



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

Meeting of Clackmannanshire Council

Thursday 3 October 2024 at 9.30 am

Venue: Council Chamber, Kilncraigs, Alloa, FK10 1EB



Clackmannanshire Council

There are 32 Councils in Scotland. Clackmannanshire Council is the smallest mainland Council. Eighteen Councillors are elected to represent the views of the residents and businesses in Clackmannanshire. The Council has approved Standing Orders that detail the way the Council operates. Decisions are approved at meetings of the full Council and at Committee Meetings.

The Council is responsible for approving a staffing structure for the proper discharge of its functions, approving new policies or changes in policy, community planning and corporate governance including standards of conduct.

The Council has further responsibility for the approval of budgets for capital and revenue expenditure, it also has power to make, alter or cancel any scheme made under statute and to make, alter or cancel any orders, rules, regulations or bye-laws and to make compulsory purchase orders. The Council also determines the level of Council Tax and approves recommendations relating to strategic economic development.

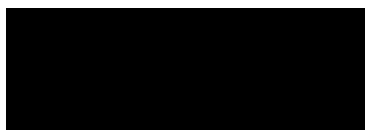
Members of the public are welcome to attend our Council and Committee meetings to see how decisions are made.

Details of all of our Council and Committee dates and agenda items are published on our website at www.clacks.gov.uk

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25 September 2024

A MEETING of the CLACKMANNANSHIRE COUNCIL will be held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA, on THURSDAY 3 OCTOBER 2024 at 9.30 AM



**NIKKI BRIDLE
Chief Executive**

B U S I N E S S

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2. Declaration of Interests Elected Members are reminded of their obligation to declare any financial or non-financial interest which they may have in any item on this agenda in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Services Officer.	--
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EXEMPT INFORMATION

It is anticipated (although this is not certain) that the Council will resolve to exclude the press and public during consideration of this item.

It is considered that the undernoted item is treated as exempt from the Council's general policy of disclosure of all papers by virtue of Schedule 7A, Part 1, Paragraph 9 of the Local Government (Scotland) Act 1973.

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MEETING MANAGEMENT

The Convener has advised that subject to the efficient management of the meeting, meeting breaks will be as follows:

- There will be a 10-minute break after 2 hours sitting, as set out in Standing Orders.
- There will be a 45-minute break for lunch at 12.45 until 13.30
- There will be a 10-minute break at around 15.30.

Clackmannanshire Council – Councillors and Wards

Councillors

Wards

Councillor	Phil Fairlie	1	Clackmannanshire West	SNP
Councillor	Darren Lee	1	Clackmannanshire West	CONSERVATIVE
Councillor	Graham Lindsay	1	Clackmannanshire West	SNP
Councillor	Mark McLuckie	1	Clackmannanshire West	LABOUR
Councillor	Donald Balsillie	2	Clackmannanshire North	SNP
Councillor	Martha Benny	2	Clackmannanshire North	CONSERVATIVE
Councillor	William Keogh	2	Clackmannanshire North	LABOUR
Councillor	Fiona Law	2	Clackmannanshire North	SNP
Councillor	Wendy Hamilton	3	Clackmannanshire Central	SNP
Councillor	Janine Rennie	3	Clackmannanshire Central	LABOUR
Councillor	Jane McTaggart	3	Clackmannanshire Central	SNP
Councillor	Kenneth Earle	4	Clackmannanshire South	LABOUR
Councillor	Ellen Forson	4	Clackmannanshire South	SNP
Councillor	Craig Holden	4	Clackmannanshire South	IND
Councillor	Bryan Quinn	4	Clackmannanshire South	SCOTTISH GREEN
Councillor	Scott Harrison	5	Clackmannanshire East	SNP
Councillor	Kathleen Martin	5	Clackmannanshire East	LABOUR
Councillor	Denis Coyne	5	Clackmannanshire East	CONSERVATIVE



MINUTES OF MEETING of the CLACKMANNANSHIRE COUNCIL held in the Council Chamber, Kilncraigs, Alloa, on Thursday 29 August 2024 at 9.30 am.

PRESENT

Councillor Phil Fairlie, Convener (Chair)
Councillor Donald Balsillie
Councillor Martha Benny
Councillor Denis Coyne
Councillor Kenneth Earle (via Teams)
Councillor Ellen Forson
Councillor Wendy Hamilton
Councillor Scott Harrison
Councillor Fiona Law
Councillor Darren Lee (via Teams)
Councillor Graham Lindsay
Councillor Kathleen Martin
Councillor Mark McLuckie
Councillor Jane McTaggart
Councillor Bryan Quinn
Councillor Janine Rennie (Via Teams)

IN ATTENDANCE

Nikki Bridle, Chief Executive
Lorraine Sanda, Strategic Director (People)
Kevin Wells, Strategic Director (Place)
Chris Alliston, Strategic Director (Partnership & Performance)
Lindsay Sim, Chief Finance Officer (Partnership & Performance)
Colin Bruce, Chief Education Officer (People)
Sharon Robertson, Chief Social Work Officer (People) (Via Teams)
Lee Robertson, Senior Manager, Legal and Governance (Partnership & Performance) (Clerk to the Council)
Cherie Jarvie, Senior Manager, Partnership & Transformation (Partnership & Performance) (via Teams)
Andrew Buchanan, Housing Operations Manager (Place)
Robbie Stewart, Senior Manager, Sport and Leisure (People)
Veronica Cully, Senior Manager, Partnership and Inclusion (People)
Catriona Scott, Senior Manager – Secondary Education (People)
Johan Roddie, Senior Manager, Permanence (People)
Gillian Scott, Senior Manager, Early Intervention (People)
Adrienne Aitken, Improving Outcomes Team Leader (People)
Michael Boyle, Improving Outcomes Business Manager (People)
Carla MacFarlane, Communications Officer (Partnership & Performance)
Lesley Robertson, Business Support, Wellbeing Hub (People) (via Teams)
Ross McGuire, Team Leader, Wellbeing Hub (People) (via Teams)
Wendy Robertson, Senior Manager Transformation (Via Teams)
Helen Coleman, Accountancy Team Leader (Partnership & Performance)
Katie Roddie, Senior Housing Officer (Place) (via Teams)
Alison Morrison, Senior Manager, Property (Place) (via Teams)
Murray Sharp, Senior Manager – Housing (Place)
Ewan Murray, Chief Finance Officer, Clackmannanshire and Stirling Health and Social Care Partnership (Via Teams)
Emma Fyvie, Senior Manager – Development (Place) (via Teams)
Dale Bell, Solicitor (Partnership & Performance) (via Teams)
Nicola Wiseman, Business Support (People) (Via Teams)
Sandy Denholm, External Audit, Deloitte
Graeme McEwan, Director, the Vardy Foundation (Item 15)
Robin Fallas, MFMac (Item 15) (Via Teams)

Gillian White, Committee Services (Partnership & Performance) (Minute)
Melanie Moore, Committee Services (Partnership & Performance)

The Provost, Councillor Donald Balsillie, congratulated local swimmer, Duncan Scott on his recent success at the Paris 2024 Olympics, and wished him well for the future.

CC(24)041 APOLOGIES

Apologies were received from Councillor William Keogh and Councillor Craig Holden.

CC(24)042 DECLARATIONS OF INTEREST

None.

CC(24)043 MINUTES OF CLACKMANNANSHIRE COUNCIL – 27 JUNE 2024

The minutes of the meeting of the Clackmannanshire Council held on 27 June 2024 were submitted for approval.

Decision

The minutes of the meeting of Clackmannanshire Council held on 27 June 2024 were agreed as a correct record and signed by the Convener.

Action

Clerk to the Council

CC(24)044 PARTNERSHIP AND PERFORMANCE DIRECTORATE BUSINESS PLAN 2024/2025

The report, submitted by the Strategic Director, Partnership and Performance, presented the Partnership & Performance Directorate Business Plan, 2024/25, for the consideration and approval of Council.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Ellen Forson. Seconded by Councillor Graham Lindsay.

Decision

Having commented on the Plan, the Council agreed to note and approve the Partnership and Performance Directorate Business Plan 2024/25 as set out in Appendix 1 to the report.

Action

Strategic Director, Partnership and Performance

CC(24)045 PEOPLE COMMUNITY WELLBEING PLAN

The report, submitted by the Strategic Director, People, sought Council approval for the overarching People Community Wellbeing Plan for 2024-25.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Graham Lindsay. Seconded by Councillor Wendy Hamilton.

Decision

The Council:

1. Approved the People Community Wellbeing Plan;
2. Noted the approach to combining all the People Directorate Plans and Community Partnership Plans into one overarching Community Wellbeing Plan; and
3. Agreed that the Chief Executive and Council Leader write to the Scottish Government on behalf of Council, recommending that this approach is considered more widely as a model to reduce bureaucracy and burden of reporting on local authorities.

Action

Strategic Director, People

CC(24)046 POLLING DISTRICTS AND POLLING PLACES REVIEW – FINAL RECOMMENDATIONS

The report, submitted by the Chief Executive, presented the recommendations resulting from the review of the Polling Districts and Polling Places for the Clackmannanshire Council area.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Fiona Law.

Decision

The Council:

1. Agreed the recommendations contained in Appendix 2 to the report; and
2. Noted the Council's previous decision to delegate authority to the Chief Executive (following consultation with all Councillors in the affected Ward) to approve any changes to the scheme which become necessary before the next formal review. The next formal review will take place during the period October 2028 and January 2030.

Action

Chief Executive

CC(24)047 BE THE FUTURE UPDATE – REPLACEMENT SOCIAL WORK MANAGEMENT INFORMATION SYSTEM

The report, submitted by the Strategic Director, People, provided a progress report on the procurement of a replacement Social Work IT system and sought approval for the necessary next steps.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Wendy Hamilton. Seconded by Councillor Ellen Forson.

Decision

The Council:

1. Approved an additional £324,246 from the Transformation Fund (para 3.11) for the purpose of enabling the Council to move forward and progress to the invitation to tender (ITT) stage which will thereafter inform procurement of a replacement Social Work IT system;
2. Noted the detailed preparatory analysis work undertaken by officers over previous years set out in paragraphs 3.6 and 3.7 of the report; and
3. Noted that a business case will be brought back to Council setting out additional financial implications for the procurement, implementation and maintenance of the replacement system. Funding would require to be approved by Council prior to the procurement proceeding as set out in paragraph 3.10 of the report.

Action

Strategic Director, People

CC(24)048 WELLBEING HUB & LOCHIES SCHOOL PROJECT UPDATE

The report, submitted by the Senior Manager, Sport and Leisure, provided Council with an update on the progress of the Wellbeing Hub & Lochies School project.

Motion

To agree the recommendation set out in the report.

Moved by Councillor Scott Harrison. Seconded by Councillor Graham Lindsay.

Decision

The Council:

1. Noted the key programme updates including progress of the project to RIBA Stage 4 – Technical Design as set out in paragraphs 3.1 to 3.3 of the report; and
2. Noted the Community Benefits Plan as set out in paragraphs 3.4 to 3.9 of the report.

Action

Senior Manager, Sport and Leisure (People)

CC(24)049 PLACE BASED INVESTMENT PROGRAMME 2024/25

The report, submitted by the Strategic Director, Place, provided an update on activity around the Council's Place Based Investment Programme; an update on the Scottish Government's current position on the fund; and to put forward proposals for a 2024/25 bid for funding.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Ellen Forson. Seconded by Councillor Fiona Law.

Decision

The Council:

1. Noted the approach that Scottish Government is taking for the Place Based Investment Programme for 2024/25;
2. Approved that a bid is submitted to the Scottish Government's Place Based Investment Fund 2024/25 for two key projects; repairs to Sauchie Hall, Sauchie (£43,000) and the Forthbank Renewable Energy and Food Growing Project (£112,000); and
3. Approved the authorisation of a flexible approach to delivering the projects in set out in the report so that underspends in one project can be allocated to overspend or added value elements in other projects.

Action

Strategic Director, Place

CC(24)050 LEARNING ESTATE PRIMARY SCHOOL REVIEW AND PLANNED INVESTMENT

The report, submitted by the Senior Manager, Property, provided an update on the current condition of the primary school learning estate, with a particular focus on a small subset of those establishments. The report also suggested the prioritisation of initial investment to ensure that the primary schools within the estate are in good condition.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Graham Lindsay. Seconded by Councillor Jane McTaggart.

Decision

The Council:

1. Noted the position of Clackmannanshire Council's current Learning Estate condition survey and assessments;
2. Agreed to the prioritised works and planned capital expenditure as detailed within Appendix 1, on five primary schools, namely Alva, Banchory, Muckhart, St Serfs, and Deerpark, as part of the previously approved capital budget; and
3. Noted that a further report will be presented to Council early in 2025, in conjunction with the Council's budget setting arrangements, to give an update on the wider learning estate investment requirements as part of the 2025/2026 capital budget process.

Action

Senior Manager, Property

In line with Standing Order 10.23, the Convener adjourned the meeting at 11.30 am for a short comfort break. When the meeting resumed at 11.40 am, 16 members remained present.

CC(24)051 TENANT PARTICIPATION AND ENGAGEMENT STRATEGY 2024-28

The report, submitted by the Strategic Director, Place, presented the Tenant Participation and Engagement Strategy for the period 2024 to 2028.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Jane McTaggart. Seconded by Councillor Fiona Law.

Decision

The Council:

1. Approved the Tenant Participation and Engagement Strategy 2024-2028;
2. Noted the action plan and the Service intention to review this annually;
3. Noted the survey results as detailed in Appendix 2 to the report.

Action

Strategic Director, Place

CC(24)052 ABANDONED PROPERTY POLICY

The report, submitted by the Strategic Director, Place, provided information on the work undertaken to develop the Abandoned Property policy. Council were informed last year that the Service would work on a priority list of policies to bring these up to date, and this policy had been written ensuring that they comply with legislative requirements. Policies must adhere to statutory guidelines and recommendations, including statutory homelessness duties aimed at preventing homelessness, providing relevant support and ensuring the management of the Council's limited housing stock.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Jane McTaggart. Seconded by Councillor Fiona Law.

Decision

The Council approved the revised and updated Abandoned Property Policy as set out in Appendix 1 to the report.

Action

Strategic Director, Place

CC(24)053 AUDITED ANNUAL ACCOUNTS 2022-23

The report, submitted by the Chief Finance Officer, provided the Audited Annual Accounts for the Council for the financial year 2022/23 to 31 March 2023. The report highlighted the material changes that have been made to the draft annual accounts during the audit period.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Ellen Forson. Seconded by Councillor Graham Lindsay.

Decision

The Council:

1. Approved the 2022/23 Audited Annual Accounts;
2. Approved the submission of the Annual Accounts to the Controller of Audit; and
3. Noted the contents of the report.

Action

Chief Finance Officer

CC(24)054 ANNUAL REPORT TO THOSE CHARGED WITH GOVERNANCE AND THE CONTROLLER OF AUDIT FOR FINANCIAL YEAR ENDED 2022/23

The report, submitted by the Chief Finance Officer, set out the findings arising from the work carried out by the External Auditors on the Audit of the 2022/23 Financial Statements.

Mr Sandy Denholm from the Council's External Auditors, Deloitte, was in attendance to present the report.

Motion

To agree the recommendations set out in the report.

Moved by Councillor Ellen Forson. Seconded by Councillor Graham Lindsay.

Decision

The Council:

1. Noted the content of the Independent Auditor's Report (Audit Opinion) As set out in Appendix 1 to the report;
2. Approved the content of the Letter of Representation (ISA 580), as set out in Appendix 2 to the report;
3. Noted the content of the Annual Audit Report, the recommendations for improvement and the follow up on prior year recommendations (ISA260) as set out in Appendix 3 to the report, and
4. Noted the content of the report by the external auditors - Best Value thematic work 2022/23 as set out in Appendix 4 to the report.

Action

Chief Finance Officer

Report to Clackmannanshire Council

Date of Meeting: 3 October 2024

Subject: Committee Recommendations Referred to Council

Report by: Chief Executive

1.0 Purpose

- 1.1. The purpose of this report is to seek Council approval of recommendations which have been made by the Regulatory Committee on 13 August 2024 and the Audit and Scrutiny Committee on 22 August 2024.
- 1.2. Under the Council's decision-making framework, Council has delegated certain matters to committees and has reserved certain powers. Included in the latter are the approval of main policies and strategies (Scheme of Delegation 3.2), the approval of budgets (Scheme of Delegation 3.19) and the spending of money not budgeted for (Scheme of Delegation 3.20).
- 1.3. Standing Order 8.4 requires that where a Committee passes a report to Council, the full Committee report shall not be included again on the Council agenda and that officers should prepare a brief report that refers to the relevant Committee report and recommendation(s).

2.0 Recommendations

- 2.1. From the **Regulatory Committee of 13 August 2024**, in relation to the report entitled "*Review of Taxi Operators' Licence Duration*", the Regulatory Committee approved the introduction of a taxi and private hire care operators' licence with a 3-year duration in addition to the existing and currently available 1-year licence option.

It is recommended that Council:

- 2.1.1. Approves a fee of £540 in relation to this licence; and
- 2.1.2. Notes that the increased fee relates to 2.25 times the current 1-year fee and creates a saving of £180 over a 3-year period for each operator that takes up a 3-year licence.

- 2.2. From the **Audit and Scrutiny Committee of 22 August 2024**, in relation to the “*Community Wellbeing Report 2023/24*”, where the Audit and Scrutiny Committee endorsed the One Plan, One Report approach.

It is recommended that Council:

- 2.2.1. Approves that this approach is further considered across other Directorates and across the Council.
- 2.3. The reports relating to the Regulatory Committee and the Audit and Scrutiny Committee are available on the Council's website.

3.0 Sustainability Implications

- 3.1. None

4.0 Resource Implications

4.1. Financial Details

- 4.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. N/A

- 4.3. Finance have been consulted and have agreed the financial implications as set out in the report. N/A

4.4. Staffing

5.0 Exempt Reports

- 5.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**
 Complies with relevant Council Policies

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
 Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".
 None

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
 Yes (please list the documents below) No

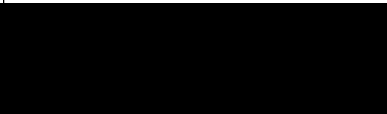
Regulatory Committee of 13 August 2024 - report entitled "*Review of Taxi Operators' Licence Duration*"

Audit and Scrutiny Committee of 22 August 2024 – report entitled "*Community Wellbeing Report 2023/24*"

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Lee Robertson	Senior Manager, Legal and Governance	2087

Approved by

NAME	DESIGNATION	SIGNATURE
Nikki Bridle	Chief Executive	

CLACKMANNANSHIRE COUNCIL

Report to: Council Committee

Date of Meeting: 3 October 2024

Subject: Antisocial Behaviour Strategy 2024 – 2027

Report by: Catriona Scott, Senior Manager, People

1.0 Purpose

- 1.1. This report presents the Antisocial Behaviour Strategy 2024-2027, which replaces the Community Safety Strategy, which expired in 2017.

2.0 Recommendations

- 2.1. It is recommended that Elected Members note, comment on and approve this Strategy (Appendix 1) , which has been produced in partnership with stakeholders including residents, young people and community councils and our partner organisations.
- 2.2. Elected Members should note that the Antisocial Behaviour Strategy will be given further consideration at Clackmannanshire Alliance; in particular, consideration should be given to appropriate Governance and partnership arrangements to take forward the Outcome and Action Planning Framework (Appendix 3).
- 2.3. It is recommended that Elected Members note the following points regarding The Scottish Housing Regulator’s Annual Assurance Statement:

The Scottish Housing Regulator's Annual Assurance Statement (AAS) requires that all social landlords in Scotland provide assurance to the regulator that they comply with relevant regulatory standards and legal requirements, and are able to provide evidence in support of this. Areas of non-compliance are required to be stated, these termed as “material non-compliances”. The Council has previously reported Antisocial Behaviour (ASB) as a material non-compliance, this owed to the lack of a recognised corporate strategy or housing service specific policy.

This year’s assurance statement is due to be submitted to the Regulator by 31st October 2024. The Housing Service intend to remove ASB as an item of material non-compliance (with regulatory standards) as a result of the significant progress made in developing the ASB Strategy for presentation at October Council and the subsequent presentation of the Housing Service specific ASB Policy to November Council. The Housing Service will present the Assurance Statement in full to October Council.

3.0 Background

- 3.1. Under the Antisocial Behaviour etc. (Scotland) Act 2004, every local authority, together with the relevant chief constable, must prepare, publish and review a strategy for dealing with antisocial behaviour in their council area.

The Strategy is required to set out:

- antisocial behaviour problems in the council area
 - the services already available for preventing and tackling antisocial behaviour
 - the new services that the council and other agencies will need to put in place to fill any gaps in services
 - how the Council and the police will co-ordinate their work and exchange information
- 3.2. A comprehensive audit of antisocial behaviour in Clackmannanshire was carried out between October 2023 and March 2024, as part of a scoping exercise, to inform the development of this strategy. This helped to contribute to our understanding of the antisocial behaviour problems in Clackmannanshire, as experienced by our communities and local service providers.
- 3.3 The audit analysis was based on statistics from the Police and Clackmannanshire Council Place Directorate, a Citizen Space community consultation, engagement with all eight community councils in Clackmannanshire and focus groups of young people, using the Education Scotland Youth Empowerment Toolkit, which was developed by young people across Forth Valley, including Clackmannanshire.
- 3.4 The results of the Consultation (Appendix 2) will be developed into a revised Outcome and Action Planning Framework (currently in draft at Appendix 3) to achieve the outcomes set out on page 17 of the Strategy. Part of this work will be to seek to ensure that partners sign up to a Charter, pledging their support to work together to reduce instances of antisocial behaviour.
- 3.5 Working collaboratively with our partners, Clackmannanshire Council will develop a revised Outcome and Action Planning Framework (currently in draft) to achieve the outcomes set out on page 17 of the Strategy. Part of this work will be to seek to ensure that partners sign up to a Charter, pledging their support.

4.0 Sustainability Implications

- 4.1. None

5.0 Resource Implications

- 5.1. *Financial Details*

- 5.2. None

5.3. Staffing

There are no implications for staffing arising from the strategy.

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
Our families; children and young people will have the best possible start in life
Women and girls will be confident and aspirational, and achieve their full potential
Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations? Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes No

10.0 Appendices

(Appendix 1) Anti Social Behaviour Strategy 2024-2027
(Appendix 2) Stakeholder Feedback
(Appendix 3) Outcome and Action Planning Framework (Draft)
(Appendix 4) Reporting Procedures


11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Catrina Scott	Senior Manager	2469

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director (People)	

Antisocial Behaviour Strategy 2024-2027

Improving Our Place

Empowering Communities

Promoting Health and Wellbeing



**Clackmannanshire
Council**
www.clacks.gov.uk
Comhairle Siorrachd
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**POLICE
SCOTLAND**
Keeping people safe
POILEAS ALBA

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Appendix 2 - Stakeholder Engagement

Appendix 3 - Outcome and Action Planning Framework - Draft

Appendix 4 - Reporting Procedures

Introduction

Everyone has the right to live in a community where they feel secure and safe from harm. The Clackmannanshire Antisocial Behaviour Strategy 2024-2027 recognises the importance of getting the basics right, by placing the needs of residents, communities and businesses at the heart of council decision making, thereby reflecting the Scottish Approach to Service Design i.e. that people are supported and empowered to actively participate in the definition, design and delivery of their public services.

As outlined in Clackmannanshire Council's 'Be the Future' programme, those who live and work here expect high quality, accessible, efficient and joined up services, with a focus on Sustainable Inclusive Growth, Empowering Communities and Health & Wellbeing.

In the development of this strategy, the views of residents have been central to understanding the issues that affect local people. They know their communities better than policy writers and decision makers and are best placed to outline the issues as they see them and to contribute to solutions, alongside stakeholders from Clackmannanshire Council, Police Scotland, Scottish Fire and Rescue Service, Community Councils, schools and third party organisations.

In a recent consultation, over half of residents said they were either satisfied or very satisfied with living in Clackmannanshire. Whilst this is encouraging, it is clearly not enough. We believe in the people in our communities and we recognise that we need to do better to meet their needs.

The principles of the Clackmannanshire Family Wellbeing Partnership (FWP) are at the core of this Antisocial Behaviour Strategy. Formed in 2020, the FWP is embedding a wellbeing and capability-enhancing approach to policy and practice that is about supporting people to be and do things they have reason to value and to live flourishing lives. This collaborative effort to finding solutions, thereby avoids a 'top down' approach to addressing issues and eliminates any disconnect between what local government think people want and what the aspirations and needs of local people actually are.

The council and its community safety partners recognise that tackling antisocial behaviour is not the responsibility of one single agency and collectively, this strategy provides a commitment to ensuring that effective information sharing and joint working approaches will help to prevent problems and ensure effective early interventions. Prior to implementation, this strategy requires formal approval from Clackmannanshire Council's Committee and the Local Area Commander of Police Scotland.

Young people, third sector organisations, community councils and the wider population of Clackmannanshire have all had the opportunity to share their views on how they feel about where they live and what they would like to see change.

This feedback was used to determine the six strategic priorities, noted below:

- **Strengthening collaboration and engagement with local people in order to empower communities.**
- **Supporting residents to create safer communities by promoting social responsibility.**
- **Breaking age-related barriers to participation and engagement and promoting age-based inclusion, by challenging intergenerational mistrust.**
- **Clarifying process and procedures used to tackle antisocial behaviour and the roles and responsibilities of staff and partner agencies.**
- **Working with partners to promote and improve the availability and access to services for those affected by antisocial behaviour.**
- **Reducing the likelihood of children and young people engaging in harmful or offending behaviour by working closely with educational establishments and partners.**

Children and young people from our educational establishment Clusters and our partners, all contributed to the content of the strategy.



Background - What is antisocial behaviour?

The Antisocial Behaviour (Scotland) Act 2004 states that a person engages in antisocial conduct if they “act in a manner that causes or is likely to cause alarm or distress; or pursue a course of conduct that causes or is likely to cause alarm or distress to at least one person not of the same household”.

The following are examples of types of behaviour that may fall within this definition. It should be noted that this list is not exhaustive and other types of behaviour may be defined as antisocial:

- Excessive noise – e.g. noisy neighbours, cars/motorbikes; loud music; alarms; noise from pubs/clubs; noise from business/industry
- Rowdy behaviour – e.g. shouting; fighting; drunken behaviour
- Nuisance behaviour – e.g. setting fires; inappropriate use of fireworks; climbing on buildings; misuse of air guns
- Intimidation/harassment – e.g. people making threats; verbal abuse; nuisance phone calls /hoax calls
- Criminal damage/vandalism
- Litter/rubbish – e.g. dumping rubbish; fly-tipping; fly-posting
- Drugs/substance abuse and dealing – e.g. taking drugs; abusing volatile substances; discarding needles/drug paraphernalia; presence of dealers/users
- Street drinking
- Abandoned cars/vehicle related nuisance/inappropriate vehicle use – e.g. racing cars; off-road motorcycling/quad bikes
- Animal related problems – e.g. dog fouling; barking dogs

This is a complex problem, demanding a strong partnership and a flexible, long-term approach. Perceptions, experiences and individual factors all affect the harm which is caused to a victim or community.

Our approach places victims at the centre and takes cognisance of lived experience, whilst focusing on adopting an early intervention and prevention approach, which aims to minimise instances of antisocial behaviour from occurring in the first instance, rather than dealing with its consequences.

Did you know?

Antisocial behaviour is complicated. Some of the underlying causes are area deprivation, lack of facilities and mental health issues.



We aim to deter people from committing antisocial behaviour and will work with the police as they deal robustly with any identified criminality, but we will also utilise restorative justice practices and mediation to identify and address root causes of this behaviour, alongside our support agencies. We understand our shared responsibility to ensure that our services are trauma-informed and person-centred.

Additionally, we recognise that if left unchecked, anti-social behaviour can escalate into more serious types of crime or disorder, which also requires us to have an increased understanding of what drives people to behave antisocially in the first place and to dispel the myths and perceptions around this, including the breaking of deeply rooted stereotypes around particular communities. Attitudes and misconceptions can affect feelings of safety and in that regard, it is important to involve and empower our public to enhance the vibrancy and wellbeing of communities.

The 2020 Scottish Community Safety Network's publication 'The Scottish Picture of Antisocial Behaviour' highlights the strong link between antisocial behaviour and area deprivation. Given that parts of Clackmannanshire experience high areas of socio-economic disadvantage, this is particularly relevant.

In adopting a preventative approach, we aim to build social capital and resilience, whilst enhancing wellbeing by embracing community led-solutions to better address community issues, thus empowering our residents by giving them voice and agency as part of design and decision making.

We will build on multi-agency working to tackle antisocial behaviour and its causes, and continue to make the best possible use of all partners' expertise and resources. This ensures that we are delivering a truly integrated service to address wellbeing issues experienced by those living within our diverse communities and to empower residents to proactively seek solutions.

The purpose of this document is to set out partners' shared understanding of antisocial behaviour, the strategic priorities that require to be addressed until 2027 and the actions that will be taken over the next three years to help prevent and tackle antisocial behaviour in Clackmannanshire.

Local priorities and concerns continue to be influenced by changing environments and trends, as we seek to address areas of need. The last few years have exemplified this need to be responsive to the bigger picture nationally and globally e.g. the sharp rise in the cost of living, the impact of the Covid-19 pandemic and ongoing conflicts in other parts of the world, which have driven record numbers of people to seek sanctuary in the UK, including many families who were forced to flee their homes in the most traumatic of circumstances.

Effectively monitoring and evaluation of the strategy is essential to its success. The draft outcome and action planning framework (Appendix 3) provides the basis against which progress will be measured, to determine impact. The strategy will be formally reviewed annually, with the outcome of this reported to a wider range of stakeholders.



National Context

The Scottish Government monitor progress towards their strategic objectives through the National Performance Framework which sets the targets for local community planning and a vision to achieve “a more successful country, with opportunities for all of Scotland to flourish, through sustainable and inclusive growth.”

National Performance Framework, 2018

The Framework sets out a range of economic, social and environmental indicators against which national wellbeing is measured, and highlights the need for collaborative and partnership working to achieve its goals. It is underpinned by eleven national outcomes which describe the kind of Scotland the framework aims to create, with communities that are inclusive, empowered, resilient and safe. Pivotal to this is addressing any issues which present a barrier, including instances of antisocial behaviour.

The Scottish Government’s framework for tackling antisocial behaviour, ‘Promoting Positive Outcomes’, published in 2009, marked a shift from a traditional focus on enforcement to a more preventative approach through early intervention, communication, integration of services and agencies, meaningful engagement and positive, evidence-based communication with local communities.

As tasked by the former Minister for Community Safety in 2022, the Scottish Government and the Scottish Community Safety Network undertook a review of antisocial behaviour, engaging with multiple stakeholders, and subsequently published their report in November 2023, which outlines how communities are affected.

This gave rise to two recommendations:

That Scottish Ministers and statutory, non-statutory and voluntary sector service providers and communities themselves recognise that the prevention and tackling of antisocial behaviour needs to be a long-term approach that recognises societal changes and evolves accordingly.

An independently chaired group of experts and practitioners should be brought together to develop a long-term framework for addressing antisocial behaviour, leading to the development of proposals for a more strategic approach based on prevention, helping to improve the lives of communities across Scotland.

This national group is now established and will report their findings to Scottish Government at the end of 2024.

Local Context

The Scottish Government's Index of Multiple Deprivation (SIMD) divides Clackmannanshire into 72 small areas known as 'data zones'. These data zones are used to identify places with concentrations of deprivation across Scotland.

Clackmannanshire has proportionately more data zones than the Scottish average and its share of deprived data zones is the 6th highest of the 32 local authorities. This means that some areas of Clackmannanshire are home to a high number of vulnerable communities associated with raised levels of unemployment, including youth unemployment, substance misuse, mental health and young parents/one parent families. 27.8% of local young people (aged 0-25) live in the 20% most income deprived areas of Scotland and child poverty rates are noted as 28.3%, which is higher than the national figure of 23.9%.

The Scottish Community Safety Network's research 'The Scottish Picture of Antisocial Behaviour' outlines the strong link between antisocial behaviour and area deprivation and highlights that antisocial behaviour may be generational and cultural, with some people not being conscious that particular behaviours are deemed to be antisocial. Moreover, stigma and stereotypes and the negative way antisocial behaviour is reported in the media can lead to exacerbating the issues.

There is a clear need to link programmes and interventions which tackle poverty so that there is a multi-agency approach to addressing community concerns, enabling us to achieve the ambition of the Family Wellbeing Partnership Plan - to develop the conditions to enhance wellbeing and capabilities and create a community where everyone has the opportunity to flourish. Integral to this is the new Wellbeing Hub and its ambition to deliver an inclusive, accessible and inspiring facility that improves the quality of life for Clackmannanshire communities.

We will work in collaboration with Development Trusts and youth organisations, e.g. the Scout Association, alongside 'Keep Scotland Beautiful' to focus on environmental issues.



Scotland's thirty two local authorities are required to produce a Local Outcomes Improvement Plan (LOIP) as part of statutory obligations set out under the Community Empowerment (Scotland) Act 2016.

The Clackmannanshire Wellbeing Local Outcomes Improvement Plan (WLOIP) for 2024–2034 (subject to approval) drives the work of the Community Planning Partnership – the Clackmannanshire Alliance. The Alliance is made up of partner organisations, including Clackmannanshire Council, Police Scotland, the Scottish Fire & Rescue Service, Forth Valley National Health Service, Community Justice Partnership, the Clackmannanshire and Stirling Health & Social Care Partnership, Forth Valley College, Clackmannanshire Third Sector Interface, Scottish Enterprise and a number of other public, private and third sector partners.

Clackmannanshire's WLOIP identifies **three** strategic outcomes to achieve the vision of:

“Working together to reduce inequality and improve the wellbeing of all people in Clackmannanshire “

Our Strategic Outcomes



Wellbeing: Working in partnership we will: reduce inequality, tackle the causes and effects of poverty and health inequality and support people of all ages to enjoy healthy and thriving lives



Economy and Skills: Working in partnership we will: help people to access fair work, learning and training; and will work together to build a strong local economy

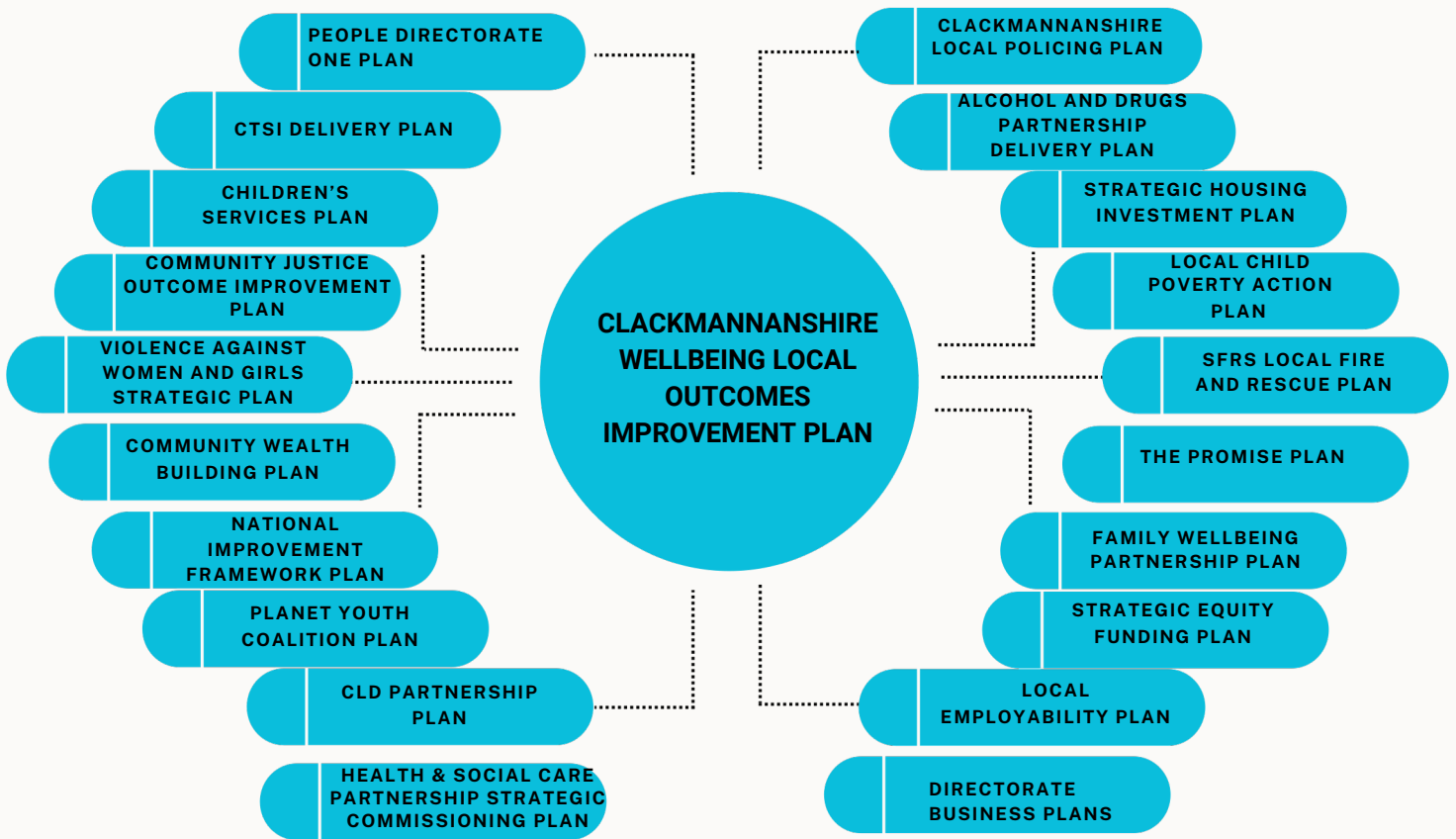


Places: Working in partnership and with communities we will: create sustainable and thriving places where people have a sense of connection and have control over decisions.

Clackmannanshire Policy Landscape

The diagram below demonstrates how partnership plans align with the Clackmannanshire Wellbeing Local Outcomes Improvement Plan and underpin the objectives of the Antisocial Behaviour Strategy.

LINKS TO PLANS AND STRATEGIES



The Antisocial Behaviour Strategy sits under the Family Wellbeing Partnership Plan and will be reviewed alongside this, reporting to Clackmannanshire Alliance and Council Committee.

Impact of Covid-19

Adapting to new ways of living and working since Covid-19 has been a challenging time for everyone. The impact of the pandemic on community safety issues is continually emerging, with potentially huge impact in the medium to long term, primarily emerging from the predicted economic stress. Rising crime, unemployment, poverty, the increased cost of living, homelessness, antisocial behaviour and increased inequality are a few of the impacts of lockdown and economic recession.

Collated feedback from Community Council Chairs in Clackmannanshire outlines that the closing of businesses, isolated families, frustrated people and increasing health and mental health concerns of the communities they represent, are all contributing factors to the wellbeing of people in their localities.

The Police figures suggest that antisocial behaviour incidents in Clackmannanshire are declining following the post-lockdown period, with the exception of Disturbances and Communications. However the Council reports indicate that there has been a rise in complaints relating to environment and litter, children and groups of young people, household and domestic noise, garden issues and harassment. This is reflected in the verbal feedback obtained at community council meetings, attended by Council Officers, and equally, in written responses to our consultation.(Appendix 2)

The figures presented suggest that the Covid-19 pandemic has heavily influenced the extent of the reported incidents. At the end of 2019/20 and throughout 2020/21, the rise in reported incidents coincided with the two national lockdowns, evidencing a significant jump in the number of complaints relating to loud parties and noise.

