



Armadale and Blackridge Local Area Committee

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

16 February 2021

A meeting of the **Armadale and Blackridge Local Area Committee** of West Lothian Council will be held within the **Webex Virtual Meeting Room** on **Tuesday 23 February 2021 at 10:00am**.

For Chief Executive

BUSINESS

1. Apologies for Absence
2. Declarations of Interest - Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest
3. Order of Business, including notice of urgent business and declarations of interest in any urgent business

Public Session

4. Confirm Draft Minute of Meeting of Armadale and Blackridge Local Area Committee held on Friday 11 December 2020 (herewith).
5. Police Scotland - Report by PC Iain Law and PC Francis Sinnet (herewith).
6. Scottish Fire and Rescue Service - Report by Gordon McGuire, Station Manager, Scottish Fire and Rescue Service (herewith).
7. Housing, Customer and Building Services - Report by Head of Housing, Customer and Building Services (herewith).
8. Service Update - Nets, Land & Countryside - Report by Head of

DATA LABEL: Public

Operational Services (herewith).

9. West Lothian Local Development Plan Action Programme - First Review (2020) - Update for Ward 9: Armadale and Blackridge - Report by Head of Planning, Economic Development and Regeneration (herewith).
10. Community Regeneration Update - Report by Head of Planning, Economic Development and Regeneration (herewith).
11. Workplan (herewith).

NOTE **For further information please contact Eileen Rollo on 01506 281621 or email eileen.rollo@westlothian.gov.uk**

MINUTE of MEETING of the ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE held within WEBEX VIRTUAL MEETING ROOM, on 11 DECEMBER 2020.

Present – Councillors Andrew McGuire (Chair), Stuart Borrowman and Sarah King

In Attendance

Elaine Cook, Lead Officer

Michelle Kirkbright, Community Regeneration Officer

Sergeant Keith Jack, Police Scotland

Stuart McNiven, Scottish Fire & Rescue Service

Lorraine Donnelly, Area Housing Manager, West Lothian Council

Christopher Nelson, Income Maximisation Manager, West Lothian Council

David Cullen, Open Space & Cemeteries Manager, West Lothian Council

Marsie Ewing, Torphichen Community Council

1. DECLARATIONS OF INTEREST -

Agenda Item 13 (Town Centre Fund 2020-21) - Councillor Stuart Borrowman declared an interest in that he had recently attended a meeting of Blackridge Community Council at which he had provided procedural advice only on applications to the town centre fund; he had also offered similar advice to the Parish Church of which his wife was a member. He would participate in the item of business.

2. MINUTE

The committee approved the minute of its meeting held on 7 January 2020.

3. POLICE WARD REPORT

The committee considered a report (copies of which had been circulated) by Police Scotland providing an update on police activities in the ward for the period up to 28 October 2020.

The report covered a number of areas included violence, disorder and anti-social behaviour, making our roads safer and tackling substance misuse.

It was noted that the ward, like all other areas across West Lothian had seen a marked increase in anti-social behaviour much of which related to the Covid-19 pandemic. Police colleagues also continued to work with colleagues from Scottish Fire & Rescue Service and West Lothian Council in the run up to Halloween and Bonfire night to minimise the impact on local communities.

The committee were asked to note the content of the report

Decision

To note the content of the report

4. FIRE SERVICE WARD Q1 REPORT

The committee considered a report (copies of which had been circulated) by Stuart McNiven, Scottish Fire & Rescue Service providing an update on activity across the ward up to 30 June 2020.

Mr McNiven then provided a brief summary of the challenges that the service had faced during the Covid-19 pandemic and included staff absences impacting on services; the preparation for Bonfire night; reacting to unwanted fire alarm signals, particularly as a lot of buildings were left empty for longer periods than usual and the continuation of fire home safety visits to the more vulnerable members of our communities.

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

Decision

To note the content of the report

5. FIRE SERVICE WARD Q2 REPORT

The committee considered a report (copies of which had been circulated) by Stuart McNiven, Scottish Fire & Rescue Service providing an update on activity across the ward up to 30 September 2020.

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

Decision

To note the content of the report

6. HOUSING, CUSTOMER & BUILDING SERVICES

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

The report covered a number of themes including property void and let performance, area team's activity, new build council housing and the work of the safer neighbourhood teams.

Attached to the report as a series of appendices was information relating to rent collection for Q1 and Q2 of 2020-21

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

Decision

To note the content of the report

7. SERVICE UPDATE - NETS, LAND & COUNTRYSIDE

The committee considered a report (copies of which had been circulated) by the Head of Operational Services providing details of recent activity of the Nets, Land and Countryside Services for the period 1 February to 31 October 2020.

It was noted that due to the Covid-19 pandemic and lockdown restrictions all non-essential services were suspended during the national lockdown period from March to early August.

For Nets, Land and Countryside services this meant with the exception of the Cemeteries Service and the Nets teams that were classified as essential all other services were suspended from mid-March and reinstated on a phased basis during June, July and August.

The impact of the service suspension on each service area was outlined in the report.

It was recommended that committee: -

1. Note the work carried out to date and future planned work; and
2. Advise of any areas that require further investigation or inclusion in future work.

Decision

To note the content of the report

8. PENSIONERS GROUPS CHRISTMAS FUND ALLOCATIONS 2020/2021

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration providing an update of the final allocations that were made from the Pensioners' Groups Christmas Fund 2020-21 to groups in the Armadale and Blackridge Ward, Livingston-wide groups and West Lothian-wide groups.

It was recommended that committee note: -

1. The impact of Covid-19 on the arrangements regarding the Pensioners Groups Christmas Fund in 2020-21;
2. The inclusion of a pre-prepared meal option; and
3. Two groups were supported through the Pensioners Groups Christmas Fund

Decision

To note the content of the report

9. WEST LoTHIAN RESPONSE TO COVID-19

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration informing the members of the work done to support communities across West Lothian and in the ward during the Covid-19 crises.

It was recommended that the committee: -

1. Notes the role and partnership work carried out between West Lothian Council and the third sector to support our communities through COVID-19;
2. Notes the funding directed to support the third sector in its response;
3. Notes the opportunities to build on this partnership working in the future; and
4. Notes the work to support local business and employment support.

Decision

To note the content of the report

10. TOWN CENTRE IMPROVEMENT FUND 2019/20: UPDATE ON PROJECTS

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration which updated members on progress in delivering the Town Centre Capital Projects funded via the Scottish Government Fund agreed by committee on 1 October 2019.

It was recommended that the committee: -

1. Note that 8 applications were agreed within the ward;
2. Notes that officers were working with applicants to support the delivery of projects; and
3. That further progress updates would be brought to committee

Decision

To note the content of the report

11. TOWN CENTRE FUND 2020/21: PROPOSED FUNDING AWARDS

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration to consider applications to the Scottish Government Towns Centre Fund and to agree the allocation of funding for the settlements within the ward.

It was recommended that the committee: -

1. Notes that 7 applications have been received for projects within the ward;
2. Notes the recommendations provided by officers within each town within the ward;
3. Agrees to award funding as set out in the report;
4. Notes that use of the West Lothian Council Town Centre Improvement Fund will be considered for Armadale applications which are unsuccessful or which only receive part-funding for their project, and a report on this will be forthcoming to the next meeting of this Local Area Committee;
5. Notes that some of the funding costs remain as estimates and delegates the Head of Planning, Economic Development & Regeneration to finalise award amounts within the overall value of the funding available within the ward
6. Notes that as projects are implemented the detail and associated costs may change and so delegates the Head of Planning, Economic Development & Regeneration to agree such changes and to re-allocate any money that becomes available as a result to other projects in the ward, both so long as projects remain within the aims, purposes and overall intent of the original applications and approvals; and
7. Notes the terms and conditions associated to the awarding of grants as set out in the report

Decision

To approve the terms of the report

12. TIMETABLE OF MEETINGS 2020/21

The committee considered a timetable of meetings for 2020-21.

Decision

To approve the timetable of meetings for 2020-21

13. WORKPLAN

The committee considered the workplan for the local are committee (copies of which had been circulated).

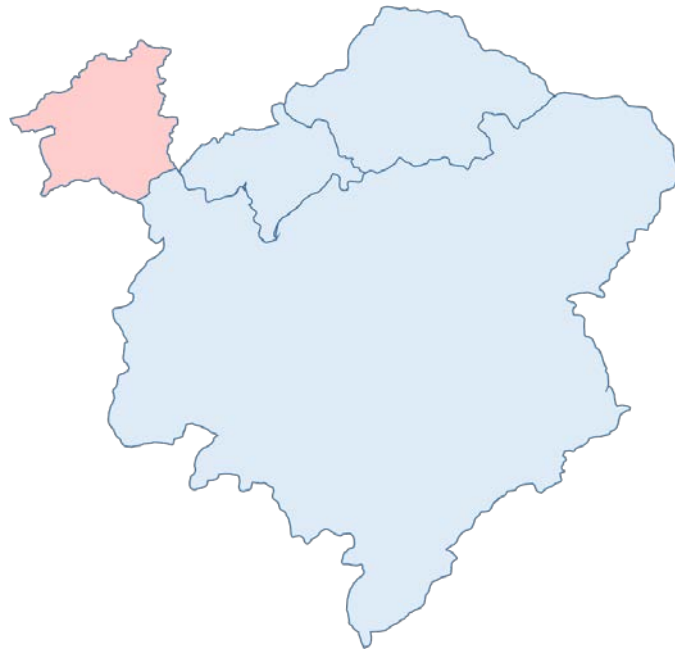
Decision

1. To note the content of the workplan; and
2. To agree the inclusion of regular updates to the committee in relation to progress on those projects funded through the town centre grant fund.



West Lothian Area Command

Lothian and Scottish Borders



Ward 9 Armadale & Blackridge Multi Member Ward Report

Quarter 3 – 2020/2021

A. PURPOSE OF REPORT

The purpose of this report is to provide the Local Area Committee with an update on performance, activities and issues across the Ward for the period up to 31st December 2020.

B. RECOMMENDATION

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

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs; being honest, open and accountable; 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	Performance relative to the same period in 2020; set out in the report.
V	Relevance to Single Outcome Agreement	We live our lives free from crime, disorder and danger; we take pride in a strong, fair and inclusive society
VI	Resources - (Financial, Staffing and Property)	None.
VII	Consideration at PDSP	None.
VIII	Other consultations	None.

D. TERMS OF REPORT

Introduction:

This document is intended to provide a summary of the performance of West Lothian Area Command for the reporting period of Quarter 3 2020/2021. The report references the police priorities within the Local Police Plan for West Lothian 2020-2023, namely:

- Protecting The Most Vulnerable People
- Reducing Violence and Anti-Social Behaviour
- Reducing Acquisitive Crime
- Tackling Serious and Organised Crime

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

Armadale and Blackridge Community Engagement Priorities:

- Violence, Disorder and Anti-Social Behaviour
- Substance Misuse
- Acquisitive Crime
- Road Safety

Armadale and Blackridge Community Officers

PC Iain Law

PC Francis Sinnet

Executive Summary:

Officers in West Lothian have been focused to delivering, with our key partners, our Local Policing Priorities, and meeting our commitment to Keep People Safe.

- **Protecting the most vulnerable people** – Domestic abuse crimes is an area of focus in terms of providing confidence to report, undertaking professional investigations, providing victim support, pursuing perpetrators and managing offenders. An investment of additional resources in these areas has increased solvency in respect of domestic crimes. Due to Covid-19, there has been an increase in domestic incidents reported due to persons being restricted within households where they would not normally be. Tackling criminality that poses the greatest threat and risk is, and will always be, a priority for officers in West Lothian.

Given the restrictions imposed and the limitations of face-to-face interactions, social media posts have been used to engage with the local community highlighting issues and raising awareness. The posts have received a high level of positive local engagement.

Visits to the local young person's residential care homes are being carried out to engage with "cared for children" and build positive relationships. Visits have been well received by staff and young people and it is envisaged that this approach will improve safety through these positive relationships.

Officers have been establishing links with external agencies who can provide invaluable support to the most vulnerable in our community. The aim of this is to increase awareness of these agencies to enable us to signpost vulnerable people we engage with to the best placed organisation with an emphasis on police referrals.

This will allow us to provide support to members of the community who would otherwise turn to a life of criminality and carrying out a positive intervention that will reduce crime, break the cycle of behaviour and improve the life of the vulnerable person and the community they live in.

Interaction with the elderly in the community has been limited due to the COVID 19 restrictions, however officers continue to respond to "concern for" calls in relation to mental health, juvenile and elderly concerns.

- **Reducing Violence and Anti-Social behaviour** - The number of reported incidents has increased compared to the 2019/20 period. Due to personal pressures of Lockdown, new ASB factors have become evident. Tolerance levels are still low and showing a lack of patience with continued restrictions. West Lothian continues to engage with the public and utilise the 4 E's – Engage, Explain, Encourage and Enforce. Officers have continued paying extra attention to public space disorder and engage with partners to address youth-related disorder. Anti-social behaviour incidents are monitored by the Community Safety Partnership, based at the West Lothian Civic Centre, assisting support from Community Officers if appropriate.

Officers continue to respond to ASB calls dealing robustly with any criminality. CPT Officers are in constant contact with WLC Housing and SNT sharing information regarding problem tenancies and working together to resolve ASB issues.

There has been one request for information to support an ASBO application completed and case being prepared for legal process.

Ongoing work with WLYAP (West Lothian Youth Action Project) and foot patrols being carried out when possible to show high visibility police presence in problem areas to address youth disorder / ASB.

- **Reducing Acquisitive Crime** and working to Protect People by reducing the impact (both financial and personal) that it has on our community's remains a priority for West Lothian. The number of reported Crimes of Dishonesty had dropped including a reduction in Domestic Housebreakings. The "Shut out Scammers" campaign continued into Q3, albeit mainly through Social Media platforms, alongside the International Safer Internet Day which provided advice on internet safety, online frauds and cybercrime.

With more people staying at home more often there is a greater awareness in communities of suspicious behaviour. Officers carry out high visibility patrols where possible to vulnerable business and domestic premises to deter acquisitive crime.

- **Improving Road Safety** is always a priority for every local authority and officers in the West Lothian area collaborate with partners to educate the public to prevent incidents from occurring. During Q3, Roads Policing officers actively partook in the national speed, seat belt and mobile phone campaign alongside the Festive Drink and Drive campaign, resulting in numerous offences detected. Despite Covid-19 restrictions, YTD, there was an increase of 12.77% in driving offences although a significant reduction in overall road traffic casualties by 42%.

Our road Policing units continue to monitor and target areas of concern raised by residents and elected members.

