

## PERTH AND KINROSS COUNCIL

## Housing and Health Committee

29 March 2017

## Housing Estate-Based Initiatives

## Report by Acting Executive Director (Housing and Community Safety)

**PURPOSE OF REPORT**

This report updates Committee on progress and the ongoing development of Estates Based Initiatives which continue to engage and empower local tenants to identify and deliver improvements within local communities. It also advises committee of the plans for 2017/18.

**1. BACKGROUND / MAIN ISSUES**

1.1 In January 2015, Housing and Health Committee approved proposals to introduce Estate Based Initiatives (EBIs) across Perth and Kinross (Report 15/52 refers). Funding was identified through the Housing Revenue Account (HRA) and it was agreed that projects would be on communal ground/property owned by the HRA and must demonstrate sustainability contributing to community safety, and/or improve the amenity of the local area. Committee received an update on the range and impact of 2015/16 projects in August 2016 (Report 16/356).

1.2 The aim of EBI's is to involve and empower tenants at a local level within their communities to identify and prioritise environmental improvements that will benefit the wider community. The initiatives also enable tenants to agree and oversee a budget for their area, in discussion and partnership with elected members and staff.

1.3 EBI's support the Council in delivering its commitments to its tenants outlined in the Scottish Social Housing Charter, particularly Outcomes 3 and 6

*“Social landlords manage their businesses so that: tenants and other customers find it easy to participate in and influence their landlord's decisions at a level they feel comfortable with”*

*“Social landlords, working in partnership with other agencies, help to ensure that: tenants and other customers live in well-maintained neighbourhoods where they feel safe”*

1.4 EBIs also support the delivery of the Council's strategic objectives, and the Scottish Government's national priorities and approach through the Community Empowerment (Scotland) Act 2015 by:

- Encouraging active community engagement
  - Building capacity within communities
  - Strengthening the voice of communities in the decisions and services that matter to them
  - Developing trust between and within services and communities
- 1.5 EBI's are closely aligned to the Housing Services commitments to our tenants in both our Local Housing Strategy and health and social care strategic plan themes to involve and empower tenants and residents to influence decisions together with promoting well maintained homes which meet the relevant standards and safe and secure communities.
- 1.6 The wider community benefits of EBI's include improved transparency and quality of information available to communities, thereby enabling them to understand and identify priorities more effectively. The approach followed supports greater tenant involvement, coordination and partnership working opening up new channels of communication between the Housing Service and our tenants.
- 1.7 A range of social and individual benefits are also clear, these include improved individuals' self-confidence in identifying and tackling neighbourhood issues and in negotiating with the housing service, bringing tenants together from within communities enabling them to pool knowledge, skills and experience.

## **2. ACTIVITIES DURING 2016/17**

- 2.1 During 2016/17 the EBI budget was increased by £50,000 from the previous year to £150,000 to support its enhanced roll-out and delivery across all four housing localities.
- 2.2 A review of the approach followed during the first year of delivery was undertaken in April 2016 and the following improvement actions were identified:
- Ensuring sufficient time was allowed for consultation and engagement with tenants during walkabouts and for focus groups and home visits.
  - Recording and analysing tenant and elected member feedback on the impact of the process and the initiatives.
  - Bringing forward project milestones to allow sufficient time for procurement arrangements.
- 2.3 These improvements included in the project plan and operational processes and resulted in an increase in the number of identified and completed projects and the forward planning of projects for 2017/18.
- 2.4 Local EBI panels were established in each locality represented by local tenants and residents and elected members. Community walkabouts were organised by the panels enabling a shared inspection of environmental areas and discussions about areas of concern or deterioration and where EBI

monies could support improvements and have the biggest impact. During these walkabouts the panels each identified a range of projects for potential funding.

- 2.5 Feedback from the walkabouts was collated after which each Local EBI panel assessed, appraised and ranked potential projects using an option appraisal framework linked to the key aims of improving community safety and community involvement. The framework was developed to enable a consistent assessment of each of the projects against the overall objectives of EBIs.
- 2.6 During 2016/17 over 50 projects were identified and delivered across Perth and Kinross, some of these are summarised below:
  - Creation of additional car parking areas
  - Provision of seating and picnic benches
  - Clearing of pathways to improve access
  - Installation of security lighting
  - Provision of family seating area and bird tables at sheltered housing
  - Development of Community noticeboards
  - Enhanced planting and shrubbery in open space green areas
- 2.7 Since their introduction in 2015/16 EBIs have supported the completion of over 80 projects following 62 estate based walkabouts which involved over 200 people from local communities.