While the Council data indicates that the number of complaints fell in 2021/22 compared to 2020/21, the 2022/23 period saw another sharp rise in Household /Domestic noise incidents, in comparison to 2021/22.

It is clear that the restrictions and lockdowns have had a large impact on people's lives. Being contained at and working from home, alongside heightened domestic noise and increased presence of neighbours, have arguably all had an effect on people's mental health, tolerance levels and the awareness to others' conduct. Data from the Local Government Benchmarking Framework (LGBF) highlights that mental health related prescriptions are above average and increasing.

Coupled with this is the impact that lockdowns had on agencies and services, which had to work in different ways , resulting in instances of antisocial behaviour that might otherwise have been resolved, escalating to a much bigger issue.

Responding to the Cost of Living

Interest rates have risen to their highest level in the United Kingdom since 2009 and the high rate of inflation has contributed to a cost crisis – more commonly referred to as a 'cost of living crisis'. This crisis follows the Covid-19 pandemic, Brexit and a period of prolonged austerity.

The negative impacts of rising costs are already being experienced by families across Scotland. Evidence published by Scottish Government in November 2022 shows that the impact of cost of living pressures affects some groups and households disproportionately and suggests that low income households are most at risk and those on low incomes with particular characteristics are more likely to fare the worst.

Groups identified as being particularly at risk include:

- single person households
- single parent households
- women and lone parent families (and other gendered factors)
- disabled people
- households with an unpaid carer
- minority ethnic families
- asylum and refugee families
- travellers

Socio-economic factors are also evidenced as particular risk groups. These include households in receipt of income related benefits; households narrowly ineligible for means tested benefits due to earnings being just above the threshold; households that rent their homes, and rural households.

Low income households in Clackmannanshire face particular challenges as a result of reduced real term incomes and increased costs, and the consequences of this have also presented a number of potential issues that may contribute to increased instances of certain types of antisocial behaviour. Compounding factors may include poor mental health, decrease in quality of life, turning to crime to meet basic needs, an increase in number of people entering the criminal justice system, poorly maintained environment and buildings, increased burden on and reduction in essential services, staffing capacity limitations, as well as budget constraints.

Clackmannanshire Council continues to implement measures to mitigate the impacts of poverty and address gaps in provision for which existing or emerging cost of living provision does not meet, including support for families through the Family Wellbeing Partnership.

Consultation Process

A comprehensive audit of antisocial behaviour in Clackmannanshire was carried out between October 2023 and March 2024 to inform the development of this strategy. This helped to contribute to our understanding of the antisocial behaviour problems in Clackmannanshire, as experienced by our communities and local service providers.

The audit analysis was based on statistics from the Police and Clackmannanshire Council Place Directorate, a Citizen Space community consultation, engagement with all eight community councils in Clackmannanshire and focus groups of young people using the Education Scotland Youth Empowerment Toolkit.

Results of the audit and the consultation exercises demonstrated that there are a number of specific issues occurring in Clackmannanshire, which partner organisations should place a particular emphasis on, tackling those issues identified as being both prevalent in the area and important to local people.

More detailed feedback is available at Appendix 2 , whilst the diagram below highlights the most common themes. These will reported on as part of a “You said, We Did” review. In order to direct instances of antisocial behaviour to the relevant team, residents need to know who to contact. This information is noted at Appendix 4.



I

Partner Agencies and their roles

There is a wide range of statutory, private and voluntary agencies and organisations which work together to tackle antisocial behaviour in Clackmannanshire.

Police Scotland

The Police are primarily concerned with keeping people safe and increasing the feelings of safety. They use a wide variety of support and enforcement measures to detect, address, and tackle root causes of crime, disorder and antisocial behaviour amongst other emerging issues. Using a problem-solving approach in partnership with the Council and other agencies, the Police share information and examine trends of crime and disorder in areas of concern.

Contact details: website: <https://www.scotland.police.uk/contact-us/> or tel: 101 for non-emergencies

Scottish Fire and Rescue Service (SFRS)

SFRS promotes a preventative approach towards fire safety, by working in collaboration with partners and communities. It aims to engage with communities by delivering safety campaigns and work in a wide range of public safety initiatives. SFRS promotes a Fire Safety Support and Education programme for young people in order to address fire-related antisocial behaviour. Additionally, they conduct talks to any group who would benefit, including vulnerable adults, prison inputs and many more.

Contact details: website: <https://www.firescotland.gov.uk/> or tel: 01786 472223

STRIVE

STRIVE is a multi agency team, which meets regularly to help the most vulnerable citizens of Clackmannanshire. The services represented include Police, Housing, Children and Adult Services, including early help and intervention, Education, Health, Money Support and Clackmannanshire Third Sector Interface, Mental Health Services and Criminal Justice. Through co-location and working together, agencies work to provide rapid responses to risk and increase opportunities for prevention and early intervention.

Contact details: website: <https://www.clacks.gov.uk/community/strive/>

Registered Social Landlords (RSLs)

RSLs work together with the Council and other partners to provide homes to Clackmannanshire's residents. RSLs manage their housing stock, address the needs of their tenants and respond to any occurring issues. This includes responding to and tackling antisocial behaviour, as well as collaborating and sharing relevant information with partner agencies and services to promote safety and feelings of safety.

There are presently 13 Registered Social Landlords (RSLs) registered in Clackmannanshire with the Scottish Housing Regulator.

Contact details: website: housingregulator.gov.scot/register-of-social-landlords

Council Housing Officers

Housing Officers address the housing needs of individuals and oversee the day-to-day management of the Council's properties. Officers provide support and advice to the Council's tenants in relation to any queries they may have and serve as a first point of contact for the tenants in terms of any issues they may experience.

Contact details: website: <https://www.clacks.gov.uk/housing/tem/>

SACRO

SACRO is a community justice voluntary organisation which works to deliver services that empower people and build safe communities by reducing conflict and offending. It provides a wide range of services, including Community Justice and Mediation, Public Safety, Mentoring, Youth Justice, Gender-based Violence and Restorative Justice services. SACRO works in partnership with Scottish Government, local authorities and other statutory and voluntary organisations to support communities, offenders, witnesses and victims of conflict and crime.

Contact details: website: <https://www.sacro.org.uk/> or tel: 0131 624 7291

Victim Support Scotland

Victim Support Scotland provides victims and witnesses with free confidential, emotional and practical support/ information about the criminal justice system. It also provides specialist support to in cases of murder, terrorism, hate crime, sexual and domestic violence.

Contact details: website: <https://victimsupport.scot/> or free support helpline: 0800 160 1985

NHS Forth Valley

NHS works with other partner agencies, including the Alcohol and Drug Partnership (ADP) to challenge substance use and seeks to reduce the harm and impacts of drug and alcohol-related antisocial behaviour. Amongst support and advice on addiction treatment, it works to deliver alcohol campaigns, raising awareness and educating young people on risks of alcohol consumption. The service also works to assess mental wellbeing and supports perpetrators as part of intervention and rehabilitation efforts.

Contact details: website: <https://nhsforthvalley.com/health-services/health-promotion/alcohol-and-drugs/>

Clackmannanshire Health and Social Care Partnership

The Clackmannanshire and Stirling Health & Social Care Partnership is comprised of a joint integration board of members from both Clackmannanshire and Stirling council areas, as well as NHS Forth Valley, third sector representatives, service users and carers. A range of services are delivered within the Health and Social Care Partnership through constituent authorities and partners. Access to available online directories and partners are listed on their website.

Contact details: <https://clacksandstirlinghscp.org/contact/>

Resilience Learning Partnership

Resilience Learning Partnership is an education and training provider, supporting the health, social care, education, housing and criminal justice sectors in Trauma Informed Practice. They inform learning and development through their work, ensuring that lived experience is considered in service design and public policy decision making areas in an authentic and meaningful way.

Contact details: website : <https://resiliencelearningpartnership.co.uk/> or tel: 01259 272015

Clackmannanshire Third Sector Interface (CTSI)

CTSI is a 'single door' access point for a wide range of support and services for charitable organisations, community and voluntary action groups, volunteering and social enterprise in Clackmannanshire. Their goal is to provide help and support to people who want advice on running or starting any type of charity, social enterprise or voluntary group, as well as volunteering and community work.

Contact details: website: <https://ctsi.org.uk/> or tel: 01259 213840

Barnardo's

One of the UK's largest children's charities, Barnardo's provide a number of services which include family support, befriending, mentoring, parenting groups and many more. Clackmannanshire Open Door Service (CODS) offers a wide range of services for children, young people aged 8 – 18 (25 if care experienced) and families who are referred for specialist intervention in relation to harmful behaviours towards others, or at risk of exploitation and also young people who are using substances.

Contact: website: <https://www.barnardos.org.uk/get-support/services/clackmannanshire-open-door-services-open> or tel: 01324 632903

Clackmannanshire Citizens Advice Bureau (CAB)

CAB delivers free, impartial and confidential advice to Clackmannanshire resident on a range of topics, giving people the information they need to deal with any situation in a number of different areas, including benefits, consumer issues, immigration, workplace disputes and much more.

Contact details: <https://www.clackscab.org.uk/contact-us> or tel: 01259 219404

Clackmannanshire Contextual Safeguarding Group

Contextual safeguarding seeks to identify and respond to harm and abuse posed to young people outside their home, either from adults or other young people. Contextual safeguarding emphasises the exploration of the dynamic between the young person, family, peers, school, and the aim of this Group is to co-ordinate safeguarding intervention in cases where a child or young person – or a group of children / young people – is/are at risk of or are already experiencing harm caused by people outside their family.

Contact details: <https://www.clacks.gov.uk/>

Strategic Priorities and Outcomes

To support the development of the strategy, a short life working group was established to analyse the trends and data relating to antisocial behaviour, as well as key analytical findings from community engagement surveys, youth voice groups and community councils. This information was used to undertake a priority setting process, to risk assess identified current and emerging issues and concerns and to establish priorities and develop the Draft Outcome and Action Planning Framework; a live document which will be reviewed annually, to enable all partners to tailor services to the needs of the community and to factor in emerging trends and developments in society, as they arise.

The overarching aim is to resolve antisocial behaviour as early as possible by working collaboratively with partners to employ preventative interventions and only using enforcement measures where other approaches have been unsuccessful.

As reflected in the Wellbeing Local Outcomes Improvement Plan, this Antisocial Behaviour Strategy is firmly committed to an outcome-based approach to planning, delivering and monitoring performance. The outcomes which will be used to monitor the success of this strategy are noted in the Outcome and Action Planning Framework in Appendix 3. This is our commitment to our residents and stakeholders and outlines how we will work together to tackle antisocial behaviour.

Consultation feedback is provided in Appendix 2 and has helped to shape the six strategic priorities, which are noted on page 2 and repeated below:

- Strengthening collaboration and engagement with local people in order to empower communities.
- Supporting residents to create safer communities by promoting social responsibility.
- Breaking age-related barriers to participation and engagement and promoting age-based inclusion, by challenging intergenerational mistrust.
- Clarifying process and procedures used to tackle antisocial behaviour and the roles and responsibilities of staff and partner agencies.
- Working with partners to promote and improve the availability and access to services for those affected by antisocial behaviour.
- Reducing the likelihood of children and young people engaging in harmful or offending behaviour by working closely with educational establishments and partners.

The strategy intends to deliver the following strategic outcomes in relation to the above priorities:

Strategic Outcome one – Local people are integral partners in the decision making which affects their communities.

Strategic Outcome two – People behave responsibly in relation to their conduct in their communities and understand the impact of behaviour on others.

Strategic Outcome three – Older and younger generations understand how their actions affect each other.

Strategic Outcome four – Partners engage with residents to promote and improve the availability of access to services for those affected by antisocial behaviour.

Strategic Outcome five – Young people understand their role in their communities and the roles of others, as responsible citizens in society.



Acknowledgements

The Clackmannanshire Antisocial Behaviour Strategy 2024–2027 was developed in collaboration with the following partners:

- Clackmannanshire Council - Education, Justice Services, Housing, Children & Families
- Police Scotland
- Community Learning and Development
- Scottish Fire and Rescue Service
- NHS Forth Valley
- Health and Social Care Partnership
- Clackmannanshire Third Sector Interface
- Clackmannanshire Alliance
- Forth Valley Alcohol and Drug Partnership
- Lornhill Academy and Cluster Primary Schools
- Alva Academy and Cluster Primary Schools
- Alloa Academy and Cluster Primary Schools
- Clackmannanshire School Support Service
- School Pupil Parliament
- Family Wellbeing Partnership/ Planet Youth
- Resilience Learning Partnership
- Clackmannanshire Tenants and Residents Federation
- Alloa Community Council
- Menstrie Community Council
- Tillicoultry, Coalsnaughton & Devonside Community Council
- Alva Community Council
- Muckhart Community Council
- Clackmannan Community Council
- Sauchie & Fishcross Community Council
- Dollar Community Council

Appendix 2 – Stakeholder Engagement (Report from Citizen Space Consultation)

Community Safety and Antisocial Behaviour Strategy

<https://clackmannanshire.citizenspace.com/education/community-safety-and-antisocial-behaviour-strategy>

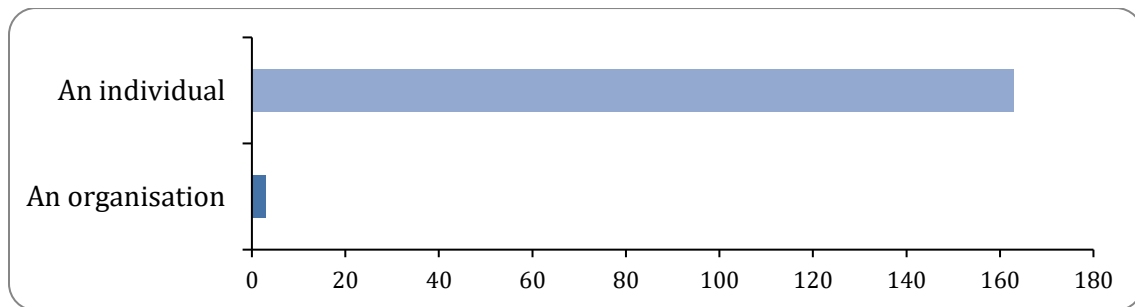
This report was created on Tuesday 02 April 2024 at 13:28

The activity ran from 16/01/2024 to 27/03/2024

Responses to this survey: **166**

Are you responding as an individual or on behalf of an organisation?

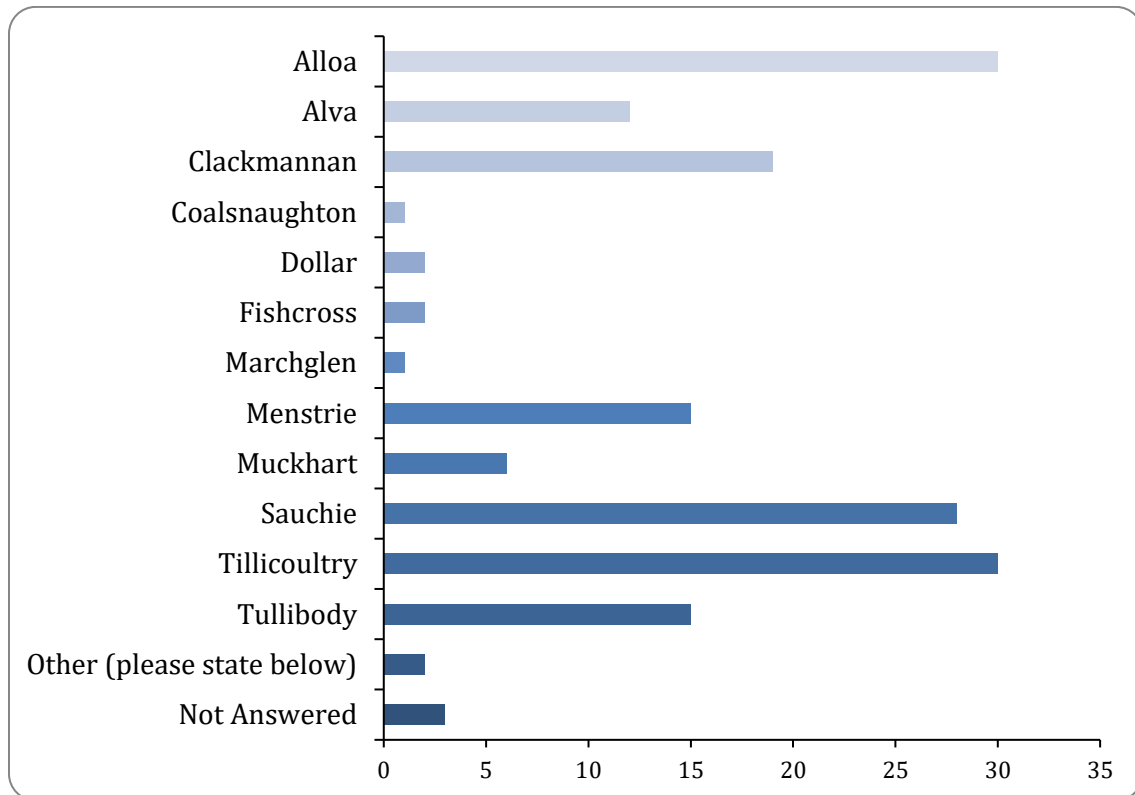
There were 166 responses to this part of the question.



Option	Total	Percent
An individual	163	98.19%
On behalf of an individual	0	0.00%
An organisation	3	1.81%
Not Answered	0	0.00%

Where do you live?

There were 163 responses to this part of the question.

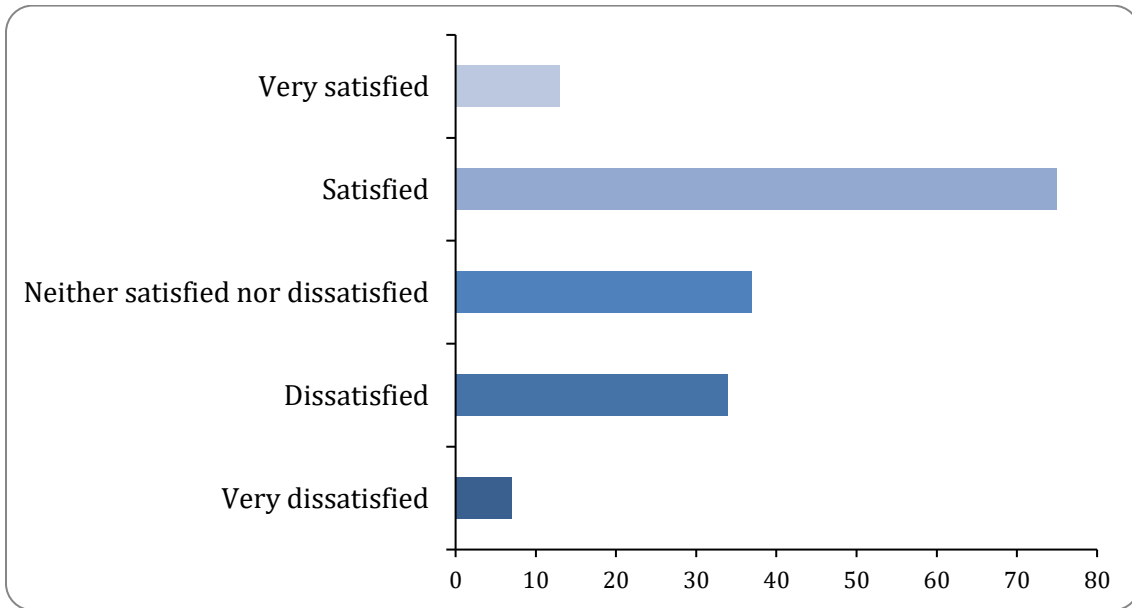


Option	Total	Percent
Alloa	30	18.07%
Alva	12	7.23%
Cambus	0	0.00%
Clackmannan	19	11.45%
Coalsnaughton	1	0.60%
Devon Village	0	0.00%
Dollar	2	1.20%
Fishcross	2	1.20%
Forestmill	0	0.00%
Glenochil Village	0	0.00%
Helensfield	0	0.00%
Kennet	0	0.00%
Marchglen	1	0.60%
Menstrie	15	9.04%
Muckhart	6	3.61%
Sauchie	28	16.87%
Tillicoultry	30	18.07%

Tullibody	15	9.04%
Other (please state below)	2	1.20%
Not Answered	3	1.81%

How satisfied are you with Clackmannanshire as a place to live, work and visit?

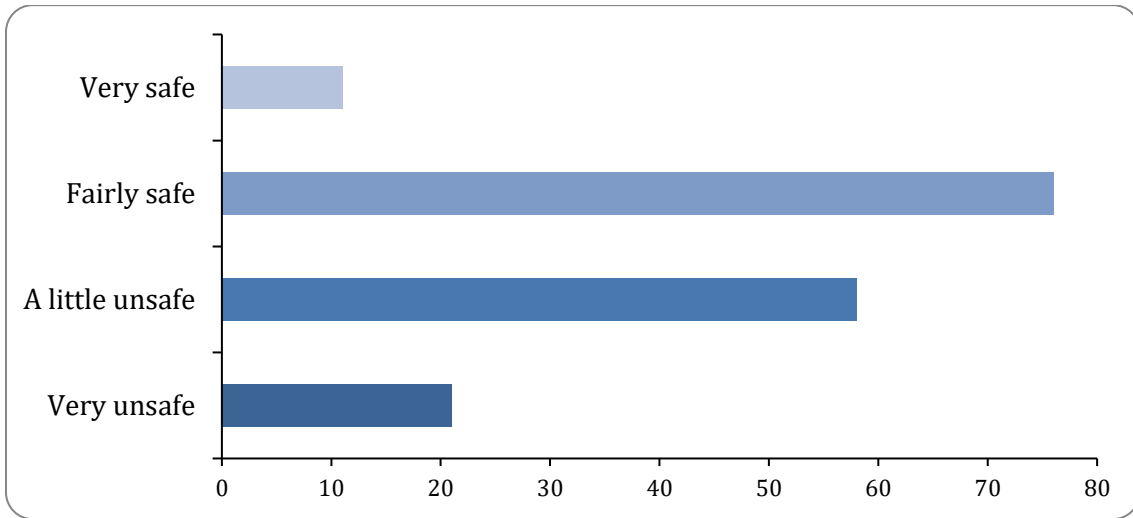
There were 166 responses to this part of the question.



Option	Total	Percent
Very satisfied	13	7.83%
Satisfied	75	45.18%
Neither satisfied nor dissatisfied	37	22.29%
Dissatisfied	34	20.48%
Very dissatisfied	7	4.22%
Not Answered	0	0.00%

How safe do you feel in Clackmannanshire overall?

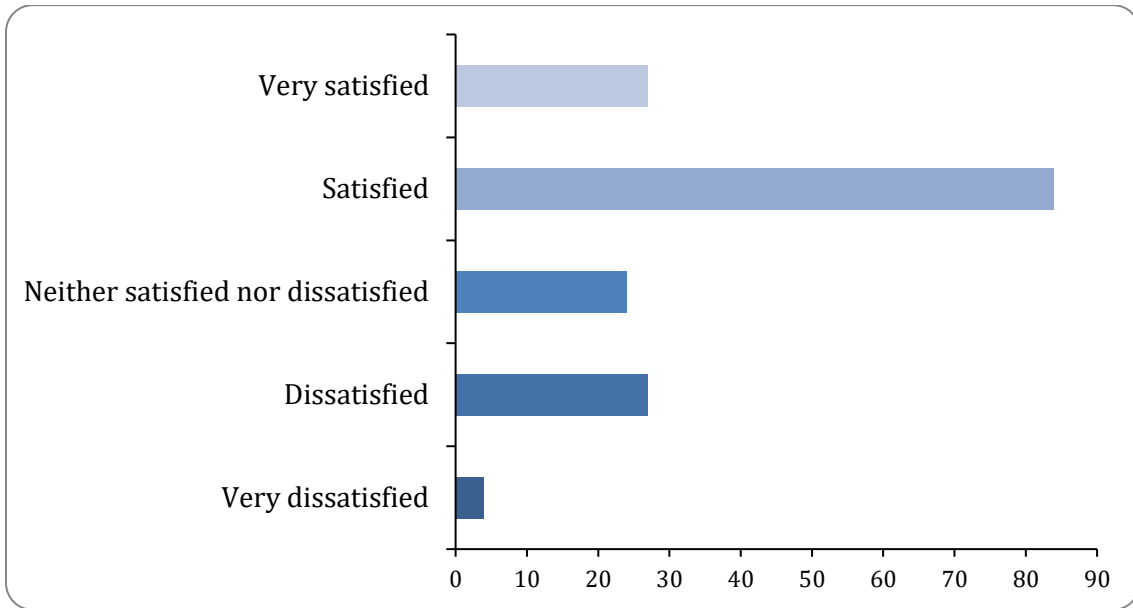
There were 166 responses to this part of the question.



Option	Total	Percent
Very safe	11	6.63%
Fairly safe	76	45.78%
A little unsafe	58	34.94%
Very unsafe	21	12.65%
Don't know or wish to say	0	0.00%
Not Answered	0	0.00%

How satisfied are you with your neighbourhood as a place to live?

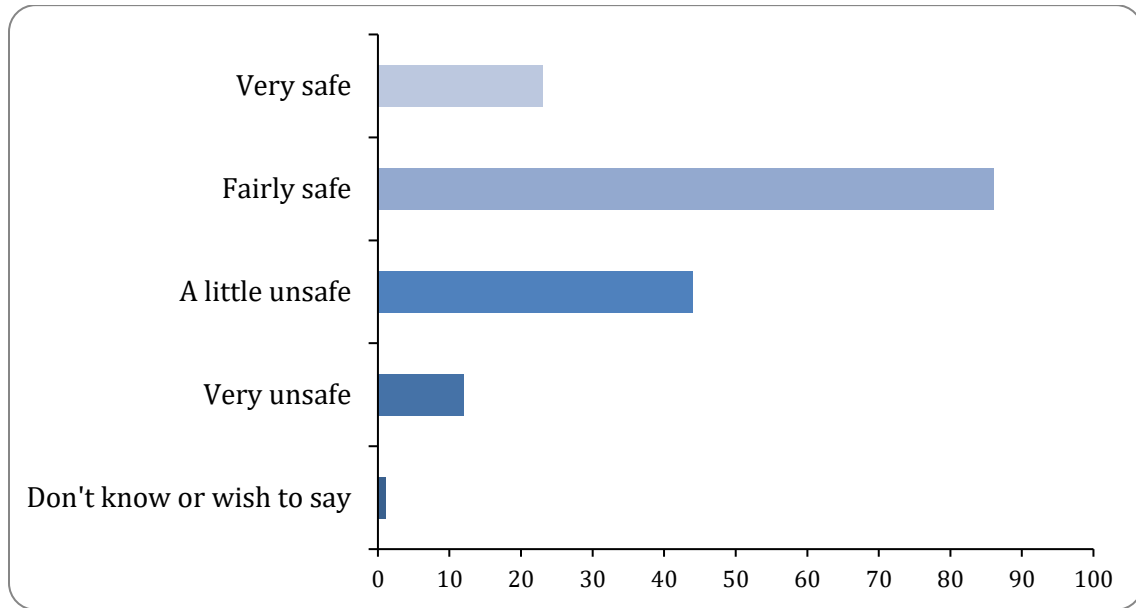
There were 166 responses to this part of the question.



Option	Total	Percent
Very satisfied	27	16.27%
Satisfied	84	50.60%
Neither satisfied nor dissatisfied	24	14.46%
Dissatisfied	27	16.27%
Very dissatisfied	4	2.41%
Not Answered	0	0.00%

How safe do you feel in your neighbourhood?

There were 166 responses to this part of the question.

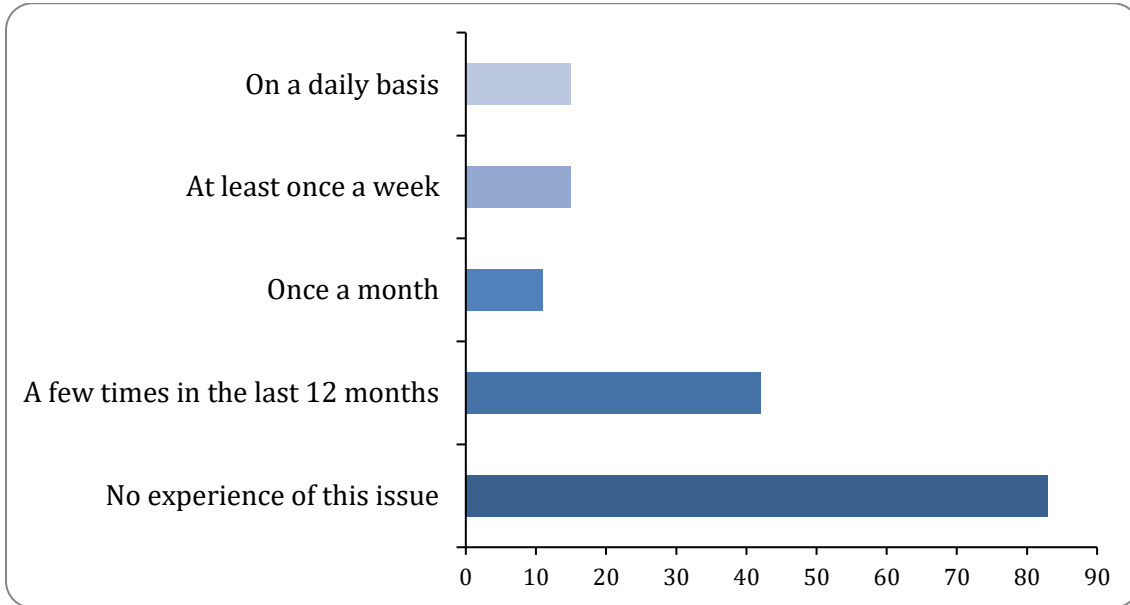


Option	Total	Percent
Very safe	23	13.86%
Fairly safe	86	51.81%
A little unsafe	44	26.51%
Very unsafe	12	7.23%
Don't know or wish to say	1	0.60%
Not Answered	0	0.00%

In the last 12 months, how often have you experienced or witnessed the following in your area?

Experience or witness of crime/ASB - Vehicular crime

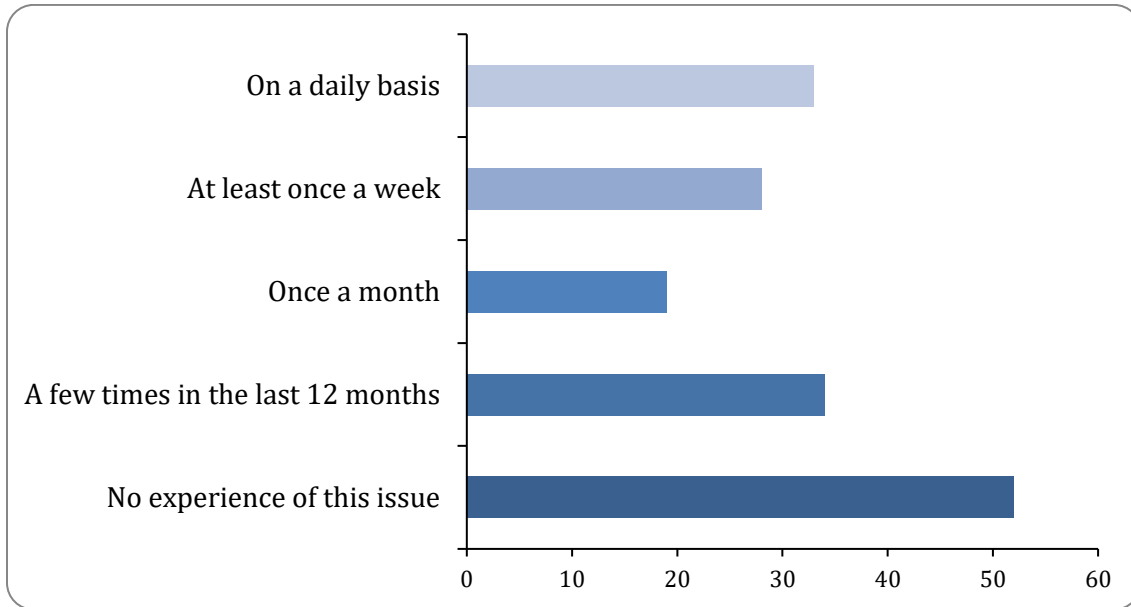
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	15	9.04%
At least once a week	15	9.04%
Once a month	11	6.63%
A few times in the last 12 months	42	25.30%
No experience of this issue	83	50.00%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Substance misuse (including drug dealing)

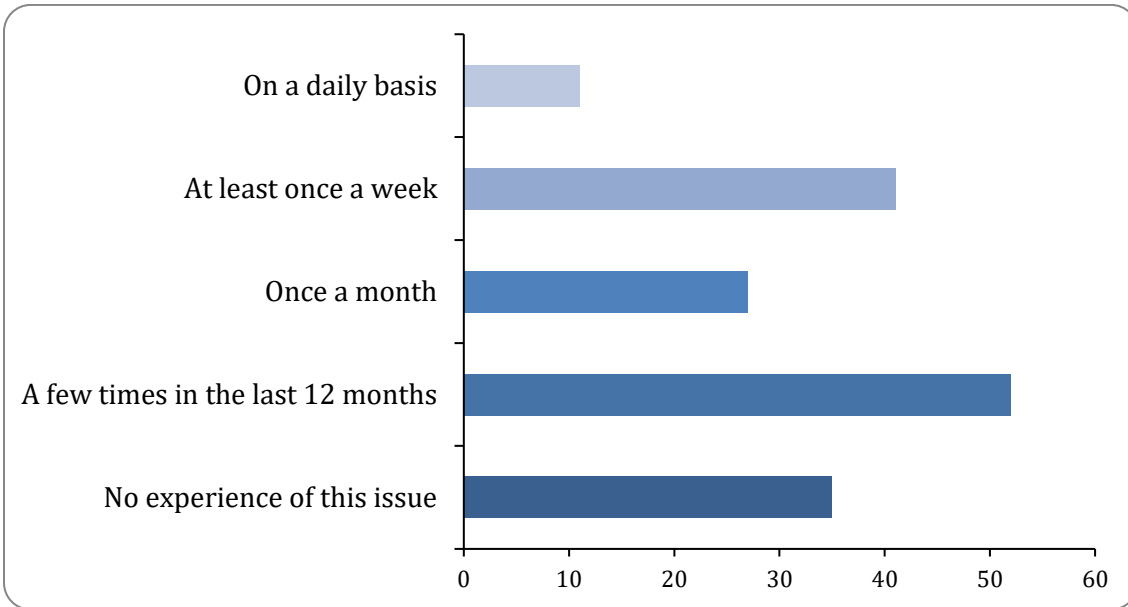
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	33	19.88%
At least once a week	28	16.87%
Once a month	19	11.45%
A few times in the last 12 months	34	20.48%
No experience of this issue	52	31.33%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Public disorder

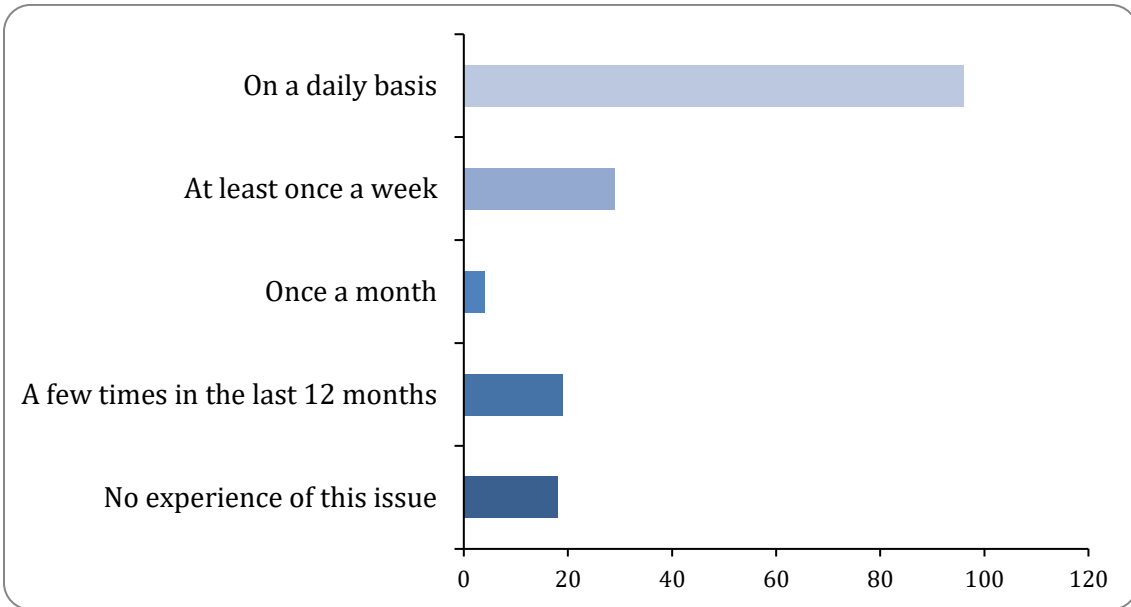
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	11	6.63%
At least once a week	41	24.70%
Once a month	27	16.27%
A few times in the last 12 months	52	31.33%
No experience of this issue	35	21.08%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Animal nuisance (including dog fouling)

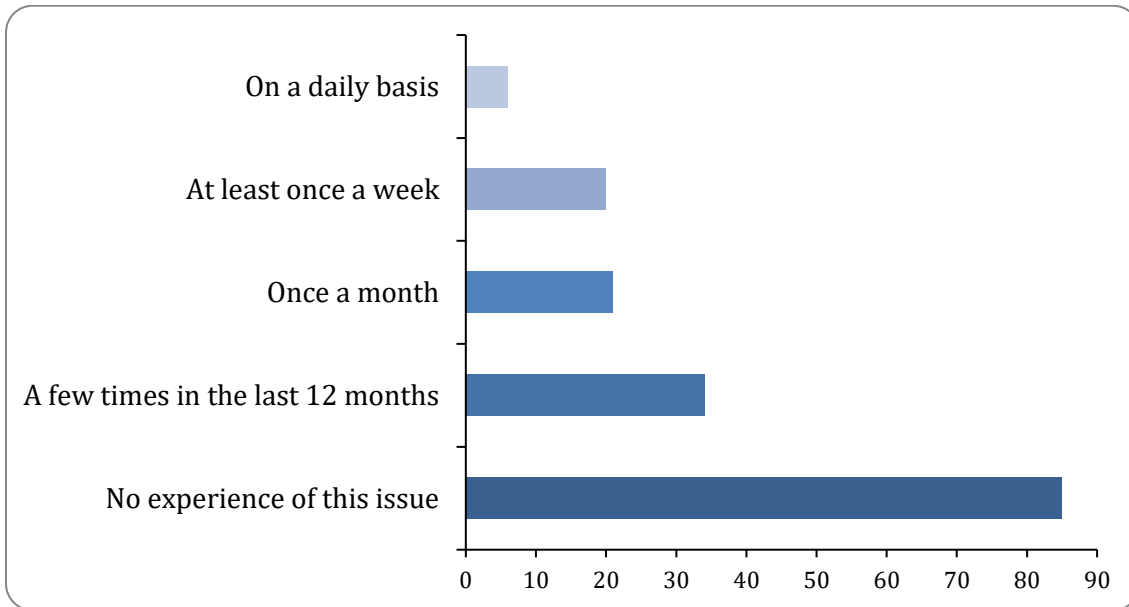
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	96	57.83%
At least once a week	29	17.47%
Once a month	4	2.41%
A few times in the last 12 months	19	11.45%
No experience of this issue	18	10.84%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Harassment, exploitation or threatening behaviour