- **Tackling Serious and Organised Crime** by Reducing Drug supply, Production and Cultivation linked to Organised Crime is a policing priority for the West Lothian local authority area and the wider Lothian & Scottish Borders (J) Division of Police Scotland. During Q3, 13 MDA Warrants were issued and executed at various addresses within West Lothian, resulting in a significant volume of drugs, paraphernalia and cash seizures being made.

Officers continue to engage with members of the public to obtain and submit intelligence in relation to serious and organised crime. Areas of reported drug dealing being given attention where possible to glean further intelligence and carry out interventions.

Reporting Period April – December 2020			
Armadale & Blackridge	Recorded		
Crime Type	YTD	LYTD	% Diff
Robbery	3	3	0.0%
Serious Assault	12	3	300%
Sexual Crimes	20	30	-50.0%
Housebreaking dwelling	3	10	-70.0%
Housebreaking non-dwelling (sheds/garages)	11	3	266.0%
Housebreaking Other Premises	2	7	-71.4%
Theft of motor vehicle	15	17	-11.7%
Theft from motor vehicle (OLP)	16	16	0.0%
Vandalism	89	95	-6.3%
Total drugs supply	7	8	-12.5%
Possession of Drugs	34	30	13.3%
Common Assault	109	89	22.4%
Common Assault - emergency worker	10	6	66.6%
Total Crimes and Offences	1218	1174	3.74%

Through local engagement we will continue to work with communities and partners to deliver a quality service which responds to their needs.

Together we can increase community resilience and prevent crime.

Data Label: Public



West Lothian
Council

ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE

ARMADALE AND BLACKRIDGE MULTI-MEMBER WARD PERFORMANCE REPORT

REPORT BY SCOTTISH FIRE AND RESCUE SERVICE

A. PURPOSE OF REPORT

To update the Armadale and Blackridge Local Area Committee on the activity within Armadale and Blackridge Multi-Member Ward for the period up to 31st December 2020.

B. RECOMMENDATION

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

C. SUMMARY OF IMPLICATIONS

I Council Values	<ul style="list-style-type: none">• 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)	Quarterly reports on the Multi-member Ward Operational Plans are being produced to ensure delivery of the Local Fire and Rescue Plan, which is a statutory requirement of the Police and Fire Reform (Scotland) Act 2012.
III Implications for Scheme of Delegations to Officers	None.
IV Impact on performance and performance Indicators	WL CPP SOA Performance indicators.
V Relevance to Single Outcome Agreement	SOA1304_13 Number of deliberate fires per 100,000 population SOA1304_14 Number of accidental dwelling fires per 100,000 population.
VI Resources - (Financial, Staffing and Property)	The council contributes to directly and in partnership to the delivery of the Ward Plan
VII Consideration at PDSP	None
VIII Consultations	West Lothian Citizen's Panel Survey, July 2014.

D. TERMS OF REPORT

D.1 Background

Quarterly reports on the Multi-Member Ward Operational Plans have been produced by SFRS to ensure delivery of the Local Fire and Rescue Plan for West Lothian 2019, which is a requirement under the Police and Fire Reform (Scotland) Act 2012, Section 41E.

D.2 Scottish Fire and Rescue Service (SFRS Armadale and Blackridge Multi-member Ward Quarterly Report

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

The seven key priorities within the Armadale and Blackridge Ward area are as follows:

Continuous Priority

- Local Risk Management and Preparedness.

High Priority

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

Medium Priority

- Reduction of Deliberate Fire Setting
- Reduction of Fires in Non-Domestic Property
- Reduction in Casualties from Special Services (excluding RTC's).
- Reduction in RTC Fatalities and Casualties

E. CONCLUSION

The Armadale and Blackridge Multi-member Ward Performance Report aligns to the key priorities of the Local Fire and Rescue Plan for West Lothian 2020, the West Lothian Strategic Assessment of Community Safety and continues with the excellent partnership working on Community Safety, which is evident in West Lothian.

F. BACKGROUND REFERENCES

None.

Gordon McGuire

Station Manager, Scottish Fire and Rescue Service

January 2021

Appendix 1 - Armadale and Blackridge Multi-Member Ward Performance Report



West Lothian Council Area

Ward Performance Report

Quarter 3 20/21

Armadale and Blackridge Ward

DISCLAIMER

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

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

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

Introduction

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

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

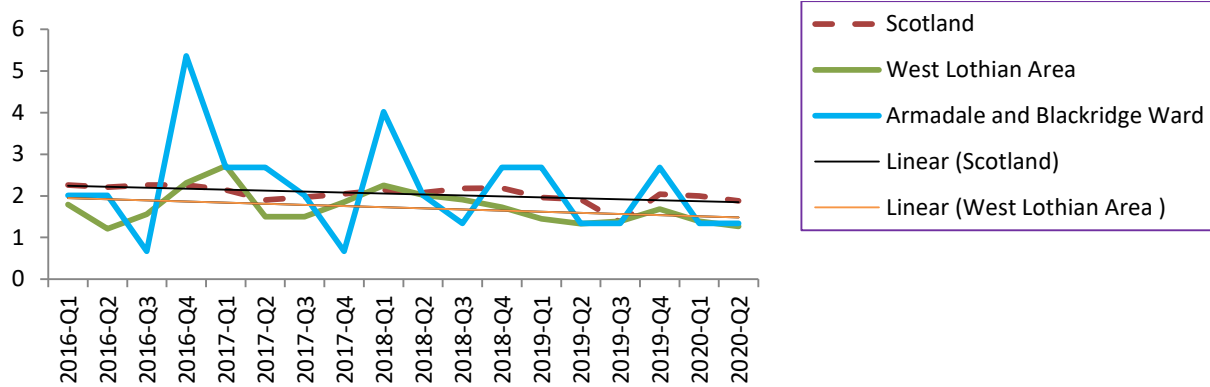
Whilst using historic statistical benchmarking data, consideration must be taken of the somewhat random nature of fire related incidents and events, and how this can pose difficulties in interpreting emerging patterns and trends. This is of specific relevance where ward level data is analysed due to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

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

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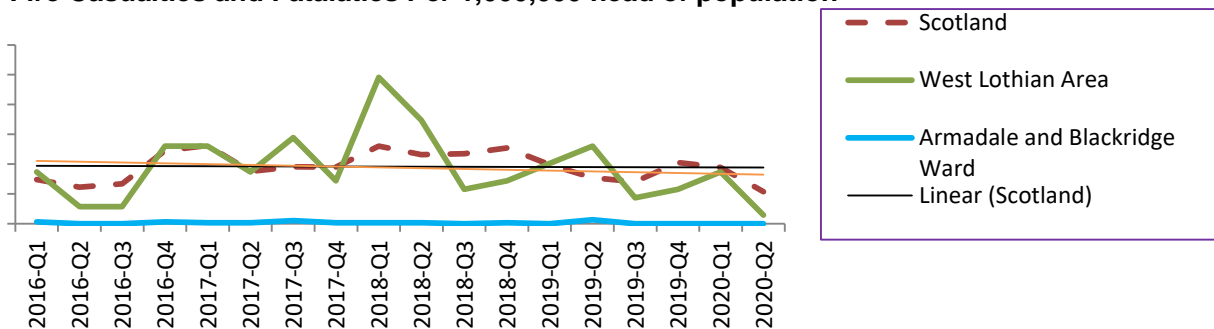
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Accidental Dwelling Fires Per 10,000 head of population



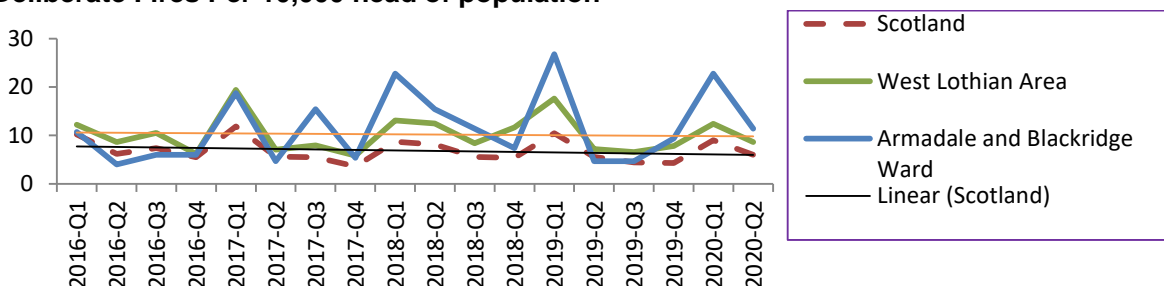
During the 2020-21 year to date reporting period SFRS have dealt with 3 accidental dwelling fires in comparison to 2 during 2019-20 year to date reporting period.

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



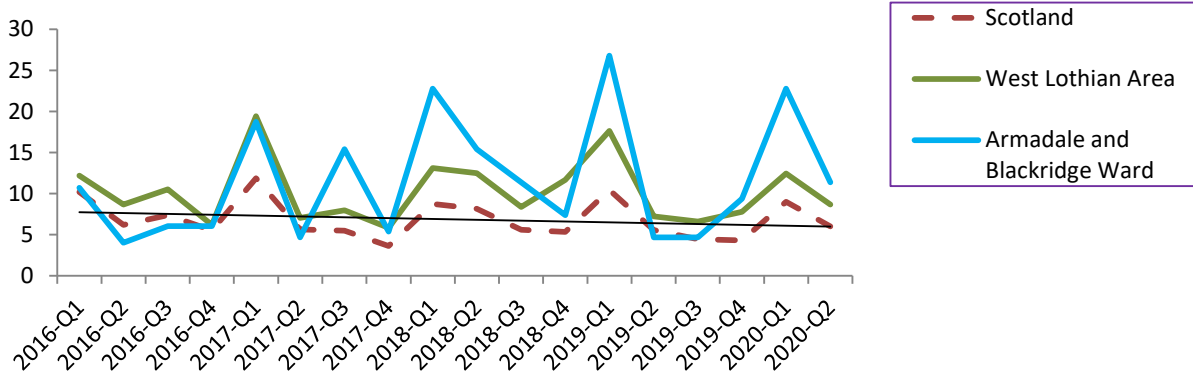
During the 2020-21 year to date reporting period SFRS have dealt with 1 Casualties and 0 Fatalities due to fire in comparison to 0 Casualties and 0 Fatalities during 2019-20 year to date reporting period.

Deliberate Fires Per 10,000 head of population



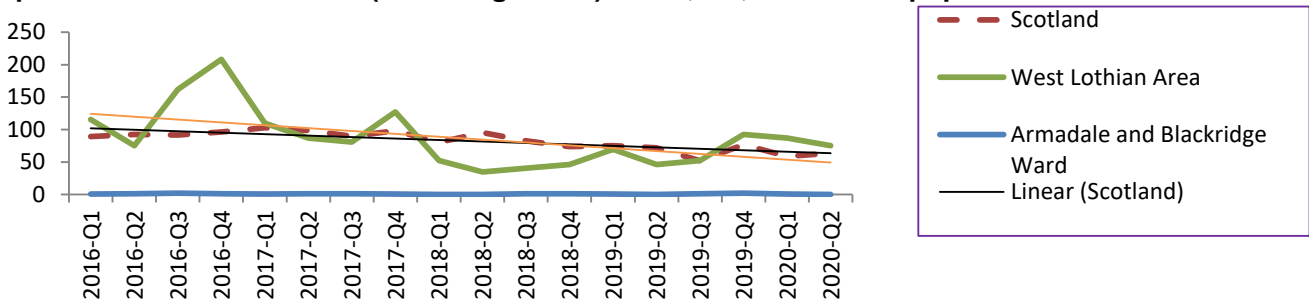
SFRS have dealt with 12 Deliberate fire incidents during 2020-21 year to date reporting period in comparison to 8 during 2019-20 year to date reporting period.

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



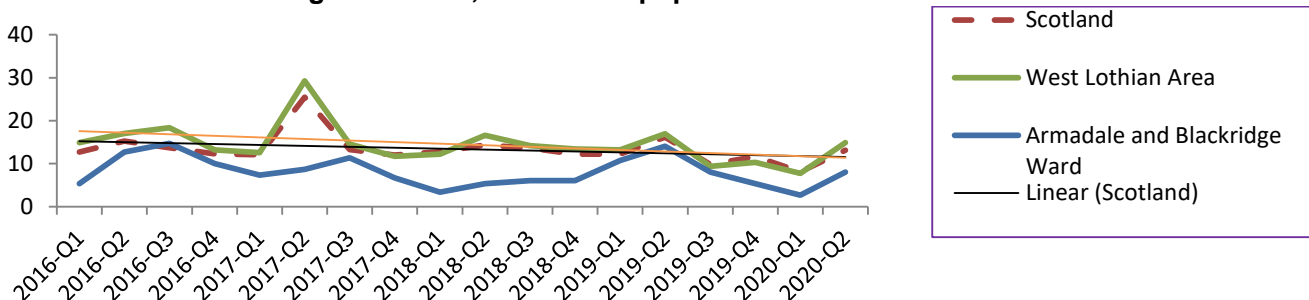
SFRS have dealt with 2 non domestic fires incident during 2020-21 year to date reporting period in comparison to 0 during 2019-20 year to date reporting period.

Special Services Casualties (excluding RTC's) Per 1,000,000 head of population



SFRS have dealt with 0 casualties from Special Services during 2020-21 year to date reporting period in comparison to 0 during 2019-20 year to date reporting period.

Unwanted Fire Alarm Signals Per 10,000 head of population

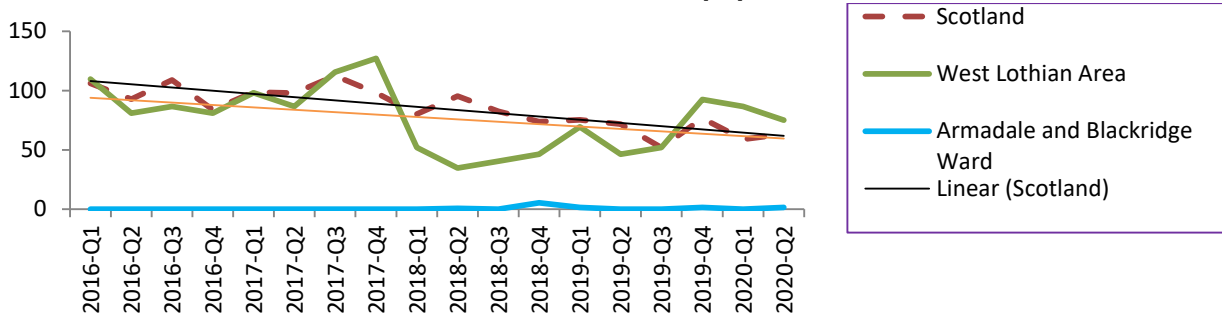


SFRS have dealt with 11 UFAS incidents during 2020-21 year to date reporting period in comparison to 12 during 2019-20 year to date reporting period.