### **Supporting Innovation**

- 2.8 Through procurement arrangements a supported business framework was established. This enabled non-profit organisations who support the personal development of vulnerable individuals through work based programmes to tender for EBI work packages. This approach has increased the range of opportunities available for people to gain skills, qualifications and confidence by taking part in the delivery of EBIs, enabling the Housing Service to achieve best value and further enhance the social return on the EBI investment.

## **3. FEEDBACK**

- 3.1 In addition to the very positive customer feedback received from tenants directly involved in and affected by EBIs, satisfaction levels with opportunities to participate in our decision making process rose from 62% in 2013, to 74% in 2016. Satisfaction levels with the Council as a landlord in relation to the management of neighbourhoods also rose from 75% in 2013, to 79% in 2016.
- 3.2 Continuing to learn from the EBI approach will support the Housing Service to remain customer focused and enable tenants to contribute new ways of improving local outcomes for communities, through the Local Action Partnerships. This is already evidenced by the award winning North Muirton Action Plan.

3.3 The benefits of offering purposeful opportunities to support personal development, increase employment chances and aid recovery and well-being are well recognised. These activities can be of considerable value as part of support plans to people with chaotic lifestyles or who are vulnerable. In order to support community capacity and deliver wider individual and community benefits, the locality Housing Teams worked closely with the Community Payback Team who were also involved in the delivery of a number of projects.

#### **4. PLANS FOR 2017/18**

4.1 An additional £50,000k has been allocated to support the 2017/18 Estates Based Initiatives following Housing and Health Committee approval in January 2017, increasing the overall budget to £200,000k (Report 17/34).

4.2 The increased involvement from local communities during 2016/17 meant that not all projects could be undertaken during the year, so EBI panels agreed that these would be carried forward and prioritised during 2017/18.

4.3 To ensure good progress during 2017/18 work has already begun, with walkabouts in Letham and Hillyland and dates agreed for walkabouts across all other localities.

4.4 We will continue to support the promotion of social enterprise through the existing procurement framework and through the identification of work suited to the skills of their workforces.

#### **5. CONCLUSION AND RECOMMENDATIONS**

5.1 The importance of the environment in creating a sense of place and wellbeing is central to supporting the wider outcomes of our tenants and communities. By involving and empowering tenants through the Estate Based Initiatives, we are making a significant contribution to community sustainability, improving outcomes and tackling inequalities in local communities.

5.2 Committee is asked to note:

- (i) The excellent progress to date in delivering this project and the wider educational and employment opportunities delivered through initiatives such as Community Payback Team and social enterprise opportunities
- (ii) The plans for 2017/18

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#### **Approved**

<b>Name</b>	<b>Designation</b>	<b>Date</b>
Bill Atkinson	Acting Executive Director (Housing and Community Safety)	14th March 2017

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	<b>Yes</b>
Corporate Plan	<b>Yes</b>
<b>Resource Implications</b>	
Financial	<b>Yes</b>
Workforce	<b>None</b>
Asset Management (land, property, IST)	<b>None</b>
<b>Assessments</b>	
Equality Impact Assessment	<b>None</b>
Strategic Environmental Assessment	<b>None</b>
Sustainability (community, economic, environmental)	<b>None</b>
Legal and Governance	<b>None</b>
Risk	<b>None</b>
<b>Consultation</b>	
Internal	<b>None</b>
External	<b>Yes</b>
<b>Communication</b>	
Communications Plan	<b>Yes</b>

### 1. Strategic Implications

#### Community Plan / Single Outcome Agreement

1.1 The Council's Corporate Plan 2013 – 2018 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The report relates to the following:

- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

#### Corporate Plan

1.2 As above.

### 2. Resource Implications

#### Financial

2.1 There was a total of £150,000 available for 2016/17 to support this work.

## Workforce

2.2 None

## Asset Management (land, property, IT)

2.3 None

## **3. Assessments**

### 3.1 Equality Impact Assessment

Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

(i) Assessed as **not relevant** for the purposes of EqIA

### Strategic Environmental Assessment

3.2 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

However, no action is required as the Act does not apply to the matters presented in this report. This is because the Committee are requested to note the contents of the report only and the Committee are not being requested to approve, adopt or agree to an action or to set the framework for future decisions.

