	This monthly indicator records our mainstream empty houses including new build lets, that is empty homes for permanent let and how quickly we re-let them. We aim to have the majority of our properties re-let within 0-2 weeks. The information is taken from the council's housing management system.	Traffic Light Icon	
		Current Value	57.7%
		Current Target	55%

P:HQSLETS004_9b Percentage of mainstream vacant properties (i.e. the empty houses let for permanent housing, including New Build) let in 0-2 weeks.



Trend Chart Commentary:

Historically we have been Scotland's top ranking authority when it comes to re-letting our houses. However in the last 13 months there has been a general decline in performance due to a combination of factors - extensive fabric condition survey, electrical survey and issues with work being returned from Building Services. We are undertaking an extensive void analysis exercise to review the properties let in March & September 2015 that have gone beyond the desired 0-2 weeks timeframe. An improvement plan will be agreed based on the resultant findings. In our Annual Return of the Charter (ARC) for 2014-15, we took 23 days to relet our homes compared to the Scottish average of 36.8 days.

Services for the Community Policy Development and Scrutiny Panel and Council Executive – Work Plan 2016

Item		Purpose	Frequency	Lead Officer
SftC PDSP – 4th October (27th September)				
1	Scottish Fire and Rescue Service	Performance Update Report	¼	Gary Laing/Martin Riach/ Eddie Ritchie
2	Police Scotland	Performance Update Report	¼	Stephen Dolan/ Ivor Marshall
3	Rent Arrears	Presentation	¼	Sarah Kelly
4	Community Safety	Community Safety Update Report	¼	Alison Smith
5	Housing Need	Property Turnover Report	¼	AnnMarie Carr
6	Housing Strategy	New Build Council Housing Update Report	¼	Colin Miller
7	Housing Strategy	Update on Energy Efficiency Programmes and Proposals	¼	Colin Miller
8	Housing Strategy	Update Report on Deans South	¼	Colin Miller
9	Housing Strategy	Open Market Acquisition Scheme	Once	Colin Miller
10	HCBS Performance	Performance Update Report	¼	Sarah Kelly
Council Executive - 11th October (4th October)				
1	Whitburn Partnership Centre	Whitburn Partnership Centre - results of community consultation and approval to move forward	Once	Karen Cawte
2	Housing Strategy	Energy Efficiency Programmes and Proposals	Once	Colin Miller
Council Executive - 25th October (18th October)				

Item	Purpose	Frequency	Lead Officer
SftC PDSP – 22nd November (15th November) - Q2 Performance			
1	Scottish Fire and Rescue Service	Performance Update Report	¼ Gary Laing/Martin Riach/Eddie Ritchie
2	Police Scotland	Performance Update Report	¼ Stephen Dolan/Ivor Marshall
3	Rent Arrears	Presentation	¼ Sarah Kelly
4	Community Safety	Community Safety Update report	¼ Alison Smith
5	Housing Need	Property Turnover Report	¼ AnnMarie Carr
6	Housing Strategy	New Build Council Housing Update Report	¼ Colin Miller
7	Housing Strategy	Update on Energy Efficiency Project	¼ Colin Miller
8	Housing Strategy	Update Report on Deans South	¼ Colin Miller
9	Housing Strategy	West Lothian Strategic Housing Investment Plan 2017-2022	Annual Colin Miller
10	Housing Strategy	Local Housing Strategy	Annual Colin Miller
11	Housing Need	Homelessness Annual Statistics Benchmarking Report	Annual AnnMarie Carr
12	HCBS Performance	Performance Update Report	¼ Sarah Kelly
Council Executive - 22nd November (15th November)			
Council Executive - 6th December (29th November)			
Council Executive - 20th December (13th December)			