Additional Comments

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

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



During the 2020-21 year to date reporting period SFRS have dealt with 1 Casualty and 0 Fatalities from RTC's in comparison to 1 Casualties and 0 Fatalities during 2019-20 year to date reporting period.

DATA LABEL: PUBLIC



ARMADALE & BLACKRIDGE LOCAL AREA COMMITTEE

HOUSING CUSTOMER AND BUILDING SERVICES

REPORT BY HEAD OF HOUSING CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

To provide the Local Area Committee with an overview of the service activities within the Armadale & Blackridge ward.

B. RECOMMENDATION

The Local Area Committee is asked to note Housing, Customer and Building Service activity as detailed in the ward report for the period Quarter 3 1st October to 31st December 2020.

C. SUMMARY OF IMPLICATIONS

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

D. TERMS OF REPORT

D1. Housing Performance Information

The purpose of this report is to provide the Local Area Committee with an overview of the activities of Housing, Customer and Building Services, specific to the Armadale & Blackridge ward.

To ensure that our properties are being re-let and that we were meeting our duty under homeless legislation, the Housing Team has continued throughout the Covid19 pandemic prioritising resources to complete the letting process for both temporary and mainstream properties.

Property Void & Let Performance: Mainstream Tenancies

Void Period	Oct 2020	%	Nov 2020	%	Dec 2020	%	WL Target %
0-2 weeks	1	11.11%	2	18.18%	1	14.29%	55%
2-4 weeks	0	0%	0	0%	2	28.4%	30%
4+ weeks	8	88.9%	9	81.8%	4	57.1%	15%
Total Lets	9	100%	11	100%	7	100%	100%

Property Void & Let Performance: Temporary Tenancies

Void Period	Oct 2020	%	Nov 2020	%	Dec 2020	%	WL Target %
0-2 weeks	0	0%	1	20%	1	33.3%	55%
2-4 weeks	3	75%	2	40%	1	33.3%	30%
4+ weeks	1	25%	2	40%	1	33.3%	15%
Total Lets	4	100%	5	100%	3	100%	100%

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

There were 36 policy voids in the ward for this period, 4 more than last reporting period.

Void period	Number of properties	PV reasons
<4 weeks	5	1 asbestos removal; 1 roof repairs; 1 Bathville; 2 kitchen & bathroom upgrades
4 – 12 weeks	8	1 asbestos removal; 1 woodworm; 1 Bathville; 2 electrical/asbestos issues; 1 kitchen upgrade; 1 buyback; 1 held for decant
13 – 16 weeks	5	1 dry rot; 1 kitchen / electrical upgrades; 2 kitchen & bathroom upgrades; 1 held for decant
26+ weeks	18	2 structural issues; 13 Bathville; 2 held for decant; 1 held for legal purposes

D2. Arrears

For the Armadale and Blackridge ward the collection rate for the YTD in Q3 remains excellent at 98.2%. Armadale and Blackridge has collected £4,814,757 vs a charge of £4,900,909.

The overall increased arrears in comparison to last year are as a result of Full Service Universal Credit being introduced in West Lothian from May 2018, along with other Welfare Benefit reforms and the current economic climate.

In the same week last year Armadale and Blackridge ward had 185 Universal Credit (UC) households. Since then the number of UC households has increased by 169.7%.

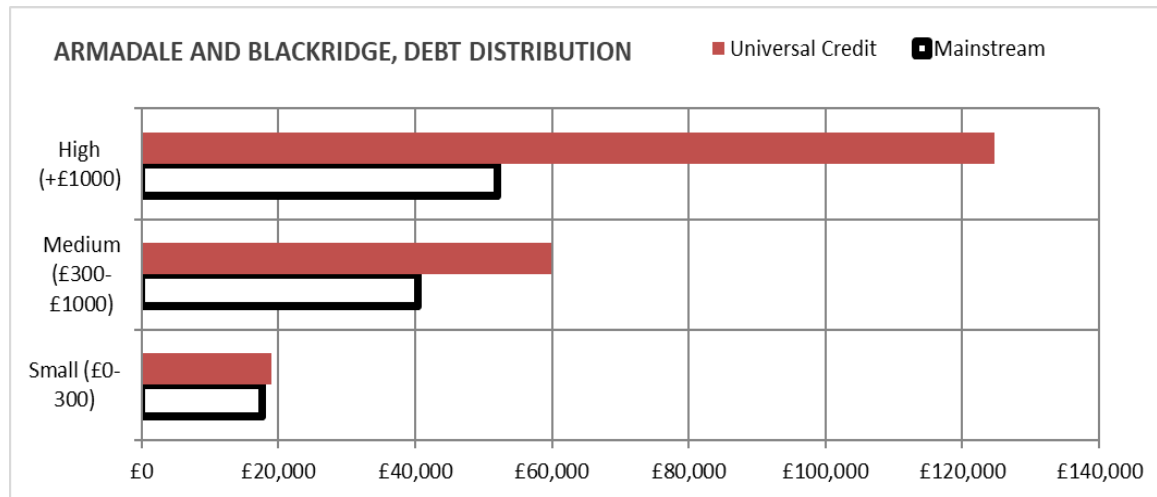
The number of tenancies in arrears in this ward has decreased by 84 since last year. Small debt cases (£300 or less), account for 53.3% of households.

There are 99 serious arrears cases (+£1000 in arrears). These cases are 16.4% of all households in arrears in this area, containing 56.3% of the debt.

The arrears position for Armadale and Blackridge Q3 is £313,663. This is an increase of -£49,907 on last year's position. The West Lothian overall position is currently £3,300,988.

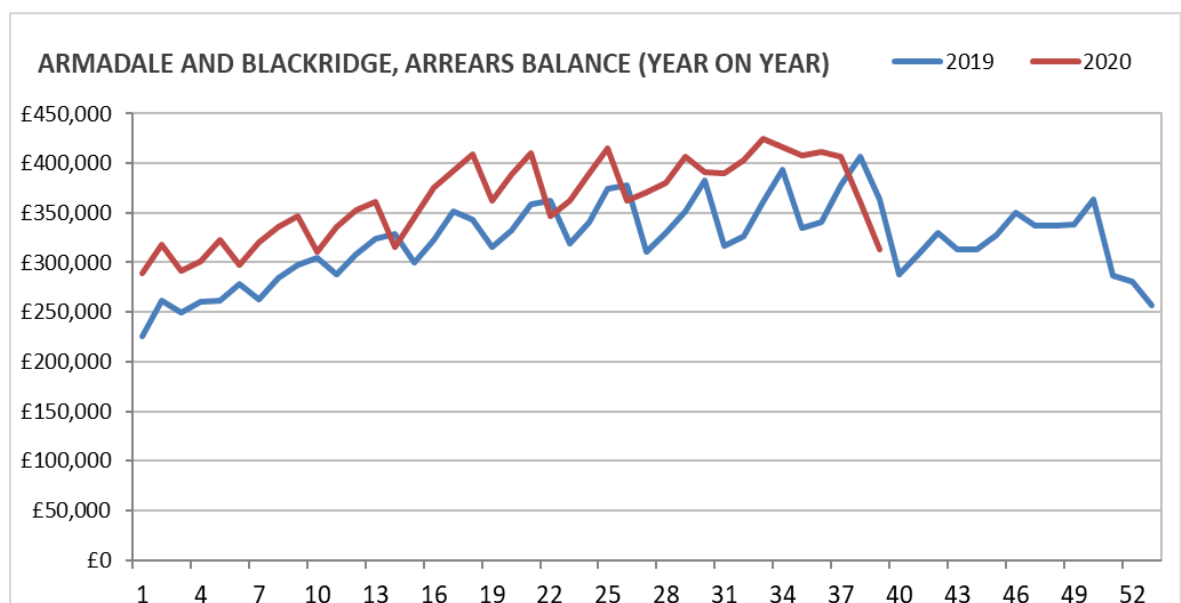
During the course of this year we plan to focus on the following:

- Making best use of resources by considering communicating more with customers through SMS, email and telephone
- Benchmarking with other local authorities to ensure we identify and consider implementing any best practice
- Performance Monitoring and Reporting will be reviewed and, where appropriate, streamlined to ensure information is meaningful and robust to assist with improved rent arrears due
- Promote alternative payment methods, particularly the Tenant's Self Service Portal



Arrears Banding	2019/20 (WK39)				2020/21 (WK39)			
	Mainstream		UC		Mainstream		UC	
	Balance	#	Balance	#	Balance	#	Balance	#
£0.01 to £99.99	£6,855	152	£570	11	£6,023	123	£3,031	54
£100.00 to £299.99	£34,430	191	£7,386	36	£11,703	63	£15,985	81
£300.00 to £499.99	£27,954	71	£12,971	32	£12,975	34	£18,442	47
£500.00 to £749.99	£21,576	35	£17,815	29	£17,165	30	£23,885	39
£750.00 to £999.99	£21,596	25	£22,775	26	£10,232	12	£17,546	20
£1000.00 to £1999.99	£29,993	21	£61,701	46	£24,743	17	£78,316	58
£2000+	£17,907	6	£12,184	5	£27,236	9	£46,381	15
Group Total	£160,311	501	£135,402	185	£110,077	288	£203,586	314
Movement					(-) £50,234	(-) 213	(+) £68,184	(+) 129

Overall Total	£295,713	686	£313,663	602
Overall Movement			(+) £17,950	(-) 84



D4 Armadale Area Team Activity

Officers in the team continue to work from home as a result of Covid 19 lockdown measures, to safeguard staff and tenants. However, essential housing management tasks are being prioritised and Duty Officers ensure that these are being completed timeously in accordance with health and safety measures, risk assessments and safe operating procedures.

D5. Capital Programme and New Build Council Housing

WLC New Build Activity	Site	No of units	Site Start	No. of houses handed over	Site Completion
WLC	Mayfield, Armadale	22	Aug-16	22	Nov-18
WLC	Bathville Cross Phase 2	3	Apr-16	3	Oct-18
WLC	Bathville Cross Phase 4	3	Apr-16	0	Oct-20
RSL Build Activity	Site	No of units	Site Start	No. of Houses Handed Over	Site Completion
Places for People	West Main Street	27	Jan-19	27	Oct-20
Cairn Housing Association	Craiginn Terrace	27	TBC	0	TBC

D6. Tenant Participation

During the Autumn months, the TP Team continued to carry out the schedule of meetings with tenants using online resources to ensure TP continues in all aspects of service delivery.

Tenants Panel

Tenant members continued to take part in monthly meetings with senior managers and the Head of Service, discussing service improvements and developments as well as receiving updates from each service area on implementing the changes imposed by the pandemic to deliver services and changes to working protocols. Members have also been involved in performance scrutiny, questioning information and results over this period.

Capital & Repairs Working Group (CaRs)

Managers from Building Services and the Strategy & Development Team met with tenant members to discuss major improvement works, update them on the various projects being carried out and share benchmark information. These meetings ensure that tenants views are taken onboard and offers another method of scrutinising service delivery.

Tenant Participation Development Working Group (TPDWG)

Members meet to ensure TP stays high on the services agenda, looking at ways of engaging with more tenants. They have also been reviewing the current TP Strategy with an emphasise on digital engagement and inclusion. The TP Team have carried out a review of the roles and remit of each group and discussed this with members for their understanding and approval.

Editorial Panel

With the use of Adobe Reader, members are now able to review publications and propose changes online prior to meeting. This was carried out with them in September/October for the services annual Landlord Report, detailing performance information from across the service relating to the Indicators contained in the Annual Return on the Charter; a requirement of the Scottish Housing Regulator.

Scottish Government Consultation

Tenants were supported by staff from Housing Need and TP Team to complete a consultation document from the Scottish Government on the Modifying of Local Connection Referrals. This was completed, agreed and submitted online in just one meeting.

Review of website

The TP Team commenced a review of the TP pages within the council's website which will be discussed and agreed with the Editorial Panel in the new year before changes are made to ensure they are current and relevant to the work we are carrying out.

TP Facebook Group

The TP team continue to see a steady rise in the number of tenants following posts on the TP Facebook Group Page. The team post useful information from various sources such as Scottish Government, NHS and the Council's Corporate websites as well as queries from tenants and light-hearted quotes and phrases. The team are working with the Tenant Participation Development Working Group to ensure they have a method of communicating with fellow tenants.

Tenants Learning & Development Sessions

Tenant sessions resumed in the latter part of 2020 with tenants joining us virtually to learn about the Scottish Housing Implementation Plan (SHIP) and a session on 'Land Assembly and New Build Terminology'. A new training schedule for 2021 has been developed and we hope to add to the topics that tenants can learn about as we progress.

TP Scrutiny sessions with other organisations

Tenants and officers attended virtual meetings with tenants and officers from other local authorities and housing associations from across Scotland, to share and discuss engagement and scrutiny methods during Covid-19.

Tenant Information Services (TIS) Awards Ceremony

In November, TP staff and tenants joined the first virtual online award ceremony with TIS, with over 150 people celebrating the success and hard work of all those who have carried out TP activity throughout the pandemic and before. Our own Tenant Inspectors were shortlisted for one of these awards for the work they do as Tenant Inspectors, but unfortunately were not successful in lifting the trophy this year.

D7. Safer Neighbourhood Council Officer Ward Information

The Safer Neighbourhood Team Officers are working a blended model of office/community and home working in accordance with health and safety measures, risk assessments and safe operating procedures. Within the agreed safety guidelines, SNT officers are engaging with complainers and alleged perpetrators, gathering witness statements and evidence for enquiries including witnessing noise nuisance where possible. SNT Officer were also able to meet with Police and other partners for joint visits whilst adhering to the safeguarding measures in respect of Covid 19.

Officers continued to provide a telephone service when working from a home environment and are able to telephone complainers and alleged perpetrators as well as corresponding with written letters and e-mails. They have provided advice and assistance, telephone mediation, issued warning letters where there was evidence to do so and increase in partnership working.

The outcomes that officers still managed to achieve throughout the lockdown measures are set out below:-

INCIDENTS				
No of All ASB Incidents		Oct	Nov	Dec
Armadale & Blackridge		19	34	17
Count of Case/ Ward - new cases opened		Oct	Nov	Dec
Armadale & Blackridge		0	7	3

Number of ASBO's in Ward	Interim	ASBO's	Combined Total
Armada	1	1	2

Warnings

There had been a report of various issues in Blackridge with a neighbour acting in an intimidating manner whilst under the influence of drugs, interfering with garden ornaments etc. A Warning was sent to the alleged perpetrator who then contacted SNT disputing the behaviour. They were made aware of evidence supporting the warning, and consequences of such behaviour continuing. There have been no further incidents reported.