### Sustainability

3.3 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets;
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

The information contained within this report has been considered under the Act. However, no action is required as the Act does not apply to the matters presented in this report.

## Legal and Governance

3.4 None

## Risk

3.5 None

## **4. Consultation**

### Internal

4.1 None

### External

4.2 The Tenant Committee Report Panel were consulted on this report. They commented that “it is good that tenants have a say in their communities’ appearance as long as it is not projects that come under planned maintenance.”

## **5. Communication**

5.1 Our tenants are our key target audience in relation to communication around this project. We will continue to undertake this through a range of methods including social media, tenant newsletter, locality events and our annual Tenant Conference.

## **6. BACKGROUND PAPERS**

None

## **7. APPENDICES**

Appendix 1 - List of projects



## APPENDIX 1

Estate Based Initiatives 2016/17			
<u>Project No</u>	<u>Locality</u>		
1	North	Morrison Terrace, Alyth	Grassed areas at 21-23/22-24 to be made into parking additional area
			installation signage 2 x wall mounted and 1 x post mounted
2		Victoria Street, Alyth	Signage on both ends of Victoria Street
3		Luncarty	Repair & repaint broken banisters on steps to Main Rd
			Weed kill around monument
4		Picture House Court, Blairgowrie	Provide two planters with lavender
5		Murray Place, Stanley	Remove unneeded metal fence posts
6		East Brougham Street, Stanley	Paving slabs, cut back bushes & weed
			Install for notice board
7		Old Mill Road, Rattray	Community Notice board
8	Letham/Hillyland	Double Dykes	Enhance existing communal areas (weeding, secure fencing, overgrowth)
			Provision of seating area and fire pit
9		Goodlyburn Terrace	Replace signage
10		Firbank Road	Plant entrance with spring/summer bulbs
			Additional litter bins with dog fouling notices
			Clear, weed and plant behind no. 25
			Add litter bin near bus stop & plant bulbs - installation pending
			Add 'bin it' signs on lampposts and litter bins
11		Dunsinane Drive	Focal point at end of Dunsinane Drive - pending consultation
			Clear weeds alongside wall
12		Tummel Road	Seating area at roundabout
13		Rannoch Road	Replant brick area outside Housing Office
14		Marlee Road	Fence around area of Tainsh's shop
15		Dalreoch Place	Erect signs at Garage Site
16		Newhouse Road	Grass to be cut in short term
			Create family seating area at Sheltered Housing Unit and Bird Tables
17		Dalreoch rear of sheltered Housing	Remove weeds & old fence, clear up car park
18		Campsie Road	Remove metal fence posts
			Plant bulbs or wild flowers in grassy areas by junction
			Clean & preserve the decking
19		Sandeman Court bridge	Clear overgrowth and plant wildflowers on banking

20		Sandeman Court	Maintan the path & clear overgrowth
			Paint railings & repair fences
21		Gillespie Place	Plant bulbs in greenspace on corner
			Seating in 2 grassed areas by the school
22		Primrose Avenue	Planting of bulbs on grassed area opposite shops
			Grassed triangle area used for seating & raised beds
23		Wallace Crescent/Court	Cost to move bench
			Provision of raised beds
			Clear path behind no. 34
			General sweep up & weeding of paths from no. 48 onwards
			Revamp amenity planting alongside no. 2 & remove overgrowth
			Fully clear undergrowth and replant with low level maintenance plants
24		Bruce Crescent	Drying green used for playing or seating - repair fence
25		Teviot House	Planting/bulbs for grassed area
26		Nimmo Avenue	Cut back overgrowth in pathway and clear dumped items
			Replace type 1 and fill up holes with quarry dust
27		Tulloch Terrace	66-76 - replace type 1 and fill potholes
			Replace and repair fencing around drying greens
28		Conon House/Ness House	Clear Car Park and weed kill - Langside Road
			Clear Path - back of Dalreoch/Shops
			Slab area of garden & remove bushes / Renew crumbling walls
29	<b>City</b>	Peter Arbuckle, Invergowrie	Extend gravelled area to make uniform & remove stump
			Replace timber fence
			Remove 3 trees from no. 7
30		Mylnfield Road, Invergowrie	Weed the drying green at no. 22 & renew crumbling walls
31		Hunter Crescent, Invergowrie	Remove overgrowth at no. 16
32		Gowrie Crescent, Invergowrie	Clear dead vegetation & overgrowth at no. 20
33		Johnston Avenue, Invergowrie	Replace & repair broken fencing from no. 16-20
			Make a fence alongside the bins
34		James Street/Scott Street	More signage at entrance 'Private Parking Only'
			Remove overgrowth and large willow herb bushes
			Remove overgrowth at no. 34-36
35		Bute Drive	Cut back rowan tree & overgrowth at no. 29
36		Lewis Place	Remove weeds from no. 86
			Remove concrete planting structure from no. 84
			Remove tree growing in drying green next to no. 39