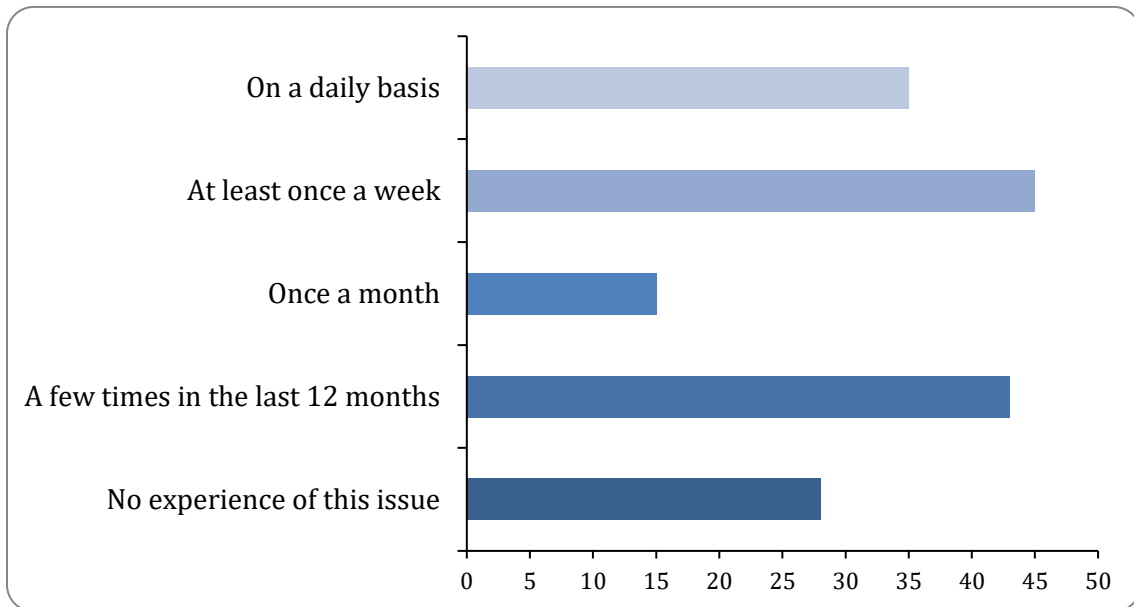
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	6	3.61%
At least once a week	20	12.05%
Once a month	21	12.65%
A few times in the last 12 months	34	20.48%
No experience of this issue	85	51.20%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Noise

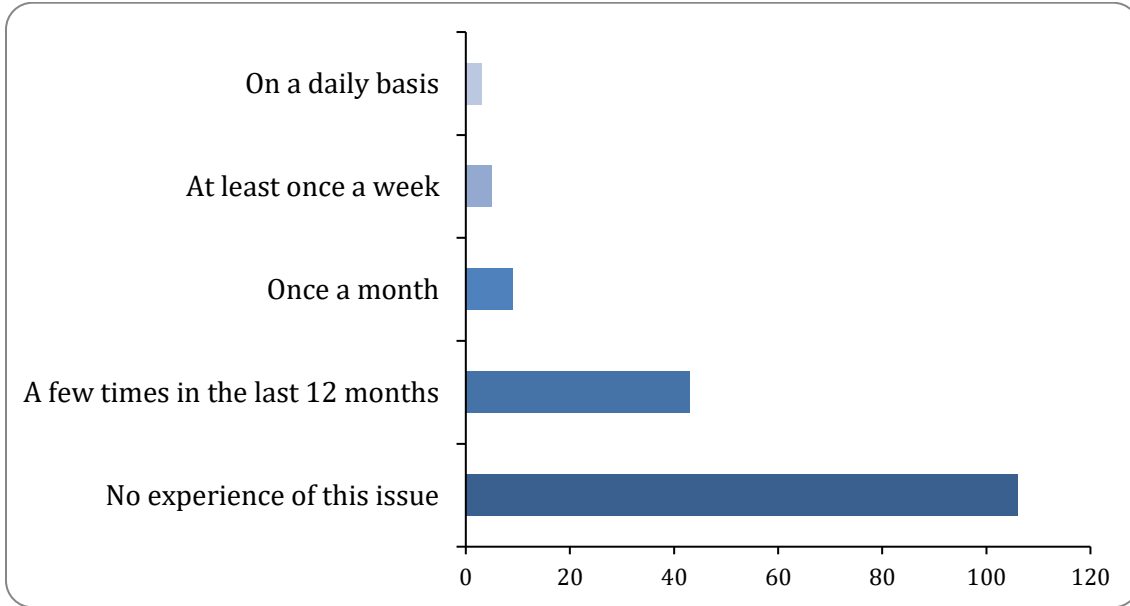
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	35	21.08%
At least once a week	45	27.11%
Once a month	15	9.04%
A few times in the last 12 months	43	25.90%
No experience of this issue	28	16.87%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Doorstep crime including rogue traders/bogus callers

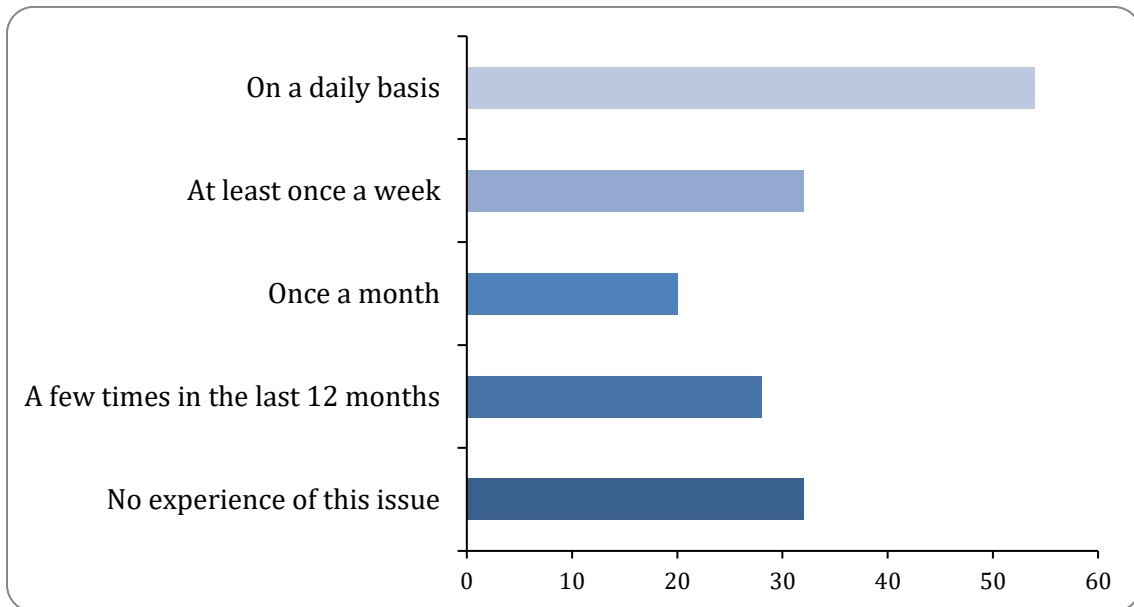
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	3	1.81%
At least once a week	5	3.01%
Once a month	9	5.42%
A few times in the last 12 months	43	25.90%
No experience of this issue	106	63.86%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Flytipping and littering

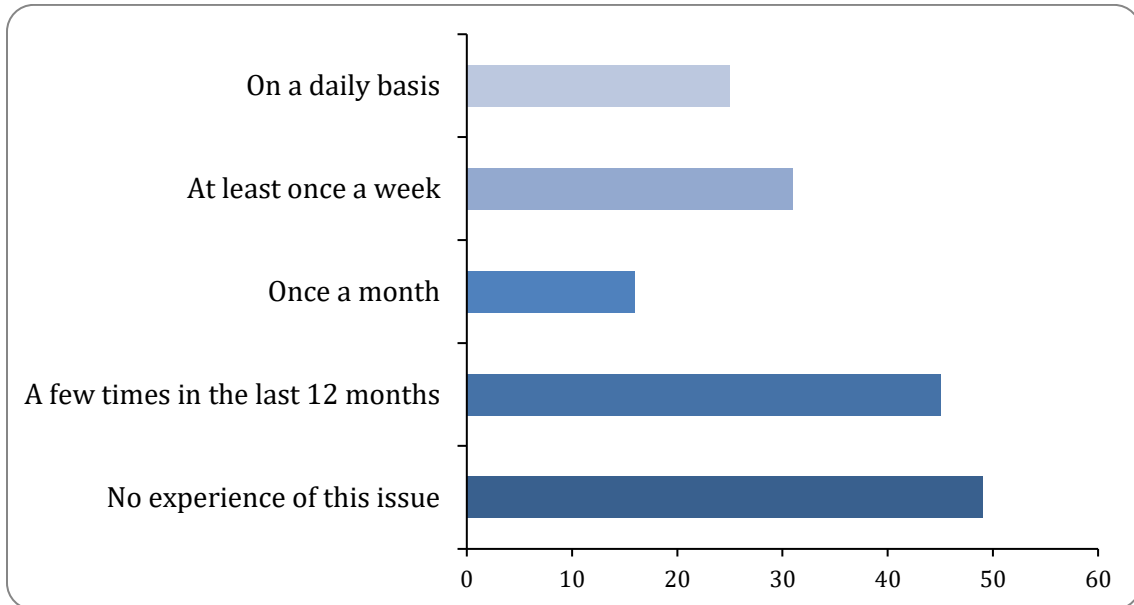
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	54	32.53%
At least once a week	32	19.28%
Once a month	20	12.05%
A few times in the last 12 months	28	16.87%
No experience of this issue	32	19.28%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Graffiti/vandalism

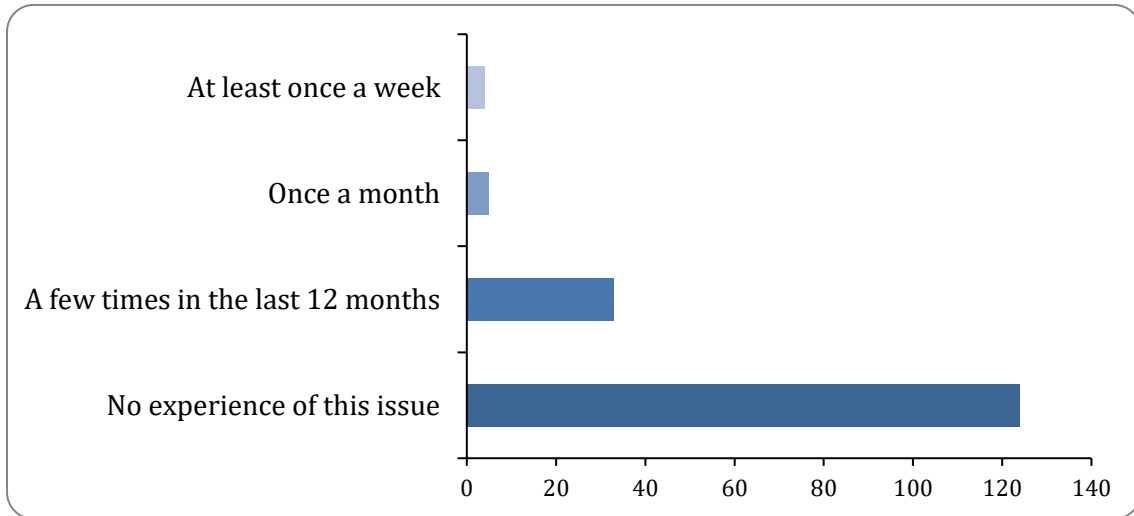
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	25	15.06%
At least once a week	31	18.67%
Once a month	16	9.64%
A few times in the last 12 months	45	27.11%
No experience of this issue	49	29.52%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Housebreaking

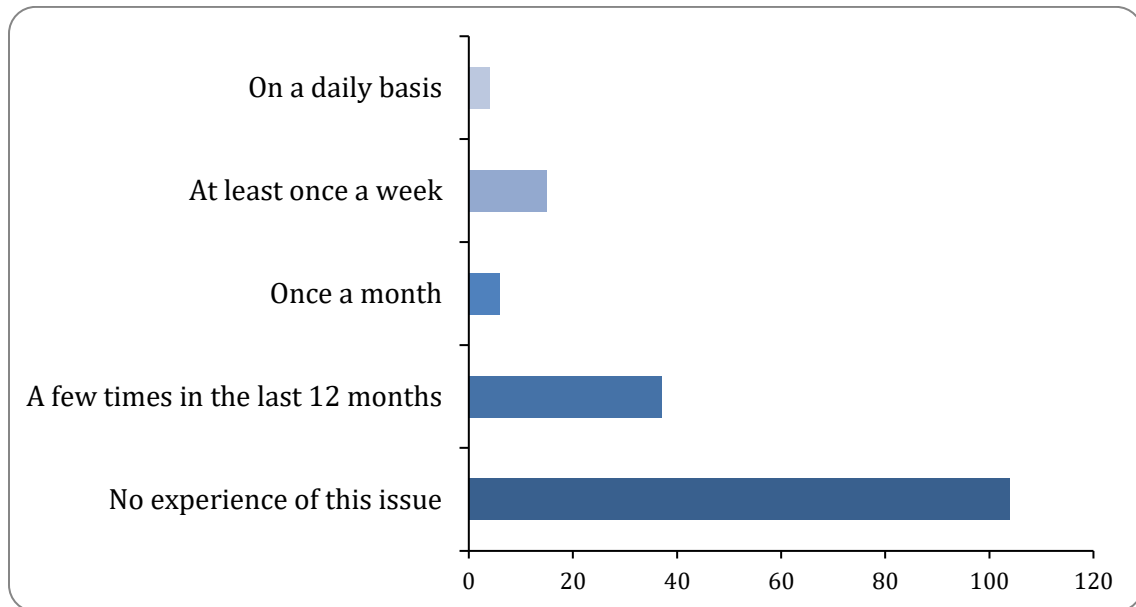
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	0	0.00%
At least once a week	4	2.41%
Once a month	5	3.01%
A few times in the last 12 months	33	19.88%
No experience of this issue	124	74.70%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Problems with neighbours

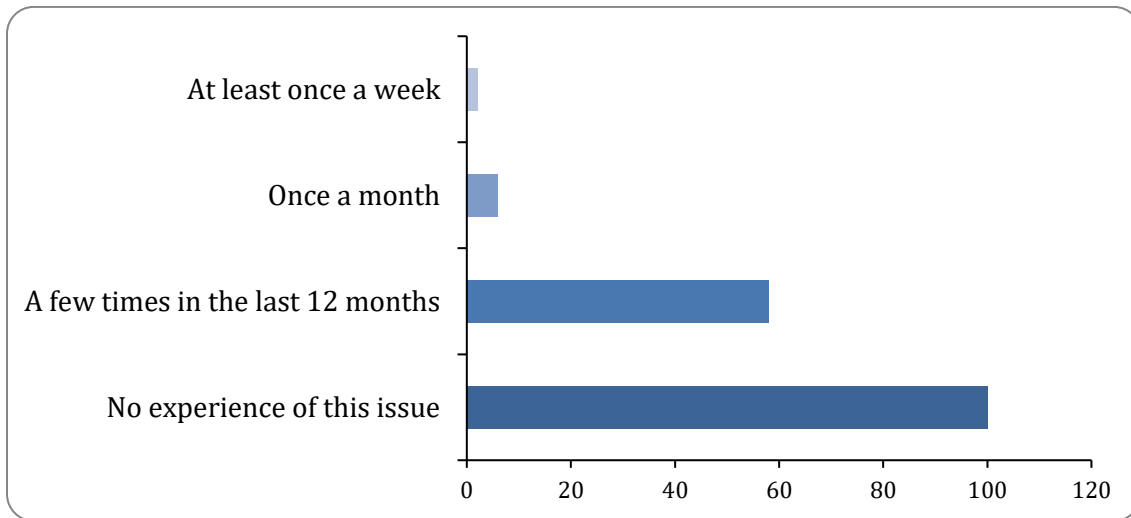
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	4	2.41%
At least once a week	15	9.04%
Once a month	6	3.61%
A few times in the last 12 months	37	22.29%
No experience of this issue	104	62.65%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Fire-raising/misuse of fireworks

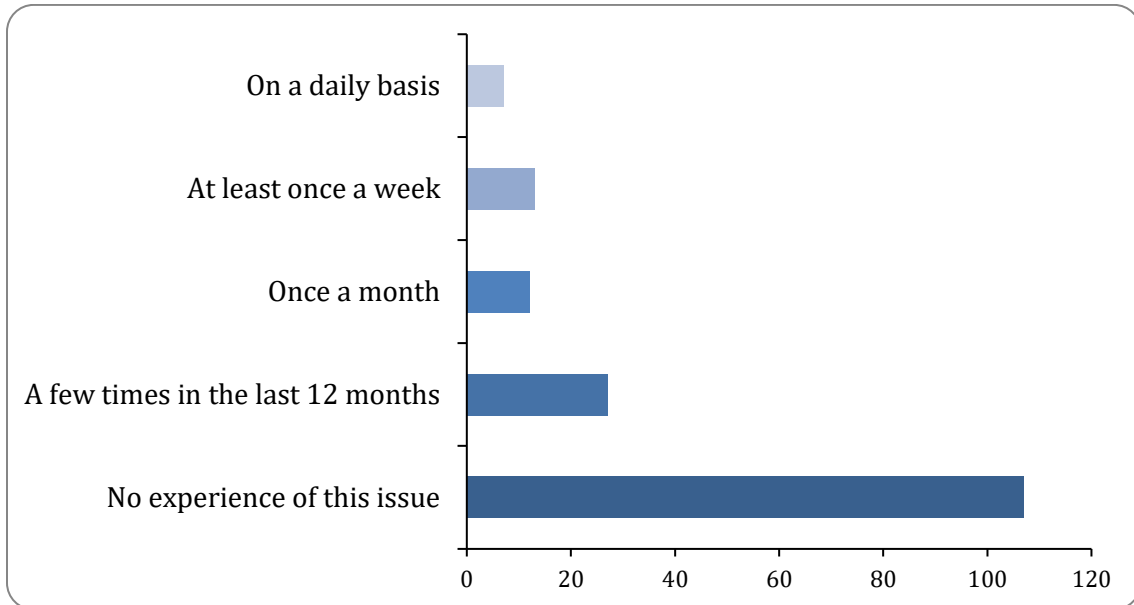
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	0	0.00%
At least once a week	2	1.20%
Once a month	6	3.61%
A few times in the last 12 months	58	34.94%
No experience of this issue	100	60.24%
Not Answered	0	0.00%

Experience or witness of crime/ASB - Street begging

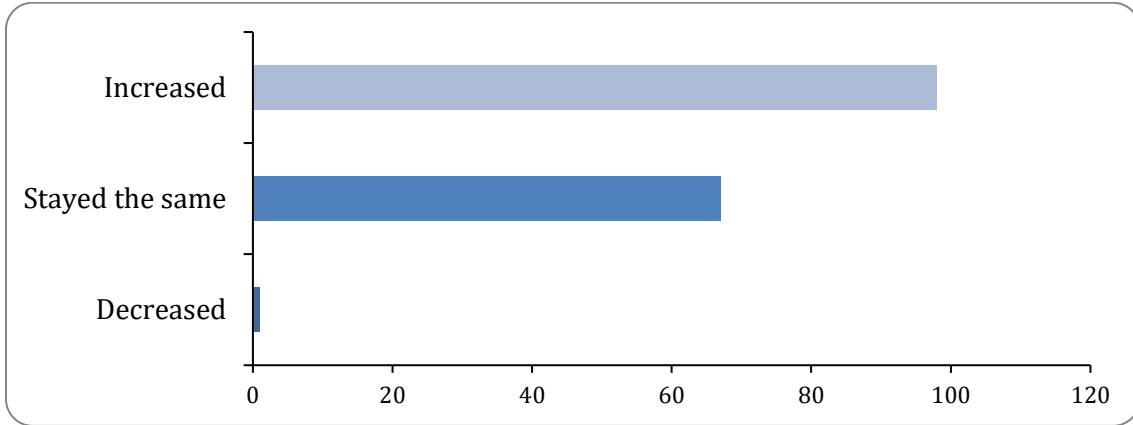
There were 166 responses to this part of the question.



Option	Total	Percent
On a daily basis	7	4.22%
At least once a week	13	7.83%
Once a month	12	7.23%
A few times in the last 12 months	27	16.27%
No experience of this issue	107	64.46%
Not Answered	0	0.00%

Would you say that overall levels of antisocial behaviour in Clackmannanshire over the last months has increased, decreased or stayed the same?

There were 166 responses to this part of the question.

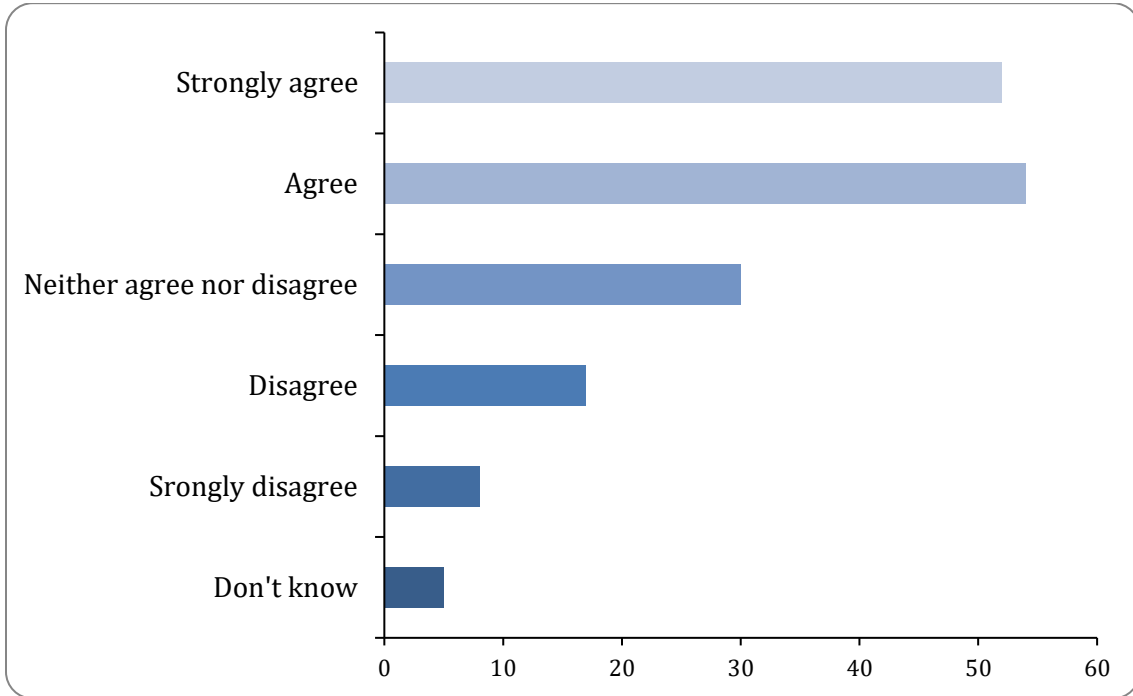


Option	Total	Percent
Increased	98	59.04%
Stayed the same	67	40.36%
Decreased	1	0.60%
Not Answered	0	0.00%

To what extent do you agree or disagree that the following measures will help reduce antisocial behaviour and crime in Clackmannanshire?

Better job prospects/access to employment

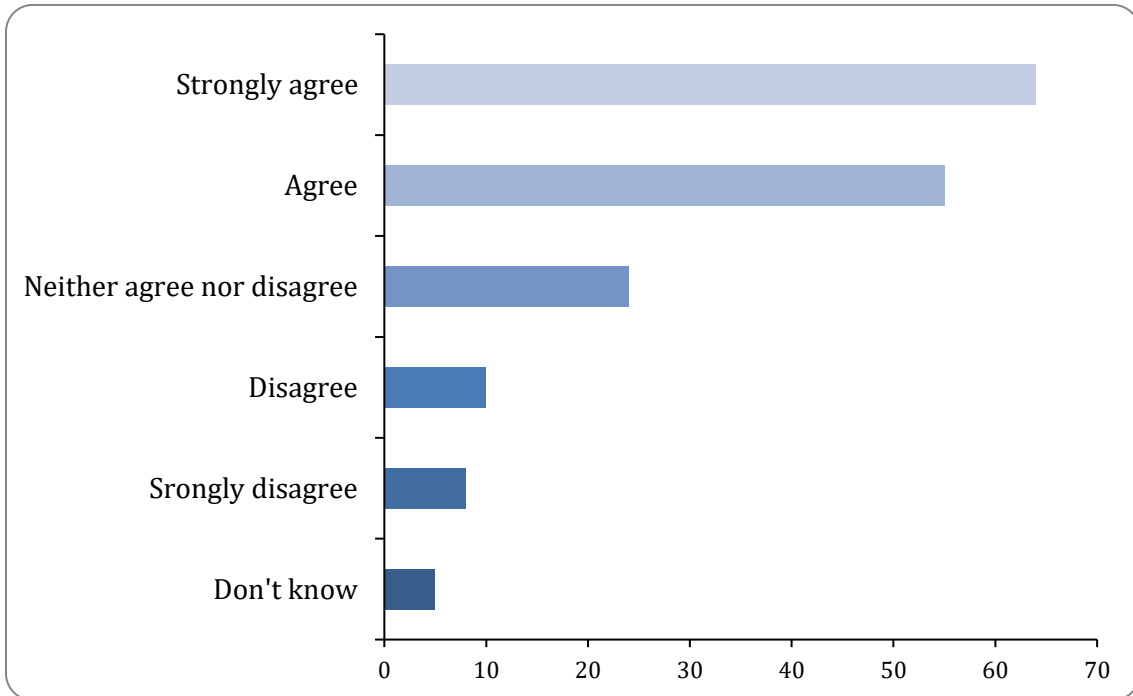
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	52	31.33%
Agree	54	32.53%
Neither agree nor disagree	30	18.07%
Disagree	17	10.24%
Srongly disagree	8	4.82%
Don't know	5	3.01%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Improved mental health services

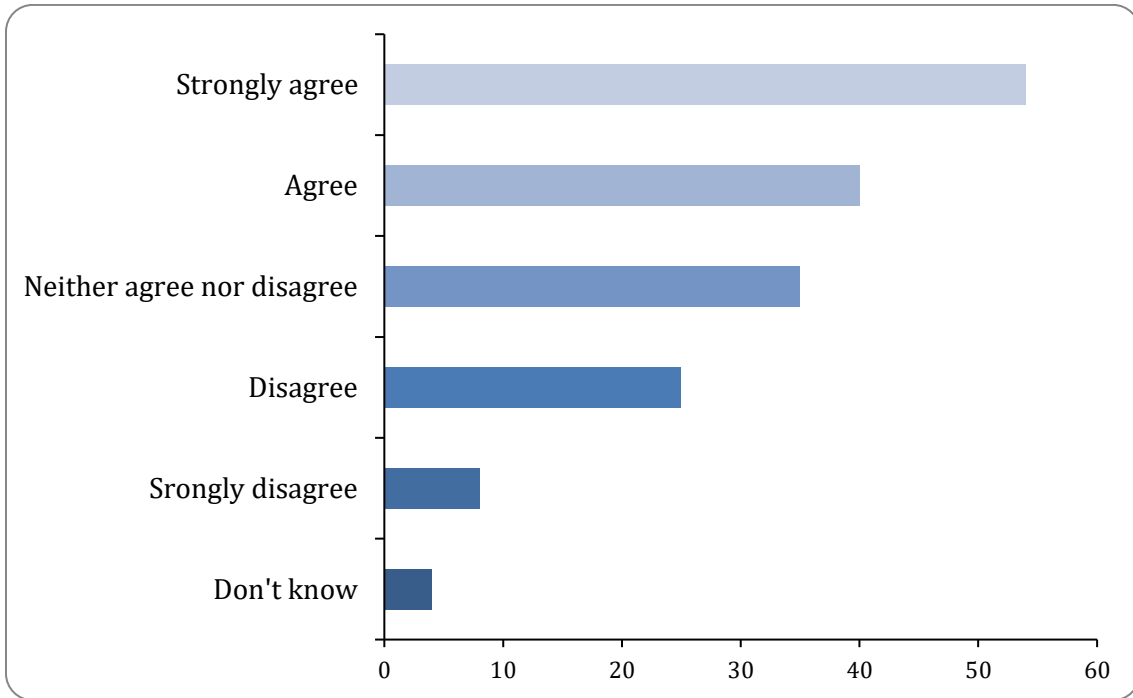
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	64	38.55%
Agree	55	33.13%
Neither agree nor disagree	24	14.46%
Disagree	10	6.02%
Srongly disagree	8	4.82%
Don't know	5	3.01%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Improved access to affordable housing

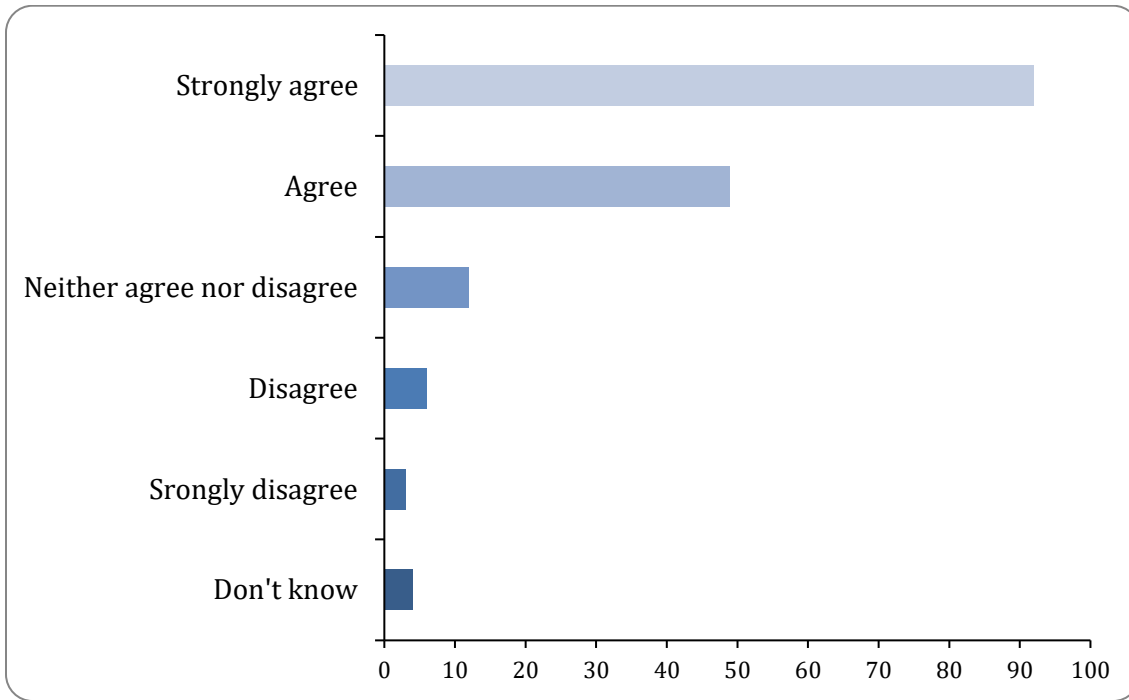
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	54	32.53%
Agree	40	24.10%
Neither agree nor disagree	35	21.08%
Disagree	25	15.06%
Strongly disagree	8	4.82%
Don't know	4	2.41%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Easier reporting of antisocial behaviour complaints to the Council/Police Scotland/Scottish Fire & Rescue Service

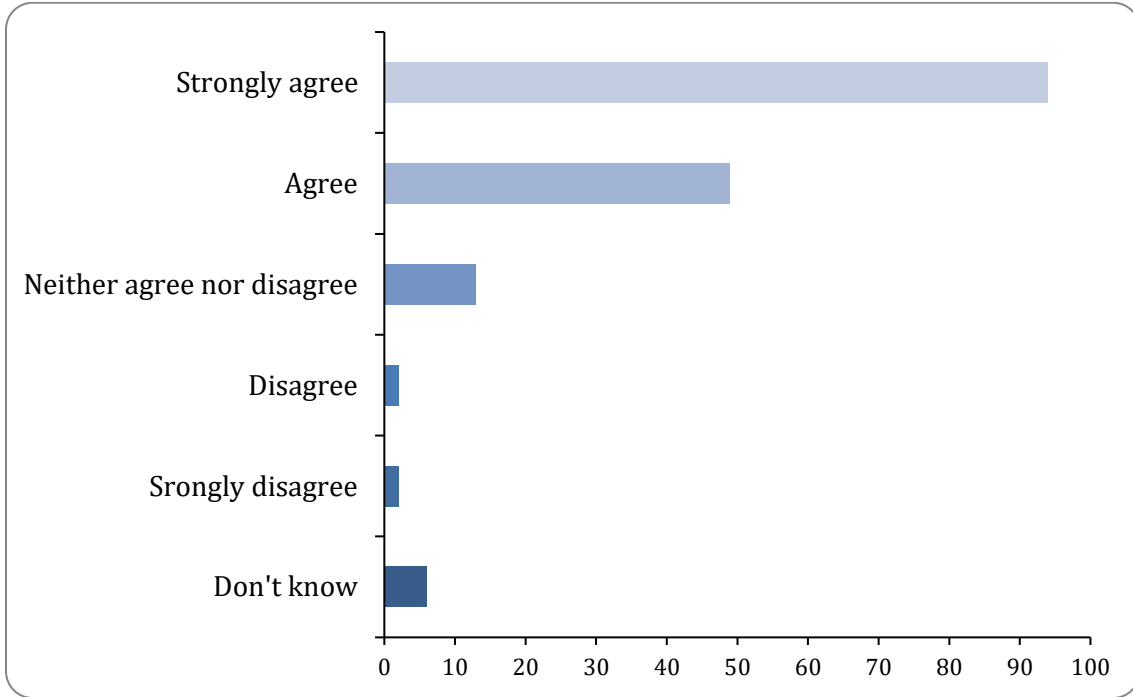
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	92	55.42%
Agree	49	29.52%
Neither agree nor disagree	12	7.23%
Disagree	6	3.61%
Strongly disagree	3	1.81%
Don't know	4	2.41%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Early intervention and support for families and young people

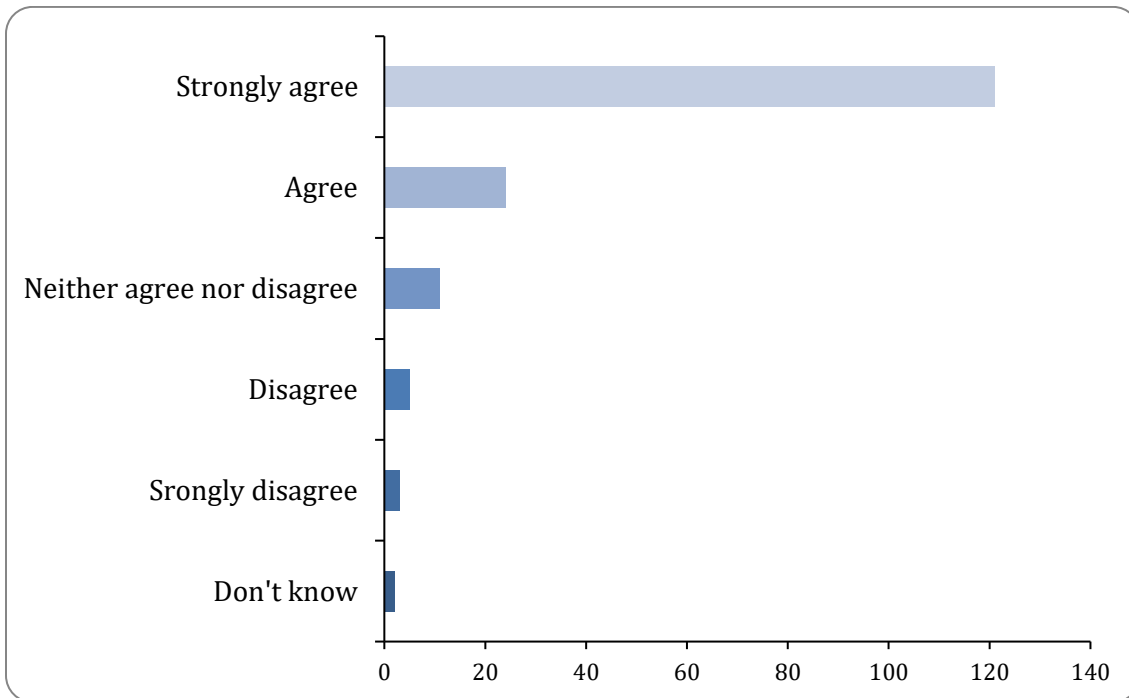
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	94	56.63%
Agree	49	29.52%
Neither agree nor disagree	13	7.83%
Disagree	2	1.20%
Strongly disagree	2	1.20%
Don't know	6	3.61%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Increased police presence

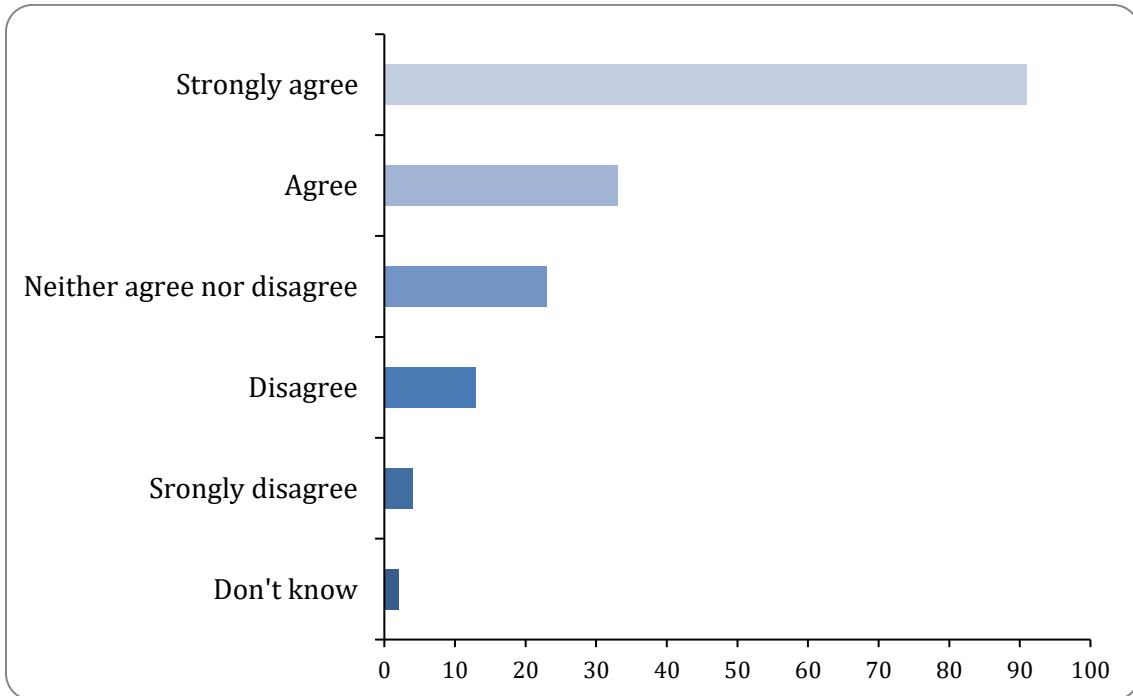
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	121	72.89%
Agree	24	14.46%
Neither agree nor disagree	11	6.63%
Disagree	5	3.01%
Strongly disagree	3	1.81%
Don't know	2	1.20%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - More CCTV