A Warning was issued to a tenant in Armada for playing loud music and fighting in the street - no further complaints have been received.

A complaint of noise from a property in Armada was received. A check showed a previous case which had been closed following a second warning, which was still within appropriate date range to progress. A new case was opened and linked to the previous one and a Final warning served. No further incidents have been reported.

A First warning was issued to a tenant after reports of noise nuisance was corroborated by Police.

Reports of issues regarding noise from a new tenant in Armadale were received. SNT called and discussed this with the tenant who admitted he may have been noisy and agreed to take steps to reduce this, including only gaming or playing music in the one carpeted room in the house. As a result of this intervention, no further complaints have been received.

Meeting

Webex meetings with Housing Operations and Police Scotland took place to discuss ongoing issues in the area.

Armadale has been relatively quiet however the team are still receiving noise related calls which are being visited where possible.

E. CONCLUSION

This has been a challenging period where officers have been adapting to working from home, embracing new ways of working and change.

Officers have been providing advice and assistance to tenants and customers and working with colleagues in other services areas to ensure that service delivery continued as far as possible given the challenges of the pandemic.

F. BACKGROUND REFERENCES

None

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Tel: 01506 284056

Date: 23rd February 2021



ARMADALE & BLACKRIDGE LOCAL AREA COMMITTEE

SERVICE UPDATE – NETS, LAND & COUNTRYSIDE

REPORT BY HEAD OF OPERATIONAL SERVICES

A. PURPOSE OF REPORT

To advise members of the recent activity of the NETs, Land & Countryside Services teams for the period 1 November 2020 – 31 January 2021.

B. RECOMMENDATION

Members are requested to:

1. Note the work carried out to date and future planned work.
2. Advise of any areas that require further investigation or inclusion in future work plans.

C. SUMMARY OF IMPLICATIONS

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

D1 Terms of Report

The report covers the activity for the period 1 November 2020 – 31 January 2021.

D2 Grounds Maintenance Routine Works

All hedges and shrub beds in the ward have now had their annual visit.

All Grounds Maintenance staff have been helping Roads Services deal with the weather emergency works for the whole of January.

The Neighbourhood Environmental Teams continue to react to customer enquiries, mainly the removal of fly tipping, although the weather emergency works have delayed their progress.

The most recent Land Audit Management (LAMs) score for the West area was 57. The target score is 67.

Grounds Maintenance Enquiries

In total there were 11 grounds maintenance related enquiries were received and dealt with during this reporting period.

	2020/21	2019/20
Bonfire Enquiries	1	4
Complaint Grounds Maintenance	0	1
Emergency Tree Out of Hours	1	0
Grass Area Damaged	3	1
Grass Cutting Enquiries	1	0
Ground Ownership Enquiries	1	1
Grounds Property Vandalised	1	0
Neighbourhood Env Teams	0	1
Public Park Enquiries	1	1
School Grounds Enquiries	0	2
Shrub Bed Overhanging Path	2	0
Weeds General Enquiries	0	1
Total	11	12

D3 Garden Maintenance Scheme

The Garden Maintenance Scheme will restart in April.

Garden Maintenance Enquiries

In total there were three garden maintenance related enquiries received and dealt with during this reporting period in 2020/21.

	2020/21	2019/20
Garden Maintenance General Enquiries	1	0
Garden Maintenance Grass Not Cut	1	0
Garden Maintenance Standard of Cut	1	0
Total	3	0

D4 Cleaner Communities Routine Works

The Street Cleansing Teams have been reduced in size to comply with social distancing guidelines over this period.

Staff have continued to empty street litter and dog waste bins on a regular basis and carry out routine works in the area. Also, litter picking footpaths/ open spaces and road verges and dealing with enquiries as they arise. The street orderly has also continued with their duties over the period clearing litter and emptying litter bins in and around the town centre.

The compact mechanical street sweeper has continued to sweep footpaths and kerb edges and we have two HGV sweepers that are used to clean roads and channels during this time.

Resources have been redirected when required to deal with leaf fall.

We continue to have lots of volunteer's litter picking in the Ward and we have assisted with the uplift of bags and debris that have been collected.

Due to Covid-19, and the Street Cleansing Staff assisting other Council Services during the pandemic, a tender has been awarded for a contractor to carry out road sweeping of A, B & C roads. This work is due to start at the beginning of February and be completed by the end of March 2021.

Cleaner Communities Enquiries

In total 76 cleaner communities related enquiries were received and dealt with during this reporting period.

	2020/21	2019/20
Dead Animals	0	3
Dog Fouled Grass Open Space	1	1
Dog Fouling on Paths/Roads	1	11
Dog Waste Bin New Request	0	1
Dog Waste Bin Overflowing	1	0
Glass on Paths or Open Spaces	3	2
Illegal Fly Posting	2	1
Illegal Fly Tipping Dumping	47	26
Litter Bin New Request for Bin	0	2
Litter General Enquiries	0	3
Litter In Grass Open Space	1	0
Litter On Paths Roads Verges	1	4
Street Sweeping Enquiries	5	8
Vehicles Abandoned	14	8
Total	76	70

Fly Tipping Enquiries (Full Year)

	2020	2019	2018	2017	2016
Illegal Fly Tipping/Dumping	164	127	136	85	98

Environmental Community Action

The Education, Engagement and Enforcement team have continued to deal with enquiries as they are logged following COVID-19 guidance.

Officers continue to deal with enquiries relating to fly tipping, littering, dog fouling, abandoned vehicles and general enquiries. There have been 47 enquiries in relation to fly tipping for the period compared to 26 for the same period in 2019.

In dealing with abandoned vehicles, Officers have gained compliance from vehicle owners with said vehicles getting removed from the streets and where appropriate, requests have been sent to WLC contractors for removal.

Throughout West Lothian, officers continue to engage with volunteering groups, attend regeneration group meetings and render the necessary assistance needed to encourage the exercise they currently perform.

There has been a significant increase in the purchase of litter picking equipment by West Lothian Council as volunteer groups are expanding.

There were no Fixed Penalty Notices issued in Armadale & Blackridge for either Fly tipping, Littering or Dog fouling for the period of 1 November 2020 – 31 January 2021.

Costs for fly tipping for the period 1 November 2020 – 31 January 2021

Fly tipping is covered by the NETs teams who also carry out other non-routine works for Grounds. We are unable to split costs over specific ward areas or from the other works they carry out, but can give the yearly cost for the NETs teams with an estimate of their time spent on fly tipping which we currently estimate as 80% of their time. For 2019 the estimate was 70% of their time.

Weights for fly tipping brought into the transfer station are provided as a weekly total Monday – Sunday.

Fly tipping costs:

1 November 2020 – 31 January 2021	55.1 tonne
Cost of disposal including costs for NETs team/vehicles, October-December	£43,430.00
Contractor removal of fly tipping	£0.00
Removal of asbestos	£148.00
TOTAL	£43,578.00

The number of enquiries received between 1 November 2020 – 31 January 2021 for the Ward was 47 out of 543 enquiries for the whole of West Lothian equating to 8.7% of fly tipping enquiries relating to Ward 9.

Percentage wise this would equate to an approximate cost for the Ward of £3,778.00 for disposal of fly tipping between 1 November 2020 and 31 January 2021 including cost for staff and vehicles. (This does not include the removal of asbestos by the Councils asbestos team).

Costs for fly tipping for the period 1 November 2019 – 31 January 2020

1 November 2019 – 31 January 2020	48.5 tonne
Cost of disposal including estimated costs for NETs team/vehicles	£36,688.00
Contractor removal of fly tipping	£100.00
Removal of asbestos	£1,007.00
TOTAL	£37,795.00

The number of enquiries received between 1 November 2019 – 31 January 2020 for the Ward was 26 out of 466 enquiries for the whole of West Lothian equating to 5.6% of fly tipping enquiries relating to Ward 9.

Percentage wise this would equate to an approximate cost for the ward of £2,055.00 for disposal of fly tipping between 1 November 2019 and 31 January 2020 including cost for staff and vehicles. (This does not include the removal of asbestos by the Councils asbestos team). The removal of fly tipping by contractor was not within Ward 9.

D5 Parks and Woodland

In total there were eight Parks and Woodland related enquiry received during this reporting period.

	2020/21	2019/20
Tree Advice or Consultations	1	1
Tree Branches Overhanging	0	3
Tree Dangerous or Unsafe	1	2
Tree Enquiries General	5	2
Tree Leaves Causing Problems	1	1
Total	8	9

	2020/21	2019/20
Access Rights Way Core Paths	2	0
Total	2	0

Ranger Service Update

No. Rights Of Way / Core Path / Patrols carried out (hours)	9
No. Access Enquiries	3
No. Conservation Surveys / Tasks	2
No. Volunteer hours	144

A mix of home working, site visits and park patrols have continued through November – January with a Ranger ‘on duty’ every day.

Country Parks and green spaces continue to receive very high visitor numbers due to the ongoing pandemic. Pressures on the more sensitive path surfaces/locations continue to prove challenging. There is also noticeable friction between certain user groups e.g. cyclists, families, dog walkers.

The Ranger Service has reached out via the Regeneration Officers and Community Councils to see if they can assist communities in improving access through path upgrades using the town improvement fund.

Lothian Conservation Volunteers (LCV) were out at Blackmoss on two Sundays in November, removing saplings from the moss to help protect the habitat, and cutting back the dense scrub along the path network to improve public access. LCV were scheduled for additional dates in January/February but these are being rescheduled due to current restrictions.

Access

Access complaint received re’ locked gates on north drive entrance to Bridge Castle. By the time the Ranger Service managed to speak with the customer the locks had been removed, but they have been given contact details and told them to get back in touch if there are further access problems.

There were reoccurring issues with flytipping along the Blackridge end of WL1/NCR75 and the land owner had placed boulders across path to prevent this happening again. We are scheduled to speak to the land owner about having the boulders removed and replaced with bollards to continue to allow responsible (non-motorised) access along this route, however this has proved difficult with new lockdown restrictions.

An enquiry was received about a new barrier to access that had apparently gone up between Priors Croft in Torphichen, and Wallhouse. A site visit has been made to investigate but further liaison with the community is required.

Work is underway, with the Ranger Service working in partnership with local landowners/residents, to produce educational posters about the Scottish Outdoor Access Code, to encourage responsible access and help avoid conflict with land management operations.

D6 Open Space and Cemeteries

Strathlogie Play Area, Westfield. The council will refurbish the play area in spring/summer 2021. This includes replacing play equipment and play surface.

Drove Road Play Area, Armadale. Town Centre Fund project. The council will refurbish the play area in spring/summer 2021. This includes replacing a large climbing unit.

Open Space Enquiries

There were two open space related enquiries were received and dealt with during this reporting period in 2020/21.

	2020/21	2019/20
Childrens Play Enquiries	1	2
Play Area Property Vandalised	1	0
Total	2	2

Cemeteries Routine Works

Routine grass cutting and weed control tasks have been completed. Seasonal maintenance works and lair reinstatement and burial duties are ongoing across the cemetery estates.

Cemeteries Enquiries

There were 12 cemetery related enquiries received and dealt with during this reporting period in 2020/21.

	2020/21	2019/20
Cemeteries General Enquiries	0	2
Lair Enquiries	2	2
Lair Sunken or Uneven	0	2
Memorial/ Headstone Works	5	0
New Interment Booking	3	0
Purchase of Interment Lair	1	0
Purchase Plaque for Planter	1	0
Total	12	6

E CONCLUSION

The Education, Engagement and Enforcement team have continued to deal with enquiries as they are logged following COVID-19 guidance.

The Open Space Capital Programme is progressing as scheduled.

F. BACKGROUND REFERENCES

Open Space Strategy

Capital Programme

Appendices/Attachments: none

Contact Person: Tony Fleming, Whitehill Service Centre, Bathgate 01506 284611,
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Jim Jack

Head of Operational Services

23 February 2021

DATA LABEL: PUBLIC



ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE

**WEST LOTHIAN LOCAL DEVELOPMENT PLAN ACTION PROGRAMME - FIRST REVIEW
(2020) - UPDATE FOR WARD 9: ARMADALE AND BLACKRIDGE**

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT AND REGENERATION

A. PURPOSE OF REPORT

The purpose of the report is to inform the Local Area Committee of the West Lothian Local Development Plan (LDP) Action Programme First Review - 2020 as it relates to the Armadale and Blackridge ward.

B. RECOMMENDATION

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

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; being honest, open and accountable; 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 West Lothian Local Development Plan (LDP) adopted in 2018 forms part of the development plan alongside the Strategic Development Plan (SDP 1) and provides the statutory framework for land use planning in West Lothian.</p> <p>Numerous planning policies and proposals in the LDP relate to Ward 9: Armadale and Blackridge.</p> <p>The LDP is a material consideration in the determination of planning applications for development in West Lothian.</p> <p>There are no SEA, or Equality, or Health & Risk issues.</p>
III Implications for Scheme of Delegations to Officers	None.
IV Impact on performance and performance Indicators	The West Lothian LDP provides the policy and development framework to support improving opportunities in West Lothian and sustainable growth.

V	Relevance to Single Outcome Agreement	<p>Outcome 1 - Our children have the best start in life and are ready to succeed.</p> <p>Outcome 2 - We are better educated and have access to increased and better quality learning and employment opportunities.</p> <p>Outcome 3 - Our economy is diverse and dynamic, and West Lothian is an attractive place for doing business.</p> <p>Outcome 4 - We live in resilient, cohesive and safe communities.</p> <p>Outcome 8 - 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)	None.
VII	Consideration at PDSP	None.
VIII	Other consultations	The LDP Action Programme (First Review) was reported to the Council Executive on 15 December 2020.

D. TERMS OF REPORT

D1 Background

The West Lothian Local Development Plan (LDP) sets out the spatial land use planning policy and development framework for West Lothian up to 2024 and beyond and is a vital component in ensuring economic growth and business support, meeting confirmed housing land requirements in all tenures and ensuring the protection/enhancement of built and natural heritage resources, all within an overarching aim of securing environmental sustainability. The LDP is supported by an Action Programme which provides an update on progress with policies and proposals set out in the LDP.

The LDP Action Programme First Review was reported to the Council Executive on 15 December 2020. In addition to approving the terms of that report, the Council Executive agreed that officers would produce a simple guide / summary for members on what developments were proposed for their ward. This report relates to the Armadale and Blackridge ward and provides extracts from the LDP Action Programme in relation to Ward 9.