			Remove ivy & fix rendering from bin stores at no. 1-15
37		Jura Street	High hedge & tree growth at no. 15
38		Oransay Court	Tree blocking light at no. 53
39		May Place	Move bench to open location
			Remove tree between 46-47
40		Colonsay Street	New signage for all the flats in central North Muirton
41		North Muirton flats	Remove graffiti by no. 28
42		Mull Place	Reinstate all the name & number signage on courts
43		North Muirton courts	Remove overgrown elderberry bushes by school lane
44		Uist Place/Mill Place	Remove barbed wire & rusty metal brackets
			Replace sign
45		Lingay Court	Remove dead parts of fir trees
46		Lismore Court	Trim or remove overgrown hedge/tree at no. 18
47		Cara Place	Fence around drying area at no. 15-26
48		Catmoor Court	Trees are blocking light
49		Bute Drive/Jura	Overgrown & cracked paths, vegetation growing
50		Colonsay House	A1 noticeboards for each block
			Fit notice boards
			Security light for large block
			CCTV Camera
			Shorten car park chain
			Tarmac path so it's level
			Utilise far side of grassed area as parking
51		Potterhill flats	Fill potholes
			Security light for large block
			Signage 'parking for residents only'
			Review of planting
			External light over front door entrance
			Refurbish benches & bollard
52		Tramway Court, Scone	Replace grassed drying green with slabs & add washing poles
			Replace car park bay numbers & paint on each space
			Signage 'residents parking only'
			Uniform fencing along perimeter
53		Mansfield Road Allotments Scone	Clear pathway to allotment ground
			Remove tree stump and make good the path
54	<b>South</b>	Dunlop Park, Auchterarder	Replace litter bins and put 'bin it' signs up
			Re-tarmac damaged areas of path
			Host events such as dog agility
			Make extra car parking on land opposite

55		Belvidere Place, Auchterader	Remove branches from tree by no. 5-7
56		Laggan Square, Comrie	Re-tarmac or resurface cleared area
			Boundary fence 5-7
			Plant some amenity plants or grass
			Resurface car park Laggan Square
			Signage - new name sign
			Clear path between Laggan & Glebe
			Resurface car park Glebe Square
			Repair fence 17-21
57		Sauchie Road, Crieff	Remove overgrown & unsafe tree
			Fencing where old sheds were removed
58		Milnab Street, Crieff	Resurface & white mark with parking posts
59		North Bridge Street Car Park	New signage - 'Parking for residents only'
			Cut back or remove overgrown trees & bushes
60		Leadenflower Place, Crieff	New barrier fence 12-14
			Seating & picnic benches around playing field
			Signage - 'To the playing field'
			Create a formal gated opening in the fence
61		Grahame Terrace, Gilmerton	Signage - 'To the park'
			Clear overgrowth & resurface car park
			Remove barrier & mark up parking places
			Fence off back area
			Signage - 'residents parking only'
			Clear overgrowth & shrubbery behind no. 26
			New Signage
62		Coventry Place, Kinross	Bin storage
63		Rorrie Terrace, Methven	Higher closed board fencing & lockable gates
			Signage - 'Children playing, Slow'