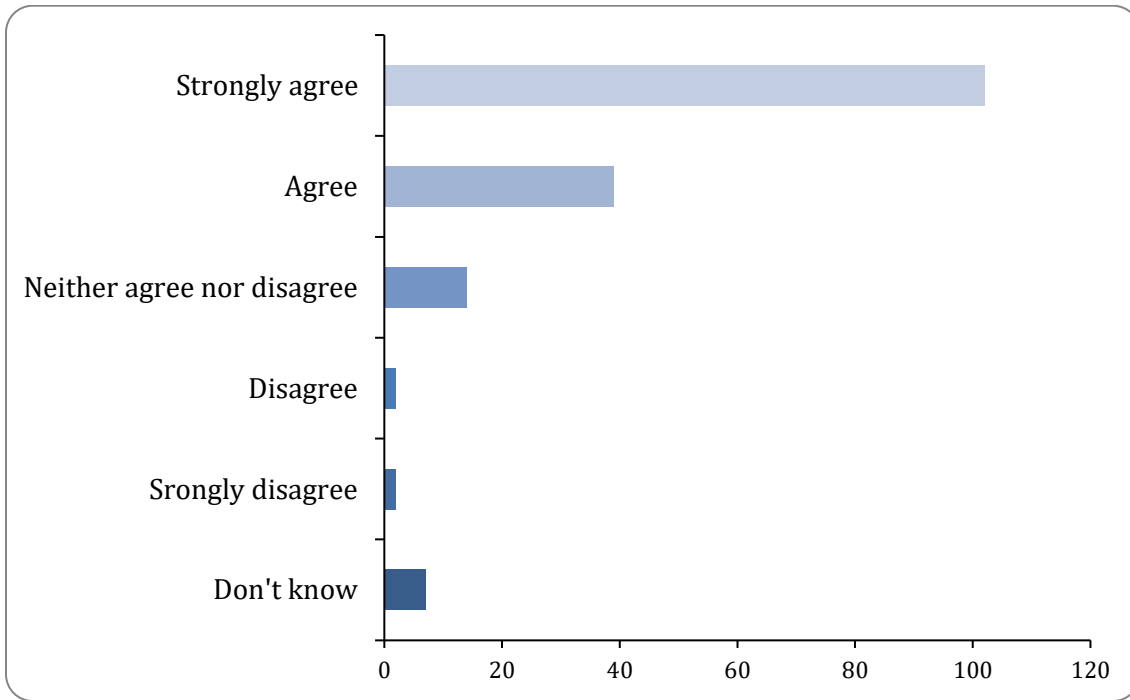
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	91	54.82%
Agree	33	19.88%
Neither agree nor disagree	23	13.86%
Disagree	13	7.83%
Srongly disagree	4	2.41%
Don't know	2	1.20%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Community safety and justice partners working together better

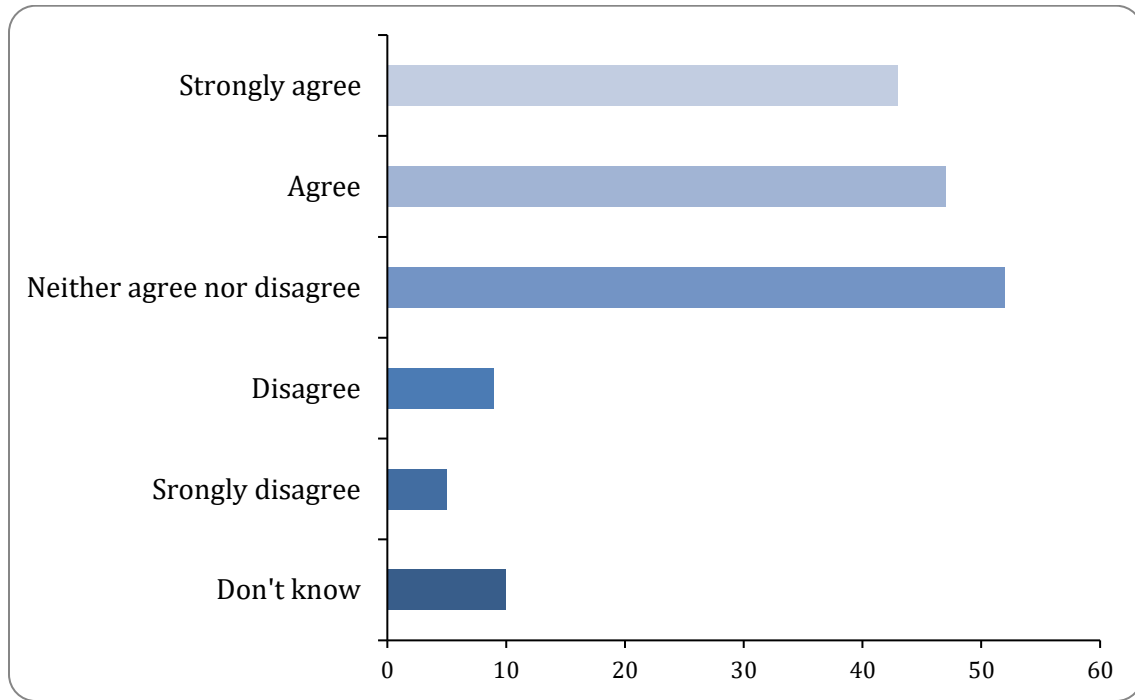
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	102	61.45%
Agree	39	23.49%
Neither agree nor disagree	14	8.43%
Disagree	2	1.20%
Srongly disagree	2	1.20%
Don't know	7	4.22%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Supporting offenders on release from prison

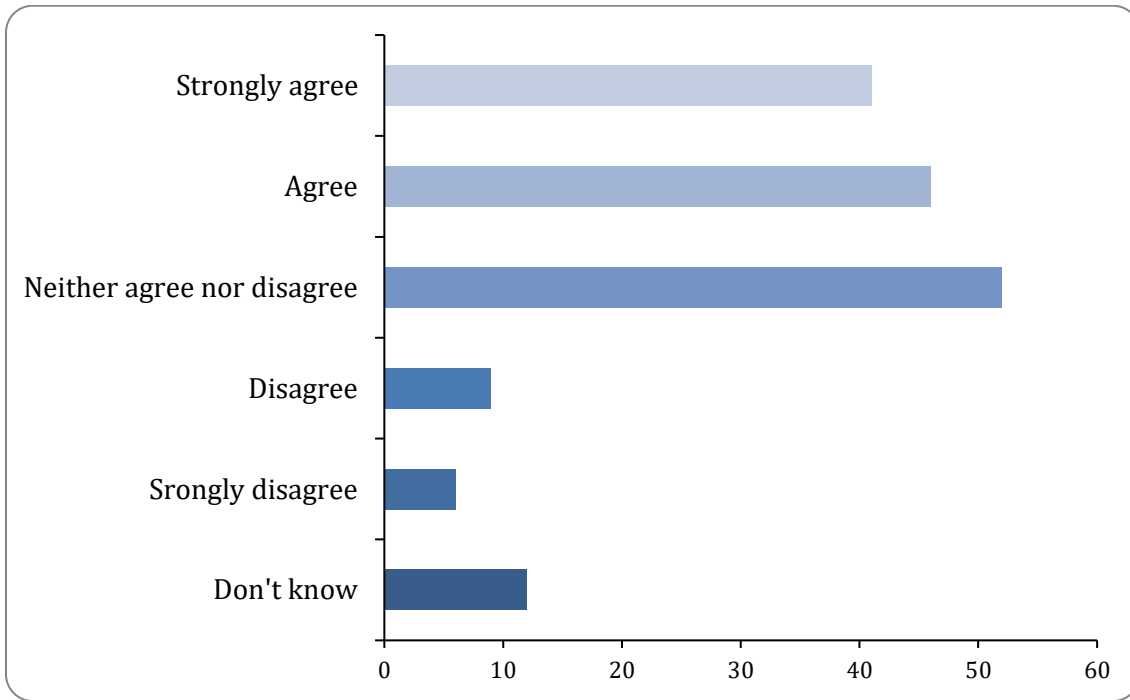
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	43	25.90%
Agree	47	28.31%
Neither agree nor disagree	52	31.33%
Disagree	9	5.42%
Strongly disagree	5	3.01%
Don't know	10	6.02%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Mediation training for frontline staff to resolve tensions between neighbours

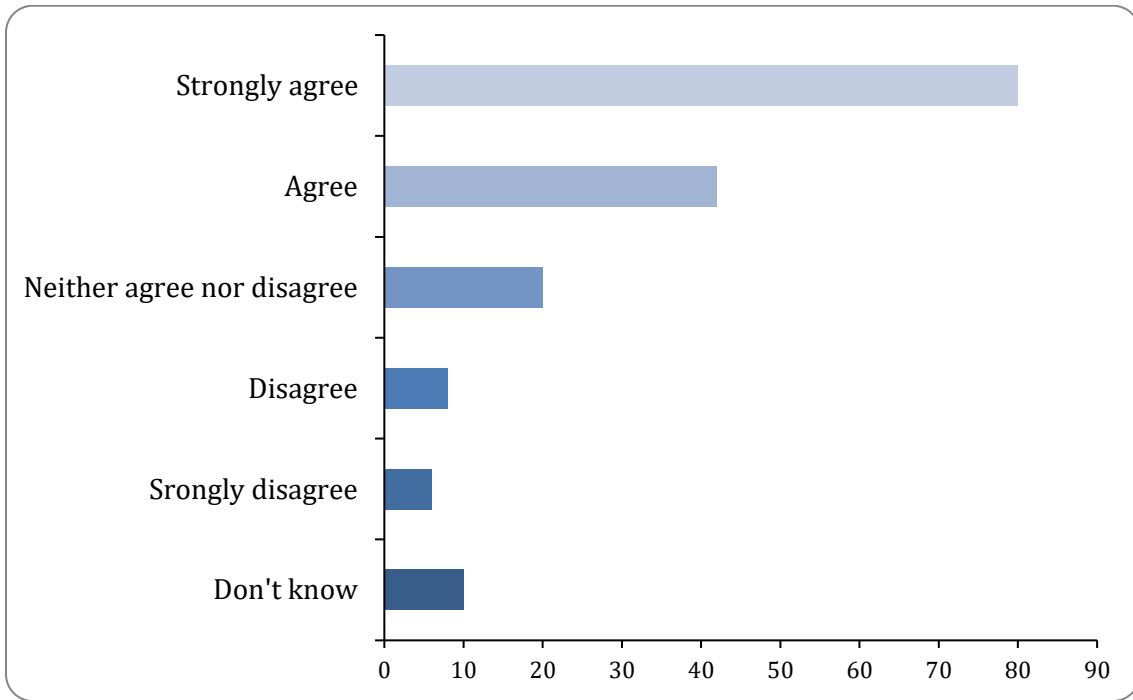
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	41	24.70%
Agree	46	27.71%
Neither agree nor disagree	52	31.33%
Disagree	9	5.42%
Strongly disagree	6	3.61%
Don't know	12	7.23%
Not Answered	0	0.00%

Measures to reduce antisocial behaviour - Increased presence of Council enforcement officers

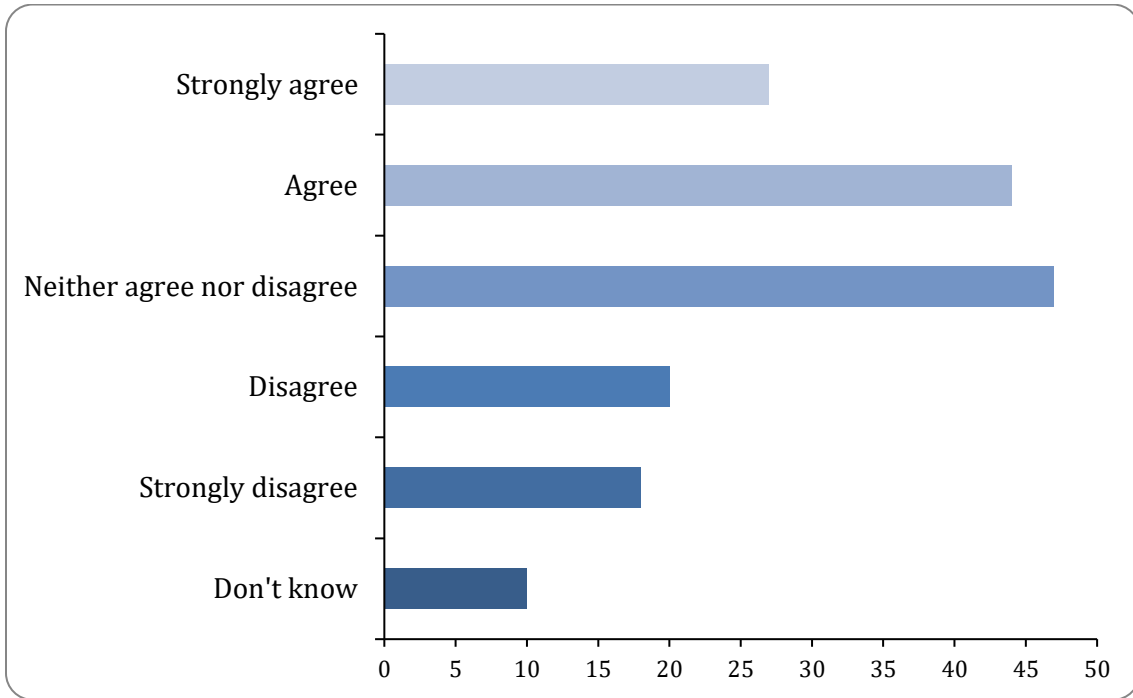
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	80	48.19%
Agree	42	25.30%
Neither agree nor disagree	20	12.05%
Disagree	8	4.82%
Srongly disagree	6	3.61%
Don't know	10	6.02%
Not Answered	0	0.00%

To what extent do you agree or disagree that using alternatives to the criminal justice system for those people who have a vulnerability would reduce any instances of antisocial behaviour?

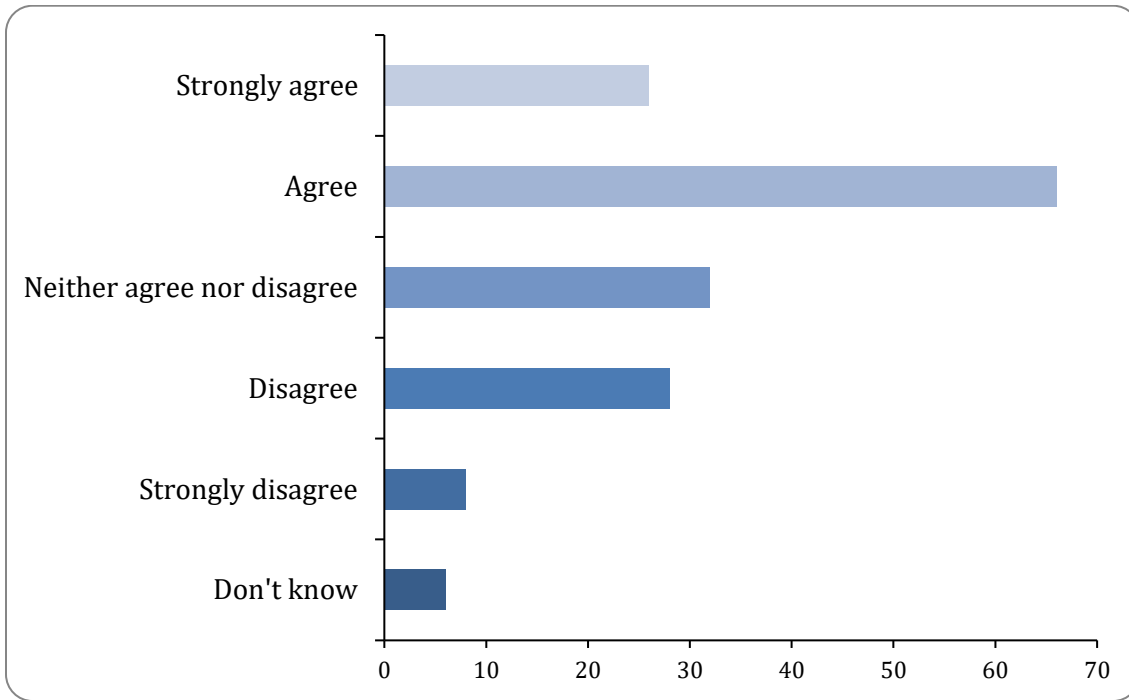
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	27	16.27%
Agree	44	26.51%
Neither agree nor disagree	47	28.31%
Disagree	20	12.05%
Strongly disagree	18	10.84%
Don't know	10	6.02%
Not Answered	0	0.00%

To what extent do you agree or disagree that more restorative justice approaches would reduce crime and antisocial behaviour in Clackmannanshire?

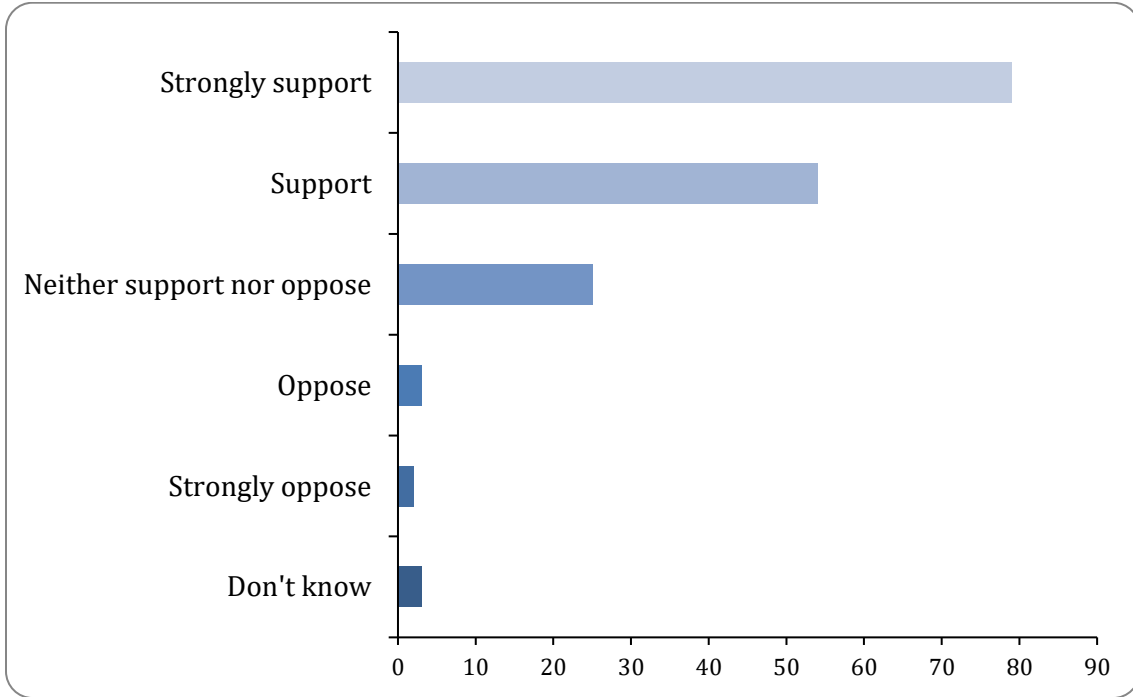
There were 166 responses to this part of the question.



Option	Total	Percent
Strongly agree	26	15.66%
Agree	66	39.76%
Neither agree nor disagree	32	19.28%
Disagree	28	16.87%
Strongly disagree	8	4.82%
Don't know	6	3.61%
Not Answered	0	0.00%

To what extent do you support or oppose an early intervention and preventative approach?

There were 166 responses to this part of the question.



Option	Total	Percent
Strongly support	79	47.59%
Support	54	32.53%
Neither support nor oppose	25	15.06%
Oppose	3	1.81%
Strongly oppose	2	1.20%
Don't know	3	1.81%
Not Answered	0	0.00%

Appendix 3: DRAFT Outcome and Action Planning Framework 2024 – 2027

The six priorities and accompanying strategic outcomes are underpinned by consultation with residents, young people and partners. This Outcome and Planning Framework outlines the actions we will take with partners to achieve these outcomes.

Priority 1 - Strengthening collaboration and engagement with local people in order to empower communities.

Strategic Outcome - Local people are integral partners in the decision making which affects their communities.

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A1.1	Raise the profile of the new Antisocial Behaviour Strategy and promote community safety events and participation.	June 2024 - June 2025	Clackmannanshire Council Police Scotland Responsibility of all partners	Local Outcomes Improvement Plan CTSi Strategic Plan Communities Action Plan/Alliance Community Wealth Building Plan Local Policing Plan SFRS Local Fire and Rescue Plan
A1.2	Partners engage with residents to promote and improve the availability of and access to services for those affected by antisocial behaviour.	2024-2027	Clackmannanshire Council Police Scotland	Local Outcomes Improvement Plan CTSi Strategic Plan Communities Action Plan/Alliance Community Wealth Building Plan Local Policing Plan CLD Partnership Plan
A1.3	Work in partnership with Elected Members to co-ordinate and make use of community led intelligence provided to them. Help direct complainants to the right reporting channels.	On-going	Clackmannanshire Council Police Scotland All partners	Local Outcomes Improvement Plan CTSi Communities Action Plan/Alliance Community Wealth Building Plan Local Policing Plan CLD Partnership Plan
A1.4	Utilise the 'One Stop Support Shop' in the Bowmar Community Centre to engage with residents and promote services. Widen this offer across the county.	June 2024 onwards	Family Wellbeing Partnership Community Learning & Development	Family Wellbeing Partnership Plan CLD Partnership Plan
A1.5	Promote the visibility of council officers within local communities, including regular attendance at Development Trusts, Community Council meetings and Parent Chairs meetings.	2024-2027	Clackmannanshire Council	Local Outcomes Improvement Plan Community Wealth Building Plan CTSi Strategic Plan

A1.6	Develop links with mediation services and roll this out in communities, alongside de-escalation techniques.	On-going	Clackmannanshire Council	Local Outcomes Improvement Plan Community Wealth Building Plan Local Policing Plan
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Priority 2 – Supporting residents to create safer communities by promoting social responsibility.

Strategic Outcome - People behave responsibly in relation to their conduct in their communities and understand the impact of behaviour on others.

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A2.1	Promote engagement in currently available services to help resolve disputes pertaining to a number of situations classed as antisocial behaviour.	2024-2027	Clackmannanshire Council Police Scotland SACRO	Community Wealth Building Plan Local Policing Plan Place Directorate Business Plan
A2.2	Further clarify procedures for reporting antisocial behavior and ensuring residents are aware of support agencies.	2024-2027	Clackmannanshire Council HSCP - Locality Planning Network	Community Wealth Building Plan Locality planning network of Health and Social Care Partnership
A2.3	Encourage individuals to resolve low-level neighbour disputes themselves, with support from partner agencies, teaching de-escalation techniques.	2024-2027	Clackmannanshire Council SACRO	Community Wealth Building Plan Local Policing Plan
A2.4	Promote road safety and responsible driving and utilise data from consultation to address identified areas of concern.	2024-2027	Police Scotland SFRS Education - Guidance/Pupil Support Teams	Local Policing Plan Local Scottish Fire and Rescue Plan National Improvement Framework
A2.5	Partners to deliver prevention and early intervention activities to encourage residents to adopt responsible practices in relation to domestic noise levels in and around homes, dog fouling and littering/household waste.	2024-2027	Clackmannanshire Council Community Groups	Place Directorate Business Plan Could link into Health & Social Care Partnership – locality planning network.

A2.6	The development of promotional material to raise awareness of the financial cost of littering and Fixed Penalty Notices, where inappropriate disposal of waste is identified.	2024-2027	Clackmannanshire Council Environmental Services	Place Directorate Business Plan National Improvement Framework Plan
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Priority 3 Breaking age-related barriers to participation and engagement and promoting age-based inclusion, by challenging intergenerational mistrust.

Strategic Outcome - Older and younger generations understand how their actions affect each other.

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A3.1	Holding inaugural youth engagement event for young people, residents and Elected Members in Clackmannanshire.	Annually from September 2024	Police Scotland CLD	Local Policing Plan CLD Partnership Plan Community Wealth Building Plan
A3.2	Developing and promoting short-term, age-appropriate diversionary and intervention programmes, including work with Alloa FC.	On-going	Family Wellbeing Partnership Community Around the School - in partnership with CLD Youth Justice	Health Improvement service within Health and Social Care Locality Plan: HSCP to promote opportunities for increased physical activity and exercise in partnership with established services and groups across Clackmannanshire. Sport and Active Living Framework
A3.3	Linking in with CLD, engaging with older communities and learning more about their needs.	On-going	Family Wellbeing Partnership Community Around the School - in partnership with CLD	Family Wellbeing Partnership Plan CLD Partnership Plan
A3.4	Promoting a different image of perpetrators of antisocial behaviour, to eliminate the misconception that it is always youth-centric.	On-going	Clackmannanshire Council Education in partnership with CLD school based officers	CLD Partnership Plan Local Policing Plan Community Justice Outcome Improvement Plan

A3.5	Holding monthly 'surgeries' in different localities to listen to the concerns of local people and offer advice. One Stop Support Shop sessions at Alloa Academy to be rolled out at The Bowmar Centre in May 2024, with a view to replicating this in other localities.	May 2024 onwards	CLD Family Wellbeing Partnership – Collaborative Group (One Stop Support Shop)	Family Wellbeing Partnership Plan CLD Partnership Plan
A3.6	Liaise with Youth Justice and promote available youth-based services in Clackmannanshire, linking with Education, Barnardo's, Clacks Youth Council and Young Carers.	On-going	Community Justice (Social services) Family Wellbeing Partnership – Community Around the School CLD	Community Justice Outcome Improvement Plan National Improvement Framework Plan The Promise Plan
A3.7	Community approach to 'Keeping the Promise'. Roll out 'Keeping The Promise' Award to localities/families/local community councils to upstream support for Care Experienced Young People, in line with our Corporate Parenting responsibilities.		Clackmannanshire Council Virtual HT Senior Manager – Promise in Education Social Work – Promise Team	The Promise Plan National Improvement Framework Plan

Priority 4 - Clarifying process and procedures used to tackle antisocial behaviour and the roles and responsibilities of staff and partner agencies.

Strategic Outcome - Partners engage with residents to promote and improve the availability of access to services for those affected by antisocial behaviour.

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A4.1	Link departments and agencies to identify currently available support services/ consider new services needing established to address emerging needs.	2024-2027	Family Wellbeing Partnership	Family Wellbeing Partnership Plan Clacks Life website

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A4.2	Promote awareness of services and what they provide to encourage uptake and reporting, utilising the council and partner agencies' websites and social media to promote the list of available services.	On-going	Family Wellbeing Partnership Community Justice	Community Justice Partnership Locality planning network of Health and Social Care Partnership. Resilience Learning Partnership - Coffee and Connect CTSi Communities Action Plan/Alliance
A4.3	Create, promote and regularly update an easy-to-access directory of available services for members of the public.	On-going	Family Wellbeing Partnership Community Justice Services	Link with work Bail Officers are developing in Justice. Share on Health and Social Care Partnership webpages for raising awareness Clacks Life website
A4.4	Develop contact cards to signpost residents to the most suitable agencies for support and distribute to communities.	June 2024	Clackmannanshire Third Sector Interface Health and Social Care Partnership CLD	Locality planning network of Health and Social Care Partnership Clacks Life website
A4.5	Circulate antisocial behaviour policies and procedures to the general public, clarifying and advising of the precise approach to dealing with antisocial behaviour.	June 2024	Clackmannanshire Council	Locality planning network of Health and Social Care Partnership Clacks Life website
A4.6	Review the content of the Clacks Life website, so it is fully populated and it is a platform to promote and signpost services available.	On-going	Clackmannanshire Council	Family Wellbeing Partnership Plan Sport and Active Living Framework Plan Community Learning & Development Plan

Priority 5 - Working with partners to promote and improve the availability and access to services for those affected by antisocial behaviour.

Strategic Outcome - Partners engage with residents to promote and improve the availability of access to services for those affected by antisocial behaviour.

Ref.	Action	Timescale	Responsibility/Lead Partner	Links
A5.1	Promote awareness and availability of Victim Support Service and encourage uptake.	2024-2027	Community Justice Partnership Victim Support Scotland Police Scotland	Community Justice Outcome Improvement Plan Community Learning & Development Plan
A5.2	Promote awareness of all services and partner agencies and what they provide, to encourage uptake and reporting, so that residents are able to receive appropriate support, including updating the Clacks Life website.	2024-2027	Clackmannanshire Council Partners	Health & Social Care Partnership Plan (Locality Planning Network) Community Learning & Development Plan Family Wellbeing Partnership Plan
A5.3	Promote transparency with communities, by sharing relevant performance improvement information in relation to anti-social behaviour incidents.	2024-2027	Clackmannanshire Council Place Directorate Police Scotland Scottish Fire and Rescue Service	Place Directorate Business Plan Local Policing Plan Local Scottish Fire and Rescue Plan
A5.4	Improve communication with partner agencies and align and stay consistent with partner policies and procedures to provide clarity and consistency to communities.	2024-2027	Community Councils	Link into Health & Social Care Partnership – locality planning network.
A5.5	Conduct an audit of CCTV cameras to assess functionality. Consider options for potential replacement of CCTV cameras to explore how we	2024-2027	Place Directorate Police Scotland Alloa First	Place Directorate Business Plan Local Policing Plan

	can develop a modern and sustainable CCTV network, going forward.		Community Justice Partnership	
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Priority 6 - Reducing the likelihood of children and young people engaging in harmful or offending behaviour by working closely with educational establishments and partners.

Strategic Outcome - Young people understand their role in their communities and the roles of others, as responsible citizens in society.

	Action	Timescale	Responsibility/Lead Partner	Links
A6.1	Health Improvement Service to support with the review of arrangements for partnership delivery of substance use, early intervention and prevention approaches, within settings for children and young people. Possible link with review of Youth Justice being led by Justice Services and CYCJ.	June 2024 - June 2025	Alcohol and Drugs Partnership and Health improvement Family Wellbeing Partnership – Planet Youth Lead and Officers	Alcohol and Drugs Partnership Delivery Plan Family Wellbeing Partnership Plan Planet Youth Coalition Plan Community Justice Outcome Improvement Plan CTSi Communities Action Plan/Alliance
A6.2	Review delivery of ADP and health improvement interventions/diversionary activities in support of reducing perceived antisocial behaviours, linking in with 'Community around the School' initiatives.	June 2024 - June 2025	Family Wellbeing Partnership Planet Youth Lead and Officers	Alcohol and Drugs Partnership Delivery Plan Family Wellbeing Partnership Plan Planet Youth Coalition Plan Planet Youth Coalition Group Community Learning & Development Plan Community Justice Outcome Improvement Plan
A6.3	Raise awareness of the need to be responsible in relation to the environment as part of Learning for Sustainability, including litter, dog fouling and fly tipping, linking in with partner organisations, e.g. 'Keep Scotland Beautiful'.	June 2024 - June 2025	Place Directorate Education	Place Directorate Business Plan National Improvement Framework Plan
A6.4	Deliver prevention and early intervention activities highlighting the dangers of fire setting and encouraging responsible behaviour.	On-going	Scottish Fire and Rescue Service	Local Scottish Fire and Rescue Plan Local Policing Plan

A6.5	Promoting responsible behaviour in the sale of alcohol amongst retailers, working with partners in Alcohol Licensing Board, Trade organisations and Public Health (NHSFV).	June 2024 - June 2025	Alcohol and Drugs Partnership Partnership Licensing Board Police Scotland Planet Youth Leads	Alcohol and Drugs Partnership Delivery Plan Public Health (NHSFV) Family Wellbeing Partnership Plan Planet Youth Coalition Plan Local Policing Plan
A6.6	Strengthen partnership between educational establishments and Community Justice, in an early intervention and prevention approach, utilising CLD school based youth workers and pastoral support teams in educational establishments.	On-going	Community Justice Partnership Family Wellbeing Partnership – Planet Youth Lead and Officers	Community Justice Outcome Improvement Plan Family Wellbeing Partnership Plan National Improvement Framework Plan Community Learning & Development Plan
A6.7	Partnership approach between Secondary Establishments, Virtual HT and partners to identify and promote diversionary activities (for example, Fire Service Youth Volunteers, Police Scotland Youth Volunteers, SFRS Fireskills programmes, Street Soccer).	On-going	Police Scotland Virtual HT Communities that Care Clackmannanshire Council Education	Community Justice Outcome Improvement Plan Local Policing Plan Local Scottish Fire and Rescue Plan Clackmannanshire Sport and Active Living Framework National Improvement Framework

Appendix 4 – Reporting Procedures

In order to direct instances of antisocial behaviour to the relevant team, residents need to know who to contact. This was highlighted as an area of concern, via our consultation process. As outlined previously, this Antisocial Behaviour Strategy is produced in partnership between Clackmannanshire Council and Police Scotland, working together with external agencies noted on page 19. Collaboratively, we have strengthened our systems and procedures, so that there is clarity around the reporting process.

Reporting concerns

People who are experiencing antisocial behaviour should try to report incidents as they happen and provide as much information as possible:

- Who is involved?
- Where it is happening?
- What exactly is going on?
- How often?

It is Council policy not to disclose the identity of the complainer.

Council Tenancies

The Tenancy Management Team within Clackmannanshire Council is responsible for investigating and managing antisocial behaviour within Council tenancies. They work in partnership with Police Scotland and Registered Social Landlords (RSLs).

Staff from the Tenancy Management Team are able to offer straight-forward advice on a range of issues and are also able to direct callers to the appropriate Council service for action, such as environmental health or to other agencies such as the police, if necessary. This covers a range of ASB related issues, including:

Drugs and alcohol related antisocial behaviour
Noise nuisance (loud music, noisy parties, noisy pets)
Litter and rubbish on housing land
Vandalism and graffiti

Police Scotland

Some issues are matters for Police Scotland. You can contact them using the online form <https://www.scotland.police.uk/secureforms/c3> or by calling 101. Suspected abandoned vehicles on housing land, any incidents of violence, suspected drug dealing, hate crime, nuisance driving or harassment should be reported to Police Scotland. Please see links below to find the most suitable point of contact for your concern:

- **Read before you call 101**

<https://www.scotland.police.uk/about-us/how-we-do-it/call-handling/non-emergencies/read-this-before-you-call-101/>

- **Clackmannanshire Local Policing Plan**

<https://www.scotland.police.uk/spa-media/rnrlnnit/clackmannanshire-local-policing-plan-easy-read.pdf>

Appendix 4 – Reporting Procedures

Report to **Council**

Date of Meeting: **3rd October 2024**

Subject: **Be the Future Update October**

Report by: **Chief Executive**

1.0 Purpose

- 1.1. This paper provides the latest update in respect of the Council's Be the Future Target Operating Model (BtF TOM) and associated Transformation Programme. This paper provides an update on the Be the Future priorities, refining the detail and timescales on the deliverables and the introduction of the Be the Future Forward Plan.

2.0 Recommendations

Council is asked to agree:

- 2.1. The Be the Future Forward Plan (Exhibit 1)
- 2.2. the specific 'top 3' priorities of Workforce Strategy, Asset Strategy and Digital and Data Transformation (paragraphs 3.8 to 3.9)
- 2.3. The revised prioritisation of the Be the Future themes (Exhibit 3)

Council is asked to note:

- 2.4. Thematic updates in respect of the 2024/25 agreed Be the Future priorities (paragraphs 3.10 to 3.17)

3.0 Considerations

- 3.1. The Council's Be the Future Transformation Programme has provided the framework for shaping Council priorities, investment, and delivery since 2018. It focuses on three outcomes:
- Sustainable Inclusive Growth
 - Empowering families and Communities
 - Health and Wellbeing.

3.2. Since the inception of the Be the Future programme, regular updates on the programme are provided to each Council meeting detailing progress. Over time, our approach has settled into reporting a specific programme theme and/or priority in greater detail to take a deeper dive on progress, activity and any achievements/benefits. This demonstrates the Be the Future Board’s commitment to inclusivity and transparency as stated in previous papers to Council.

Be the Future Forward Plan

3.3. To facilitate the administration, planning and transparency of future reporting, it is proposed that a more formalised BtF Forward Plan is agreed. The proposed Forward Plan will be aligned with the agenda setting for the Be the Future Board to sustain the coherence over reporting arrangements as well as to ensure that reporting processes remain aligned with broader organisational priorities and available capacity.

3.4. The proposed Forward Plan is shown in Exhibit 1. This Forward Plan also aims to provide the foundations for further development of the BtF Communications Strategy.

Exhibit 1: Proposed Be the Future Forward Plan

Council meeting	Be the Future Theme/Project Update
October 24	Be the Future Forward Plan
November 24	Communication and Engagement
January 25	Asset Strategy
March 25	Investment Strategy
May 25	Sustainable Transport
June 25	Digital and Data Transformation
August 25	Workforce Strategy

These priorities will be reported to Council and to the Be the Future Board. A forward plan with thematic reports will be produced with specific gateways to be reached as part of a project management approach (moving from planning, to delivery, to completion). There will be regular engagements with TU’s with updates provided at Bi-Partite meetings.

Reprioritisation of Be the Future 2024/25 priorities

3.5. There are ten Be the Future themes at differing stages of development and implementation. These priorities are agreed each year as part of the Council budget setting process. Exhibit 2 sets out Council’s agreed priorities.

Exhibit 2: Council's agreed Be the Future Priorities for 24/25

Digital and Data Transformation	Investment Strategy
Asset Strategy	Workforce Strategy
Sustainable Transport	Values Based Leadership/Culture Change
Communication and Engagement Model	Collaborative Community Models
Tackling Poverty	Place Redesign

- 3.6. The themes within the Be the Future programme span multiple years and are at varying stages of planning and delivery. As we take forward work to refine the Council's monitoring and reporting arrangements, it has become apparent that there is scope to strengthen transparency over key milestones and timescales for the delivery of specific outputs and outcomes.
- 3.7. As a consequence, it is proposed to specify the top 3 priorities within those multi year priorities each year.
- 3.8. The key foundations and enabling themes within the Be the Future Programme are: Digital and Data Transformation, Asset Strategy and Workforce Strategy. In line with Best practice, it is proposed that these are the top 3 priorities within the ten multiyear priorities most recently agreed by Council. In considering this proposal, Council is asked to note that the agreement of the proposed 'top 3' priorities does not mean work on other agreed priority projects will stop but that there will be greater transparency over the timescales for delivery which, given the multi-year nature of several of the projects, would have fallen beyond 2024/25.
- 3.9. Subject to the agreement of recommendation 2.3, the remaining themes have also been refined and regrouped (Exhibit 3) to facilitate clarity in respect of key milestones and deliverables as well as ensuring that resources remain targeted on Council's agreed priorities:

Exhibit 3: Refined and regrouped priority Be the Future priorities

Theme	Timescale	Current Status
<u>Key Foundation Priorities</u>		
Digital and Data Transformation	24/25	Delivery
Asset Strategy	25/26	Planning
Workforce Strategy	24/25	Delivery
Family Wellbeing	24/25	Delivery
<input type="checkbox"/> Collaborative Community Models		
<input type="checkbox"/> Tackling Poverty		
<input type="checkbox"/> Value Based Leadership/Culture Change		
Communication and Engagement Model	25/26	Planning
Investment Strategy	25/26	Planning

Place Redesign	25/26	Planning
Sustainable Transport	25/26	Planning

Subject to Council’s agreement of the ‘top 3’ and Exhibit 3, as part of the budget process for 2025/26, the Be the Future priorities will reflect the principles proposed.

Thematic /project updates

3.10. The remainder of this paper provides high level updates on the Council’s agreed BtF priority projects/themes.

Digital and Data Transformation

PSN Security - The IT team has been diligently addressing the issues identified from the PSN Health Check with significant investments made to replace critical infrastructure, enhancing the organisation’s robustness.

M365 - The process is underway to move our email and calendar users across from Lotus Notes Domino to Microsoft 365 by September 2024 and plan for the retirement of Citrix (by March 2027). Shifting to laptop and desktop computing promotes a more flexible workforce, and the Microsoft 365 suite will be used to help release those benefits.