D2 Development Proposals Affecting Ward 9

A map of the ward area is attached as Appendix 1 and details of all LDP allocations and proposals affecting the ward are set out in Appendix 2.

Housing

There are 26 housing allocations in the ward, 12 of which are located in the Armadale Core Development Area. Five sites have been completed amounting to 382 homes, four are under construction providing 283 homes, eight sites have the benefit of planning consent but construction has not commenced and 9 sites do not have a live planning consent nor has construction started.

There are several sites that have the benefit of a live planning consent but construction has not yet commenced. In Armadale, for example, planning consent 1044/P/08 covers the allocated sites of H-AM 8, 14 and 19 (Tarrareoch remainder, Trees farm and Tarrareoch farm) which amounts to 641 homes. The developer has submitted three Section 75A applications to reduce the developer obligations. The appeal relating to the removal of developer contributions for the upgrading of A801 was allowed. A S.75A application relating the modification of developer contributions relating to education is currently at appeal and a S.75A application for the removal of Town Centre improvements has recently been refused. It is expected that work on site H-AM 12 (Standhill (North)) will follow on from completion of site H-AM13 Standhill South which is currently under construction.

There are 9 sites where construction has not started, nor do the sites benefit from a live planning consent. All nine sites are classed as non-effective in the most recent housing land audit, indicative capacity is 779 homes. The 9 sites are; H-AM 1 (Muirfield, North Street); H-AM 3 (Nelson Park / Mallace Avenue); H-AM 4 (High Academy Street); H-AM 17 (Drove Road); H-AM 18 (Stonerigg Farm); H-BL 5 (Woodhill Road); H-AM 5 (Colinshiel – Site A); H-AM 6 (Colinshiel Site B) and H-AM 15 Lower Bathville.

In Blackridge site H-BL 2 Allison Gardens, site B is the same developer as site A (Southvale Homes) with completions expected during 2021/22. H-BL 4 & 6 Craiginn Terrace, Blackridge have the benefit of planning consent, with reserved matters planning applications currently under consideration.

Site H-WF1, North Logie Brae and South Logie Brae, Westfield has a planning consent that was granted in 2008 and was subsequently activated but did not result in any housing completions. There are currently several planning applications under consideration.

In addition to the LDP housing allocations there is a new “windfall” site at Bathville Cross which is under construction for council house build.

Employment Sites

There are 2 employment sites – Sibbald training centre sites 1 and 2. Both are in use.

Other LDP Proposals

Details of other LDP proposals are set out in Table 3 of Appendix 2. Several LDP proposals have been completed including Southdale primary school; St Anthony’s RC Primary School - extension Phase 1; Armadale Academy - school extension and Armadale Partnership centre.

D3 Supplementary Guidance and Planning Guidance

Significant progress has been made on the preparation of supplementary and planning guidance in support of the LDP. Full details are set out in Schedule 5 of the [LDP Action Programme First Review](#).

Of particular note are supplementary guidance relating to the provision of affordable housing which requires 15% of the site capacity to be provided for affordable needs. Ward 9 is identified as a Priority 2 area for affordable housing development.

Since publication of the LDP Action Programme in December 2020, Supplementary Guidance relating to Planning and Education, Transport Infrastructure and Cemetery

Provision as well as planning guidance on non-employment uses within employment areas has been approved by the Council Executive. Further details of supplementary and planning guidance can also be found on the council's website at [West Lothian Council - Planning guidance and background information supporting the West Lothian Local Development Plan 2018 \(LDP 1\)](#).

E. CONCLUSION

The Local Development Plan (2018) sets out the spatial planning strategy for West Lothian. All development is required to comply with the LDP, unless there are other circumstances to be taken into consideration e.g. more up-to-date policies such as the recent amendments to Scottish Planning Policy. The Action Programme is an important document marking the transition from the plan making stage to the delivery stage and focusing on the specific infrastructure required to facilitate the implementation of the LDP. Significant progress has been made in implementing the LDP since its adoption in September 2018.

F. BACKGROUND REFERENCES

West Lothian Local Development Plan (2018) -
<https://www.westlothian.gov.uk/LDP>

West Lothian Local Development Plan (LDP): Action Programme (First Review) 2020 – report at Council Executive 15 December 2020 -
<https://coins.westlothian.gov.uk/coins/viewDoc.asp?c=e%97%9Dh%96q%7D%8D>

Appendices/Attachments: Two

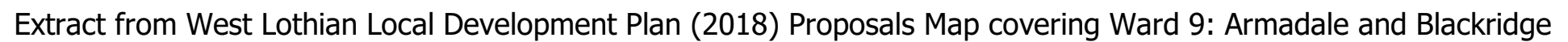
Appendix 1- Extract from West Lothian LDP Proposals Map covering Armadale and Blackridge

Appendix 2 - Extracts from West Lothian LDP Action Programme: First Review relating to Ward 9

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Craig McCorriston
Head of Planning, Economic Development & Regeneration

23 February 2021



DATA LABEL: Public

APPENDIX 2

Extracts from West Lothian Local Development Plan (LDP) Action Programme: First Review - relating to Ward 9: Armadale & Blackridge

TABLE 1: Housing Allocations

LDP Map Reference/ Location	LDP Action Plan update
ARMADALE	
H-AM 1 Muirfield, North Street	No consent / No site start
H-AM 3 Nelson Park / Mallace Avenue	Planning permission granted in 2015 but no site start
H-AM 4 High Academy Street (former nursery)	Expired consent / No site start
H-AM 16 Mayfield Drive	Development completed
H-AM 17 Drove Road	No consent / No site start
H-AM 18 Stonerigg Farm	Planning permission in principle granted in 2015 but no site start
Bathville Cross	Council house build 3 completions; 3 units under construction
BLACKRIDGE	
H-BL 1 Allison Gardens, Site A	Development is underway with 114 of 136 houses having been completed
H-BL 2 Allison Gardens, Site B	Planning consent granted for 6 homes in May 2020. Completions have been programmed to deliver from 2021/22
H-BL 3 Westcraigs Road (south of railway line)	Site has consent, is under construction and is programmed to complete in 2021
H-BL 4 Craiginn Terrace	Site has consent and first phase (170 houses) have been programmed to deliver from 2023/4
H-BL 5 Woodhill Road	No consent / No site start
H-BL 6 South of Craiginn Terrace (part of H-BL 4)	Site has consent and completions have been programmed to deliver from 2021/22

WESTFIELD	
H-WF 1 North Logie Brae and South Logie Brae	Site has consent from 2008 but is not currently being developed. Completions have been programmed to deliver from 2024/25.
LANDWARD	
H- LW 2 Craigengall Farm (Lowland Crofts) by West Calder	Development is underway with 10 of 11 houses having been completed

TABLE 2: Core Development Area (CDA)

LDP Map Reference/ Location	LDP Action Plan update
H-AM 5 Colinshiel (Site A)	No consent / No site start
H-AM 6 Colinshiel (Site B)	No consent / No site start
H-AM 7 Tarrareoch (Southdale Meadows)	Development completed
H-AM 8 Tarrareoch Remainder	Site has consent and completions have been programmed to deliver from 2022/23; developers identified as Cruden Homes and Bellway Homes
H-AM 9 Netherhouse Phase 1, R1A East (Ferrier Path)	Development completed
H-AM 10 Netherhouse Phase 1, R1B West (Hanlin Park)	Development completed
H-AM 11 Netherhouse remainder	Development completed
H-AM 12 Standhill (North)	Site has consent and completions have been programmed to deliver from 2022/23; developer identified as Avant Homes Ltd
H-AM 13 Standhill (South)	Development under construction
H-AM 14 Trees Farm	Site has consent but no site start / Completions have been programmed to deliver from 22/23
H-AM 15 Lower Bathville	Expired consent from 2013 / No site start
H-AM 19 Tarrareoch Farm	Site has consent from 2010 / No site start / Programmed to deliver from 2025

TABLE 2: Employment Allocations

LDP Map Reference/ Location	LDP Action Plan Update
E-BL 1 Sibbald Training Centre Site 1	Site in use
E-BL 2 Sibbald Training Centre Site 2	Site in use

TABLE 3: Other LDP Proposals

LDP Map Reference/ Location	LDP Action Plan update – December 2020
P-2(a) New primary school associated with Armadale Core Development Area (CDA) i.e. Southdale Primary School Phase 1A.	Completed
P-2 (b) Southdale Primary School, Armadale CDA - Future extension needed for CDA school in P-2(a) (classes to be reorganised).	Initiation stage
P-3(a) St Anthony's RC Primary School - extension Phase 1	Completed
P-3 (b) Eastertoun Primary School	Not to be progressed– rebuild as larger school; current school roll forecasts suggest that this proposal is not required to be progressed.
P-4 Armadale Academy - school extension	Completed
P-5 Armadale Partnership centre - Council services, Housing office, CIS, Library, Sure-start, Museum and early years space	Completed
Armadale CDA Areas shown within orange dashed lines on Proposals Map	Refer to Appendix 2 of LDP - <i>Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas</i>
P-13 Neighbourhood Centre, Blackridge South east of Craiginn crossroads/A89	Associated with sites H-BL 6 and H-BL 4. Sites subject to a Section 75 Agreement as part of outline planning application 0223/P/17; land reserved in masterplan for local/

	neighbourhood centre uses; renewed interest in site development.
P – 14 Partnership Centre, Blackridge; South east of Craiginn crossroads / A89	Partnership centre - Craiginn Community Centre has been re-structured to include library, museum, hall, computer suite etc.
P – 15 Blackridge Primary School School reconfiguration	Developer contributions are only being sought to deliver housing site H-BL 4 (Craiginn Terrace). The Project follows on from a separate non-developer funded project to deliver nursery capacity.
P – 34 A801 Avon Gorge Crossing	Land reservation for new crossing/improvements. Planning permission has been secured and the project is partially funded through Falkirk Council's Tax Incremental Financing. West Lothian and Falkirk Councils continue to seek funding from the Scottish Government for construction of the crossing.
P – 73 Torphichen Primary School extension (new hall)	Completed
P – 80 Westfield; new primary school	Educational infrastructure requirements under review & to be confirmed to inform design work; new planning applications submitted.
P - 103(a) Links from the National Cycle Network NCN route 75 – Improved access to Blackridge Station (south platform) as part of initiative to add more links across West Lothian	Realignment of path connection for access to the rail station currently delayed due to resource issue with capital programme and post Covid-19 recovery. Landowner re-engaged and design work due to recommence in Spring 2021. Sustrans remain supportive of joint funding.
P – 105 River Avon Heritage Trail (and links to Torphichen, Westfield & Armadale).	Project initiation stage Torphichen – designed and costed Scheme but no grant funds identified; Westfield – link via the former railway.
P – 107 Cycle route link parallel to B8084 between Whitdale Roundabout and Armadale Railway Station	Funding secured from Sustrans, Community Links and West Lothian Council. Land ownership issues have caused delays. Designed and costed CPO in support of route concluded early 2018. Was due just before Covid-19 Shutdown Reprogrammed for Autumn 2020.
NP -122 Armadale Primary School – school extension	Completed
NP - 126 A801 dualling	Developer for Armadale CDA submitted a S.75A to remove planning obligations relating to the upgrading of A801. Planning application was granted at appeal, therefore the contributions will be removed from the existing Section 75 agreement.

DATA LABEL: PUBLIC



ARMADALE AND BLACKRIDGE LOCAL AREA COMMITTEE

COMMUNITY REGENERATION UPDATE

REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION

A. PURPOSE OF REPORT

The purpose of this report is to update members on the Regeneration Teams activity within the Armadale and Blackridge Ward. An update of projects funded from the West Lothian Town Centre Improvement Fund (TCF) for Armadale along with new proposals for projects are also included within this report along with a list of expenditure from this fund.

B. RECOMMENDATION

It is recommended that the members:

1. note the continued work to support organisations and communities within the ward in an ever-changing environment due to the current pandemic;
2. note the progress to date on seven projects from the West Lothian Town Centre Improvement Fund;
3. approve the three new proposals being put forward to be funded from the West Lothian Town Centre Improvement Fund from Armadale Community Council, The Shed and West Lothian Rangers Service and approve the additional allocation of funds for the Street Trees project.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; Being honest, open and accountable; Providing equality of opportunities; Developing employees; Making best use of our resources; Working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Community regeneration reinforces the council's commitment to community planning at a local level.
III Implications for Scheme of Delegations to Officers	None.

IV Impact on performance and performance Indicators	Performance indicators relating to the activity within the plans are captured within the set of regeneration key performance indicators.
V Relevance to Single Outcome Agreement	<ul style="list-style-type: none"> - We are better educated and have access to increased and better quality learning and employment opportunities. - We live in resilient, cohesive and safe communities. - We live longer, healthier lives and have reduced health inequalities. - We make the most efficient and effective use of resources by minimising our impact on the built environment.
VI Resources - (Financial, Staffing and Property)	Activities will be funded from existing budgets or external sources.
VII Consideration at PDSP	Annual updates on regeneration plans will be presented to the Community Planning Partnership board.
VIII Other consultations	None.

D. TERMS OF THE REPORT

D1 Background

Local Plans for agreed areas in West Lothian are required by the Scottish Government as part of their Community Empowerment approach. These plans focus on the areas identified through the Scottish Index of Multiple Deprivation and highlight the needs and priorities of the specific community and are reported through the Community Planning Partnership. The existing plan for Armadale was developed using data and community engagement using a range of tools and methods. Local groups have been established to develop the priorities for the area.

Due to the current pandemic a large shift in the needs of our communities has emerged and as such a new approach has been required to ensure that our communities are being supported during this difficult time. The established working group have been utilising meetings to update on changes that services have been doing to adapt to the new working climate.

D2 Armadale's Working Group

The Armadale Working Group have continued to meet monthly using an online platform. Various organisations are regular attendees and as such are able to provide an update on how they are continuing to deliver services during lock down.

The group have agreed to change the remit of the working group to a service group with an update to be provided and presented to the Armadale Community Council linking both together. A template is being designed to ensure that a consistent approach is used when providing information to the Community Council and will include information and updates from a number of organisations and work being undertaken to address priorities raised by the community.

A new consultation is being designed for the community using Survey Hero. This will help the group identify changes to the current priorities and enable the plan for Armadale to be updated. The draft questions are being taken to the next meeting and once agreed will be published widely utilising as many local group's social media outlets as possible. A findings report will be published once the consultation has been completed and will be brought to the next Local Area Committee.