Digital Transformation - We are on journey to becoming a Digital Council of the future and good progress is being made on the Digital and Data Transformation roadmap for 24/25, expanding on the successes of the previous year. A number of Business Use cases have been developed/are in the process of being developed which aim to improve operational effectiveness, improve the customer experience and access and release organisational efficiencies.

3.11. **Workforce Strategy**

Both our current Interim Workforce Strategy, and the forthcoming Strategic Workforce Plan are designed to ensure that the Council both now, and in future, has the right people, in the right place, and undertaking the right work to support our communities. That includes ensuring that we embrace cross-service collaboration and innovation, flexible and hybrid working, and digital transformation, so as to upskill and engage our workforce, and prepare them for the demands of our citizens.

Our approach, through Directorate based engagement, will also seek to capture the key workforce development and training requirements of our service areas, and in doing so will seek to create actions plans for talent and workforce management moving forward. This approach reflects the challenging environment in which the Council operates, where reducing budgets and capacity of staff requires more directorate-based focus on innovative practice, and utilisation and upskilling of current members of staff.

3.12. **Asset Strategy**

The Council identified the realisation of capital receipts as being a key focus of our work for the 23/24 and 24/25 programme of work as part of the budget process. Associated with this focused work was the development of An Asset Strategy. The first phase of this included the redesign of the Council's Properties Team, which has been approved and recruitment process is underway. It is anticipated that on completion and fulfilment of the associated posts that a phase 2 redesign would be presented.

With the current approach, Officers are challenged to develop an Asset Strategy for the Council. This Strategy will be developed in stages and will not only consider the Council's Corporate Assets, Learning Estate and Fleet, but will also seek to build upon the Council's Community Asset Transfer Policy.

Key elements of the Strategy will look to consider the condition of our assets, value and suitability for future need. This work will inform the Council as to the level of assets required for future service delivery and provide robust information to optimise the lifespan of assets; combining financial investment with maintenance best practice.

It is anticipated that an initial Asset Management Plan Report will come to Council in March 2025 for consideration.

3.13. **Family Wellbeing Partnership**

Several themes crosscut the Family Wellbeing Partnership Approach so have now been grouped under this heading. These are:

- Tackling Poverty - Individuals and communities get the support they need at time/point of need
- Values Based Leadership / Culture Change – Promote positive culture first model and design for people's needs
- Collaborative Community Models – shift to early intervention and prevention, moving staffing and resources closer to communities. Pooling of funding sources and support activities

These themes are jointly focused on the overarching aim of improving outcomes for individuals and communities, by looking more holistically at the needs of communities, underpinned by a strong focus on voice-led change. This is leading to change, at both delivery and system levels, with a shift to more preventative and relational models of public services. A single planning and reporting format has already been introduced, with ongoing work on the development of a voice strategy with What Matters 2 U. Work on developing a transformation funding vehicle which will use existing and additional funding differently, giving more control to communities on spend and solutions. The work with Columba 1400 continues to underpin all this work, and support from both Scottish Government and the Hunter Foundation continues.

3.14. **Communication and Engagement Model**

The BtF programme requires a transformed, resilient and future-focussed model of internal and external communications. These mechanisms aim to focus more specifically on promoting internal and external awareness of activity and opportunities; participation and leadership of the co-design and delivery of alternative service delivery models. Additionally, the proposed model will increase the focus on promoting awareness of, and celebrating, key successes and achievements.

Work has commenced to develop a scope for the work. This will be underpinned by a robust project plan, with clear milestones and timescales. Initial engagement has taken place with the Council Leader and discussions around key areas the work should consider and the potential stakeholders who will be involved.

The planning work is underway with the scope and Stakeholder group to be agreed during 2024/25 and implementation in 2025/26.

3.15. **Investment Strategy**

A reset/refocus of the Investment Strategy that was approved at Council in March 2023 is underway. A key focus is on designing and implementing an Investment Strategy Framework for Clackmannanshire with the full engagement and participation of key partners and stakeholders. The work requires officers to work with partners and stakeholders to agree our 'shared space' and how we will work together in this space where there is a shared priority for investment. The next steps are:

- To develop the Strategic Framework - Significant work needs to be undertaken to create the conditions to put the framework in place first before any projects are considered.
- Establish the Consultation and Engagement Plan - Need to engage with partners, stakeholders and communities to get a shared understanding and approach
- Develop the Implementation Plan - How we will deliver the Investment Strategy with our partners,

The implementation of the strategy is expected to be from 25/26 onwards

3.16. **Place Redesign**

Work is well underway in the review of the Place portfolio. Officers are working with Trueman Change to undertake a comprehensive review of the current structural set up, capacity and skills within the department.

A range of interviews have taken place, alongside a robust desktop exercise analysing the performance and culture within the department with a further 3 groups sessions delivered W/c 16 September 2024. This work will identify potential options for future redesign and should broaden into a further piece of

work aligned to our Target Operating Model (TOM), linked to our budget setting exercise.

This work is concurrent with the appointment of a new Strategic Director of Place, and work undertaken by them in exploring the skills, talents and opportunities for the Place workforce, aligned to the development of a Place Directorate Workforce Plan.

3.17. **Sustainable Transport**

The Council is scoping out work with local partners and community groups to explore new models of public transport that are more responsive to people's needs, whether that be access to training, employment or social and leisure activities.

The Council is at the early stages of engagement with the Third Sector and is exploring potential funding opportunities.

Collaboration is taking place to enhance regional transport connectivity, supporting the transition to net zero and sustainable economic growth.

A sustainable transport strategy will be developed throughout 24/25 and 25/26.

4.0 Sustainability Implications

4.1. No sustainability implications

5.0 Resource Implications

5.1. *Financial Details*

5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.4. *Staffing*

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) Council Policies

Complies with relevant Council Policies

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

11.0 Background Papers


11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Wendy Robertson	Senior Manager Transformation and Capital	

Approved by

NAME	DESIGNATION	SIGNATURE
Nikki Bridle	Chief Executive	

Report to Clackmannanshire Council

Date of Meeting: 3 October 2024

Subject: Annual Review of Debtors 2023/24

Report by: Chief Finance Officer (S95 Officer)

1.0 Purpose

- 1.1. To provide council with the annual update on income collection and to propose the 'write-off' of those debts which are deemed as irrecoverable.

2.0 Recommendations

- 2.1. It is recommended that the council;
- 2.1.1. Note the trends in income collection for 2023/24;
 - 2.1.2. Approve the proposed debt write-off of £1,509,234 which includes £805,238 for Former Tenant Arrears as per paragraph 6.2 (Appendix B);
 - 2.1.3. Approve the write-off of school meal debt held within Schools of £13,550.31 (paragraph 4.6 & Appendix C)
 - 2.1.4. Note and comment as appropriate on the other matters raised in the report.

3.0 Background

- 3.1. Responsibility for the collection and recovery of income due to Clackmannanshire Council principally lies with the Finance and Revenues Service within the Partnership & Performance Directorate. All income collected by the service is done so in accordance with the Council's Corporate Debt Recovery and Write-Off Policy. The Council also uses Sheriff Officers to administer collection on the Council's behalf. Stirling Park continues to provide this service to the Council.
- 3.2. This report analyses collection performance, updates members on recovery actions taken and service developments, and proposes the write-off across all debt streams for the financial year.

- 3.3. During the year bills and invoices totalling £80.101m were issued by the Council. This is an increase from £72.603m issued in 2022/23. The following paragraphs set out the details for each income stream.

4.0 Income Streams

Council Tax Collection

- 4.1. In 2023/24, Council Tax bills totalling £34.840m were issued to 25,210 households. In 2023/24 the Council increased Council Tax by 5% and the total income received for Council Tax in 2023/24 was £34.313m. This includes income in relation to water and sewerage charges that are included in the annual council tax bill and collected by the Council on behalf of Scottish Water. Charges for water and sewerage are set by Scottish Water on an annual basis.
- 4.2. The key indicator of performance for Council Tax collection (excluding water and sewerage) is the in-year collection rate. This represents the total amount of Council Tax collected as a percentage of the total amount billed. In 2023/24 the in-year collection rate was 95.9%. This is a decrease of 0.9% on the recorded collection rate of 96.8% in 2022/23 and 0.4% above the national average of 95.5% for 2023/24.
- 4.3. It is recognised that all authorities perform within very tight thresholds in Council tax collection shown by the average rate of 95.5%. For 2023/24 previous high collection rates in Clackmannanshire have mainly been impacted at a local level due to the ongoing cost of living crisis. Internally there were also operational challenges in undertaking recovery action during part of the year which have now been resolved.
- 4.3 Throughout the year the Revenues team have continued to focus on processing applications for Council Tax Reduction (CTR). We have also continued to review processes and look for ways to improve efficiency. We work closely with the Department of Work & Pensions (DWP) and the Council utilises its ATLAS information system which is used to ensure that all CTR cases are identified and processed.
- 4.4 There has been continued development of the Citizens Access - Revenues Portal during 2023/24. This gives council tax payers the ability to sign up to an online service, report changes and view their account online.

Sundry Debt Collection

- 4.5 During 2023/24 sundry debtor invoices totalling £5.678m (£6.584m 2022/23) were issued by the Council. A sundry debt is the name given for invoices raised for chargeable council services. A large number of these invoices are for Social Services such as charges for Community Alarms (MECS), which account for 47.7% of the number of invoices raised in 2023/24. Other chargeable services include; client contribution towards care, commercial waste and after school fees. However, large invoices for Health and Social care to the NHS and Stirling Council are also raised using the same approach.

Individual services are responsible for raising their own invoices with payments monitored by Finance and Revenues.

School Meal Debt

- 4.6 Debt that is due to unpaid School meal income is initially attempted to be recovered by the school. However, once this balance reaches £50, it is then transferred to sundry debtors to raise an invoice. As at the 31 March 2024 there is a balance of unpaid debt within the schools of £13,550.31 for 2023/24. There were no invoices raised as sundry Debts in 2023/24. Detail of the debt by each school is included in Appendix C.

Non Domestic Rates (NDR) Collection

- 4.7 Clackmannanshire Council are required to bill and collect Non Domestic Rates (NDR) on behalf of the Scottish Government. Income is then pooled and distributed to Councils, under the rates pooling system. During 2023/24 the council billed businesses for rates totalling £19.067m (2022/23 £17.217m). The collection rate for 2023/24 as a percentage of the total billed was 97.37%. This is an increase of 2% on previous collection rate of 95.37%.
- 4.8 There have been a number of legislative changes relating to NDR administration in Scotland. The latest revaluation took effect from 1 April 2023 and the Small Business Bonus Scheme thresholds were amended. In addition to this, the relief for Empty properties was removed from statute and is now determined locally from 1 April 2023. The Council approved a policy for 2023/24 which replicated the previous statutory relief, which is to be reviewed annually.

Housing

- 4.9 The total gross rental liability for 2023/24 payable by approximately 5,000 council tenants and associated lock-ups was £21.337m (2022/23 £20.516m).
- 4.10 Overall, rent arrears decreased during the year by £0.162m to a total of £2.333m (2022/23 £2.495m). As a percentage of gross rental income, the arrears represent 10.6% (2022/22 12.2%) which is equivalent to £462 (2022/23 £500) per house. Housing officers work closely with tenants to reduce the occurrence and build up of arrears.
- 4.11 In addition to the debtor for rents, the Housing debtor also includes unpaid invoices for rechargeable repairs and Housing Benefit Overpayments. The following sections sets out details for each of the categories of debts within Housing. Appendix A summarises the arrears position for Housing debts broken down by category for the years 2021/22 to 2023/24.

Current Rent Arrears

- 4.12 The tables below provide a breakdown of current rent arrears and the impact of Universal Credit (UC). It should be noted that the Scottish Housing Regulator (SHR), to allow for comparisons between Councils and Housing Associations, allow for some year-end adjustments to the arrears figures particularly dealing with UC Payments meant for the previous financial year.

4.13 Table 1 below details that overall, in the last financial year, arrears reduced by almost £0.260m. However, the main comparison figure utilised by the SHR (Indicator 31), Gross rent arrears decreased by 0.36 percentage points to 11.15%.

Table 1

	2020/21	2021/22	2022/23	2023/24	Current / Last Year Increase (Decrease)
Current tenant rent arrears value	£848,778	£873,255	£861,742	£601,708	(£260,034)
Gross rent arrears (current and former tenants) as a % (SHR indicator 31)	9.56%	10.66%	11.51%	11.15%	(0.36%)
SHR Current Tenant arrears as a %	3.33%	3.63%	3.32%	2.42%	(0.90%)
SHR Former Tenant arrears as a %	6.23%	7.03%	8.19%	8.73%	0.54%

4.14 The following table provides a breakdown of arrears cases by value band over the last two financial years and the movement in each of those bands.

Table 2

Breakdown of arrears case load	2021/22	2022/23	2023/24	Current / Last Year Increase (Decrease)
Total No of current rent accounts in arrears	1,793	1,895	1,527	(368)
Greater than £4,000	15	6	2	(4)
Between £3,000 & £3,999	17	13	0	(13)
Between £2,000 & £2,999	39	40	26	(14)
Between £1,000 & £1,999	146	172	130	(42)
Between £500 & £999	267	257	211	(46)
Between £0 and £499	1,309	1,407	1,158	(249)
Highest rent account balance	£7,943.57	£7,438.24	£4,398.42	(3,040)

4.15 Table 3 provides a further breakdown of arrears value per case and the illustration between those arrears cases claiming Universal Credit Housing Cost Assistance and those in arrears who are not.

Table 3

	2020/21	2021/22	2022/23	2023/24	Current / Last Year Change
Total Arrears Value	£848,778	£873,255	£861,742	£601,708	(£260,034)
Average value per case	£475	£488	£454	£407	(£47)
Total Number of UC cases in arrears at year end	1,138	1,226	1,398	1,213	(185)
Total Arrears value for UC cases	£600,319	£637,562	£669,646	£493,835	(£175,811)
Average value per case	£528	£520	£479	£407	(£72)
Non UC claimants in arrears at year end	593	564	501	314	(187)
Total Arrears value for non UC cases	£236,295	£235,694	£192,096	£107,873	(£84,223)
Average value per case	£399	£418	£383	£344	(£39)
Total Number of UC claimants at year end	1879	2049	2204	2409	205
% UC claimants in arrears	60.56%	59.83%	63.43%	50.00%	(13.43%)

Former Tenant Arrears

- 4.16 Tenancies end for a variety of reasons including abandonment, eviction or death. When there is a balance on the account these arrears can be difficult to collect if for example, there is no forwarding address, or the deceased has no estate.
- 4.17 The total former tenant arrears at the 31 March 2024 was £1.761m (including lock-ups) made up of 2565 cases. This is an increase from 2022/23 of £0.139m and an increase of 59 cases.

Housing Benefit Overpayments

- 4.18 An overpayment of Housing Benefit (HB) occurs when an individual receives an award of benefit that is then deemed not to have been due. This can occur for a variety of reasons, including claimant error, fraud, and a backdated change in circumstances or Local Authority (LA) error. For existing HB claimants any overpayment can be recovered from on-going entitlement where possible, but for others, customers are required to make arrangements to repay. HB overpayment accounts can also be sent to Sheriff Officers for collection.
- 4.19 At the end of 2023/24 there were outstanding Housing Benefit Overpayments relating to Council tenancies for both Former and Current Tenants of £0.944m. This is a decrease of £0.021m from 2022/23.

5.0 Overall Debt Position

- 5.1 The following table shows the current debt position for all income streams.

Table 4

Debtor	2021/22 £000	2022/23 £000	2023/24 £000
Council Tax	12,584	12,488	12,658
Sundry Debtors	3,389	3,408	2,589
HRA Debts	3,361	3,779	3,543
Total Gross Debtor	19,334	19,675	18,790

- 5.2 The Council's debtors' position reflects the total amount due to the Council.

6.0 Irrecoverable Debt for Write-Off

- 6.1 Each financial year the council is required to propose accounts for write-off from each income stream in accordance with the Corporate Debt and Write-off Policy.

6.2 The table below highlights the proposed write-off from each income stream along with a comparison of the accounts approved for write-off in financial year 2022/23.

Table 5

Type of Debt	Approved Write Off 2022/23		Proposed Write Off 2023/24	
	Number of accounts	Value £	Number of accounts	Value £
Council Tax	1,045	402,350	1,332	444,128
NDR	21	206,254	66	139,190
Sundry Debt	2,079	625,719	876	114,600
Former Tenant Arrears (incl Lockups and Recharges)	380	66,068	1,899	805,238
Housing Benefit Overpayments	148	6,896	142	6,078
Total	3,673	1,307,287	4,315	1,509,234

6.3 Accounts can be proposed for write-off for a number of reasons including;

- Deceased – where the customer has died and left no estate.
- Sequestration – The customer has applied for and been awarded bankruptcy and there is unlikely to be any dividend for creditors.
- Untraceable – No up to date contact information is available for the customer and all means of contacting them have been exhausted.
- Small Balance – The balance outstanding on the account is small and it is not deemed cost effective to pursue.
- Management Write-Off – Management have agreed to the write-off of the debt due on a particular case due to the individual circumstances of the customer.
- Time Lapsed – Where the debt has prescribed under the Prescription and Limitation Act Scotland 1973 and it has been more than 5 years since last contact from the customer. This excludes debt relating to Council Tax, NDR and Housing Benefit Overpayment.

6.4 The overall increase in debt proposed for write-off reflects an in depth review of outstanding debt in relation to Former Tenant Arrears.

6.5 The economic climate continues to have an impact on businesses with higher number of cases being proposed for write-off but with a lower total value compared to 2022/23.

6.6 Appendix B provides a breakdown by reason for the proposed write-off of debts in each income stream.

7.0 Sustainability Implications

7.1 None

8.0 Resource Implications

8.1 Financial Details

8.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes X

8.3 Finance has been consulted and has agreed the financial implications as set out in the report. Yes X

8.4 Staffing

8.5 There are no staffing implications arising from this report.

9.0 Exempt Reports

9.1 Is this report exempt? Yes No X

10.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
Our families; children and young people will have the best possible start in life
Women and girls will be confident and aspirational, and achieve their full potential
Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies

11.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No X

12.0 Legality

- 12.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

13.0 Appendices

- 13.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix A – Housing Debts at 31 March 2024

Appendix B – Proposed Write-offs at 31 March 2024

Appendix C – School Meal Debt by School at 31 March 2024

14.0 Background Papers

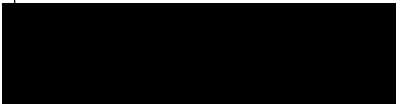
- 14.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Ben Watson	Team Leader – Revenues & Benefits	6228
Lindsay Sim	Chief Finance Officer	2022

Approved by

NAME	DESIGNATION	SIGNATURE
Lindsay Sim	Chief Finance Officer	
Chris Alliston	Strategic Director (Partnership and Performance)	

Housing Debts at 31 March 2024

- 1.1 The Housing Debtor relates to all income collected in relation to the Housing Service, including residential, lock up and garage rents, re-chargeable repairs and Housing Benefit Overpayments. The Housing Debtor can be broken into the following different categories.

HRA arrears position 2021/22 to 2023/24

	2021/22 £000	2022/23 £000	2023/24 £000
Current Tenant Arrears (incl lock ups)	890	872	618
Former Tenant Arrears (incl lock ups)	1346	1622	1,761
HB Overpayments (HRA only)	967	965	944
Rechargeable Repair	173	320	220
Miscellaneous	5	30	0
Total Gross Debtor	3,376	3,779	3,543
Provision	(3,361)	(3,446)	(3,416)
Total Net Debtor	0	333	127

- 1.2 For 2023/24 the gross Debtor has reduced by £0.236m. This is mainly due to a decrease in Current Tenant Arrears partly offset by an increase in Former Tenant Arrears.
- 1.3 Housing rent is managed by the Tenancy Management Team and Housing Officers work closely with tenants to help them to sustain their tenancy and pay their rent.

Proposed Write-Offs at 31 March 2024

- 1.1 The following paragraphs set out for each of the proposed debt streams, the total amounts and number of cases by reason for write-off showing comparison to the previous year. Full case records are retained by the Revenues Team for audit purposes.
- 1.2 Current Tenant arrears are managed by the Tenancy Management Team, within Housing. These debts are dealt with separately and are not included within the proposed write-off below.

Council Tax and Water Charges

- 1.3 The following table details the proposed write-offs for Council Tax and Water Charges by reason

Reason	2022/23		2023/24	
	No of Accounts	Total £	No of Accounts	Total £
Deceased	603	158,724	585	156,340
Sequestration	350	205,168	305	165,835
Untraceable	91	38,457	325	113,562
Small Balance	1	1	86	476
Time Barred	-	-	31	7,915
TOTAL	1,045	402,350	1,332	444,128

- 1.4 The proposed write off for Council Tax compared with 2022/23 has increased by £41,778, an equivalent of 10.38% with an increase of 287 cases.
- 1.5 37% of the council tax debt being proposed for write-off are due to people being sequestrated or entering a Trust Deed. A further 35% of the council tax debt being proposed for write-off is due to death of the debtor leaving no estate. A further 25% are where there is no information to contact the rate payer and pursue the debt. The remaining 3% is prescribed debt and small balances.

Non Domestic Rates (NDR)

1.6 The following table details the proposed write-offs for NDR by reason.

Year	2022/23		2023/24	
Reason	No of Accounts	Total £	No of Accounts	Total £
Untraceable	4	33,088	49	79,992
Sequestration/ Liquidation	10	140,528	3	12,837
Ceased Trading/ Dissolved	7	32,638	12	45,805
Small Balance	-	-	1	5
Deceased	-	-	1	551
Total	21	206,254	66	139,190

1.7 The number of cases proposed for write-off have increased from 2022/23, however there has been a 32.5% decrease in the total value of proposed write-offs, indicating a lower average value per case than 2022/23.

1.8 The majority of the cases and value of debts identified for write-off (57.5%) are due to being unable to trace ratepayers.

Sundry Debts

1.9 The following table sets out the detailed reasons for proposed write-off of Sundry Debts.

Year	2022/23		2023/24	
Reason	No of Accounts	Total £	No of Accounts	Total £
Untraceable	23	924	-	-
Sequestration	2	470	-	-
Deceased	12	622	-	-
Small Balances	-	-	191	1,153
Time Barred	2,035	618,778	685	113,447
Management Write Off	7	4,925	-	-
Total	2,079	625,719	876	114,600

Former Tenant Arrears

1.10 The following table sets out the detailed reasons for proposed write-off of former tenant arrears.

Year	2022/23		2023/24	
Reason	No of Accounts	Total £	No of Accounts	Total £
Untraceable	2	406	25	15,910
Deceased	96	49,803	106	45,023
Small Balances	173	3,513	131	7,153
Sequestration	109	12,346	34	18,159
Time Barred	-	-	993	606,781
Total	380	66,068	1289	693,026

Housing Benefit Overpayments

1.11 The following table sets out the detailed reasons for proposed write-off of Housing Benefit Overpayments.

Year	2022/23		2023/24	
Reason	No of Accounts	Total £	No of Accounts	Total £
Deceased	39	4,432	7	4,315
Management Write off (DHP)	-	-	10	862
Small Balances	109	2,464	125	901
Total	148	6,896	142	6,078

APPENDIX C

School Meal Debt by School

1.1 The table below shows the outstanding income due for school meals, by school, that is not yet passed to sundry debtors.

School	2023-24 £
Abercromby PS	1,689.55
Alva Academy	74.00
Alva PS	2,698.11
Clackmannan PS	83.00
Coalsnaughton PS	355.25
Craignbank PS & ELC Sauchie	390.45
Deerpark PS	128.55
Lochies School	78.00
Menstrie PS	221.70
Muckhart PS	40.30
Park PS	1,059.10
St Bernadettes RC PS	464.55
St Mungos RS PC	435.60
St Serfs PS	931.00
Strathdevon PS	892.70
Sunnyside PS & ELC	3,140.90
Tillicoultry PS	867.55
TOTAL	13,550.31

CLACKMANNANSHIRE COUNCIL

Report to: CLACKMANNANSHIRE COUNCIL

Date of Meeting: 3 October 2024

Subject: Wellbeing Economy Local Outcomes Improvement Plan 2024-2034

Report by: Senior Manager Partnership and Transformation

1.0 Purpose

- 1.1. The report presents the draft Wellbeing Economy Local Outcomes Improvement Plan (LOIP) for 2024-34, following a refresh of the current plan 2017-2027.

2.0 Recommendations

Council is asked to:

- 2.1. Approve the Wellbeing Local Outcomes Improvement Plan 2024/34;

3.0 Considerations

- 3.1. Over 2023/24 the Clackmannanshire Alliance Board has led a period of engagement to refresh the current Local Outcomes Improvement Plan, with a shared commitment to developing a new 10 year Wellbeing Economy Local Outcomes Improvement Plan for Clackmannanshire. A comprehensive consultation and engagement plan was agreed by partners and a short life working group comprising partner organisations established to take forward the refresh.
- 3.2. The draft Wellbeing Economy Local Outcomes Improvement Plan builds on key areas of work over the past 3 years namely; our Community Wealth building Action Plan; Wellbeing Economy pilot with Scottish Government and Shaping Places for Wellbeing programme. The plan also seeks to align and integrate the numerous Community Planning partnership plans, duties and responsibilities set out in statute.

- 3.3. The draft plan sets out a refreshed wellbeing vision, outcomes and priorities for Clackmannanshire which will set the direction of travel for the Clackmannanshire Alliance, each of the member organisations, and the community planning partnerships and groups which sit under the Community Planning umbrella in Clackmannanshire. Following approval of the Plan partners have committed to review the partnership working arrangements of the Alliance and associated partnerships to ensure a clear golden thread is designed, articulated and implemented. Work will also be taken forward as a matter of priority to ensure robust delivery plans and mechanisms are in place which will implement the key priorities in the LOIP.
- 3.4. The draft plan has been developed following a robust process of evidence and data collation and analysis, verified by external partners and tested through comprehensive collaboration and engagement with a wide range of community planning partners, communities and local groups over an extended period of time. These consultation materials have been provided to elected members and partners. An equality and fairer Scotland impact assessment has also been completed as part of this process and this, and the consultation pack are available as background papers.
- 3.5. Local Outcomes Improvement Plans are statutory plans required under section 2 of the Community Empowerment (Scotland) Act 2016, and the draft plan for Clackmannanshire has been developed in line with the relevant statutory guidance. This has ensured that the draft plan is focussed on improving outcomes for those facing the greatest inequality and disadvantage in the County, whilst also reflecting the local needs and aspirations of our communities in Clackmannanshire.
- 3.6. This LOIP is an important strategic plan for Clackmannanshire and sets the direction for our work with partners through the Clackmannanshire Alliance. It is a 10 year plan which establishes the collective vision, outcomes and priorities for partners focussed on tackling and reducing inequalities for our communities and residents. The plan acknowledges the breadth of work with our partners and communities already in place, and includes reference to plans, programmes of work and partnerships which fall under the Community Planning Partnership umbrella of work. It also acknowledges the work of individual partners and seeks to build on these through the power of partnership working and collaboration.
- 3.7. The plan sets out three strategic outcomes for Clackmannanshire: **Wellbeing; Economy and Skills** and **Places** recognising that no one partner can address these singularly. The plan also includes seven important wellbeing priorities: **economic opportunities; labour market and fair work; outcomes for young people; tackling poverty; sustainable places; physical and mental health** and **environmental sustainability**.

- 3.8. Ensuring effective mechanisms are in place for governance, accountability and performance management of Community Planning and the LOIP is also critical, and the plan includes information on work agreed by partners to ensure that delivery of the plan is set within a robust delivery framework. An early priority of the plan, and the Clackmannanshire Alliance is to ensure that these arrangements are in place and are effective.
- 3.9. Council is asked to agree the Local Outcomes Improvement Plan for 2024/34, recognising the wide range of data, evidence and engagement that has taken place to develop the plan. The Alliance Board has endorsed this plan and Community Planning Partner organisations are also seeking approval of this plan through their own governance channels. Following agreement, the final Local Outcomes Improvement Plan for 2024/34 will be published.

4.0 Conclusion

- 4.1. This report presents the draft Wellbeing Economy Local Outcomes Improvement Plan 2024-2034 which replaces the current LOIP 2017-2027. The paper highlights the development and engagement process led by the Clackmannanshire Alliance and notes that following agreement by partners the plan will be published.

5.0 Sustainability Implications

- 5.1. No implications are identified.

6.0 Resource Implications

- 6.1. No financial or staffing implications are identified.

7.0 Exempt Reports

- 7.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all X
- Our families; children and young people will have the best possible start in life X
- Women and girls will be confident and aspirational, and achieve their full potential X
- Our communities will be resilient and empowered so that they can thrive and flourish X

(2) **Council Policies**

- Complies with relevant Council Policies

8.0 Equalities Impact

- 8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

An equalities and Fairer Scotland Impact Assessment has been completed and is available as a background paper. The EQIA/FS assessment will be published alongside the final plan.

9.0 Legality

- 9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

- 10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1) Draft Wellbeing Economy Local Outcomes Improvement Plan 2024/34

11.0 Background Papers

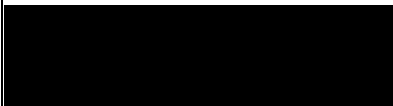
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered) Yes **X**

- Community Empowerment (Scotland) Act 2015 statutory guidance on part 2: Community Planning and Local Outcomes Improvement Plans.
- Feedback from consultation activity

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Cherie Jarvie	Senior Manager Partnership and Transformation	2365

Approved by

NAME	DESIGNATION	SIGNATURE
Chris Alliston	Strategic Director – Partnership and Performance	



Wellbeing Local Outcomes Improvement Plan

2024-2034

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Foreword



Welcome to our Wellbeing Local Outcomes Improvement Plan (LOIP) 2024/2034 for Clackmannanshire.

This plan sets out our vision for Clackmannanshire over the next 10 years, defines the priorities that Clackmannanshire Alliance will focus on, and sets out what differences partners want to see for Clackmannanshire by 2034. Through this plan, partners are committed to working together on shared priorities which will improve the lives of people living in Clackmannanshire. A central theme of this plan is a joint commitment to tackling the inequalities that exists in Clackmannanshire through the delivery of a wellbeing economy for Clackmannanshire.

This Local Outcomes Improvement Plan is a plan for Clackmannanshire. We have listened to our communities and partners and focussed on a small number of key issues that can make the greatest impact in Clackmannanshire. We recognise the importance of aligning Alliance partners' resources on priorities that will drive long-term sustainable improvement over the next decade. Through this plan, we will create a positive wellbeing economic legacy, through the principles of community wealth-building for future generations in Clackmannanshire: a more equal society which provides a better quality of life for everyone.

Prevention and early intervention are strong themes throughout this plan and underpin the ideas behind a wellbeing economy. While this plan seeks to improve outcomes that will benefit everyone in Clackmannanshire, partners understand the importance of getting it right for our children and young people – our adults and our working age population in years to come. Securing better outcomes for our children and young people will secure better futures for all ages and all communities in Clackmannanshire by 2034.

Improving outcomes lies at the heart of this plan, but we also want to acknowledge the many positive aspects to life that Clackmannanshire has to offer. With our communities, we also want to build on our culture of continuous improvement as a partnership and ensure that we are working together in the best way that we can, making the best use of our resources with and for the benefit of communities in Clackmannanshire.



Introduction

This Wellbeing Local Outcomes Improvement Plan (LOIP) for 2024-2034 replaces the LOIP covering 2017-2027. and has been developed in partnership in response to our statutory obligations, as set out under the Community Empowerment (Scotland) Act 2015.

Community planning is about how public bodies work together, and with local communities, to design and deliver better services that make a real difference to people's lives. A key focus of this work is demonstrating and jointly delivering plans and activities which bring about significant change and through improving outcomes and reducing inequality and disadvantage.

Our LOIP has been developed by the Clackmannanshire Alliance and sets out our ambitions for change for Clackmannanshire over the next decade. This plan details our combined commitment to reduce inequality and our renewed focus to work together to secure better outcomes for our people and businesses through a wellbeing economy. We have chosen to focus our collective efforts on a core set of priorities based on our discussions with partners and communities and based on a sound understanding of local need and circumstances.

Our communities lie at the heart of this plan and our wellbeing economy vision for Clackmannanshire. We recognise that the best solutions and the best ideas come from local communities, local businesses and our third sector. We are committed to working alongside our communities to secure improved outcomes for Clackmannanshire over the next decade and this plan sets out the way that we will meet this commitment.

Each community planning partner in Clackmannanshire is committed to the Wellbeing LOIP outcomes and priorities and will reflect these in their own strategic plans. This approach will ensure that all efforts drive improved outcomes for Clackmannanshire. This is particularly important with the challenges and constraints facing both partners and communities over the next decade.

The Wellbeing LOIP is a strategic plan which sets the direction for community planning partners in Clackmannanshire aligned with the National Performance Framework for Scotland. The LOIP seeks to connect partnership strategies and plans with each of these demonstrating the golden thread to the vision and outcomes contained in this plan.



Developing our Wellbeing Local Outcomes Improvement Plan 2024/2034

Our Wellbeing Local Outcomes Improvement Plan sets out our strategy and vision for Clackmannanshire. It has been developed using a robust evidence base, through extensive research, analysis and engagement including:

- Development of an Action Plan for Community Wealth Building in Clackmannanshire with the Centre for Local Economic Strategies
- Extensive partner engagement with academics from the University of Sheffield on a systems mapping exercise to establish the wellbeing economy priorities and drivers for Clackmannanshire
- Completion of the 6 stage inclusive growth diagnostic toolkit as part of a pilot project with Scottish Government
- Data deep-dive and benchmarking led by Scottish Government
- Participation in Public Health Scotland Shaping Places for Wellbeing pilot.
- Review of Strategic Needs Assessment completed in 2021.
- Review of local Community Plans across Clackmannanshire.

We also engaged widely in 2023 to develop the plan including:

- Consultation with local communities and key groups of interest
- An online consultation published across Clackmannanshire
- An engagement and development event held in 2024
- A partners development day
- Final consultation on the LOIP

We also carried out an Equality Impact Assessment to ensure our engagement activity on the plan has been as inclusive as possible; and carried out a Shaping Places for Wellbeing review to ensure a focus on place and wellbeing.

More information on this work can be found on Clackmannanshire Council's website <https://www.clacks.gov.uk/community/planning/>

Wellbeing in Clackmannanshire

Clackmannanshire has been a leading light in the development of new policies to strengthen our local economy to the benefit of people who live here. We piloted Community Wealth Building as the building blocks of our economy, while also leading on ways to implement a wellbeing economy in Clackmannanshire as part of a pilot with Scottish Government.

The National Performance Framework (Scotland Wellbeing Framework) establishes outcomes for Scotland with a wellbeing economic system focused on 4 key pillars of People, Community, Environment and Business. More information on this can be found here: Wellbeing economy toolkit: supporting place based economic strategy and policy development - gov. scot (www.gov.scot)

Our plan for Clackmannanshire aligns with the national ambition and vision to create a wellbeing economy; an economic system that places the wellbeing of current and future generations at its core.

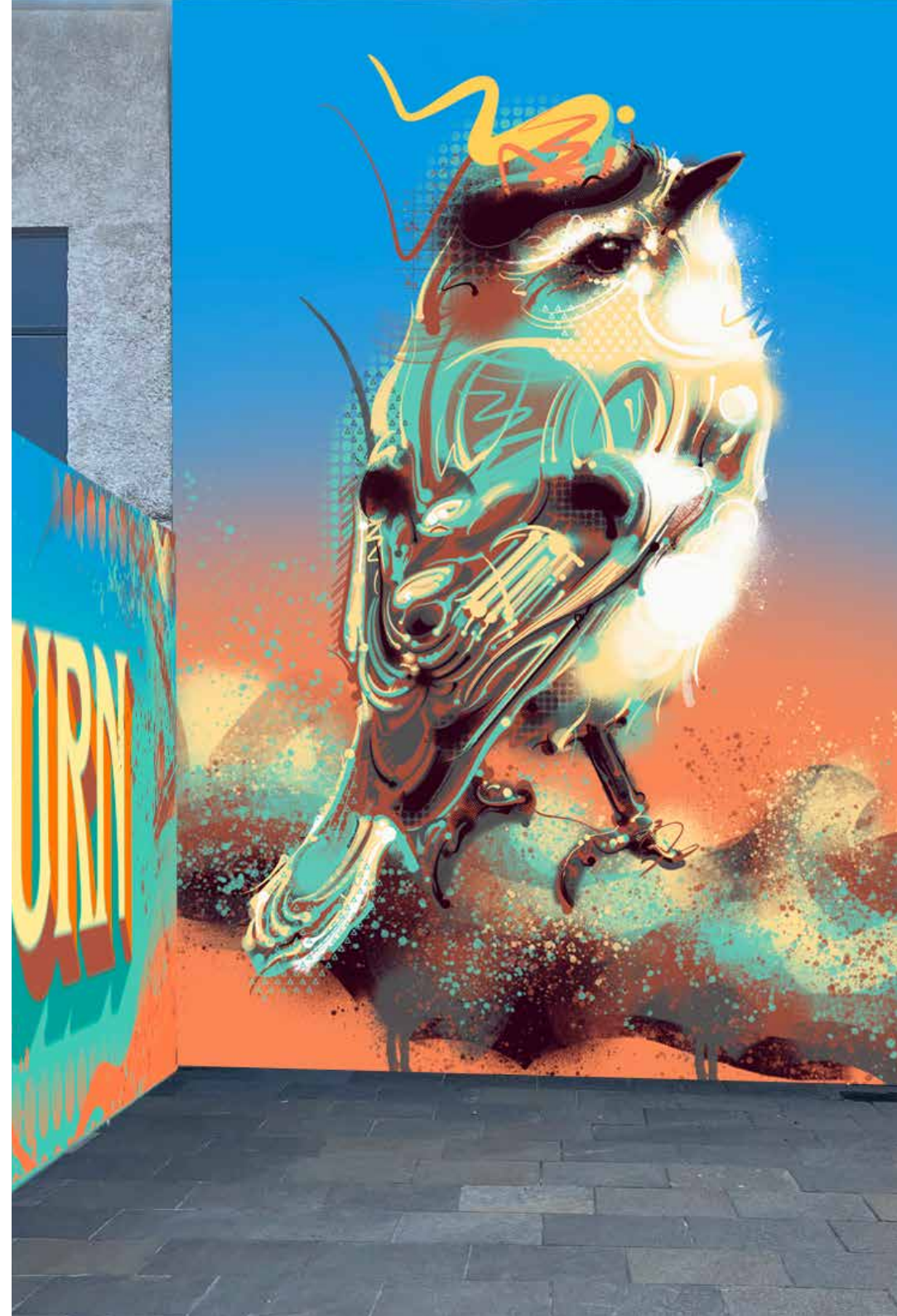
Our Place and People

The Clackmannanshire Context

In developing this plan a wide range of evidence, data and consultation feedback has been taken into account. This has helped us to get a good understanding of local aspirations and needs and also helped us to use information to shape priorities which will make the biggest difference over the next decade.

Although this plan focusses on outcomes that we are seeking to improve there is no doubt that Clackmannanshire as a place and its people have many untapped strengths. With the meandering River Forth to the south and the imposing Ochil Hills rising in the north, Clackmannanshire seamlessly merges the lowlands and the highlands. Although Scotland's smallest mainland local authority, Clackmannanshire hosts a wealth of historic sites and outstanding places to visit; benefits from its proximity to Scotland's two largest cities and strong transport links by road and rail and enjoys a robust digital infrastructure across our place.