D3 West Lothian Town Centre Improvement Fund – Armadale Fund

The Armadale Town Centre Fund has been accessed by organisations to help with specific projects within the town. An update on projects already agreed are included in the following table:

Project	Update	Complete
Armadale Thistle Football Club Work to improve the East Terrace	This project is fully complete	Yes
Armadale Community Council Community Garden	This project is complete. A change in use of ornamental figure was decided with a new centre piece being used from the Old Armadale Nursery building retaining an ornate original thistle stone sculpture.	Yes
The Goth Signage to Tower and Information Board	This project is complete with new signage matching the original signage being installed to the iconic Tower. The information lectern has been designed, manufactured and installed to the front of the building.	Yes
Active Armadale Group & WLC Planning Street Trees	Since the LAC approved £28k in Spring 2020, the initial Covid-19 lockdown as delayed NETs & Land Services and Construction Services ability to progress the work. A specialist landscape consultant was appointed in Autumn 2020 and a site inspection held with the WLC Arborist. Since the initial survey in 2018 identified the issue, there are more trees requiring replacement than anticipated. A greater area of pavements	In progress – additional funding from the TCF required to complete the project. Please see appendix 4

	will have to be lifted and re-laid to ensure the tree pits have a better quality growing medium/ larger pit and some drainage issues addressed. This will incur additional costs but the consultant Quantity Surveyors are still working on cost options and these will be available in March 2021. Additional funding from the Armadale Town Centre Management Improvement Funds will allow for a more robust project to be undertaken and ensure longevity of the replaced street trees that can contribute to the improved public realm in East Main Street.	
Armadale Community Council Provost Lamp	The search for an original lamp has not been successful and as such a company has been approached to provide a quote for the manufacture of a lamp in the original style. The lamp can be connected to the network in the location that has been identified.	In progress. Expected to be complete in 2021
The Shed Facility Upgrades	This project is complete with a new extractor fitted to remove dust improving the air quality within the facility.	Yes
Armadale Methodist Church Sensory Garden	This project is complete with improvements to the original space incorporating raised beds with sensory plants for people to enjoy.	Yes

New proposals for projects that will benefit the town and attract visitors to the area are also included with the full proposals available in appendix 1, 2 and 3. A brief description of the proposals are below for the approval from members.

The Shed – Appendix 1

The Shed have requested support to increase accessibility for members by purchasing new inclusive equipment. The new equipment will allow members with mobility issues to be able to safely use the equipment allowing barriers to participation being reduced.

Amount requested: £2,388

Armadale Community Council – Appendix 2

Members of the community have highlighted the need for signage directing people to Woodbank Cemetery. There is currently no signage within the Town Centre and the community council would like to see this rectified to allow people and visitors ease of access in finding the cemetery. West Lothian Council have been approached to support this project and have provided an estimated cost to design, manufacture and install 6 signs.

Amount requested: £1,000

West Lothian Council Rangers Service – Appendix 3

Due to public consultation and members of the public requesting better access to the local natural reserve, Blackmoss, a project to not only improve the path network but also the activities within the moss is being put forward from the Ranger Service. By improving the access to the Blackmoss barriers to people benefiting from the outdoors is greatly reduced with the area becoming more accessible for all. New pond dipping platforms will encourage greater use by individuals and groups providing an educational resource for all ages. Increasing visitors to the area with appropriate marketing will help to increase footfall within the town centre. QR codes situated on already established signage within the moss will link to a webpage allowing people to not only know about the nature reserve but also the history of the town and the many cafes and shops in the town.

Amount requested: £38,150

Armadale Street Trees additional funding – Appendix 4

Additional funding is requested for the project to reinstate the street trees along the East and Main Street of the Town Centre. The additional funding will allow for a more robust project and will ensure longevity of the replaced trees that can contribute to the improved public realm in East Main Street. The additional funds are required due to an increase in costings relating to the additional work required, including the number of trees needed, and the additional work to the existing tree pits to ensure that the appropriate drainage is in place. At the LAC in January 2020 £28,000 was approved for this project. An additional £28,000 is recommended.

Amount requested: £28,000

Total cost if all four projects are supported: £69,538 this will leave a balance of £4,147.58 to support any shop frontage improvements or other projects for the Town Centre that may be requested. The full five-year capital programme will have been drawn down with no additional funding being received. A full breakdown of expenditure and commitments to date can be seen in Appendix 5.

Discussions between the developers at Southdale and West Lothian Council Planning department are in process relating to the outstanding developer's contribution and the amount that will be available for Armadale Town Centre from this.

E. CONCLUSION

The Armadale Services group is continuing to meet virtually on a monthly basis and are looking at identifying up to date priorities for the communities by developing an online survey. Further updates on the survey along with the finding report produced using the data will be presented at the next Local Area Committee. A regular and consistent update is to be provided to Armadale Community Council to ensure that the sharing of information and developments between the two groups are linked.

Ongoing support is being provided by the Community Regeneration Officer to community groups and organisations regarding their ongoing projects along with support being provided to new projects funded from the West Lothian Town Centre Fund for Armadale. Members are asked to support the project proposals set out in appendix 1, 2, 3 and 4 and to also be aware that if these projects are supported the remaining balance for the full programme will be £4,147.58 with no additional funds to be drawn down. The remaining balance of £4,147.58 will be for any requests to support shop frontage improvements or additional projects up to 2023.

A further update on progress will be presented to the next Local Area Committee.

F. BACKGROUND REFERENCES

West Lothian Regeneration Framework 2014-2034

Appendices/Attachments: Four

Appendix One:	The Shed
Appendix Two:	Armadale Community Council
Appendix Three:	West Lothian Council Rangers Service
Appendix Four:	Armadale Street Trees additional funding
Appendix Five:	West Lothian Council Town Centre Fund for Armadale Expenditure and Commitments to date

Contact Person: Michelle Kirkbright, Community Regeneration Officer, 01506 283233
michelle.kirkbright@westlothian.gov.uk

Craig McCorriston
Head of Planning, Economic Development and Regeneration

23 February 2021

Project Name	Facility Upgrade
Organisation	The Shed
Lead Contact	James Gribben – Treasurer
Partners	West Lothian Council, Armadale & District War Memorial Association, Armadale Academy, West Lothian College, The Dale Hub, Armadale Food Bank and Armadale Thistle Football Club
Description of Project: What Why	<p>We wish to replace our existing table saw which at present is a site saw</p> <p>This saw is a mobile piece of machinery and as such is challenging to use for our members using wheelchairs and those with a lack of confidence.</p> <p>A new fixed table saw with extended side tables means that firstly the table will not move during use especially if it is bumped by a wheelchair user.</p> <p>Secondly with the more substantial work surfaces (extending tables) it makes the saw more user friendly when working with a buddy system.</p> <p>Overall it will allow our members with a physical difficulty to contribute more of their own efforts into producing their own projects.</p> <p>We also wish to purchase a small wood-turning lathe.</p> <p>This particular lathe is specially designed for beginners and is also suitable for members with limited abilities.</p> <p>We are most fortunate in having a fully qualified wood-turning instructor as a member.</p> <p>It was at Roberts suggestion that we apply for funding for this project.</p> <p>It is an ideal starter lathe which can allow the new user to achieve an end product safely and with more ease than can be achieved on a standard lathe.</p>
Evidence of Need (Consultation)	<p>We are a volunteer organization and charity and as such we have formed community partnerships and continue to do so.</p> <p>Our current partnerships are with Armadale Academy, West Lothian College, West Lothian Council Regeneration Scheme, Armadale & District War Memorial Society.</p> <p>We also engage with and support other sheds in particular Kennoway Community Shed</p> <p>We arranged a day trip to Kennoway through our partnership with Armadale Academy.</p> <p>They allow us use of their mini-bus as one of their employees is also a member of the shed.</p> <p>We have had a return visit from Kennoway with forty of their members visiting Armadale.</p> <p>This year we had plans for many other outings with other interested sheds.</p> <p>Unfortunately these plan are now on hold but we hope to resume as soon as it,s sae to do so.</p>

	<p>As we are quite a unique shed we have had lots of interest from other shed to visit many to learn from our Wood Turning Instructor but also the experience the model we operate and the process of integrating all types of members.</p> <p>We also receive referrals both by recovery organisations and social prescribing.</p> <p>This means we are continually adapting our facilities for new members with either physical or emotional issues. Increasing numbers of people are suffering from loneliness, social isolation along with other mental health problems</p> <p>Even more so in this current climate</p> <p>We at Armadale Shed strive to provide a facility where members can maintain a work ethic by joining the shed and participating in worthwhile projects and personal projects which helps to promote both physical and mental health wellbeing.</p> <p>One of the many benefits we have noticed is since we were able to purchase the new planer thicknesser last year with a generous grant from yourselves many more members were much more confident using it.</p> <p>This was due to the noise level of the new machine being much lower than the previous one.</p> <p>As our existing site saw generates more noise than the one we hope to replace it with we hope to see another similar increase in use.</p> <p>While work situations and site conditions are acceptable in the building industry with appropriate ppe in the shed even with the same PPE members are more nervous using very loud machinery anything we can do to reduce that and give them more confidence contributes to their overall wellbeing.</p>
Breakdown of Costs	<p>Jet Wood Turning lathes with starter kit: £913.00</p> <p>Axminster trade saw bench with table extension and location base: £1475.00</p>
Timescale	Within 90 days of being awarded funds.
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	N/A
Benefits	<p>Purchasing these items will allow us to broaden our appeal to both new members and others who would like to visit to develop new skills that they can transfer to their own local shed.</p> <p>We aim to cater for all interested parties and feel that through our community partnerships our face book page and our Armadale Shed website we will encourage people to visit Armadale to make use of our facilities. This in turn would bring more visitors to Armadale Town Centre</p> <p>The initiative we started with Armadale Academy last year allowed us to engage with pupils who were academically challenged.</p>

	<p>We introduced them to the use of basic hand tools and under supervision they made outdoor furniture for the school and items for the Armadale & District War Memorial Society.</p> <p>Making these items fosters and encourages an interest in the local community and provides a solid background in wood working should they wish to develop this into a possible career.</p> <p>This initiative has also contributed to an increase in pupil attendance at school.</p> <p>Armadale Shed is the only community shed in West Lothian and, as such, we are a community asset for both Armadale, West Lothian and surrounding areas.</p> <p>We actively promote the Shed through social media, particularly Facebook our posts typically reach about 900 people each week.</p>
Quotes:	<p>Jet Wood Turning lathes with starter kit: £913.00</p> <p>Axminster trade saw bench with table extension and location base: £1475.00</p> <p>TOTAL: £2,388</p>

Project Name	Woodbank Cemetery Signs
Organisation	Armada Community Council
Lead Contact	
Partners	West Lothian Council – Operational Services
Description of Project: What Why	We wish to purchase and install signage within the Town Centre to direct people to the Woodbank Cemetery. There are currently no signage directing people to the cemetery and we feel that this is much needed.
Evidence of Need (Consultation)	Members of the public have raised this as a concern and one that should be resolved.
Breakdown of Costs	Cost of approx. £1000 has been provided by WLC. This includes the design, manufacturing and installation of the signs – 6 in total.
Timescale	This would need to fit in the West Lothian Council Operational Services timescale.
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	West Lothian Council has no budget for this, however if the Community Council receive funding from the TCF West Lothian can design the signs, get them made up and install in the most suitable locations.
Benefits	At present there are no signage for people to know how to get to the cemetery. By installing signage it will allow people to know where the cemetery is and how to get there.
Quotes:	Price for the design, the making up and the installation of the signs has been provided by West Lothian Council. TOTAL: £1000.00

Project Name	Black Moss Nature Reserve
Organisation	West Lothian Council Ranger Service
Lead Contact	Hannah Crow / Tracey Smith
Partners	WLC Regeneration team Armadale Community Council
Description of Project: What Why	<p><i>We have already secured £12,427 through the Town Centre Fund, however there was a shortfall within that project that makes up the main elements of Phase 1 below.</i></p> <p>Improve the path network and pond area within Blackmoss Nature Park for all users. Works will include:</p> <p>Phase 1</p> <ul style="list-style-type: none"> - Reinstall the ditches along the pond path and secondary path running along the eastern edge of the moss. - Scrape back and resurface these paths with additional culverts, where required - Cut back vegetation along these paths to reduce overhang and improve sightlines - Resurface paths leading to pond dipping platforms - Remove rotten bench and replace with a number of perch seats <p>Phase 2</p> <ul style="list-style-type: none"> - Upgrade core path WL21 from the entrance to Blackmoss on Avondale Drive through to the A89 (west of Armadale Academy) - Thin out areas of dense scrub/trees within Blackmoss - Clear out pond – removing rubbish and 1/3 of vegetation - Removing old boardwalks and installing a new pond dipping platform - Installation of new directional signage <p>Blackmoss is a well-used local park with over 2km of surfaced path network however it is now in slow decline with work required to bring the paths back up to a good standard.</p> <p>Blackmoss Nature Park received a grant from the Peatland Action Fund a number of years ago to restore the raised lowland moss at Blackmoss Nature Park. Since then there has been a need to improve the wider park area. New signage was purchased in the last round of the TCF, to create welcoming entrances and to help guide new visitors around the Park.</p> <p>However, there is a need to improve the path network within Blackmoss Nature Park so that all members of the community can access and benefit from the site.</p>

	Without external funding these paths and pond area will continue their slow decline, becoming wetter and more overgrown.																				
Evidence of Need (Consultation)	<p>Members of the local community have approached not only Council Officers but also Ward Councillors to request improvements to the path networks within Blackmoss Nature Park so that more people are able to enjoy this natural resource within their immediate area.</p> <p>By improving the accessibility for people to walk in Blackmoss Nature Park, we are supporting the mental health and wellbeing of the local community. Due to the current pandemic this is needed more than ever.</p> <p>There is abundant evidence showing the correlation between a person's mental health and their access to open space and physical activity. With this in mind, reducing barriers to people accessing open space and physical activity will be a huge benefit for the local community.</p> <p>Encouraging more use of this natural open space will attract visitors to the area and will help support the smaller local businesses in the town centre.</p> <p>Working with a partner project to install additional information within the Park and surrounding area will also help draw people to local amenities and facilities. This will help create a joined up and connected community within Armadale.</p>																				
Breakdown of Costs	<p>PHASE 1</p> <table> <tr> <td>Path Work</td><td>£14,950</td></tr> <tr> <td>Vegetation Management</td><td>£600</td></tr> <tr> <td>Perch Seats x 6</td><td>£1,500</td></tr> <tr> <td>Total</td><td>£17,050</td></tr> </table> <p>PHASE 2</p> <table> <tr> <td>Path Work</td><td>£15,300</td></tr> <tr> <td>Vegetation Management</td><td>£1,800</td></tr> <tr> <td>Pond Dipping Platform</td><td>£2,000</td></tr> <tr> <td>Signage</td><td>£2,000</td></tr> <tr> <td>Total</td><td>£21,100</td></tr> <tr> <td>Grand Total</td><td>£38,150</td></tr> </table>	Path Work	£14,950	Vegetation Management	£600	Perch Seats x 6	£1,500	Total	£17,050	Path Work	£15,300	Vegetation Management	£1,800	Pond Dipping Platform	£2,000	Signage	£2,000	Total	£21,100	Grand Total	£38,150
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Signage	£2,000																				
Total	£21,100																				
Grand Total	£38,150																				
Timescale	<p>Phase 1 delivered in conjunction with TCF to be completed by August 2021</p> <p>Phase 2 would be delivered before end March 2022</p>																				
Potential implications on other budgets including revenue costs (on-going costs/maintenance)	On-going maintenance of paths and pond areas will be overseen by the Parks & Woodland Teams and other Council Services (where appropriate).																				
Benefits	Wide, well surfaced paths will benefit local communities wanting to access Blackmoss Nature Park for recreational or educational reasons as well as those commuting or using the space for improving their health and wellbeing.																				

	<p>The health benefits of immersing ourselves in outdoor green spaces are widely recognised. Living in areas with grass and trees has been linked to lower risk of various health conditions such as high blood pressure and cardiovascular disease. As well as physical health, greenspace is associated with positive mental health but these spaces need to be welcoming, well maintained and accessible to all.</p> <p>Having quality local greenspaces are more important than ever due to COVID, there is an increased need to have space to socially distance in public places, as well as space to destress and 'reset'.</p> <p>Cutting back the vegetation will not only allow extra space but will open up the paths, creating better sightlines which is especially welcome the winter months when light levels are particularly low. This creates a safer and more pleasant environment for the local community to enjoy.</p> <ul style="list-style-type: none"> • Town Centre Living – A well maintained and attractive Park will encourage more people to use the area. A higher footfall will also increase natural surveillance and public ownership, thus deterring anti-social behaviour that would be associated with a degrading Park. • Enterprising Communities – A well maintained Park encourages community activity and can create a greater sense of ownership. It offers opportunities for events and activities to be carried out on the site as well as outdoor education for local schools, nurseries and play groups, all of which help increase the health and wellbeing of local communities. • Accessible Public Services – A well maintained Park offers the space for people to use their local facilities rather than having to travel to other regional facilities. • Proactive Planning – Having access to free high-quality green spaces is not only more sustainable and lowers carbon output (as opposed to travelling), it also helps connect people and places which in turn promotes natural and cultural assets.
What if 100% funding not awarded?	<p>A phased approach is suggested in the breakdown if full amount is not awarded.</p> <p>The Ranger Service will continue to seek external funding for any outstanding project work</p>
Quotes:	<p>Quotes for path work have already been received but other elements still need to go out to tender.</p> <p>TOTAL: £38,150.00</p>

Project Name	Armadale Town Centre Public Realm Improvements – East Main Street: street tree re-planting.
Organisation	West Lothian Council (Planning Services – in association with NETs & Land Services & Parks & Woodland: Trees Team)
Lead Contact	Chris Alcorn – Planning Services
Partners	Construction Services (via specialist landscape consultants Rankin Fraser); NETs & Land Services + WLC Arborist.
Description of Project: What Why	<p>Since the Armadale & Blackridge LAC approved £28k (i.e.; £25k works + £3k fees), in Spring 2020, there was delay due to the initial Co-vid shutdown and NETs & Land Services and Construction Services could not staff resource the project. A specialist landscape consultant was appointed in late Autumn 2020 and a site inspection held with the WLC Arborist. (See attached Inspection report - December 2020, follow up Proposals Report – January 2021 and example tree pit details & layout).</p> <p>It transpires that since the initial survey in 2018 identified the issue, there are more trees requiring replacement than anticipated. In addition, a greater area of pavements will have to be lifted and re-laid to ensure the tree pits have a better quality growing medium/ larger pit and some drainage issues addressed. This will incur additional costs, but the consultant Quantity Surveyors are still working on cost options and these will be available in March 2021. However, it is anticipated double the initial £28k budget will be required to make the scheme successfully work.</p> <p>Additional funding from the Armadale Town Centre Management Improvement Funds would allow for a more robust project to be undertaken and ensure longevity of the replaced street trees that can contribute to the improved public realm in East Main Street.</p>
Evidence of Need (Consultation)	<p>Over a dozen dead, or missing, street trees in footways on both north and south sides of East Main Street, Armadale; (+ 1 missing tree on West Main Street). Previous LAC report in Spring 2020.</p>
Breakdown of Costs	Quantity Surveyor, employed via Rankin Fraser consultants, are currently working on the outline costs and options for this project. The report would be available in mid-March 2021.
Timescale	Planting in Autumn 2021 is optimum time for establishing street trees and reducing any stress on the new tree stock and enhancing establishment.
Potential implications on other budgets including revenue	On-going maintenance will be via NETs & Land Services assisted by the WLC Parks & Woodland Team Arborist, but maintenance should be minimal once street tree replacement successful replanted.

costs (on-going costs/maintenance)	
Benefits	<ul style="list-style-type: none"> • Streetscape and town scape enhancement. • Removal of dead street trees. • Known Climate change benefits from street trees in urban environment via carbon sequestration urban cooling & shade.
Quotes:	(See above re 'Breakdown of costs').

(V1- 9.2.21)



ARMADALE REPLACEMENT TREES

ART-RF-XX-XX-RP-L-001

DATE 25.01.2020

INTRODUCTION

rankinfraser believe that the tree pits associated with the failed trees along East & West Main Street are substandard. We believe that the soil in these pits is compacted and this has prevented the circulation of air, water and nutrients to the roots of the trees resulting in the trees death. We feel to give any replacement trees the best chance of long term survival the tree pits should be replaced. We have explored three techniques to construct new tree pits that would prevent the compaction of the soil. These techniques are;

Structural soil cell

Amsterdam tree soil

Stockholm tree pits



Severely compacted soil that is "dense as bricks" and not conducive to tree root growth



Soil that is light, porous, and suitable for growing trees

ARMADALE REPLACEMENT TREES

rankinfraser Landscape Architecture

FUNDAMENTALS OF TREE PIT DESIGN

Trees can be an important part of a sustainable drainage system. They draw large amounts of water up through the soil, and their leaves catch and slow down water before it reaches the ground. Tree roots can also absorb pollutants from soil and soil-water. Therefore, it is important that tree pits are integrated with the overall site drainage design.

There are three key aspects of a successful tree pit design:

SOIL VOLUME

Designers need to specify enough soil to support the tree at its mature size.

WATER

Trees need a continual supply of water if they are to thrive. In the urban environment a tree's water supply can be naturally sustained if rainwater is collected and diverted into the tree pit.

AIR

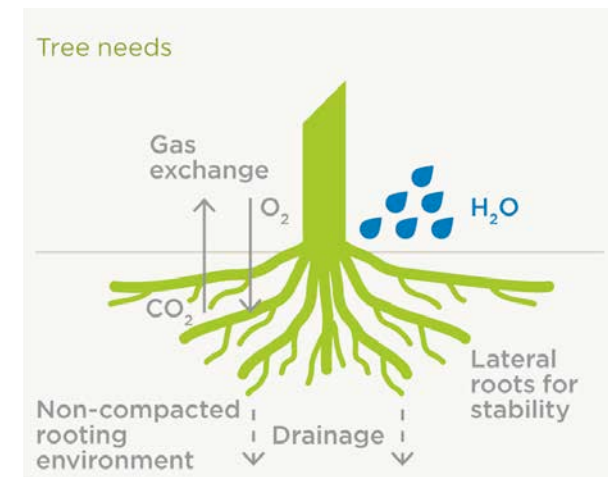
Roots and soil organisms respire in order to generate energy which is a process that requires oxygen. Therefore, pathways need to be provided for gaseous exchange between the soil and the above ground atmosphere.

There is a direct relationship between the volume of below ground growing space and how a tree is likely to develop, the greater the soil volume:

the faster the tree will grow
the bigger it will become
the healthier it will be
the better it will look
the longer it can be expected to live

ARMADALE REPLACEMENT TREES

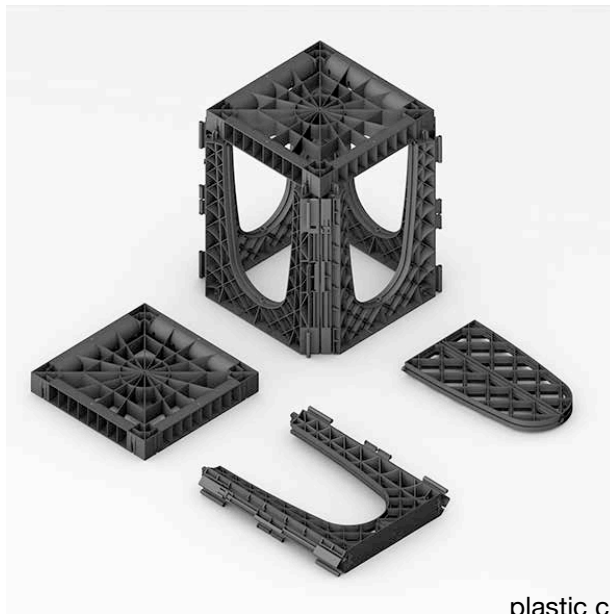
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STRUCTURAL SOIL CELL

This option would see the installation of plastic cells below the footpath. These cells are then filled with soil before the pavement is relaid on top. This option is the most high-tech and would be the most expensive. From our experience, cells give the best chance for the trees survival but this is not a cost-efficient solution.

rankinfraser have installed trees into soil cell and so far all of the trees have survived.



plastic cells



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AMSTERDAM TREE SOIL

Amsterdam tree soil is a blend of silica sand and composted green waste for added organic matter. This is a tried and tested technique but trees do not establish as well as with soil cells. There is more risk with tree failure and we would need to be more selective about the tree species. Amsterdam tree sand is less fertile, therefore the pit needs to be larger and this would result in more of the pavement being dug up.

rankinfraser have installed trees into Amsterdam tree sand with mixed results.



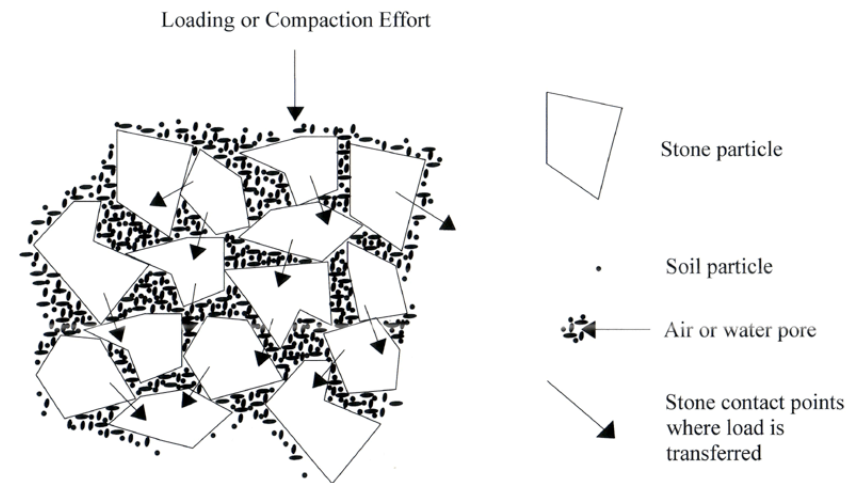
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STOCKHOLM TREE PITS

With this technique, we would look to create new pits with a stone-based growing medium. The new structural soil would be able to support pedestrian and vehicular traffic. These pits should be connected into the wider drainage system. The Stockholm system is not technically complicated but it requires rigorous implementation and site supervision from the beginning to the end of the works.

rankinfraser have not yet installed any Stockholm tree pits on any of our previous jobs but we have researched the technique and the trees look to establish well in the case studies shown. We believe that this method would deliver better results than Amsterdam tree sand.



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Root system of a tree grown in CU-Structural Soil® (left) compared to one grown in a regular compacted soil (right). Root systems are shown at three years post-transplant.

PROPOSED TREE SPECIES

rankinfraser have proposed a palette of trees that will, when established, be of appropriate scale with the context of East and West Main Street. These trees are frost hardy, can tolerate wind exposure and exposure to salt. All of the trees have tight compact canopies and all of the trees selected are deciduous. We have deliberately selected different species for the trees that are already on the street but we believe the proposed trees would complement the existing species.



Corylus columna 'VDB Obelisk'



Carpinus betulus 'A. Beeckman'



Platanus x *hispanica* 'Malburg'

TREE SURROUNDS

Instead of proposing metal tree grilles, we have proposed that the top of the tree pit is infilled with resin-bound gravel. To reduce the depth of sub-base below the resin-bound gravel we have proposed that a plastic cell is installed. Resin-bound gravel is a high-quality permeable product.

We have looked to specify trees that are of sufficient size that they will be difficult to vandalise. These trees would be secured using underground guides.



Blue Granite, Natural Aggregate

ARMADALE REPLACEMENT TREES

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Armadale Main Street Street Trees Site Inspection Report

Date of visit - 15 December 2020

Present - Ruth Strachan, WLC
Craig Sinclair, WLC
Chris Rankin, rankinfraser landscape architecture

Purpose - To review the current condition of the street trees on East/West Main Street Armadale

Notes

1. There are a number of street trees that are currently missing; 11 identified on the WLC survey plan plus a further 3 identified on site - 14 in total.

2. There are a further 41 trees planted within the streetscape in the study area. This excludes trees planted in grass verges.

3. Identification of all species was difficult due to the season however the following species were identified;

- Ash
- Birch
- Norway Maple
- Field Maple
- Sorbus
- Ginkgo
- Hornbeam
- Lime
- Prunus

These are identified on the accompanying plan.

4. The condition of the existing trees varies from some that have died to others that are reasonably healthy and retaining good form and putting on growth.

5. The following general comments can be made about the existing species

Ash - these are in a fair condition but susceptible to ash die back in due course

Birch - one tree is dead and the other, fastigate in form is not particularly healthy.

Norway Maple - these appear to be more recent and are planted further back from the road edge to the other trees. It would appear that these trees have more below ground growing

space and are in good health.

Field Maple - these appear to be the most common species and vary in condition.

Sorbus - Many of the Sorbus are leaning, possibly due to the root spread being impeded

Ginkgo - there are two ginkgo, both are in good health

Hornbeam - These are primarily on West Main Street and are in good health

Lime - These are in good health reasonable health

Prunus - One identified in reasonable health.