There are other strengths too, with businesses more likely to do well in Clackmannanshire, strong natural assets with the potential to develop innovative and sustainable sources of economic growth through tourism and sustainability, excellent active travel routes, excellent access to green spaces and high rates of resident's satisfaction with the communities they live in.



Our Engagement on Priorities

We have listened to our communities and partners on what is most important to them and have incorporated this feedback into this plan and how we will work together as a partnership. For the most part the wellbeing priorities and influencers that were included in the engagement were felt to be the right ones, however there were some areas identified which needed a stronger focus and these are reflected in this plan:

- Maximising and leveraging the power of our partnerships and resources to empower communities to be resilient, drive change and design and implement local solutions which improve local outcomes. A greater focus on effective collaboration, information sharing, joint planning and budgeting and measuring and reporting on progress is critical to delivering these outcomes and priorities.
- Ensuring a focus on the importance of spaces and places including transport provision and active travel, safe spaces, town centre regeneration, buildings and assets, including community ownership of assets, accessibility and care of our natural assets.
- Tackling community safety and anti-social behaviour and reducing the impacts of drug and alcohol issues on communities
- Improving outcomes for people through preventative measures and actions which support better community mental health reduced levels of children living in poverty and reduced health inequality
- Improve wealth and opportunities for local people through business, employment, apprenticeships and through tackling financial inequality, and work to remove barriers such as childcare and transport.

Our Local Context

Population



Clackmannanshire has a population of 51,800 residents and 24,100 households. Under 14 year olds make up 15.7% of the population and 15-64 year olds make up 63.5% of the population. Both these age groups are projected to fall over the next 10 years. Over 65 year olds make up 20.8% of the population and this age group is projected to increase over the next 10 years.

Employment and Jobs



Employment rate and unemployment, number of local jobs and rates of pay, although improving, are all lower than the Scottish average. The number of people employed or self employed is 71% compared with a Scottish figure of 77%. The dependency ratio (the number of dependants on the working age population) is 61%, higher than the Scottish average and job density is lower than the Scottish average with less than one job for every 2 people in Clackmannanshire.

Health: Mortality and life expectancy



The life expectancy for males is below the national average at 77 years and healthy life expectancy is lower for both males and females. Long term health conditions are prevalent in Clackmannanshire and 20% of the population has at least one long term physical health condition. Suicide rates are also higher than the national average.

Poverty



Clackmannanshire has higher rates of workless households, 27% compared with a Scottish average of 18%; and 22% of children live in low-income families which again is higher than the Scottish average. Fuel poverty rates are also higher in Clackmannanshire with 23% of residents estimated to be affected.

Deprivation



A quarter of data zones (small areas) in Clackmannanshire are in the 20% most deprived according to the Scottish Index of Multiple Deprivation (SIMD). This takes into account a range of measures which include employment and incomes, health inequalities, crime rates and access to services. 28% of Clackmannanshire's population live in the most deprived SIMD quintile, significantly higher than the 16% who live in the least deprived quintile.

Women and Girls



Outcomes for women and girls living in Clackmannanshire continue to be relatively poor, with lower healthy life expectancy, lower employment and rates of pay and higher instances of domestic abuse and teenage pregnancy. Healthy life expectancy for women in Clackmannanshire is 59 years (compared with a Scottish figure of 61 years), and women working full time are paid £87 less each week compared with the Scottish average. Women are also much more likely to be fearful for their safety in their homes and in the communities they live.



Our Vision for a Wellbeing Economy in Clackmannanshire

Our Vision for a Wellbeing Economy in Clackmannanshire

When we talk about our vision for a wellbeing economy in Clackmannanshire, we mean simply one which values fair work, good health and sustainable business which can support a thriving population and natural environment for generations to come - getting a wellbeing economy right means that our people, economy and natural environment can all thrive.

Through our wellbeing economy pilot, a wide range of information and data was analysed and considered by partners and community groups. This work identified seven priority themes which were identified as important in making the biggest impact on inequalities in Clackmannanshire. These are shown in Figure 1 below.

Fig 1: Clackmannanshire Wellbeing Economy Priority Themes

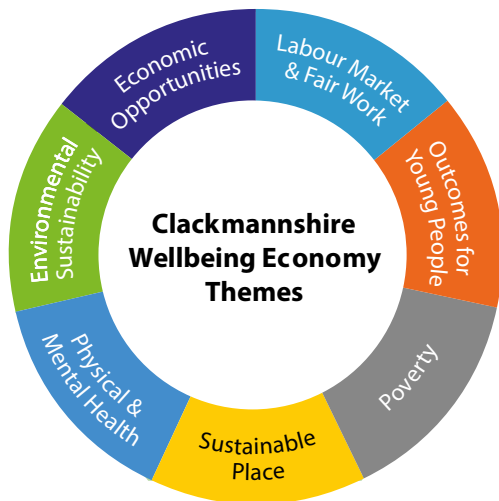


Fig 2: Clackmannanshire Wellbeing Drivers & Influencers



As part of the development of this plan a systems mapping exercise was completed working with the University of Sheffield and Public Health Scotland. This work, whilst complex, helped to identify parts of the whole system in Clackmannanshire which had the greatest capability to influence outcomes related to our wellbeing economy priority themes. An interactive map was developed through this work to help partners understand the system and where to focus efforts and resources to make the biggest difference. This work was discussed widely with partners and communities and from this engagement and our analysis we know the main drivers and influencers that we need to focus on for systemic change. These are shown in Figure 2.

The remaining sections of this plan set out the Alliance vision, outcomes, priorities and enablers. This section describes the changes that Alliance partners are striving to achieve, how those changes will be delivered, why they have been selected as priorities and how we will track and monitor progress.

We have agreed these outcomes and priorities as areas that partners and communities will work together to make a difference through the Clackmannanshire Alliance. Each partner also has individual plans which are complementary to the LOIP, however this plan focusses on those priorities which are jointly agreed by the Clackmannanshire Alliance.

Three strategic outcomes are agreed, around People, Place and Economy and Skills with the wellbeing priority themes and wellbeing enablers aligned under these. However, it is evident that a significant overlap exists between outcomes, priorities, actions as well as plans and programmes of activity set out in this plan. The Clackmannanshire Alliance acknowledges that collaboration, communication and flexible systems and processes based on the whole needs of citizens and communities will need to be planned and managed carefully to ensure that outcomes are met and demonstrated.

This plan for Clackmannanshire seeks to provide a clear line of sight across all partnership plans and connected to the ambitions for Scotland, set out in the National Performance Framework thereby creating a golden thread. How we will seek to achieve this is set out in the following pages of this plan.



Our Vision and Strategic Outcomes

Our vision:



Working together to reduce inequality and improve the wellbeing of all people in Clackmannanshire

Our Strategic Outcomes



Wellbeing: Working in partnership we will: reduce inequality, tackle the causes and effects of poverty and health inequality and support people of all ages to enjoy healthy and thriving lives



Economy and Skills: Working in partnership we will: help people to access fair work, learning and training; and will work together to build a strong local economy



Places: Working in partnership and with communities we will: create sustainable and thriving places where people have a sense of connection and have control over decisions.

Our Priority Themes for a Wellbeing Economy

Wellbeing	Economy & Skills	Places
<ul style="list-style-type: none"> Physical and Mental Health & Wellbeing Outcomes for Young People Poverty 	<ul style="list-style-type: none"> Labour Market & Fair Work Economic Opportunities 	<ul style="list-style-type: none"> Sustainable Places Environmental Sustainability

We explain in more detail how we will achieve these outcomes and why they have been chosen in the following sections. Detailed delivery and action plans will underpin the Wellbeing LOIP and a clear golden thread will align partnership plans across the Community Planning Partnership.

Partners have also agreed immediate priority action areas and focussed collaboration and planning on these will be taken forward as early partnership priorities. These areas are summarised at annex 1.

Strategic Outcome: Wellbeing

What difference do we want to make?

- We will work in partnership to help people to live longer in good health and improve the Health & Wellbeing of all ages in Clackmannanshire.
- We will work in partnership to improve the wellbeing of our Children and Young People and make Clackmannanshire the best place for all children to grow up and thrive.
- We will work in partnership to tackle the causes and effects of poverty and will work to mitigate the financial challenges for those most vulnerable in our communities.



Our partnership priorities under this outcome

In addition to the partnership working already in place we will:

- Improve the physical health of the population of Clackmannanshire, focussing on the prevention of health inequalities and the social determinants of health.
- Work in partnership to improve the health and wellbeing of women and girls in Clackmannanshire.
- Improve access to whole systems community based mental health, support and resources, as well as services, designed around the needs of those who require them.
- Work collaboratively with communities to design solutions to reduce the impacts of poverty with a focus on financial support, cost of living and childcare.
- Work with communities to put in place local support to enhance social connections, life skills and reduce social isolation across all communities in Clackmannanshire.
- Put in place mechanisms to improve local engagement with communities and the Clackmannanshire Alliance, including supporting all communities to develop local plans.
- Where it makes sense to do so, simplify and integrate plans and partnerships in place around the theme of wellbeing.

Why are we focussing on this?

- We want all residents in Clackmannanshire to thrive, to be healthy and to have equal access to opportunities. Our evidence tells us that by addressing physical and mental health we can influence other outcomes such as reducing poverty or increasing the number of people in fair employment.
- We want our children and young people to have the best start in life and have equal opportunities
- We don't think anyone in Clackmannanshire should go without basic human resources whether that is access to good quality food, warm and safe housing, clothing or a little money for extras.
- Our data tells us that too many children in Clackmannanshire are living in poverty.
- Our engagement told us reducing inequality across our communities is a priority area of focus.
- Our engagement and analysis told us that working alongside communities and those accessing services to design and implement solutions is the best way to improve outcomes in the long term.
- We want to reduce the impacts of gender-based inequality and improve health and wellbeing outcomes for women and girls living in Clackmannanshire.

Key plans & programmes

Plans

NHS Forth Valley Population Health Care Strategy Plan

Healthier Futures Plan

Sport and Active Living Framework

Children's Services Plan

The Promise in Clackmannanshire

Tackling Poverty Strategy

Family Wellbeing Partnership

Health and Social Care Strategy

Community Learning and Development Plan

Drug and Alcohol Plan for Clackmannanshire

Violence Against Women and Girls plan

Clackmannanshire Third Sector Interface Strategic Plan.

The National Improvement Framework (NIF)

Programmes

Mental Health Local Solutions

STRIVE

City Region Deal Flexible Skills Programme

Partnerships

Violence Against Women and Girls

Family Wellbeing Partnership

Clackmannanshire & Stirling Alcohol and Drug Partnership

Tackling Poverty Partnership

Children and Young People Partnership

Community Learning and Development Partnership

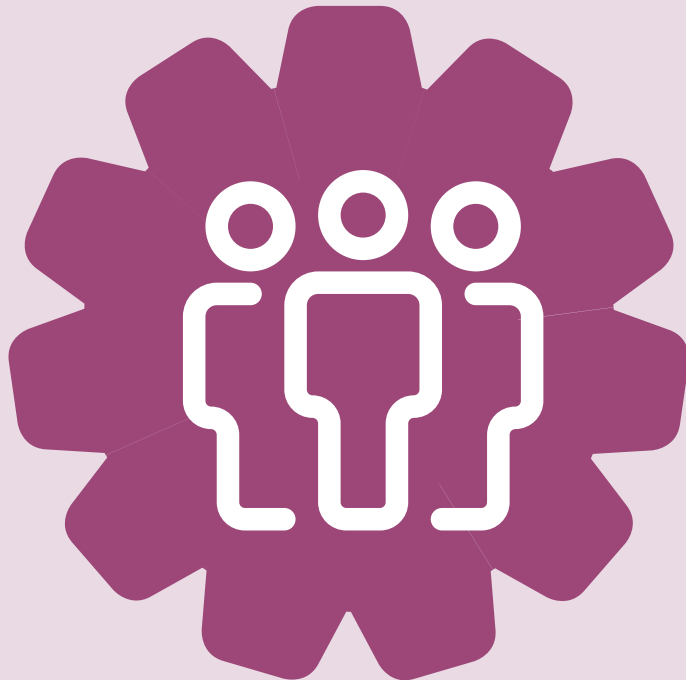
Community Justice Partnership

Strategic Outcome: Economy and Skills

What difference do we want to make?

Through Community Wealth Building principles we will:

- Work in partnership to have sustained and fair work employment opportunities ensuring people have access to develop and improve skills through training and learning.
- Embed regional skills plans to ensure that the skills of local people match the needs of local employers and future regional developments
- Have a strong, sustainable business base and a thriving economy.



Our partnership priorities under this outcome

In addition to the partnership working already in place we will:

- Work smarter as a partnership and with local business across Forth Valley, to increase the number of local young people accessing apprenticeships and employment in the region.
- Implement our Community Wealth building plan and Good Employment Charter across Clackmannanshire effectively harnessing the collective power of Local Anchor organisations.
- Take a local and regional approach to develop transport solutions which work for Clackmannanshire to help people access training and employment opportunities across Forth Valley.
- Challenge systemic barriers to accessing apprenticeships and increase the proportion of young people in apprenticeships.
- Work in partnership to increase digital inclusion across Clackmannanshire.
- Undertake strategic needs assessment and ensure effective support is in place to help people who face disadvantage into employment
- Build business base and encourage new business entries, particularly in social enterprises, cooperative models and employee-owned businesses.

Why are we focussing on this?

- We know from evidence that supporting people into sustainable and fair employment has a positive impact on other outcomes such as health, mental health and reducing poverty.
- We know that keeping money circulating in the local economy helps improve business growth, local employment, local spend, fair wages and community benefits.
- We know that supporting young people into work when they leave education or further education is really important especially when inequality is a factor.
- Our data tells us that we still have a long way to go to increase employment and reduce unemployment in Clackmannanshire in line with national rates.
- Our engagement told us that good quality local jobs, especially for young people, is a priority for Clackmannanshire.
- Our engagement told us that improving local transport solutions is important for our communities and residents.

Key Plans & Programmes

Plans

Community Wealth-building Action Plan

Regional Economic Strategy (in development)

Clackmannanshire Economic Strategy (in development)

Clackmannanshire Third Sector Interface Strategic Plan

Good employment charter

Skills Development Scotland Forth Valley Regional Skills Plan

Clackmannanshire Employability Action Plan

Local Employability Action Plan

Community Learning & Development Framework

Connectivity Commission

Programmes

Local Transport Solutions

City Region Deal Flexible Skills Programme

City Region Deal Active Travel Programme

City Region Deal Scotland's International Environment Centre

City Region Deal Alloa Innovation Campus

Clackmannanshire Works Programmes

Discover Clackmannanshire

No-One Left Behind

Sustainable Transport (various)

Partnerships

Clackmannanshire Anchor Partnership

Business Support Partnership

Local Employability Partnership

Strategic Outcome: Places

What difference do we want to make?

- We will work in partnership to improve environmental sustainability for Clackmannanshire, reducing carbon emissions and mitigating the impacts of climate change as well as increasing awareness of the challenges
- We will work in partnership to create thriving sustainable and resilient places which support improved wellbeing and help reduce inequality for our citizens.
- We will work in partnership to create local sustainability, maximising our natural capital and assets in Clackmannanshire to improve wellbeing.



Our partnership priorities under this outcome

In addition to the partnership working already in place we will:

- Promote active travel and continue to develop and build on active travel plans.
- As a partnership align property and asset management plans and clearly promote asset transfer opportunities.
- Work with local communities to make full use of community empowerment mechanisms and approaches to support service design and delivery, optimising the use and maintenance of places and spaces in Clackmannanshire's communities.
- Continue to support the multi-agency partnership, Clacks Good Food which has a focus on local food growing as well as providing dignified routes to food, improving breastfeeding levels and nutrition and promoting buying local.
- Work with communities to identify local solutions to creating safe, inclusive and attractive places.
- Work with communities to support them to develop and implement local community led plans and solutions to deliver thriving places.
- Increase the proportion of people in Clackmannanshire volunteering.

Why are we focussing on this?

- We are committed to playing our part to reduce emissions and work towards net zero.
- We understand from evidence that access to good quality green spaces for play and recreation contributes to wellbeing and good mental and physical health.
- We know that places and spaces which are well maintained, safe and under the stewardship of local communities increases a sense of pride, identity, belonging and satisfaction.
- We know from our engagement that maximising and optimising our natural assets, building and properties for the benefit of all is important to local communities.
- We know that heritage, history and community connection to places and spaces is important to people.
- We know that our population profile is going to change over the next 20 years, and the way that services are designed and delivered needs to change to reflect local population needs.

Key Plans & Programmes

Plans

Local Development Plan
Clackmannanshire Sustainability Strategy
Clackmannanshire Good Food Plan
Clackmannanshire Third Sector Interface Strategic Plan
Alloa Town Centre Master Plan
Community Safety/Anti-social behaviour Strategy
Clackmannanshire Climate Strategy
Local Police Plan for Clackmannanshire
Local Fire Plan for Clackmannanshire

Programmes

Clacks Good Food Partnership
City Region Deal Active Travel Programme
City Region Deal Scotland's International Environment Centre
City Region Deal Alloa Innovation Campus

Partnerships

Clacks Good Food Partnership
Climate Change Board

Community Planning in Clackmannanshire

Community Planning Partnerships have a responsibility to work with communities to plan, resource and deliver integrated public services, reduce inequalities and significant disadvantage and bring about sustainable improvements to local outcomes. The Clackmannanshire Alliance, our Community Planning Partnership, brings together the key organisations that can make a difference to people's lives locally. All partners are committed to the principles of a wellbeing economy in Clackmannanshire and all partners are jointly accountable for the delivery of this plan.

The Clackmannanshire Alliance recognises that delivering the priorities in this plan is not an easy task. We understand that, due to the size of Clackmannanshire, we have many opportunities and also challenges, which are unique to our place. Community planning is complex, however, with several duties, responsibilities and obligations which are no different to the largest community planning partnerships in Scotland, working in partnership for our communities is more important than ever.

Understanding the breadth of responsibility on the partnership and responding to the areas of inequality we have identified in Clackmannanshire is a challenge for partners and communities. We will do everything we can to ensure that our partnership has the resources and capacity to deliver the required change to achieve a wellbeing economy in Clackmannanshire.

We understand that is going to be challenging, so how we work as a partnership is critical. Our partnership working arrangements need to reflect our LOIP and it is crucial that our partnership's planning, performance and delivery framework is simple, clear and aligned. To ensure that we implement effective partnership arrangements we will apply strong governance, accountability and collaboration in all that we do and will strive to continually make improvements as a partnership.

An early partnership priority will be to review our partnership operating arrangements, to ensure they reflect the priorities that we have identified through this LOIP. Our mechanisms for engaging with communities, local businesses and the third sector will be a key part of that review. Our current partnership structure includes both regional and local partnerships and our Memorandum of Understanding sets out how we will work in partnership. This will be refreshed as part of the review.

Our Partnership Plans

Sitting alongside the LOIP there are several significant plans in Clackmannanshire which shape how we work in partnership and how we improve outcomes locally. These plans will be reviewed to ensure they align with the LOIP and partners will continue to provide leadership and resources to deliver these plans and ensure that the vision, strategic outcomes and priorities presented in this LOIP are achieved. The full list of these plans is provided at annex 3.

Health and Social Care

The Clackmannanshire and Stirling Health and Social Care Partnership published its Strategic Commissioning Plan in 2023. The plan has established five priorities for focus over the next 10 years:

- Prevention, early intervention & harm reduction
- Independent living through choice and control
- Achieving care closer to home
- Supporting people and empowering communities
- Reducing loneliness and isolation.

This plan, alongside the Locality Plan for Clackmannanshire, aligns with the Wellbeing Local Outcome Improvement Plan and vice versa and both the Health and Social Care Partnership and Clackmannanshire Alliance is committed to complementing and supporting the priorities and outcomes for Clackmannanshire. Further information on the Strategic Commissioning Plan can be accessed on the Clackmannanshire and Stirling Health and Social Care Partnership website <https://clacksandstirlinghscp.org/about-us/strategic-plan/>



Our Performance Framework

In Clackmannanshire we have a solid foundation of working together to improve outcomes for Clackmannanshire and our refreshed LOIP seeks to build on that work. The way the partnership engages individuals and works with communities to develop solutions that will achieve real and lasting change for future years is crucial.

How performance is managed across the partnership is also important in ensuring the right decisions are made and that progress is monitored and reported effectively in line with our duties on Best Value.

Clearly setting out the golden thread is also important, so there is a clear line of sight from the National Performance Framework to the LOIP Outcomes and the plans and strategies which support the deliver of the LOIP (see fig 3). It is also important that we clearly set out a simple framework of reliable and robust performance measures which provide a high-level, meaningful snap-shot of progress being made by partners over the next 10 years. It is intended that these measures are kept under review to ensure that they are reliable, measureable and that they provide meaningful data for the Clackmannanshire Alliance and Clackmannanshire's communities.

How will we know we are making a difference?

As part of the work we have undertaken with Scottish Government a performance dashboard has been developed based on the wellbeing economy outcomes and priorities identified for Clackmannanshire. These provide high level tracking information for partners to monitor progress based on robust and reliable data at Clackmannanshire level. This dashboard seeks to complement performance measures contained in delivery plans and strategies aligned with this plan.

Further information on how we work in partnership, the structure of the Clackmannanshire Alliance and performance management can be found at www.clacks.gov.uk/community/planning/

The Golden Thread



Fig 3: The National Performance Framework; Wellbeing Priorities and Strategic Outcomes.



Clackmannanshire Wellbeing Local Outcomes Improvement Plan: High level dashboard measures

Strategic Outcome: Wellbeing	Strategic Outcome: Economy and Skills	Strategic Outcome: Places
% of children living in low income families	Claimant count: 18-24 years and 25 years +	% Recorded crimes per population
% of children living in poverty	Modern apprentice numbers (total and by gender)	% Population with access to green and blue spaces (within 5 minutes from home)
% of population in fuel poverty	% of workless households	SIMD 20% most deprived (local share)
Suicide rate per population	Employment Rate	% residents satisfied with public services
Teenage Pregnancy	Median earnings (male and female)	% of local communities with plans in place
% School leavers in Positive destinations	Population projections	No. of assets in community ownership
Drug related deaths	Local procurement spend	% of adults who agree that there are places to meet and socialise in their neighbourhood.
% residents surveyed who rate their neighbourhoods as a 'very good place to live.'	Dependency ratio (Dependents as proportion of working age population %)	SIMD quintile
% residents satisfied with local health services	Business survival rates	% of adults who have very or fairly strong sense of belonging to a community.
% households with home internet access	Gender pay gap	% of adults who feel safe in their own homes at night.
% of adults who agree they are in good or very good health.	% of 16-19 year olds in education, training or employment	% adults who agree with the statement 'I can influence decisions affecting my local area'.
		% of adults who participate in weekly volunteering.
<p>Note: Measures selected as robust and available at small geography level. Additional measures are included in strategies and delivery plans which underpin the LOIP and which will be tracked and reported by the Alliance. Work is underway on developing community wealth and health building measures and we will review the high level dash board measures to reflect this work and incorporate these when this work is completed. Alliance partners will keep these performance measures under regular review as part of our performance management approaches to ensure that we are measuring the right indicators. These measures seek to complement the Wellbeing Economy Monitor Wellbeing economy monitor - gov.scot (www.gov.scot) and National Performance Framework (Scotland's Wellbeing Framework).</p>		

Annex 1: Priorities for 2025/26

Through our engagement and development activity, partners have identified a set of clear immediate priorities for 2025/26. Planning to address these priorities will begin shortly with delivery plans and specific measures developed and agreed by the Clackmannanshire Alliance. Capacity and resource plans alongside specific measures to track progress will also be identified.

This work will focus on the following agreed immediate priorities:

- Implementing measures which improve mental health through access to whole systems community based mental health, support and resources.
- Developing transport solutions which meet local needs in Clackmannanshire
- Reducing the level of child poverty in Clackmannanshire and mitigating its impacts
- Implementing measures which improve the health and wellbeing of women and girls and tackle gender inequality in Clackmannanshire.
- Implementing robust and effective partnership programme management and governance arrangements to ensure collective and shared accountability, transparency and which demonstrates continuous improvement to our communities.

Delivery plans will be kept under regular review and priorities for future years will be agreed and published for transparency.



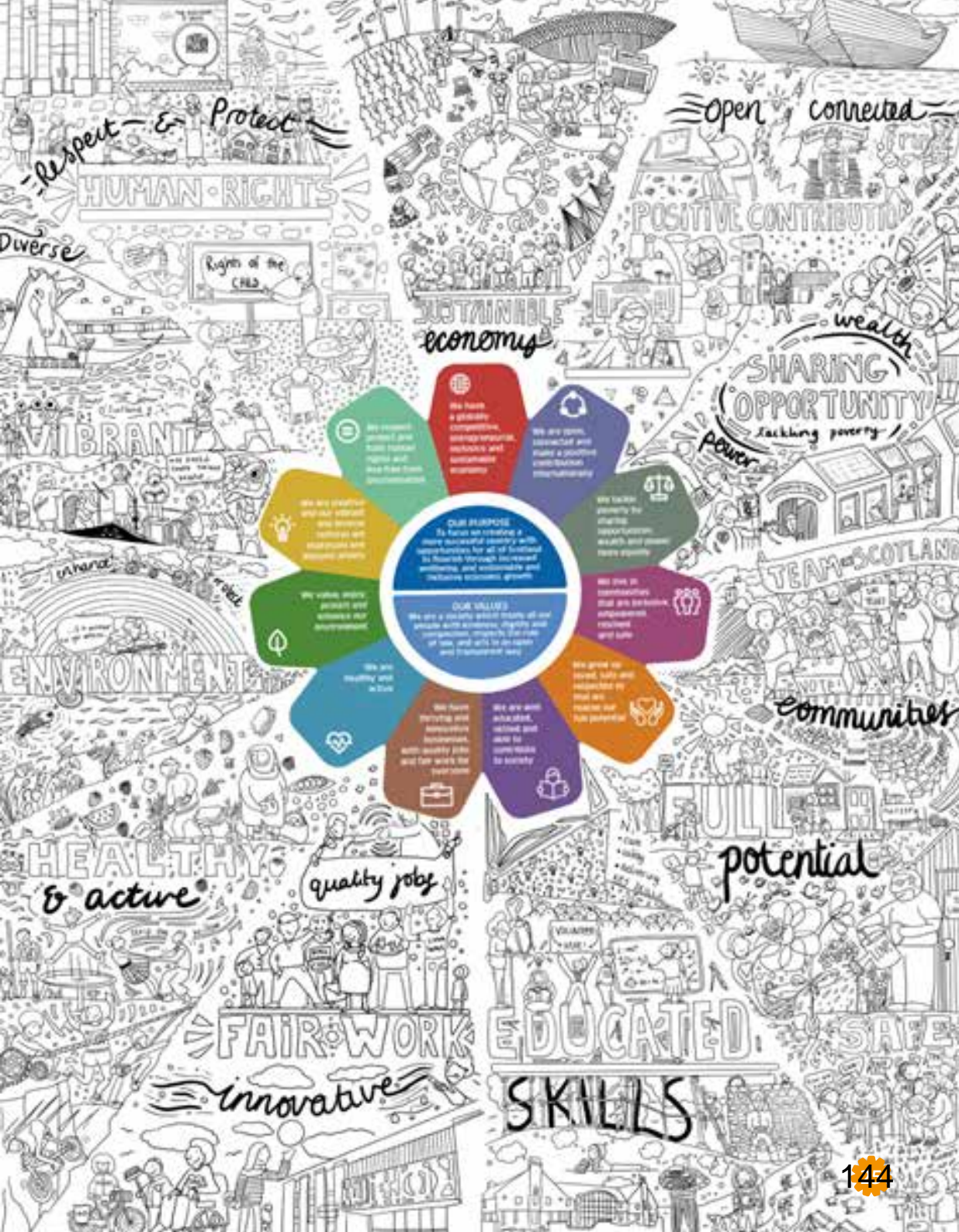
Annex 2: Clackmannanshire Wellbeing Economy Local Outcomes Improvement: Plan on a Page

Our Vision for Clackmannanshire: Working together to reduce inequality and improve the wellbeing of all people in Clackmannanshire		
Our Strategic Outcomes 2024-34		
Wellbeing	Economy and Skills	Places
We will work in partnership to help people to live longer in good health and improve the Health & Wellbeing of all ages in Clackmannanshire.	Working in partnership we will: help people to access fair work, learning and training; and will work together to build a strong local economy.	Working in partnership and with communities we will: create sustainable and thriving places where people have a sense of connection and have control over decisions.
Our Priorities 2024-34		
<ul style="list-style-type: none"> We will work in partnership to improve the Health & Wellbeing of all ages in Clackmannanshire; and will work to tackle health and wellbeing inequality. We will work in partnership to improve the wellbeing of our Children and Young People in Clackmannanshire. We will work in partnership to tackle the causes and effects of Poverty. 	<ul style="list-style-type: none"> We will work in partnership to improve employment opportunities and ensure people have access to develop and improve skills through training and learning We will work in partnership to harness the collective power of Local Anchor organisations with a focus on developing a strong local business base and economy. We will implement our Community Wealth building plans ensuring a continued focus on fair work for all, but also targeting efforts where there is inequality. 	<ul style="list-style-type: none"> We will work in partnership to improve environmental sustainability for Clackmannanshire, reducing carbon emissions and mitigating the impacts of climate change as well as increasing awareness of the challenges. We will work in partnership to create sustainable places which support improved wellbeing and help reduce inequality. We will work in partnership to create local sustainability, maximising our natural capital and assets in Clackmannanshire to improve wellbeing.
Our Actions 2024-34		
<ul style="list-style-type: none"> Improve the physical health of the population. Improve the health and wellbeing of women and girls in Clackmannanshire. Improve access to whole systems community based mental health support, resources as well as services. Design solutions to reduce the impacts of poverty with a focus on financial support, cost of living and childcare. Put in place local support to enhance social connections, life skills and reduce social isolation. Put in place mechanisms to improve local engagement with communities including supporting all communities to develop local plans. Simplify and integrate plans and partnerships in place around the theme of wellbeing. 	<ul style="list-style-type: none"> Increase the number of local young people accessing apprenticeships and employment in the region. Implement our Community Wealth building plan and Good Employment Charter. Develop local transport solutions. Increase the proportion of young people in apprenticeships. Increase digital inclusion across Clackmannanshire. Implement effective support is in place to help people who face disadvantage into employment. Build business base and encourage new businesses. 	<ul style="list-style-type: none"> Promote active travel and continue to develop and build on active travel plans. align property and asset management plans and clearly promote asset transfer opportunities. Implement community empowerment mechanisms and approaches optimising the use and maintenance of places and spaces in Clackmannanshire's communities. Implement Clackmannanshire's Good Food Strategy Identify local solutions to creating safe, inclusive and attractive places. Develop and implement local community led plans and solutions to deliver thriving places. Increase the proportion of people in Clackmannanshire volunteering.

Annex 3: Clackmannanshire Community Planning: Partnership Plans

The full list of partnership plans in Clackmannanshire which underpin the LOIP is provided below.

Scottish National Performance Framework Outcomes	
Clackmannanshire Wellbeing Local Outcomes Improvement Plan 2024/34	
Community Wellbeing One Plan One Report comprising:	
Community Justice Strategy and Plan	
Children's Services Plan	
Community Learning and Development Strategy and Plan	
Family Wellbeing Partnership Plan	
The Promise Plan	
Violence Against Women and Girls Plan	
Tackling Poverty Plan	
Health and Social Care Locality Plan	NHS Population Health Plan
Community Wealth building Plan	Clackmannanshire Local Development Plan
Regional Economic Strategy	Local Police Plan
Clackmannanshire Council Be the Future Plan	Local Fire Plan
Clackmannanshire Anti-social behaviour Strategy	Clackmannanshire Third Sector Interface Strategic Plan
Community Wealth-building Action Plan	Clackmannanshire Employability Action Plan
Regional Economic Strategy (in development)	Local Employability Action Plan
Clackmannanshire Economic Strategy (in development)	Community Learning & Development Framework
Good employment charter	Connectivity Commission
Skills Development Scotland Forth Valley Regional Skills Plan	Healthier Futures Plan
Health and Social Care Strategic Commissioning Plan	Alcohol and Drugs Partnership Delivery Plan
Local Employability Action Plan	The National Improvement Framework (NIF)
Sport and Active Living Framework	Clackmannanshire Climate Strategy
Alloa Town Centre Master Plan	Clackmannanshire Sustainability Strategy
Clackmannanshire Good Food Plan	



OUR PURPOSE
To focus on creating a more successful country with opportunities for all of Scotland by focused through increased spending, and innovation and delivering economic growth.

OUR VALUES
We are a socially aware group, all of our actions with integrity, dignity and compassion, respect for the rule of law, and will be on open and transparent way.

We have a globally competitive, innovative, and sustainable economy.

We are open, engaged and make a positive contribution internationally.

We focus on sharing opportunities, health and growth to our economy.

We are in manufacturing that will enhance employment, training and skills.

We are well educated, skilled and will be ready to supply to industry.

We value, enjoy, protect and enhance our environment.

We are meeting our needs.

We have thriving and innovative businesses, with quality jobs and fair work for everyone.

We are well educated, skilled and will be ready to supply to industry.

We are well educated, skilled and will be ready to supply to industry.

We are well educated, skilled and will be ready to supply to industry.

Respect & Protect
HUMAN RIGHTS
Diverse
Rights of the Child
WIBRANT

Open connected
POSITIVE CONTRIBUTION

SUSTAINABLE economy

wealth
SHARING OPPORTUNITY
Lacking poverty
power

TEAM-SCOTLAND

communities

HEALTHY & active

quality jobs

potential

FAIR WORK

EDUCATED

SAFE

innovative

SKILLS

Report to Clackmannanshire Council

Date of Meeting: 3rd October 2024

Subject: Place Business Plan 2024/2025

Report by: Strategic Director: Place

1.0 Purpose

- 1.1. This report presents the Place Directorate Business Plan, 2024/2025, for the consideration and approval of Council.

2.0 Recommendations

Council is asked to:

- 2.1. Note, comment and approve the plan as attached at Appendix 1.

3.0 Considerations

- 3.1. The Place Directorate Plan 2024-2025 has been developed in line with the agreed [business planning guidance](#).
- 3.2. The Place Directorate delivers a range of critical services, many of which support other functions of the Council or direct to our residents, businesses and communities within Clackmannanshire.
- 3.3. The Place Directorate Business Plan 2024-2025 has been developed with the continued focus of ensuring, as a Directorate, we support the Council achieve it's corporate priorities agreed in March 2024 whilst also ensuring business as usual activities are undertaken to support all Directorate deliver their statutory functions.
- 3.4. We will build up on previous years actions and achievements, with some key milestones planned for the forthcoming year. This will include work around our Be the Future priorities that will explore the redesign of the Place Directorate, with a particular focus on our approach and service improvement. We will bring forward developments on a Council Asset Management Strategy, encompassing a wider Learning Estate Strategy and keep a strong eye on our Climate Emergency commitments.
- 3.5. The Directorate is fully aware of the financial challenges supporting local government at present and is working with colleagues across the Council and

our wider partners to support our service and organisational efficiency and will continue to seek ways to evolve our approach within the Best Value Principles.

3.6. We are seeking to improve our governance performance, which will not only support our service improvement agenda, but underpin our commitment to excellent customer service for the communities of Clackmannanshire

3.7. There is no direct financial implications arising from this report.

4.0 Sustainability Implications

4.1. None

5.0 Resource Implications

5.1. Financial Details

5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes

5.3. Finance have been consulted and have agreed the financial implications as set out in the report.

Yes

5.4. Staffing

5.5. There are no direct impacts to staff arising from this report.

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies Yes

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

10.2 Place Directorate Business Plan 2024-25

11.0 Background Papers


11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Kevin Wells	Strategic Director: Place	X2533

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director: Place	



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Place

Business Plan 2024-25



**Be the
FUTURE**

1 SERVICE OVERVIEW

1.1 SERVICE PURPOSE & OBJECTIVES

Place services play a key role in supporting the delivery of the Council's vision and outcomes.

Delivering quality front-line services to the citizens of Clackmannanshire is a key purpose. Infrastructure, amenity, housing, waste and public protection are all highly valued aspects of what people expect from a Council and have a major influence on people's quality of life. Also, housing, property and facilities management services provide vital support to other Council services, such as education and health and social care.

Place services also have a major influence on shaping the future prosperity of Clackmannanshire, through spacial planning and development management, economic development, and the delivery of capital projects in support of the Council's vision and outcomes. Many of the levers that can promote and accelerate a Wellbeing Economy lie within the Place Directorate.

The Council's Vision – Be the Future

We will be a valued, responsive, creative organisation, through collaboration, inclusive growth and innovation, to improve the quality of life for every person in Clackmannanshire.

Our Priorities

- Sustainable, inclusive growth
- Empowering individuals, families and communities
- Health and Wellbeing

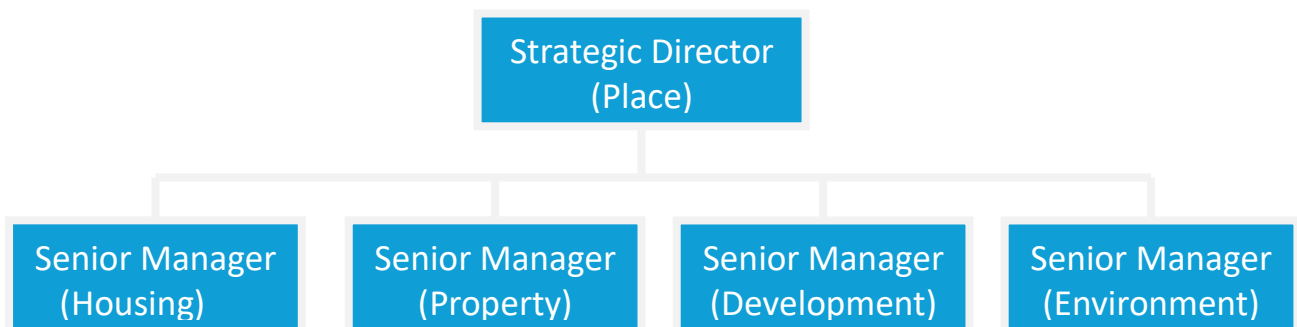
Wellbeing Local Outcome Improvement Plan (WELOIP)

The work of the Place Directorate supports the ambition, and the priorities set out within the WELOIP. Services within the Place Directorate will ensure that their improvement objectives take cognisance of the WELOIP and reporting on performance will be undertaken through the Alliance Partnership.

Our Values

- **Be the customer** - Listen to our customers communicate honestly and with respect and integrity.
- **Be the team** - Respect each other and work collectively for the common good.
- **Be the leader** - Make things happen, focusing always on our vision and outcomes, and deliver high standards of people leadership and corporate governance.
- **Be the collaborator** - Work collaboratively with our partners and communities to deliver our vision and outcomes.
- **Be the innovator** - Look outwardly, be proactive about improvement and strive always for innovation and inclusive growth.
- **Be the future** - Work always towards ensuring that we deliver our vision and live our values, so that we become a valued, responsive Council with a reputation for innovation and creativity.

1.2 SERVICE STRUCTURE



The portfolio General Service's revenue budget for 2024-25 is £34.892m following a savings realisation of £1.72m. The HRA revenue budget for 2024-25 is £20.355m, with an income target of £24.640m. The HRA net capital budget is £18.036m. Due to ongoing pressures within local government financing, the Directorate will operate with critical post recruitment and essential spending reviews for most if not all of 2024-25.

1.3 KEY SERVICE STRATEGIES & POLICIES REVIEW SCHEDULE

Strategy or Policy	Approved/Last Reviewed	Date for Review
Housing Service		
Housing 30 Year Business Plan	Q4 2023/24	Q3 2024/25
Property Asset Management Strategy (Housing)	New	Jul 2025
Allocations Policy (Westhaugh Gypsy Traveller site)	2019	Jan 2025
Allocations Policy (wider estate)	2019	Q4 2024/35
Evictions Policy	2016	Aug 2024
Anti-social behaviour Policy and strategy (Housing specific)	New	Aug 2024
Tenant Participation Strategy	New	Aug 2024
Local Housing Strategy	2018	Q3 2025/26
Strategic Housing Investment Programme	Nov 2023	Oct 2024
Property buy-back policy	New	Aug 2024
Housing Needs and Demands Assessment	2018	Q3 2025/26
Homelessness prevention strategy		Q4 2024/25
Property Service		
Learning Estate Strategy	Dec 2019	Jun 2025
Non-Housing Property Asset Management Plan (Phase 1)	New	Mar 2025
Non-Housing Property Asset Management Plan (Phase 2)	New	Jun 2025
Development Service		
Community Wealth Building Action Plan	2023	Jan 2025
Regional Economic Strategy	New	Dec 2024
Regional Energy Masterplan	2023	2028
Local Biodiversity Action Plan	2018	Mar 2026
Local Development Plan	2015	May 2028
Local Employability Partnership Action Plan	2023	June 2025
Net Zero Strategy and Action Plan	New	Nov 2024
Environment Service		
Local Transport Strategy		2024/25
Public transportation strategy	New	2024/25
Active Travel Strategy 'Connecting Clackmannanshire'	2021	2024
Road Safety plan		2024
Play Park strategy	New	2024

2 KEY ISSUES FOR THE SERVICE & PRIORITIES FOR 2023-24

Over the life of this business plan, we will seek to excel in delivering operational services whilst also developing and implementing key strategic activities to ensure that the service is fit for the future and that our contribution to the people and place of Clackmannanshire is maximised. To do this successfully, we need to:

- Be clear on our priorities and ensure that resources are focused on these
- Ensure that we have the service design, skills and capacity to deliver, within known constraints
- Develop our business management approaches, including performance management and governance
- Provide the right tools, equipment and
- Support our people to develop the right skills and aptitudes to succeed in a changing operating environment, providing opportunities for career development

Priority policy/strategy development and improvement actions are set out in the relevant sections of this business plan. Key issues are set out below:

The Council's workforce is aging and it is becoming increasingly challenging to recruit and retain staff in a number of professional disciplines in what is a competitive market. Within the Place directorate, there are a number of areas where there are small teams and multiple potential single points of failure, where recruitment and retention issues can quickly create knowledge and capacity issues. These place pressure on existing staff as well as posing risk for the delivery of our statutory and regulatory obligations.

Service redesign and capacity for the short – medium term has been addressed in a number of services, but further work still remains. Implementation of Phase 1 of the Property service redesign is underway and this will bring much needed additional leadership capacity into the team. There are other areas where capacity gaps and operational resilience need to be addressed and the ability to deliver policy development and improvement actions in line with the timetable set out in this plan depends on our ability to resource this activity.

Given the public sector financial environment, it is likely that more fundamental service redesign will be required to ensure a sustainable future for delivery of our services. External support has been commissioned to help us to shape our future Target Operating Model (TOM). Output from this work is expected during 2024.

Service performance is generally to a high standard and we need to be more proactive in communicating and celebrating our successes with our stakeholders and to each other.

Our performance management regimes have identified a number of areas for improvement, however, some of which are set out in this business plan.

A number of team leaders and supervisors are new to either the organisation or the role and there is work to do to embed business processes and good governance. We will also work with colleagues to identify areas where processes can be streamlined and/or digitised or automated, to improve productivity and customer service.

Our transformation journey will include a continuation of increasing collaboration and a quickening pace of digital transformation - including from the deployment of M365 and major new management information systems such as a new Housing and Property management system - to more of our transactional processes being digitally accessible to our citizens around the clock.

Financial sustainability has been a key challenge and theme for the Council for many years. The post-pandemic financial environment is one in which public sector budgets are likely to come under even greater pressure in the near future. As a result, our focus as a portfolio must remain on delivering operational efficiency and transformation.

3 APPROACHES

3.1 TRANSFORMATION, INNOVATION & COLLABORATION

Delivering sustainable public services by improving the economic performance of the area and creating the conditions to ensure our people, businesses and communities enjoy the benefits of greater prosperity, is critical to our Be the Future ambitions. This is not a quick fix and represents a significant and challenging programme of longer term transformation and investment.

Over recent years, transformation has been delivered against the socio-economic impact of COVID, high inflation and a cost of living crisis – demands are higher than ever at a time when budgets are under sustained and increasing pressure. This has demonstrated that transformation is needed now more than ever for our social and economic renewal and to tackle the underlying health and well-being inequalities. Moving forward, we will continue to deliver Be the Future, delivering on business continuity and improving our core statutory services. Achieving the balance of these priorities is reflected in this business plan.

The Budget Strategy approved in 2020/21 cemented a series of priorities that recognised how we spend, plan and connect our investment now will lay the foundation for economic recovery for future generations. The budget approved a long term financial planning approach that established a 20 year capital budget, organised around the Council's Be the Future Programme priorities of Sustainable inclusive growth; Empowering our families and communities and Health and well-being.

The convergence of this 20 year capital programme with other significant developments including the City Region Deal moving into delivery, the focus of the Scottish Government budget and programme for government on Community Wealth Building, the Well-being economy and Place-based developments presents a significant opportunity in our journey towards sustainable public services. The hard work of the recent years to create the conditions means we are better positioned to take advantage of this alignment to increase the pace, scale and impact of our Be the Future programme for the benefits of people, businesses and communities.

Place services are contributing to taking forward the key 'Be The Future' transformation themes of: Sustainable, Inclusive Growth; Empowering Families and Communities; and Health and Wellbeing. Examples include:

- Key partner in the Family Wellbeing Partnership and STRIVE, working with others to find creative solutions to support local people whilst helping to shape the future of public service delivery.

- Working with the University of Stirling, Forth Valley College and UK and Scottish governments to develop the Alloa Innovation Campus to stimulate innovation, business growth and jobs.
- In partnership with CTSI and Forth Environment Link, we were successful in securing £500,000 from the Vacant Derelict Land Improvement Fund to support a small scale pilot net zero community food growing project at Forthbank. Colleagues at SIEC are also providing support and advice and early stage planning and design activity is underway.
- Working with Council colleagues and community representatives to develop collaborative ownership/operation models for a number of community assets including Clackmannan Town Hall and former Community Access point; Ben Cleuch Centre and Sauchie Hall.
- We continue to work closely with colleagues in the Transformation Team to identify areas where processes can be streamlined and/or digitised or automated, to improve productivity and customer service.

Our transformation journey will include a continuation of increasing collaboration and a quickening pace of digital transformation - including from the deployment of M365 and major new management information systems such as a new Housing and Property management system - to more of our transactional processes being digitally accessible to our citizens around the clock.

For example, we are taking forward a number of initiatives including:

- Internet of things pilot on remote monitoring of CO2 in classrooms
- Customer service portal
- Innovations In-cab technology in waste vehicles
- Roads Digital Initiatives – Transformation to paperless documentation – Site Inspection Reports, Power Automate Software that sends daily updates to interested parties on road works and emergencies to Stirling and Clacks Contact Centre and Police Scotland live information to improve awareness and safety.
- Health & Safety Accessibility – Use of iPads to disseminate H&S information such as Risk Assessments, Near Miss Reporting and COSHH information, again moving to paperless working.

3.2 CUSTOMER & STAKEHOLDER ENGAGEMENT

Place services engage with customers and stakeholders to understand how we are performing and to inform new policy and service development. We aim to meet the Council's service standards in ways that reflect the Council's values, primarily: Be the Customer. As such we aim to listen to our customers (internal and external), communicate honestly, openly, with transparency and with respect and integrity.

Some examples of recent and planned engagement are listed below.

External

- Ongoing engagement with the Clackmannanshire Tenants and Residents Federation, other Registered Tenant Organisations and formal consultation with tenants on rent setting, rent modelling and other key investment decisions
- Ongoing engagement with the Tenants Federation and formal consultation with tenants on rent setting and other key investment decisions
- Housing tenant satisfaction feedback sought for all for capital repairs and maintenance works.
- Meetings with local community groups occupying our properties on leases or to explore potential asset transfers
- Extensive use of the Place Standard Tool to inform regeneration and development activities – e.g. Alloa Town Centre, Alva regeneration: Glentana Mill development.
- Meeting of Ward-based Climate Change Fora to inform the development of our Net Zero strategy and action plan.
- Public consultation on the City Region Deal funded Regional Energy Masterplan.
- Commencement of a masterplan for Alloa town centre in accordance with the Scottish Futures Trust's 'Place guide: a process for improved Place-based decision making'
- Feedback via Survey Monkey from all learners and employers involved in our Skills Development Scotland programmes
- Business engagement conducted through the Clackmannanshire Business Support Partnership including fortnightly mailing to over 1,600 recipients and Business Survey
- Public consultation to develop a play park strategy is to take place during the life of this plan

Internal

- Improved communication and stakeholder engagement with all cleaning staff and Head Teachers.
- Closer liaison with Education and key stakeholders in relation to the capital programme for the learning estate.

- Working group in action to collaborate on strategic asset management ensuring Planning masterplans and property assets are evaluated to increase value from outcomes.
- Active engagement in the development of the Wellbeing Hub/Lochies project.
- Active engagement in the Family Wellbeing Project and associated activities.
- Bipartite meetings with TU/Management underpinned by local service TU engagement groups.
- Regular meetings with political portfolio holders/Group Leaders.

3.3 MANAGING SERVICE PERFORMANCE

Maximising the contribution and talents of all our staff is essential. This business plan provides the basis for all service, team and individual Constructive Conversations plans within Place. Senior Managers will maintain plans and risk registers for their areas of responsibility.

Every employee will have regular one-to-one supervisory meetings and will agree objectives for the year as part of the agreed Constructive Conversations process. Whilst objectives will continue to form a core element of discussions and supervisory meetings, how we go about Council business is a core part of our transformation objectives; therefore, demonstrating how we are living up to the Council's vision and values, supporting our staff and ensuring mental health and wellbeing will form an important element of service performance.

Risks and performance against business plan objectives will be reviewed regularly by the Place Senior Management Team, and for Senior Managers as part of regular supervisory meetings with the Strategic Director. Our services will input systematically to the Be The Future Programme Management Office requirements, and progress against our business plan and financial outturns will be reported to the Audit and Scrutiny Committee six monthly, for the purposes of scrutiny and transparency.

Across the directorate there are a range of embedded practices for managing and monitoring service performance. The service provides a number of statutory/national performance reports, as follows:

- Planning Performance Framework
- Building Standards Verification – Annual Performance Report
- Food Control Service Plan
- Public Bodies' Climate Change Duties
- Scottish Housing Regulator – Annual Return of the Charter (ARC)
- Scottish Housing Regulator – Annual Assurance Statement (AAS)
- Scottish Housing Regulator – Landlord Report to Tenants
- Annual Core Facts Building Condition Return to Education for their Submission to Scottish Government

3.4 WORKFORCE PLANNING

The Directorate Workforce Plan will be developed in Q4 of the financial year 2024/25.

Meantime, a number of key points of note are:

- **Headcount:** Average headcount has increased by 1.1% since March 2023 predominantly linked to the filling of vacancies and redesign. There will be a planned decrease from April 2025 onwards in response to the social / economic challenges facing the Council. Our core workforce is anticipated to contract over the next 3 years, but this is dependent on the ongoing impact of a range of external factors, including inflation, public sector financing and legislative changes.

2022/23 Average FTE – 504.12 Headcount – 587 (excluding casual)

2023/24 Average FTE - 508.24 Headcount – 593.5 (excluding casual)

- **Temporary Contracts** – Due to the current fiscal positioning and the Departments success in securing external funding, albeit temporary, the use of temporary contracts from has remained static across the Department. Current redesign work within the department is seeking to stabilise this trend. This will also assist with retention by addressing concerns regarding employment security for our workforce and improve business continuity for the Council. Whilst this is our desired outcome, we recognise that the overall fiscal positioning of the Council and local government investment levels will be considerable factors associated with this approach.

31st March 2023 Temporary Contracts 19.74%

31st March 2024 Temporary Contracts 19.06%

- **Age Profile** - The age profile of our workforce creates a medium-term challenge and risk. With **49.83%** of the current workforce over 50 rising expected to rise noticeably in the next 5 years, we need to continue to consider measures to attract younger people into the Council while managing the risks associated with an aging workforce and avoiding knowledge loss.

- **Turnover** – turnover is currently **11.53%** (March 2024). This is likely to be linked to the use of temporary posts and salary banding in comparison to other local employers.

Whilst the average turnover is recorded above, it will vary across the Department Services linked to the nature of the different roles.

- **Absence** - has fallen slightly from **6.57%** in 2022/23 to **6.13%** (2023/24). Most absences are long term absence (72.06%) which have varying justifications associated, including those attributed to COVID, i.e. backlog for operations, etc

2023/24 - Long Term 72.06%/Short Term 27.94%

- **Grade Profile** - The Council fully consolidated the Scottish Local Government Living Wage (SLGLW) into its grading structure. The majority of employees (87.3%) are appointed within the lower half of the grading structure which is reflective of the nature of the services being delivered. In context, 2.94% of employees are appointed within the top 3 management grades.

GRADE	HEADCOUNT	GRADE	HEADCOUNT	GRADE	HEADCOUNT
Grade 1	83 (12.8%)	Grade 2	83 (12.8%)	Grade 3	40 (6.2%)
Grade 4	103 (15.9%)	Grade 5	64 (9.9%)	Grade 6	191 (29.6%)
Grade 7	18 (2.8)	Grade 8	27 (4.2%)	Grade 9	18 (2.8%)
Grade 10	14 (2.2%)	Grade 11	1 (0.2%)	Grade 12	4 (0.6%)

- **Use of Casual and Agency workers** - The use of casual and agency workers within the department is vital to maintain service delivery to cover unplanned absence or assist with peaks in service delivery requirements. All Services have been asked to keep under review and minimise the use of agency workers as far as possible. It is however recognised that to progress forward with the level of reduction within public spending that a 'mixed' economy approach going forward will be required, especially where it is more fiscally prudent to do so.

- **Equality Profile** - Our workforce gender is broken down 44%:56% (Male/Female), the breakdown is more pronounced a difference within Services where there are elements of job segregation in certain service areas (e.g. refuse collection, cleaning, catering, craft) and work remains ongoing to try and consider these issues as part of the ongoing equalities work. Our ethnicity and racial demographics, based on self-reporting of staff is:

Asian or Asian British	2	Black or Black British	3	Mixed	1
Other Ethnic Groups	12	White	480		

The Council's Interim Workforce Strategy 23-25 and action plan will support the portfolio to address these issues and plan for future service delivery.

4 DELIVERY PLAN

Place Directorate Business Plan 2024-25

1. Performance Indicators (Please note that some targets are based on 23/24 benchmarks, to be populated when published nationally in Feb/Mar 2025)

1.1 Housing Service

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
HMO ALL 035	Rent Loss due to Void (empty) Properties	0.66%	1.02%	1.34%	1.79%	1..20%	Tenancy Services Coordinator - Housing Options; Team Leader Tenancy Services
HMO HPI 005	Council Dwellings Meeting the Scottish Housing Quality Standard (SHQS)	59.87%	39.33%	93.54%	77.79%	96.3%	Team Leader - Planned Works & Compliance
HMO PRO 006	Average Time to Complete Non-emergency Repairs (working days)	4.90	5.41	5.12	10.03	6	Senior Housing Officer
HMO TEM 011	Rent Arrears (as % of rent due in the year)	10.66%	11.51%	11.15%	9.5%	10%	Team Leader Tenancy Services

1.2 Property Service

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
ASM FAC 02a	Operational Buildings Suitable for Current Use	91.4%	91.4%	91.4%	86.1%	100%	Project Co-ordinator; Team Leader - Planned Works & Compliance
ASM FAC 03a	Council Buildings in Satisfactory Condition (by floor area)	97.5%	97.5%	97.5%	89.7%	100%	Project Co-ordinator; Team Leader - Planned Works & Compliance

1.3 Development Service

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
DEV DMA 01b	Cost per local planning application	£3,362	£4,055	TBC	x*	£4,500	Planning & Building Standards Team Leader
DEV DMA 01c	Average Time to Process Commercial Planning Applications (weeks)	7.2	9.3	12.0	x*	11.7	Planning & Building Standards Team Leader

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
DEV DMA 11a	Immediately Available Employment Land (as % of land allocated for employment in Local Development Plan)	68.0%	26.1%	TBC	x*	26.1	Planning & Building Standards Team Leader; Senior Manager - Development
DEV LFR 026	Cost of Economic Development & Tourism per 1,000 population	£74,350	£83,961	TBC	x*	£83,961	Senior Manager - Development
EDE EMP 005	Unemployed People Assisted into Work via Council Employability Programmes	39.3%	21.0%	TBC	x*	30%	Senior Manager - Development
EDE LGB B1b	Business Gateway Startups (per 10,000 population)	15.5	17.2	16.7	x*	17.5	Senior Manager - Development
EDE LGB B2a	Residents Earning Less than the Real Living Wage	N/A	N/A	TBC	x*	<10%	Senior Manager - Development
EDE LGB B3a	Properties with Superfast Broadband	98.2%	98.7%	98.7%	x*	99%	Senior Manager - Development
EDE SLD 19a	Town Vacancy Rate (vacant retail units as % of total - Alloa town centre only)	18.6%	22.7%	10.8%	x*	<10%	Senior Manager - Development
RGY EHE 014	Cost of Environmental Health per 1,000 population	£11,001	£11,710	TBC	x*	<£12,000	Senior Manager - Development
RGY SCC 005	CO2 emissions area wide per capita - all emissions	10.2 tonnes	10 tonnes	9.8 tonnes	x*	<9.8	Senior Manager - Development; Home Energy Strategy Officer
RGY SCC 006	CO2 emissions area wide per capita - emissions within scope of local authority	6.9 tonnes	7 tonnes	6.6 tonnes	x*	<6.6	Senior Manager - Development; Home Energy Strategy Officer
RGY TST 004	Cost of Trading Standards per 1,000 population	£1,281	£1,758	TBC	x*	<£2,000	Senior Manager - Development
SAP DEM EW%	Unemployment Rate - All Working Age (16-64 years)	4.9%	3.7%	3.4%	x*	3.1%	Team Leader Economic Development; Senior Manager - Development
SAP DEM EY%	Unemployment Rate - Young People (16-24 years)	6.3%	4.6%	4.9%	x*	3.5%	Team Leader Economic Development; Senior Manager - Development

1.4 Environment Service

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
SAP PHO T01	Active Travel to School	66.1%	65.3%	TBC	x*	>68%	Senior Manager - Development; Home Energy Strategy Officer
ENV LAN 01a	Cost of parks & open spaces per 1,000 population	£18,374	£17,990	TBC	x*	<£17,500	Land Services Contracts Manager
ENV SHS POS	Satisfaction with Parks & Open Spaces (3 year average)	88.0%	85.0%	TBC	x*	>88%	Land Services Contracts Manager
ENV SHS STR	Satisfaction with Street Cleaning (3 year average)	65.0%	66.3%	TBC	x*	>67%	Land Services Contracts Manager
ENV SHS WMA	Satisfaction with Refuse Collection (3 year average)	65.0%	73.3%	TBC	x*	75%	Team Leader (Roads & Street Lighting); Performance & Quality Officer
ENV STR 02e	Street Cleanliness Score (% 'acceptable')	90.4%	96.5%	90.8%	x*	92.1%	Land Services Contracts Manager

Code	Performance Indicator	2021/22	2022/23	2023/24		2024/25	Lead
		Value	Value	Value	Scotland	Target	
ENV STR 04a	Cost of street cleaning per 1,000 population	£16,046	£15,014	TBC	x*	£14,900	Land Services Contracts Manager
ENV WMA 02c	Cost of refuse collection per premise	£51	£58	TBC	x*	£65	Team Leader (Roads & Street Lighting)
ENV WMA 02d	Cost of refuse disposal per premise	£112	£108	TBC	x*	£105	Team Leader (Roads & Street Lighting)
ENV WMA 04c	Household Waste Composted or Recycled	50.0%	51.0%	TBC	x*	52.8%	Team Leader (Roads & Street Lighting)
RAT RCI 001	A Class Roads to be Considered for Treatment (3 year average)	26.9%	27.1%	27.9%	28.9%	25.0%	Team Leader (Roads & Street Lighting)
RAT RCI 002	B Class Roads to be Considered for Treatment (3 year average)	19.0%	24.7%	23.7%	32.5%	20.0%	Team Leader (Roads & Street Lighting)
RAT RCI 003	C Class Roads to be Considered for Treatment (3 year average)	27.0%	26.3%	25.0%	33.4%	30.0%	Team Leader (Roads & Street Lighting)
RAT RCI 004	Unclassified Roads to be Considered for Treatment (4 year average)	40.8%	40.6%	37.9%	36.2%	42.0%	Team Leader (Roads & Street Lighting)
RAT RDS 024	Cost of maintenance per kilometre of road	£9,573	£14,449	TBC	x*	TBC	Team Leader (Roads & Street Lighting)

x* - Information not available at time of development

1.5 Place Directorate

Code	Performance Indicator	2021/22	2022/23	2023/24	2024/25	Lead
		Value	Value	Value	Target	
PLC CNQ BUS	% Councillor enquiries responded to within timescale - Place	86.7%	84.2%	90.7%	100.0%	Strategic Director - Place
PLC FOI GOV	% Freedom of Information requests responded to within timescale - Place	92.9%	94.2%	92.5%	100.0%	Strategic Director - Place
PLC MPQ BUS	% MP/MSP enquiries responded to within timescale - Place	-	85.7%	73.8%	100.0%	Strategic Director - Place
PLC C01 CUS	Number of formal complaints received – Place (reduce by 10%	280	150	152	135	Strategic Director - Place
PLC C02 CUS	% formal complaints closed within timescale - Place	41.8%	72.2%	55.3%	100.0%	Strategic Director - Place

2. Actions

2.1 Sustainable Inclusive Growth

Code	Action	Desired Outcome	Due Date	Lead
PLC 213 101	Develop Net Zero strategy and action plan	Produce, consult on and get Council approval for a Net Zero Strategy and Action Plan to ensure that all strategic Council decisions, budgets and approaches are in line with achieving net zero by 2045 and that the Council is positively influencing the shift to net zero by business, industry and local communities.	30-Nov-2024	Senior Manager - Development
PLC 213 103	Produce a 2024/25 Progress report outlining progress towards achieving the priorities set out in the 2020 Community Wealth Building Action Plan	Deliver on the Community Wealth Building Action Plan Outcomes	31-Jan-2025	Senior Manager - Development
PLC 213 105	Review of the Local Development Plan and the preparation of a Proposed Plan, in line with NPF4 and the Regional Spatial Strategy for the Forth Valley area.	To set out how Clackmannanshire will develop and change over the next 10-15 years, meeting planning legislation and setting out the Council's strategic objectives in spatial terms.	31-Mar-2028	Senior Manager - Development
PLC 213 109	Produce Alloa Town Centre Masterplan	To develop a coordinated masterplan to guide investment and provide a prospectus of potential opportunities to stimulate public and private sector investment in the regeneration of Alloa.	31-Mar-2025	Senior Manager - Development
PLC 213 111	Deliver CRD programme in line with delivery plan/financial profile	To meet the outcomes that are specified in the Deal Benefits Realisation strategy	31-Mar-2025	Strategic Director - Place
PLC 234 102	Develop and secure governance on phase 2 of the property asset management plan	To ensure the long term financial and environmental sustainability of the Councils non-housing assets	31-Oct-2024	Senior Manager - Property
PLC 234 103	Co Produce a Regional Economic Strategy	Produce with Stirling and Falkirk Councils, a Regional Economic Strategy to identify areas where the Forth Valley can collectively work to deliver economic benefit	31-Mar-2025	Senior Manager - Development

Code	Action	Desired Outcome	Due Date	Lead
PLC 234 104	Refresh Clackmannanshire Economic Strategy	To ensure that economic development activities meet current and emerging priorities, risks and opportunities	31-Dec-2024	Senior Manager - Development
PLC 234 105	Clackmannanshire Investment Strategy	Create a framework to take forward the Investment Strategy across Clackmannanshire and fill the Funding officer post to assist with Implementation	31-Mar-2025	Senior Manager – Development / Senior Manager – Transformation and Capital

2.2 Empowering Families & Communities

Code	Action	Desired Outcome	Due Date	Lead
PLC 213 201	Undertake condition survey & option appraisal of Learning Estates Primary School property assets.	To inform the next iteration of the Learning Estate strategy.	31-Jan-2025	Senior Manager - Property
PLC 213 202	Develop the next iteration of the Learning Estate Strategy	To secure the long term operational, financial and environmental sustainability of the learning estate in order to support quality educational outcomes for our young people.	30-Apr-2025	Senior Manager - Property
PLC 213 203	Deliver Learning Estate capital projects	To secure the long term operational, financial and environmental sustainability of the learning estate in order to support quality educational outcomes for our young people	31-Mar-2028	Senior Manager - Property
PLC 213 205	Develop plans to implement Scottish Government policy for free school meals for P6 and 7	To ensure that the Council meets its statutory responsibilities, delivers a service that is co-designed with Education, and to secure additional funding for capital improvements. (Scottish Government policy under review – no date at current time for implementation)	30-Jun-2025	Senior Manager - Property
PLC 213 207	Deliver Westthugh Gypsy/Traveller site improvement project	To provide modern, low carbon, purpose built facilities that meet the needs of the community	30-Nov-2025	Senior Manager - Property; Senior Manager - Housing
PLC 213 208	Tenant Participation Improvement Plan	To establish staff resource and a refreshed TP strategy to improve tenant engagement and to meet the Council's responsibilities under the Scottish Housing Regulator's Charter.	29-Aug-2024	Senior Manager – Housing
PLC 245 201	Development of an Asset Portal in support of Community Asset Transfer (CAT)	To inform our residents and partners of the range of assets available for CAT to inform, support and advice Communities through the CAT Process to understand the fullness of Assets available.	31-Mar-2025	Strategic Director: Place

2.3 Health & Wellbeing

Code	Action	Desired Outcome	Due Date	Lead
PLC 213 301	Support the development of the Wellbeing hub	To facilitate the quality design and effective delivery of new leisure and wellbeing facilities and services.	30-May-2028	Senior Manager - Development; Senior Manager - Property; Senior Manager - Environment
PLC 213 302	Deliver Housing Capital plan	To secure the long term operational, financial and environmental	31-Mar-2025	Senior Manager - Property

Code	Action	Desired Outcome	Due Date	Lead
		sustainability of the Council's housing stock and service provision, meeting the needs of current and future tenants		
PLC 213 307	Comprehensive review of the council use of homeless temporary accommodation (HRA stock, RSL and Private)	To help minimise and mitigate failures from the unsuitable accommodation order.	31-Mar-2025	Senior Manager – Housing
PLC 234 301	Deliver voids improvement plan	To reduce the number of void properties to increase the availability of homes for people and to reduce the financial impact of rent loss due to voids.	31-Mar-2025	Senior Manager - Property; Senior Manager - Housing
PLC 234 302	Deliver fire safety and electrical check performance improvement	To ensure that all council homes have compliant fire safety systems and current electrical testing certification.	31-Mar-2025	Senior Manager - Property

2.4 Compliance & Operational Resilience

Code	Action	Desired Outcome	Due Date	Lead
PLC 213 401	Implement service redesign and associated workforce development plan, including Review the internal workings of the Place Directorate to consider improved delivery approaches and service experience for staff and residents – phase 1.	To secure the long term operational and financial sustainability of the services within Place; and to support the effective delivery of the Council's Be The Future transformation programme, and improve the residents and service user experience and increased performance and workforce satisfaction	31-Mar-2025	Strategic Director - Place
PLC 213 402	Implement Housing/Property IT system	To have a fit for purpose IT system, ensuring legislative compliance, delivery of tenant priorities including appointment systems and support flexible and mobile deployed working.	31-December-2025	Senior Manager - Property; Senior Manager - Housing
PLC 213 404	Review service delivery model for Trading Standards service	To secure the long term operational and financial sustainability of the service.	30-Jun-2024	Senior Manager - Development
PLC 213 405	Deliver property Compliance and Operational Resilience capital projects	To secure the long term operational and financial sustainability of Council services; and to support the effective delivery of the Council's Be The Future transformation programme.	31-Mar-2025	Senior Manager - Property
PLC 213 406	Deliver roads and transportation compliance and operational resilience capital projects	To secure the long terms operational and financial sustainability of the roads network and to enhance active travel opportunities.	31-Mar-2025	Senior Manager - Environment
PLC 234 401	Reinforce a culture of improvement, governance and good health and safety compliance in line with the Corporate Health and Safety Improvement Plan.	To ensure that people are safe from harm; property and equipment are maintained to a good standard and to fulfill our legislative requirements.	31-Mar-2025	Strategic Director - Place
PLC 234 403	Complete RAAC assessment in council homes and public buildings and secure governance on required actions for decanted blocks.	To fully understand risk exposure and future investment requirements. To enable informed engagement with tenants and owners of affected buildings. To provide recommendations to enable decision making on forward future actions to be taken (Nov 2024). RAAC assessments for stock determined as dangerous complete. Manage and monitor blocks due for	31-Jan-2025	Senior Manager - Property; Senior Manager - Housing

Code	Action	Desired Outcome	Due Date	Lead
		inspection by Chartered Structural Surveyor expected to be complete December 2024. Property Officers working on remedial action as necessary. Housing Officers working alongside owner occupiers.		
PLC 234 402	To establish a working group with the purpose to review the synergies across the many strategic objectives, action plans and frameworks associated with the Place Directorate with the aim of developing a One Plan, One Report approach similar to the Once Community Wellbeing Plan.	To provide a report to Council that informs of progress and milestones towards achieving a streamlined approach to strategic planning and reporting which will reduce bureaucracy and burden of reporting on the local authority.	March 2025	Strategic Director - Place

Risk Register

ID & Title	Approach	Treat	Status	Lead	Strategic Director	Current Rating	Target Rating	
PLC DRR 009	Insufficient Financial Resilience	Approach	Treat	Status	Lead	Strategic Director - Place	25	5
Description	The Directorate does not have a balanced budget to meet essential service demands, customer needs, or external agendas.							
Potential Effect	Reputational and legal implications and severe, extended loss of service provision.							
Related Actions	PLC 213 401	Implement service redesign and associated workforce development plan	Internal Controls					
	PLC DRR 001	Effective financial management.						
	PLC DRR 002	Focus resources on key priorities as set out in this business plan.						
Latest Note	Place services have out-turned within budget for the last two years, whilst delivering significant savings. The majority of savings have been management efficiencies or one-off in year savings. Identification of recurring savings is becoming ever more difficult without having impacts on service delivery.							
ID & Title	Approach	Treat	Status	Lead	Chief Executive	Current Rating	Target Rating	
PLC DRR 008	Health & Safety Breach	Approach	Treat	Status	Lead	Chief Executive	20	5
Description	Incident or statutory breach results in injury or death of staff member or customer due to lack of awareness or non-compliance with policies and procedures. Incidents may also arise from third parties actions, outwith Council control.							
Potential Effect	The effects on individuals and their families, financial penalties (including Health & Safety Executive intervention fees), criminal proceedings, adverse publicity, increased insurance or damage to Council assets.							
Related Actions	PLC 234 401	Review health and safety and compliance performance and culture and embed improvement in line with the Corporate Health and Safety Improvement Plan.	Internal Controls	Health & Safety Management System				
	PLC 213 407	Review health and safety and compliance performance and culture and embed improvement in line with the Corporate Health and Safety Improvement Plan						
Latest Note	H&S development work has been interrupted as the team has been heavily involved in establishing safe working arrangements in light of the Covid 19 pandemic. However a new IT system is being developed to help manage H&S risks across the Council.							

ID & Title	Failure to Prepare for Severe Weather Events	Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	4
PLC DRR 011											
Description	Inability to respond to severe weather events due to lack of appropriate planning & equipment (e.g. 4x4 vehicles). Most likely flooding from rain/coastal surge, winter weather or heatwave (increasing frequency & severity due to climate change).										
Potential Effect	Widespread community dislocation, damage to property, businesses, roads & utility infrastructure (inc. telecoms & power), or inability of staff to get to workplace. Increased workload in numerous services, impact on delivery, reputation & finances										
Related Actions			Internal Controls	Business Continuity Plans							
				Winter & Flood Management Plan							
				Forth Valley Local Resilience Partnership							
Latest Note	In 2020 communities in the Hillfoots were impacted by flooding requiring a multi-agency response and debrief process. Since then 2 additional flood resilience groups were established in Alva and Dollar and work in ongoing to support those groups. Work is also ongoing with Police Scotland on improving community resilience response for flooding particularly where road closures on minor roads are required.										

ID & Title	Managing Reinforced Autoclaved Aerated Concrete	Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	4
PLC DRR 012											
Description	RAAC in buildings resulting in these structures being at risk of deterioration and becoming unsafe and uninhabitable										
Potential Effect	Domestic properties containing RAAC becoming uninhabitable with an associated increase in void property numbers and increased pressure demand on the existing housing stock, this at a time when affordable housing supply is already in high demand and short supply. Financial cost to the housing service which was not budget or accounted for.										
Related Actions	PLC 234 403	Complete RAAC assessment in council homes and public buildings and secure governance on required actions for decanted blocks.	Internal Controls	RAAC Survey Programme							
	PLC DRR 003	Focused resource to manage the RAAC survey programme, communications and resident support actions		ALACHO RAAC Cross-sector Working Group							
	PLC DRR 004	Housing service leads part of ALACHO RAAC Cross Sector Working Group		Cross-service Working Between Teams/Depts							
Latest Note	Ongoing survey works across the domestic property estate at present undertaken by qualified structural engineers. An options appraisal to be developed to assess the forward actions required to be taken. Continued engagement with relevant sector organisations to communicate developments in RAAC										

ID & Title	Insufficient Built Asset Information			Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	4
PLC DRR 013													
Description	Lack of sufficient stock condition survey information and robust asset management strategy resulting in inability to project future works programmes requirements. Risk of stock falling into disrepair and financial resources being deployed in the wrong areas.												
Potential Effect	Wasted time, effort and money on works undertaken without thought or link to forward asset management strategy and housing need. Failure to improve on housing quality and energy efficiency performance indicators. Inability to adequately plan for future investment and provide a robust and assured HRA Financial Business Plan (30yr).												
Related Actions	PLC DRR 005	Housing Business Plan		Internal Controls	Property Asset Management Strategy								
	PLC 213 405	Deliver property Compliance and Operational Resilience capital projects			SHQS & Regulator Reporting								
	PLC 213 402	Implement Housing/Property IT system			Stock condition survey								
Latest Note	Impact of covid pandemic resulted in an inability to maintain stock condition at level expected in both SHQS and EESSH performance – stock condition survey works were not able to be progressed during this time and data held is now outdated and not comprehensive (contains gaps).												

ID & Title	Housing Quality & Environmental Underperformance			Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	4
PLC DRR 014													
Description	Changes in reporting guidance and a backlog of assessments arising from the pandemic (when properties could not be accessed) resulted in a greater proportion of stock classified as non-compliant with the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (EESSH). Further future risk of not being able to meet our required commitments to decarbonisation and improving the energy efficiency within the domestic housing stock due to a lack of sufficient stock condition survey information and a detailed forward asset management strategy.												
Potential Effect	Regulatory and reputational impacts, potential non compliance with decarbonisation and net zero targets												
Related Actions	PLC 213 101	Develop Net Zero strategy and action plan		Internal Controls	SHQS & Regulator Reporting								
	PLC DRR 005	Housing Business Plan											
	PLC DRR 006	Focused resource from internal and external sources to meet target deadline of 31st March 2024											
Latest Note	The authority has been an extremely strong performer for over a decade in SHQS, including 100% compliance with the previous energy efficiency element for 5 years running (to 18/19). Replacement of the latter with EESSH saw benchmark rankings move into the 2nd and 3rd quartiles, and now to the bottom quartile for 2 years (to 21/22). Our decline in SHQS performance was similar direction as other authorities, but with a sharper decline (Scottish average 90.3% down to 69.7%, Clacks 98.8% to 59.9%).												

ID & Title	Lack of Affordable & Suitable Housing Supply (Mainstream & Temporary/Homeless)	Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	4
PLC DRR 015											
Description	There is an overall increase in demand for affordable social housing across all local authority areas. Increasing demand for mainstream housing, homeless accommodation, housing provision for care leavers and for refugees is significant, the increasing cost of living and pressure on home energy costs only add to the challenge. Current challenges in our turn around times associated with void and bought back from market properties becoming available and decelerating new build programmes mean demand is outstripping supply and we are struggling at present to meet our housing need.							 Likelihood vs Impact		 Likelihood vs Impact	
Potential Effect	Diminished capacity to comply with statutory obligations within the Housing (Scotland) Act to provide suitable accommodation to those who require it. The service is currently in breach of the Unsuitable Accommodation Order due to utilisation of stock out with area for extended duration stays. Further potential impacts include – inability to support housing applicants into sustainable tenancies, implications for wellbeing (particularly mental health), lack of stability and inclusion, possible reputational damage and regulatory impacts, reduction in available properties to meet demand from waiting list applicants and those with an application for adapted properties. Reduced capacity to support the Councils aspirations as set out within “The Promise”.										
Related Actions	PLC 234 301 Deliver voids improvement plan	Internal Controls	Local Housing Strategy								
	PLC DRR 007 Update Housing Needs & Demand Assessment		Buy-back Strategy								
			Strategic Housing Investment Plan								
Latest Note	Similar issues are being experienced across Scotland, Clackmannanshire Council's caseload has increased by 63% since May 2019, despite the existing mitigation of an increased proportion of lets going to homeless applicants (47% in 19/20 up to 60% for subsequent 3 years). This is expected to worsen further as a result of increased mortgage interest rates, potential for repossessions and pressure on private landlords which may increase rents and evictions. We anticipate there to likely be additional obligations on local authorities as part of the new Scottish Government Housing Bill.										

ID & Title	Inadequate Workforce Planning	Approach	Treat	Status		Lead	Strategic Director - Place	Current Rating	12	Target Rating	3
PLC DRR 010											
Description	Due to lack of workforce planning the Directorate fails to ensure sufficient capacity/resource to deliver key Council service or fails to adequately develop its workforce to ensure that skills, knowledge and structures are appropriate, sustainable financially viable and compatible with our corporate vision.							 Likelihood vs Impact		 Likelihood vs Impact	
Potential Effect	Loss of key staff from posts identified as single points of failure, leading to inability to delivery key services and lack of adequate professional advice to Council Officers/Elected Members. Negative impact on staff health and wellbeing.										
Related Actions	PLC 213 401 Implement service redesign and associated workforce development plan	Internal Controls	Strategic Workforce Plan								
Latest Note	Council approved the Strategic Workforce Plan (2019-22) in June 2019. This identifies the key workforce development priorities for the Council, and establishes a detailed plan of work for the next three years (via the annexed workforce development delivery plan). As we move through the implementation of this plan, the likelihood of this risk occurring will reduce.										

Report to: Clackmannanshire Council

Date of Meeting: 3rd October 2024

Subject: Housing Eviction Policy

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. This report provides Council with information on the work undertaken to develop the Housing Eviction policy.

2.0 Recommendations

- 2.1. It is recommended that the Council:
- 2.2. Approve the revised and updated Eviction Policy (Appendix 1).