6. The tree pits of the missing trees show evidence of settlement of the paving in proximity of the tree pit and evidence of water sitting in these depressions indicating poor drainage of the pits.

7. Initial conclusions from the site visit are;

a, there are 14 missing trees in total;

b, several of the remaining trees are either dead, leaning or in poor condition;

c, the cause of the death/stress is most likely poor underground preparation resulting in, limited space for the roots to grow in to and poor drainage resulting in waterlogging and lack of air and nutrients;

d, compaction from the paving around the trees sinking into the pit will contribute to the compaction of soil further exacerbating resulting in waterlogging and lack of air and nutrients;

e, proximity to the carriageway may cause problems from salt spray;

f, successful species appear to be Ginkgo, Hornbeam, Norway Maple and Lime.

Potential next steps

1. Review the original brief scope - the original brief ask for recommendations to replace the missing trees. The site visit demonstrated that there are more missing trees than first indicated and others that are in poor health. An overview of the number and location of street trees would seem sensible in the light of the above.


Note:
Work to written dimensions only.
Do not scale from drawing.
Do not scale from drawing.
Any drawing errors or inconsistencies should be brought to the attention of rankinfraser landscape architecture as soon as they become apparent.




LEGEND

 Proposed location of replacement tree refer to detail

Tag	Latin Name	Common Name	Height	Root	Birks	Age	Girth	Form	Cir.Stem	Number
Ph	Platanus x hispanica 'Malburg'	London plane	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	2
CC	Corylus colurna 'VDB Obelisk'	Turkish hazel	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	4
CB	Carpinus betulus 'A. Beckman'	Hornbeam	600-850cm	RB		3 x transplant	20-25cm	Clear stem	200cm	6

 Insufficient space to create tree pit due to services tree relocated and the surface of the old pit to be repaired, header course to be lifted

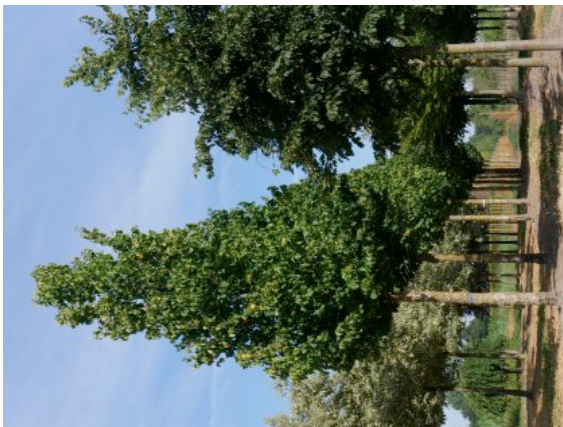
 Existing tree to be retained



Platanus x hispanica 'Malburg'
London plane



Carpinus betulus 'A. Beckman'
Hornbeam Tree



Corylus colurna 'VDB Obelisk'
Turkish hazel

PO1 23/01/21 drawing issued for discussion

rev date revision notes

rankinfraser
landscape architecture

project project nr 2018
Armadae Replacement trees

client West Lothian Council

drawing title

Landscape Layout Plan

drawing nr

ART-RF-XX-XX-DR-L-001

date 23/01/21 rev PO1 scale 1:20 @ A1

issue information
tender

construction

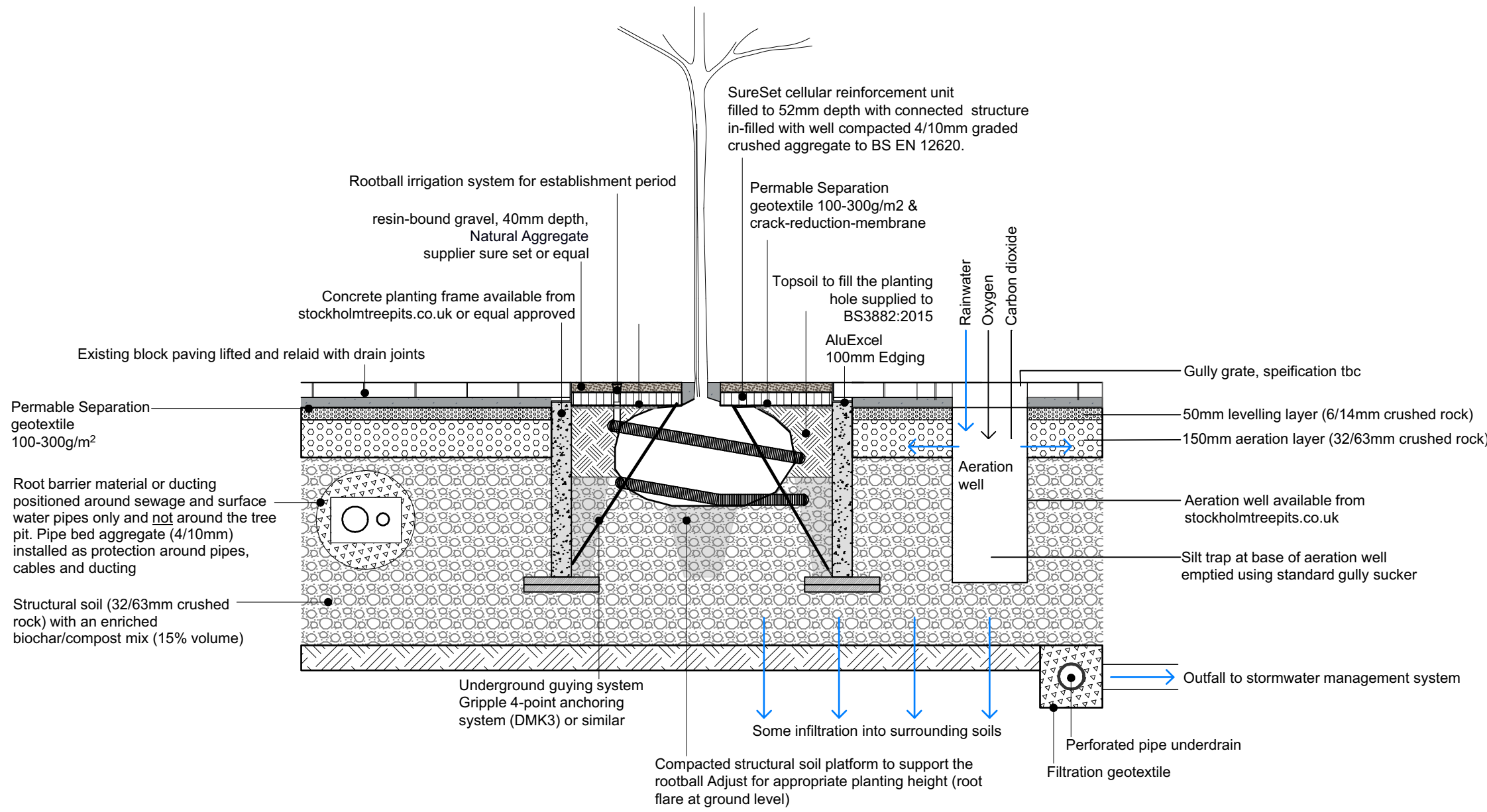
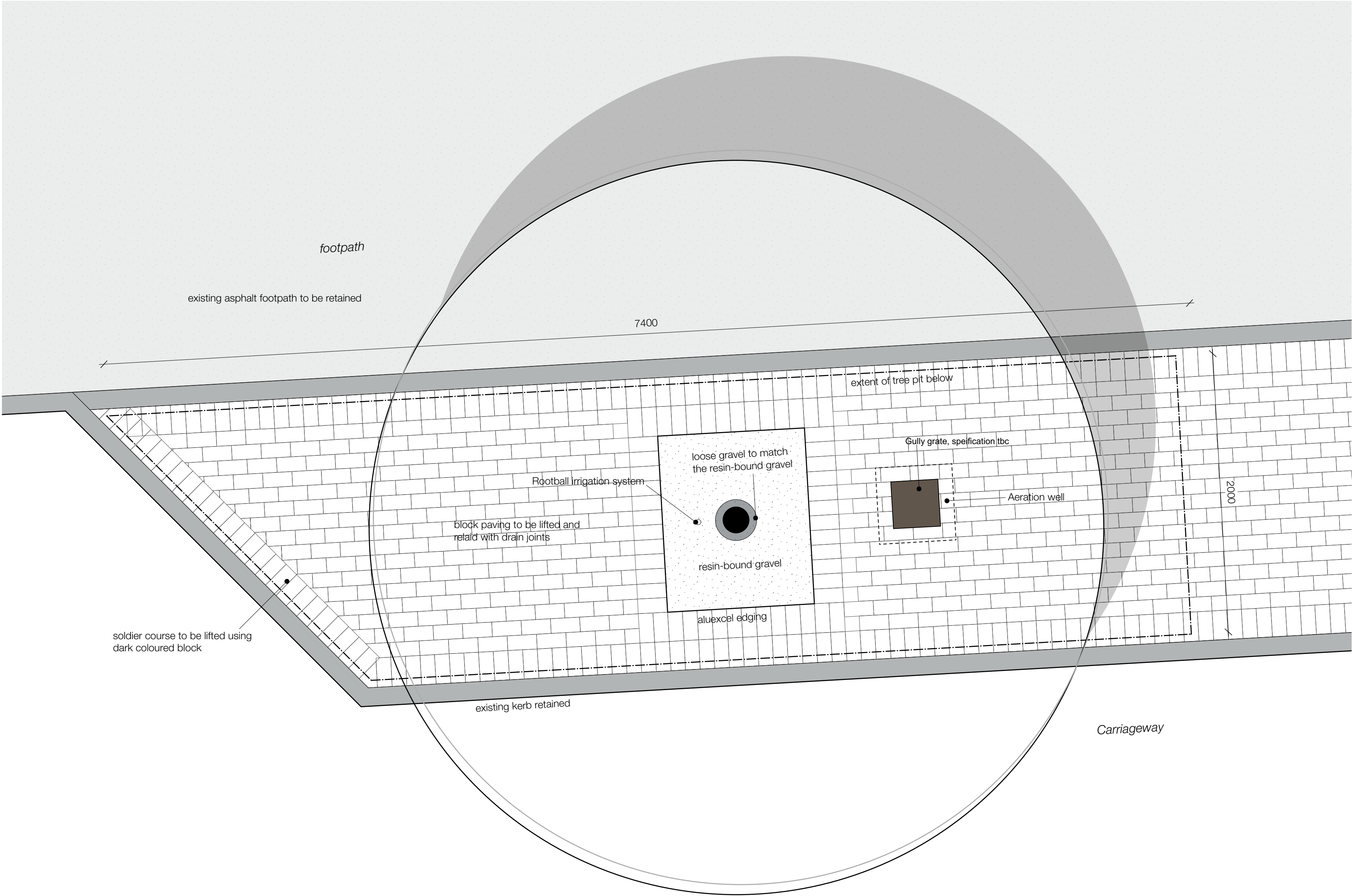
final construction

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P01 23/01/21 drawing issued for discussion
rev date revision notes

rankinfraser
landscape architecture

project project nr 2018

Armada Replacement trees

client

West Lothian Council

drawing title

Tree Pit Detail

drawing nr

ART-RF-XX-XX-DR-L-002

date 23/01/21 rev P01 scale 1:20 @ A1

issue

information
billing
tender
construction
final construction

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West Lothian Council Town Centre Fund – Armadale

Expenditure and Commitments to Date

Budget £	Projects	Expenditure	Balance £
225,000.00	Volunteer Park	35,000.00	190,000.00
Full 5 Year programme amount including 2017-18 c/f	North Street Car Park	51,191.38	138,808.62
	Shopfront Improvement	2,833.09	135,975.53
	Environmental Improvements, Former Toilet Block– ACC	3,000.00	132,975.53
	The Goth – Signage and Information Lectern	4,000.00	128,975.53
	Volunteer Park, Terrace Improvements - ATFC	9,777.00	119,198.53
	Provost Lamp - ACC	5,000.00	114,198.53
	Facility Upgrade – The Shed	4,250.00	109,948.53
	Sensory Garden – Armadale Methodist Church	7,800.00	102,148.53
	Armadale Street Tree Project – Planning	28,000.00	74,148.53
	Shopfront Improvement	462.95	73,685.58

Proposals for funding seen at the Local Area Committee February 2021

Budget	Projects	Project Cost	Balance if supported
73,685.58	Inclusive Equipment – The Shed	2,388.00	71,297.58
	Woodbank Cemetery Signs - ACC	1,000.00	70,297.58
	Improvements to Blackmoss Nature Reserve – Ranger Service	38,150.00	32,147.58
	Armadale Town Centre Public Realm Improvements – East Main Street: street tree re-planting	28,000.00	4,147.58

If all of the above proposals are supported by members, there will be £4,147.58 remaining in the budget to cover shop front improvements or additional town centre improvement projects. No other money will be drawn down from the 5-year programme that runs until 2023.

	Issue	Purpose	Lead Officer	Date	Referral
1	Housing Report	Quarterly update on housing issues	Lorraine Donnelly	May 2021	No
2	Police/NRT Report	Quarterly update on Police/NRT activity	Sgt Keith Jack	May 2021	No
3	Nets, Land and Countryside Services	Quarterly update on Nets, Land and Countryside Services	Tony Fleming	May 2021	No
4	Scottish Fire & Rescue	To provide a quarterly update	Stuart McNiven	May 2021	No
5	Community Regeneration	Update on progress towards Armadale Regeneration Plan	Michelle Kirkbright	May 2021	No
6	Work Plan	Provide an update on report dates due for the year	Michelle Kirkbright	May 2021	No
7	Armadale Academy	To provide an update on performance and activity	Graham Paris	May 2021	No
8	Town Centre Improvement Fund	To provide the committee with details of projects funded through the Scottish Government TCIF	Michelle Kirkbright	May 2021	No
9	Youth Services	To provide an update on Youth Services within the ward	Beverly Akinlami	May 2021	No
10	Food Growing Strategy	To provide information on the new West Lothian Food Growing Strategy	Becky Plunket	2021	No
11	Confucius	To provide the committee with an update on the Confucius project since it began	Armadale Primary School Head Teacher	TBC	No
12	WLC Town Centre Improvement Fund for Armadale	Update on Projects funded from the WLC TCIF including new proposals	Michelle Kirkbright	TBC	No
13	Pensioners Christmas Fund	To advise the committee of the number of beneficiaries eligible within the ward	Michelle Kirkbright	TBC	No
14	St Kentigern's Academy	To provide an update on performance and activity	Andrew Sharkey	TBC	No
15	Advice Shop	To provide an annual update on activity on the ward	Elaine Nisbet	TBC	No