3.0 Background

- 3.1. Council were informed last year that the Housing Service would work on a priority list of policies bringing these up to date, and ensure that they comply with legislative requirements.
- 3.2. Policies must adhere to statutory guidelines and recommendations, including statutory homelessness duties aimed at preventing homelessness, providing relevant support and ensuring the management of the Council's limited housing stock.
- 3.3. The policy development works included a consultation exercise undertaken with the Clackmannanshire Tenants' and Residents' Federation (CTRF). Pupils at Alloa Academy were invited to provide comment on the proposals following the implementation of the United Nations Convention on the Rights of the Child (UNCRC) (Incorporation) (Scotland) Act 2024.
- 3.4. The Tenancy Management Team within the Housing Service is responsible for the day-to-day operations and management of the Council's housing stock. Officers within the team operate in small patches, with the aim of forming strong relationships with council tenants.

- 3.5. At the start of the tenancy, the Team aims to ensure that the tenant is informed of their rights and responsibilities associated with maintaining the tenancy. Where any issues, vulnerabilities or additional support needs associated with the tenancy are identified, relevant support will be offered and provided.
- 3.6. When it becomes apparent that a tenancy is at risk Officers will seek to engage with the tenant and identify any support needs. Officers provide information, practical advice and sign post to any support services that tenants may require.
- 3.7. The Team together with relevant internal departments, external partner agencies and third sector organisations will aim to adopt a trauma-informed approach which considers an individuals needs and the circumstances of the tenant and ensures the delivery of tailored support to tenants.
- 3.8. Eviction is a last resort. Where it is required to take place the Team advise the tenant and any qualifying occupiers of the homelessness duties that the Council has towards them, and seek to provide tenants and members of their household with information, advice and assistance on temporary accommodation and how best to secure alternative permanent accommodation.
- 3.9. The 2023/24 reporting period saw a clear reduction in court actions initiated for evictions and evictions carried out when compared with the 2022/23 period.
- 3.10. In 2022/23, there were 59 court actions initiated and 27 evictions carried out. Comparatively, the 2023/24 period saw 35 court actions initiated and 21 evictions carried out. 16 properties were recovered for non-payment of rent, 3 for antisocial behaviour reasons and 2 properties for other reasons.
- 3.11. The Eviction Policy intends to provide a clear and concise framework outlining when and how the Council will progress to seek eviction action. The Policy will also set out the process for providing relevant advice and support to tenants to aid in preventing eviction and potential homelessness from occurring.
- 3.12. The Eviction Policy must comply with statutory responsibilities set out in the Housing (Scotland) Act 2001, the Housing (Scotland) Act 2010 and the Housing (Scotland) Act 2014.
- 3.13. The Housing (Scotland) Act 2010 and Housing (Scotland) Act 2014 introduced new requirements for considering eviction action under Grounds 1 and 2 (as defined by the Housing (Scotland) Act 2001).
- 3.14. Ground 1 is applied where the tenant has rent arrears or breaks any other tenancy agreement obligation. Ground 2 is applied where there is a conviction of using the house for immoral or illegal purposes, or an offence punishable by imprisonment committed in, or in the locality, of the house.

UNCRC

- 3.15. The UNCRC (Incorporation) (Scotland) Act 2024 went live in July 2024. The Act incorporates UNCRC into Scotland's laws. As part of the legislation, public authorities will not be allowed to act in ways that are incompatible with the UNCRC requirements. One of the UNCRC requirements is for all public bodies to present information in an accessible format for all children and young people.
- 3.16. All Council policies must now give due regard to UNCRC requirements.
- 3.17. The policy is intended to be more accessible, comprehensive, and easy-to-read, particularly where legal information is presented by paraphrasing the legislation and the relevant statutory guidance and recommendations.
- 3.18. A 'plain English' summary of the policies is provided to adhere to the relevant UNCRC requirements.

4.0 Changes to the working Eviction Policy

- 4.1. The proposed changes to the working policy are as follows:
 - Give due regard to UNCRC requirements,
 - Include pre-action requirements for seeking eviction under Ground 1,
 - Include the process for streamlined eviction,
 - Update information on Notice of Proceedings,
 - Update information on authorising and enforcing an eviction.

Pre-action requirements

- 4.2. The Housing (Scotland) Act 2010 introduces pre-action requirements that all social landlords must comply with when seeking the recovery of possession under ground 1 on the basis of rent arrears.
- 4.3. The aim of pre-action requirements is to provide early intervention to help tenants deal with their rent arrears, offer support and alternative resolutions, and use eviction action as a last resort.
- 4.4. The policy now provides the information on pre-action requirements and the support that will be offered to the tenants.

Streamlined Evictions

- 4.5. The streamlined eviction process simplifies the process for recovery of possession by removing the requirement for considering the reasonableness of seeking eviction action.

- 4.6. The policy now gives the process for seeking streamlined evictions and provides information on considerations as to whether the reasons for pursuing streamlined eviction are appropriate and proportionate, as defined in the Scottish Government guidance note on the Streamlined Eviction Process.
- 4.7. Before pursuing streamlined eviction, the Council will give due regard to other relevant Council policies and plans such as keeping to the commitments contained within the Promise to care experienced children and young people, considering the objectives of the Local Outcomes Improvement Plan as well as Family Wellbeing Partnership approaches.

Notice of Proceedings

- 4.8. In response to national lockdowns following the COVID-19 pandemic, which delayed and limited eviction actions that the Council could seek, independent solicitors TC Young, were consulted. Advice was given to update the definition of a qualifying occupier to include changes to the age of the qualifying occupier.
- 4.9. Following this advice, the policy now states: “A qualifying occupier is a person who is 16 years old or more, or who may turn 16 during the life of any proposed legal action, and occupies the house as their main or only home.”

Authorising and Enforcing the Eviction

- 4.10. The Eviction Policy now offers further clarification on the process following the Court action to include the relevant timelines for granting the decree of repossession and enforcing the eviction action.

5.0 Sustainability Implications

- 5.1. There are no sustainability implications.

6.0 Resource Implications

Financial Details

- 6.1. There are no funding implications from this report that will not be met from within existing resources.
- 6.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

6.3. Staffing

There are no staffing implications from this report. There are comprehensive procedures in place that are followed by Housing Officers when seeking eviction action under the relevant grounds found within the relevant legislation.

7.0 Exempt Reports

7.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all.

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational and achieve their full potential.

Our communities will be resilient and empowered so they can thrive and flourish.

(2) **Council Policies**

Complies with relevant Council Policies

9.0 Equalities Impact

9.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

10.0 Legality

10.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

11.0 Appendices

11.1. Please list any appendices attached to this report.

Appendix 1 Eviction Policy

Appendix 2 Eviction Policy Child-friendly Summary

Appendix 3 Eviction Policy Equality and Fairer Scotland Impact Assessment

12.0 Background Papers


12.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).

Yes No
(please list the documents below)

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Murray Sharp	Service Manager (Housing)	5113
Andrew Buchanan	Team Leader Housing Business Management	5169
Katie Roddie	Senior Housing Officer	2688
Monika Bicev	Housing Policy Officer	5170

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director – Place	



Clackmannanshire Council
Housing Service
Eviction Policy



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1. Scope of the Policy

Clackmannanshire Council's Eviction Policy sets out the framework of how a Tenancy Agreement between the Council and the tenant will end due to eviction action pursued by the Council.

The Council has the responsibility to act within the legislative framework and adhere to statutory guidelines and recommendations. This policy recognises that the Council's role as a landlord may conflict with its statutory homelessness duties. As such, it also outlines the processes that will be followed to ensure that potential alternative solutions have been explored before resorting to eviction action.

2. Aims of the Policy

The specific aims of the policy are:

- To identify tenants' support needs, use preventative action and provide early intervention in an attempt to prevent evictions and potential homelessness from occurring;
- To ensure that Clackmannanshire Council has a clear and concise policy for eviction action and the recovery of possession of the property;
- To deal with all repossession actions and evictions in a consistent way;
- For all repossession actions to meet all legislative requirements and statutory guidelines.

3. Legal Framework

Clackmannanshire Council will ensure that this policy adheres to all legislative requirements under relevant legislation and gives due regard to statutory guidance.

The main legislative framework for tenancy repossession action and eviction is set out in the following acts:

- Housing (Scotland) Act 2001
- Housing (Scotland) Act 2010
- Housing (Scotland) Act 2014

Additional guidance may be sought in:

- Antisocial Behaviour etc. (Scotland) Act 2004
- Human Rights Act 1998
- Homelessness etc. (Scotland) Act 2003



- United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act 2024

4. The Grounds for Recovery of Possession

The complete list for grounds for recovery of possession of a property are contained within the Housing (Scotland) Act 2001, Schedule 2, Part 1, as amended by the Housing (Scotland) Act 2010, Part 16, Sections 153 and 155(2)-(7) and Part 2, Section 14 of the Housing (Scotland) Act 2014.

For the complete list of the grounds, please see appendix 2.

The main grounds that the Council will use to form the basis for eviction are the following conduct grounds:

4.1. Ground 1

- The tenant has rent arrears, or any other obligation of their tenancy agreement has been broken.

4.2. Ground 2

- The tenant, or someone living in or visiting the property, has been convicted of (a) using the house for immoral or illegal purposes or (b) an offence punishable by imprisonment committed in, or in the locality of, the house.
- An “offence punishable by imprisonment” means that the offence carries imprisonment as a possible, but not definite penalty.

4.3. Ground 7

- The tenant, or someone living in or visiting the property, has acted in an antisocial manner within the locality, or pursued a course of conduct amounting to harassment or antisocial behaviour.

Only the Sheriff, and not the Council, has the authority to grant a decree for repossession of the tenancy. To grant the decree for repossession, the Court must be satisfied that:

- Pre-action requirements have been complied with, if eviction action is sought under Ground 1 on the basis of rent arrears;



- It is reasonable to grant the decree, except where repossession is sought as part of the streamlined eviction process;
- A valid statutory notice of proceedings has been served on the tenant and all qualifying occupiers.

5. Tenancy Support

At the start of a tenancy, the Council will aim to establish a strong relationship with its tenant. The Council will aim to ensure that the tenant is informed of all of their responsibilities associated with maintaining the tenancy.

The tenant will be informed once it becomes apparent that their tenancy is at risk. In line with the Council's tenancy management, antisocial behaviour and any other relevant policies and procedures, appropriate preventative and early intervention action will be considered and taken. The Council will aim to ensure that the relevant information, advice and/or support is given to the tenant. It will work together with other relevant internal departments and external partner agencies and third sector organisations to identify the needs of the tenant and deliver tailored support packages.

The Council will adopt a trauma-informed approach which considers the individual circumstances of the tenant and ensures that all other potential actions have been pursued before considering eviction action as a last resort.

Where all other remedies have been exhausted and eviction action is due to take place, the Council will advise the tenant and any qualifying occupiers of the homelessness duties that the Council has towards them.

6. Pre-action Requirements (Ground 1)

If eviction action is sought on the basis of rent arrears, the Council must ensure that pre-action requirements have been fulfilled before serving the notice of proceedings and applying for the recovery of possession to the Court. Pre-action requirements are aimed at providing support and further protection for tenants facing eviction for rent arrears, and aiming to resolve the arrears before applying for eviction action as a last resort. The Council must:

- Provide the tenant with clear information about the terms of the tenancy agreement and any rent or other financial arrears owed to the Council;
- Aim to provide the tenant with advice and assistance on benefits available to them;
- Provide the tenant with information where they can seek help to manage their debts and make reasonable efforts to refer the tenant to appropriate support services;
- Aim to establish a rental payment/arrear repayment plan with the tenant;



- Provide the tenant with an opportunity to apply for housing benefits, adhere to a payment plan, or explore alternative measures of reducing outstanding arrears before initiating the formal eviction process.

7. Test of Reasonableness

Where the Court must be satisfied that it is reasonable to grant the decree for repossession, the Court must have regard to:

- The nature, frequency and duration of the conduct;
- The extent to which the tenant was personally responsible for the behaviour leading to eviction action;
- The impact of the conduct on other individuals and the wider community;
- Any alternative actions the Council has taken prior to eviction action in an effort to address the conduct of the individual in question.

8. Notice of Proceedings

To start the formal eviction process, the Council will send a notice of proceedings to the tenant and any qualifying occupier who lives with the tenant. A qualifying occupier is a person who is 16 years old or more, or who may turn 16 during the life of any proposed legal action, and occupies the house as their main or only home.

The notice of proceedings must include the following:

- Signal the intent of the Council to apply for a decree for repossession from the Court;
- The reasons and grounds for recovery of possession;
- The earliest date the Council can request a Court hearing;
- How the Council has met the pre-action requirements where eviction action is sought on the basis of rent arrears.

The date given in the notice is the earliest date on which the Council can start court action for possession. Following the date, the Council has a 6-month window to initiate court action. Where the process of streamlined eviction is sought under ground 2, the notice of proceedings must be served anytime within 12 months of the conviction, or where the conviction was appealed, the day on which the appeal was dismissed or abandoned.



9. Streamlined Evictions

If eviction is sought under ground 2, and the Council has served the notice of proceedings to the tenant for the recovery of possession within 12 months of the conviction, streamlined eviction process is followed. Streamlined eviction process removes the test of reasonableness, but the Council must give considerations to the relevant statutory guidance in relation to raising eviction action using the streamlined eviction process.

Before pursuing streamlined eviction, the Council will give due regard to and will exhaust other relevant Council policies and plans such as keeping to the commitments contained within the Promise to care experienced children and young people, considering the objectives of the Local Outcomes Improvement Plan as well as the Community Justice Improvement Plan.

The Council should also consider whether the reasons for pursuing streamlined eviction are appropriate and proportionate. This includes taking into account:

- The nature and severity of the offence(s);
- The individual who has been convicted of the offence and their connection to the property;
- Where the offence occurred and its relevance to the Council housing tenancy;
- The extent to which the offence has affected other individuals within the community, considering its impact over time and its influence on the stability of the community;
- Any proactive steps taken by the convicted individual to make positive change;
- Impact of eviction on household members;
- Other measures taken/that could be taken by the Council or partner agencies to address the conduct in question.

10. Authorising and Enforcing the Eviction

Having served the notice of proceedings to the tenant, the tenant will be served the Statement of Claim and a warrant from the Court, which summons the tenant to a Court hearing and outlines the first date of the hearing. The papers will be served by hand by the responsible housing officer. On occasion, they may also be served by recorded delivery or by Sheriff Officers if the tenant is in prison or is living under non-usual circumstances.

If the Court agrees to proceed with the eviction action at the Court hearing, a decree for repossession will be granted, specifying the date for the tenancy to end. The Court must wait at least 14 days in case the tenant appeals the decision to evict. For further information on appeals procedure, please see the appeals section.

After the appeal period, Sheriff Officers will send the tenant a form of charge of removing, which sets out the deadline by which the tenant must vacate the property. Following the deadline, the Sheriff Officers will be sent to the tenant's home to remove them from it.



Once the removal is complete, Sheriff Officers must serve a letter to the tenant, informing them of the completion of the removal, the date it occurred and the individuals responsible for carrying it out.

11. Equal Opportunities and Diversity

Clackmannanshire Council is committed to the elimination of unlawful discrimination, advancing equality of opportunity and fostering good relations between people.

The Council believes that equality of opportunity should be a guiding principle in all of its activities. The Council aims to ensure that its commitment to equality is embedded in all council services and in the organisations that it funds.

In accordance with the Equality Act 2010, the Council is actively working towards the elimination of policies and practices that discriminate unfairly on grounds including age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race including colour, nationality, ethnic or national origin; religion or belief; sex; and sexual orientation.

12. Privacy Statement

Clackmannanshire Council must adhere with its legal obligations under Data Protection Legislation as set out in the Data Protection Act 2018 and UK General Protection Regulation (GDPR).

In order to provide the required and/or requested services, the Council will collect, store and process relevant personal information or data.

Personal information may also be shared with other partner agencies and organisations.

Personal information will be kept securely, as long as required by law and/or by specific service requirements. Once the data is no longer required, it will be securely disposed of. The Council has a Record Retention Schedule which sets out the period of time and reasons for keeping particular records. The Retention Schedule is available on request.

Under the Data Protection Act 2018 and the Freedom of Information(Scotland) Act 2002, individuals have the right to access personal information and data held about them by Clackmannanshire Council as well as the right to access information from records held by the Council.

To submit a Subject Access or Freedom of Information request, please follow [the link](#).

To make a complaint in relation to the Council's handling and processing of personal data and information, please contact the [Information Commissioner's Office](#).



For further information on Clackmannanshire Council's data protection practices, please visit the Council's [Data Protection Statement](#). For the Council's Data Protection Policy, please follow the [link](#). For further information on freedom of information laws, please visit the [Scottish Information Commissioner webpage](#).

13. Complaints

If the tenant is dissatisfied with the provided services and/or the standards of service, please follow the Council's Complaints Procedure. Complaints can be made in person, in writing, by email or online. For further information on the Complaints Procedure and how to make a complaint, please visit the [Council's Complaints Procedure webpage](#).

If the tenant remains dissatisfied with the final decision or the way the complaint has been handled following the Council's Complaints Handling Procedure, they can make a complaint to the Scottish Public Services Ombudsman (SPSO) by completing a [complaints form found online](#) or calling on 0800 377 7330.

For further information on how to make a complaint to SPSO, please visit the [SPSO website](#).

14. Appeals

If the tenant or their representative was absent at the Court hearing for the decree for repossession, a process of Minute for Recall may be initiated. This gives the tenant another opportunity to state a defence at the Court and potentially recall the decree for repossession. The Minute for Recall must be submitted within 14 days of receiving the date for eviction.

In all other cases, the tenant can also appeal the Court's decision to grant an eviction decree within 14 days of granting the decree if the tenant believes that the Sheriff did not follow the law or the Court procedures correctly.

15. Monitoring and Reviewing

The policy will be continuously monitored to ensure that it is performing efficiently against the aims set out in the policy.

The Council will review and evaluate this policy every 3 years to ensure the adherence to the relevant legislation and statutory guidance as well as changes in organisational practices and policies.



16. Appendices

16.1. *Appendix 1. Glossary of Terms and Interpretations*

Antisocial Behaviour – behaviour as defined by section 143 of the Antisocial Behaviour etc. (Scotland) Act 2004. Antisocial behaviour occurs where a person “acts in a manner that causes or is likely to cause alarm or distress; or pursues a course of conduct that causes or is likely to cause alarm or distress to at least one person who is not of the same household.”

Decree for Repossession – an order for recovery of possession granted by the Court

Eviction – the physical removal of a tenant from the premises following Court action

Form of Charge for Removing – an official Court letter sent to the tenant which confirms the enforcement and the deadline for the eviction

Notice of Proceedings – legal document which states that the Council may raise proceedings in the Court to gain possession of the tenancy

Tenant – includes any joint tenants

Recovery of Possession – Court proceedings for recovery of possession of the tenancy

16.2. *Appendix 2. Complete List of Grounds for Recovery of Possession*

There are 14 grounds that Clackmannanshire Council may use to form the basis for eviction, as defined by Housing (Scotland) Act 2001, and amended by Housing (Scotland) Act 2010 and Housing (Scotland) Act 2014.

Where eviction action is sought under grounds 1 to 8, the Court must be satisfied that it is reasonable to grant the decree for repossession. Grounds 9 to 15 are known as ‘management’ grounds and require the Council to offer suitable alternative accommodation to the tenant in order for the Court to grant decree for repossession.

The grounds for recovery of possession that the Council may use are as follows:

1. The tenant has rent arrears, or any other obligation of their tenancy agreement has been broken.
2. The tenant, or someone living in or visiting the property, has been convicted of (a) using the house for immoral or illegal purposes or (b) an offence punishable by imprisonment committed in, or in the locality of, the house.
3. The tenant, or someone living in the property, has caused deterioration of the property or common parts;



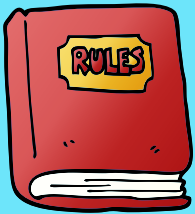
4. The tenant, or someone living in the property, has caused deterioration of furniture provided with the property;
5. The tenant has been absent from the property for a continuous period of more than 6 months without a reasonable cause;
6. The tenant knowingly or recklessly made a false statement in order to obtain the tenancy;
7. The tenant, or someone living in or visiting the property, has acted in an antisocial manner within the locality, or pursued a course of conduct amounting to harassment or antisocial behaviour;
8. The tenant, or someone living in the property, has been guilty of conduct which is a nuisance or annoyance within the locality, or harassed someone living in or visiting the local area;
9. The tenant has allowed the property to become overcrowded;
10. The Council intends to demolish or carry out substantial works on the property;
11. The property is designed or adapted for a person with special needs, there is currently no one living in the property with such needs, and the Council requires it for a person who has such needs.
12. The property is designed, provided with or located near facilities for a person with special needs, there is currently no one living in the property with such needs, and the Council requires it for a person who has such needs;
13. The Council has leased the property and the lease has ended;
15. The tenant has had a relationship breakdown and their spouse, civil partner or cohabitee has requested that the tenancy is transferred to them.

EVICTIOn POLICY

CHILD-FRIENDLY VERSION



When you are a person who lives in a council home (a tenant), you sign an agreement that has rules about how to be a good tenant, like paying your rent on time and keeping a tidy garden. Sometimes, if rules are broken we might need to serve a notice to evict the tenant. This is where the tenant can no longer stay in the house. This document explains how and when we will evict a tenant.



We must follow the law and make sure we look at other options before evicting a tenant. We will try our best to help the tenant to stop the eviction and homelessness from happening.

Most common reasons for us evicting the tenant include unpaid rent, criminal activity or antisocial behaviour. We must make sure that we follow the correct steps. We need to take the case to Court for a Sheriff to decide if the tenant should be evicted.



To start eviction action, we will send a letter to the tenant to tell them what we are doing. We will tell them why and when we seek to evict them. If the Court allows to evict the tenant, the tenant will have to leave their home.

If the tenant cannot come to hear the Court's decision or thinks the Court did not follow the law or procedures correctly, they can ask the Court to look at the eviction decision again.



Equality and Fairer Scotland Impact Assessment - Screening

Title of Policy:	Clackmannanshire Council's Eviction Policy
Service:	Place
Team:	Housing Business Management

Will the policy have to go to Council or committee for approval	Yes
Is it a major policy, significantly affecting how functions are delivered?	No
Does it relate to functions that previous involvement activities have identified as being important to particular protected groups?	No
Does it relate to an area where the Council has set equality outcomes?	No
Does it relate to an area where there are known inequalities?	Yes
Does it relate to a policy where there is significant potential for reducing inequalities or improving outcomes?	No

IF YES TO ANY - Move on to an Equality & Fairer Scotland Assessment

IF NO - Explain why an Equality & Fairer Scotland Assessment is not required

--

APPROVAL

NAME	DESIGNATION	DATE

NB This screening exercise is not to be treated as an assessment of impact and therefore does not need to be published. However, if you decide not to assess the impact of any policy, you will have to be able to explain your decision. To do this, you should keep a full record of how you reached your decision.

Equality and Fairer Scotland Impact Assessment - Scoping

Purpose of the proposed policy or changes to established policy

Clackmannanshire Council's Eviction Policy sets out the framework of how a Tenancy Agreement between the Council and the tenant will end due to eviction action pursued by the Council. Clackmannanshire Council has the responsibility to act within the legislative framework and adhere to statutory guidelines and recommendations, including statutory homelessness duties by preventing homelessness from occurring and providing the relevant support. This policy aims to recognise that the Council's role as a landlord may conflict with its statutory homelessness duties. As such, it also outlines the processes that will be followed to ensure that potential alternative solutions have been explored before resorting to eviction action.

The Council's Evictions policy must comply with statutory obligations set out in the Housing (Scotland) Act 2001, Housing (Scotland) Act 2010 and Housing (Scotland) Act 2014. The Policy has been reviewed to ensure that it complies with the most recent legislative changes found within the relevant legislation.

The document intends to make changes to formatting to make it more accessible. The Evictions Policy gives due regard to the UNCRRC (Incorporation) (Scotland) Act 2024 which will go live in July and requires all public bodies to present information in an accessible formation for all young people.

The Evictions Policy is now intended to be written in more simplistic language, particularly where legal information must be presented by paraphrasing the legislation and the relevant statutory guidance and recommendations.

Which aspects of the policy are particularly relevant to each element of the Council's responsibilities in relation to the General Equality Duty and the Fairer Scotland Duty?

General Equality Duty -

➤ Eliminating unlawful discrimination, harassment and victimisation and other prohibited conduct

Clackmannanshire Council's Eviction Policy has considered potential unlawful discrimination to ensure that services are delivered to all and no one is unequally discriminated. The policy is written in adherence with all of the legislative requirements, following all of the relevant changes in legislation to make sure it does not discriminate disproportionately against any of the protected characteristics where the Council decides to pursue eviction action.

➤ Advancing equality of opportunity between people who share a relevant protected characteristic and those who do not

Proposals on the changes of formatting, simplifying information and providing an easy-to-read summary of the document may have a positive impact on protected groups

Proposals on changes to the Notice of Proceedings and the age of the qualifying applicant may have an impact on protected groups. The proposed policy aims to provide information on support available for anyone facing eviction action.

The protected group identified to be impacted are:

- Young people

The Council will continue to address gaps in provision of support and identify any potential mitigating action to be considered, and will consult the relevant protected groups.

➤ Fostering good relations between people who share a protected characteristic and those who do not.

Impacts are assessed as low in relation to the proposed changes to the policy.

Fairer Scotland Duty -

➤ Reducing inequalities of outcome caused by socioeconomic disadvantage

Proposals on fulfilling pre-action requirements may have an impact on applicants who are experiencing or likely to experience socioeconomic disadvantage. The policy now aims to include information about the support, advice and information that the tenant will be provided where they face eviction due to rent arrears. The Council will work together with other relevant internal departments and external partner agencies and third sector organisations to identify the needs of the tenant and deliver appropriate support.

While a range of support schemes are in place to protect vulnerable residents, including the provision of information, advice and financial welfare as well as agreeing and upholding to a debt repayment plan, the Council is mindful of the current cost of living crisis and its impacts on the residents, and further information is sought from the relevant groups on impacts and any mitigating action that the Council should consider.

To which of the equality groups is the policy relevant?		
Protected Characteristic	Yes/No*	Explanation
Age	Yes	<p>The policy may have an impact on this protected group. Following advice from independent solicitors, the policy aims the definition of a qualifying occupier to include changes to the age of the qualifying occupier. The policy now aims to state that “the policy now states: “A qualifying occupier is a person who is 16 years old or more, or who may turn 16 during the life of any proposed legal action, and occupies the house as their main or only home.” This may impact young individuals who may be affected by any proceeding eviction action. Where eviction action is due to take place, the policy aims advise the tenant and any qualifying occupiers of the homelessness duties that the Council has towards them. This includes advice and assistance on temporary accommodation and ways to secure alternative permanent accommodation.</p> <p>The proposed policy document aims to change formatting, simplifying the information and providing an easy-to-read summary of the document, which aims to help children and young people read and understand complicated documents.</p>
Disability	Yes	The proposed policy document aims to change formatting, simplifying the information and providing an easy-to-read summary of the document, which may help people with learning disabilities to read and understand complicated documents
Gender Reassignment	No	There is no indication at this stage that this protected characteristic would be impacted
Marriage and civil partnership	No	There is no indication at this stage that this protected characteristic would be impacted
Pregnancy and Maternity	No	There is no indication at this stage that this protected characteristic would be impacted
Race	No	There is no indication at this stage that this protected characteristic would be impacted
Religion and Belief	No	There is no indication at this stage that this protected characteristic would be impacted
Sex	No	There is no indication at this stage that this protected characteristic would be impacted
Sexual Orientation	No	There is no indication at this stage that this protected characteristic would be impacted

What evidence is already available about the needs of relevant groups, and where are the gaps in evidence?

Clackmannanshire Council has a robust process for initiating and carrying out evictions which is in line with all legislative requirements and statutory guidance. This policy does not aim to unlawfully discriminate against or have a negative impact on any of the protected groups. Where eviction action is to take place under any of the grounds as defined by Housing (Scotland) Act 2001, Clackmannanshire Council aims to ensure that appropriate support is provided to the tenants facing eviction, subject to their individual circumstances, including any of their protected characteristics.

However, we seek to gather additional information on the needs of the relevant groups, any potential impacts relating to the proposals and any mitigating actions that the Council could take.

Which equality groups and communities might it be helpful to involve in the development of the policy?

We are seeking information on any impacts arising from the proposals and any additional mitigating action that we should consider.

In particular, we are seeking views from Clackmannanshire Tenants' and Residents' Federation as well as children and young people.

Next steps

Clackmannanshire Tenants' and Residents' Federation as well as Alloa Academy's Pupil Parliament will be consulted.

Following the completion of consultations and analysis of feedback for the Clackmannanshire Council's Eviction Policy, we will update and publish this impact assessment.

Equality and Fairer Scotland Impact Assessment - Decision

Evidence findings		
Details of engagement undertaken and feedback received		
Following the engagement with Clackmannanshire Tenants' and Residents' Federation and Alloa Academy's Pupil Parliament, appropriate changes were made to alter the layout and the wording of the document following the feedback received from the groups.		
Decision/recommendation		
Having considered the potential or actual impacts of this policy, the following decision/ recommendation is made:		
Tick ✓	Option 1: No major change The assessment demonstrates that the policy is robust. The evidence shows no potential for unlawful discrimination and that all opportunities have been taken to advance equality of opportunity and foster good relations, subject to continuing monitoring and review.	
	Option 2: Adjust the policy – this involves taking steps to remove any barriers, to better advance equality or to foster good relations. It may be possible to remove or change the aspect of the policy that creates any negative or unwanted impact, or to introduce additional measures to reduce or mitigate any potential negative impact.	
	Option 3: Continue the policy – this means adopting or continuing with the policy, despite the potential for adverse impact. The justification should clearly set out how this decision is compatible with the Council's obligations under the duty.	
	Option 4: Stop and remove the policy – if there are adverse effects that are not justified and cannot be mitigated, consideration should be given to stopping the policy altogether. If a policy leads to unlawful discrimination it should be removed or changed.	
Justification for decision		
APPROVAL		
NAME	DESIGNATION	DATE

Report to: Clackmannanshire Council

Date of Meeting: 3rd October 2024

Subject: Scottish Housing Regulator Annual Assurance Statement

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. This report references the 2019 changes to the regulatory framework for social housing in Scotland and asks members to approve the submission of Clackmannanshire Council's Annual Assurance Statement to the Scottish Housing Regulator (SHR) due to be submitted by 31st October 2024. (The council's Annual Assurance Statement is attached as Appendix 1).

2.0 Recommendations

- 2.1 It is recommended that Council:
- 2.2 Approve the 2024 submission of the Annual Assurance Statement (AAS) to the Scottish Housing Regulator (SHR);
- 2.3 Note the progress made in the development of the Clackmannanshire Anti Social Behaviour (ASB) Strategy and the subsequent Housing Landlord specific ASB Policy, and that ASB has been removed as an item of material non compliance from this years AAS,
- 2.4 Note the progress made to develop tenant participation activity in line with the requirements of the Housing (Scotland) Act 2010 and that tenant participation has been removed as an item of material non compliance from this years AAS,
- 2.5 Note the progress made to ensure that all council housing stock is fully compliant with current electrical and fire safety regulations and that this has been removed as an item of material non compliance from this years AAS,
- 2.6 Note the areas of service delivery highlighted as being materially non-compliant with regulatory requirements,
- 2.7 Note the improvement actions outlined to redress areas of non-compliance,

3.0 Considerations

- 3.1. As required by section 31 of the Housing (Scotland) Act 2010, the Scottish Ministers set the standards and outcomes that all social landlords should aim to achieve when performing their housing activities.
- 3.2. The Charter was approved by resolution of the Scottish Parliament in 2012, taking effect from 1 April 2012. Reporting on performance against the Charter is undertaken via the Annual Return of Charter (ARC), which all social landlords are required to return annually by 31st May.
- 3.3. Following consultation a revised Regulatory Framework was introduced in February 2019 detailing revised regulatory requirements for social landlords in Scotland:
 - New requirements for collection and publishing of data,
 - New requirement for social landlords to submit annually an Annual Assurance Statement to the SHR to provide assurance that social landlords are meeting the standards and outcomes set out within the Scottish Social Housing Charter,
 - How forward engagement by the SHR with landlords will take place.
- 3.4. Following an extensive consultation with stakeholders, the SHR implemented a new and revised regulatory framework from 1st April 2024. The SHR's statutory objective remains to safeguard and promote the interests of current and future tenants, people who are homeless, factored owners and Gypsy/Travellers.
- 3.5. Although the Regulator has retained much of the previous framework some notable changes include for:
 - A strengthened emphasis on social landlords listening to tenants and service users,
 - A new provision to allow it to require landlords to provide explicit assurance in the Annual Assurance Statement on a specific issue or issues
 - A commitment to undertake a comprehensive review of the Annual Return on the Charter which it will consult on later this year,
- 3.6. The Annual Assurance Statement
- 3.7. The Annual Assurance Statement requires that all social landlords in Scotland provide assurance to the regulator that they comply with the relevant regulatory standards and legal requirements, and are able to provide evidence in support of this. Areas of non-compliance are required to be stated, these termed as "material non-compliances".
- 3.8. The first submission of the Annual Assurance Statement was made to the Regulator on 31st October 2019 with subsequent submissions then made each year since. Clackmannanshire Council's Annual Assurance Statement for 2024 is attached as Appendix 1.

- 3.9. The Council are required to publish and make available to tenants and service users the Assurance Statement submission, the Statement will be made available on the Council's webpage relating to Housing Performance.
- 3.10. SHR guidance suggests that the statement submitted should provide a short overview of compliance level with supplementary evidence to support the statement being held elsewhere by each landlord.
- 3.11. The supplementary evidence provides assurance that the Council has in place robust mechanisms to ensure that appropriate levels of governance and monitoring of relevant service provision against the statutory and regulatory standards takes place.
- 3.12. Supplementary evidence has been gathered through interrogation of both local and corporate arrangements currently in place to ensure effective service delivery. It is a key requirement by the SHR that assurance be reviewed by each landlord throughout the year, for Clackmannanshire Council the Housing Business Management Team holds regular monthly and quarterly meetings to assess performance and review levels of assurance.
- 3.13. The Service have recommenced with monthly Housing Performance Meetings, these sessions are aimed at facilitating discussion over key housing issues with open invitation to members, union colleagues and the Clackmannanshire Tenants and Residents Federation (CTRF). The most recent meeting held on 13th September provided a review of housing service performance for last financial year 2023-24.
- 3.14. SHR guidance states that the AAS should be submitted to full Council for approval or alternatively to another committee who has the delegated authority as stated in standing orders to approve the statement. As members will be aware no other committee currently has the delegated authority from Council as stated in the standing orders, to approve the statement.
- 3.15. The Housing Spokesperson (Place) is required to sign off on the Annual Assurance Statement as being a true and accurate reflection of assurance within the housing service.
- 3.16. Forward engagement by the SHR
- 3.17. The Service have progressed positively over the past year with improved levels of assurance able to be provided within the areas of Tenant Participation and Engagement, Anti Social Behaviour and Electrical and Fire Safety.
- 3.18. Recruitment to the post of Tenant Participation Officer and development of the Tenant Participation Strategy (approved at August Council) has meant that this area of service delivery is no longer considered an item of material non compliance.
- 3.19. Recruitment to the post of Housing Policy Officer and the development of a draft Housing Policy for ASB (due to be presented to November Council) allied with the wider Council ASB Strategy has meant that this area is no longer considered an item of material non compliance.

- 3.20. The Council's Housing and Property Service teams have worked collaboratively over the past year to ensure that the catch up works required to gain entry to circa 3,000 of our tenants homes to undertake electrical testing works and fire alarm checks have been completed with all Covid-19 backlogged testing now caught up. This item is now longer considered to be one of material non-compliance.
- 3.21. This years Assurance Statement notes that Clackmannanshire Council achieves all but the following standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:

Type of Material Non-Compliance	Area of Material Non – Compliance	Reason for Material Non-Compliance
Legislative	Homelessness	Breach of the Homeless Persons (Unsuitable Accommodation) Order (Scotland) due to use of temporary accommodation out with the local authority area (for more than 7 days).
Legislative	Gypsy/Travellers	The current delay in works to redevelop the Westhaugh Gypsy Travellers Site within Clackmannanshire. At the present time there is no definitive works programme or agreed timescale to deliver the site and residents remain decanted elsewhere.

- 3.22. The above noted areas of service delivery are contained within the Annual Assurance Statement (Appendix 1) and will be reported to the Scottish Housing Regulator as items of material non-compliance.
- 3.23. Areas of non-compliance must be reported. Where assurance is provided to the SHR that effective plans and the capacity and willingness to improve or resolve the issue are in place then the SHR will ask to be kept up to date on progress within the improvement area.
- 3.24. In these circumstances the SHR will not engage with the landlord unless the issue presents such a significant risk to the interests of tenants and service users that they need to monitor it closely, or take action, to ensure it is resolved successfully.
- 3.25. A forward plan of improvement actions has been developed and is being implemented to address the under performance within the areas noted in the above table. These actions are outlined within the Assurance Statement (attached as Appendix 1).
- 3.26. The Scottish Housing Regulators Engagement Plan for Clackmannanshire Council (2024-25) highlights an intention to analyse the council's delivery of services to people who are homeless and those who utilise the site for Gypsy/Travellers. The plan also highlights intention to engage with the Council on stock quality, this specifically in relation to the presence of

Reinforced Autoclaved Aerated Concrete (RAAC) found within a small number of the Council's housing stock.

- 3.27. The SHR most recently met with the Housing Service in July of this year to discuss our management of service delivery within these areas, although no formal feedback has been received, the service believe the meeting to have been an open, transparent and positive one. We will continue to work with the SHR to engage and provide the required information on our homeless service, the Gypsy/Travellers site and RAAC.

4.0 Sustainability Implications

- 4.1. The information contained within the Assurance Statement and its supporting evidence demonstrates that housing priorities contribute positively to sustainability.

5.0 Resource Implications

5.1. *Financial Details*

- 5.2. *Finance have been consulted and have agreed the financial implications as set out in the report.*

5.3. *Staffing*

There are no direct impacts to staff arising from this report.

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please click on the check box)

Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all

Our families, children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

- (2) **Council Policies**

Complies with relevant Council Policies Yes

8.0 Equalities Impact

- 8.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No

9.0 Legality

- 9.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

Appendix 1 Annual Assurance Statement to the Scottish Housing Regulator 2024.

11.0 Background Papers

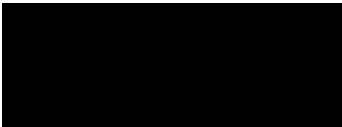
- 11.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).
Yes No
(please list the documents below)

Clackmannanshire Council – SFHA & ALACHO Self Assurance evaluation working papers

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Murray Sharp	Senior Manager (Housing)	5113
Andrew Buchanan	Team Leader (Housing Business Management)	5169

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director - Place	

Clackmannanshire Council Annual Assurance Statement 2024 to the Scottish Housing Regulator

Clackmannanshire Council complies with all relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework.

We meet all but the below noted relevant standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:

Legislative Duties - Homelessness

Legislative duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety.

- Have assurance and evidence that the Council is meeting all its legal obligations associated with housing and homelessness services.

We do not materially comply with meeting our legal obligations in Homelessness due to our non compliance with the Scottish Governments Homeless Persons (Unsuitable Accommodation) (Scotland) Order. This is due to our current need for use of temporary accommodation located out with our Local Authority area (for greater than seven days).

The below noted actions are planned to be undertaken in order to help us move toward achieving adequate levels of accommodation provision within the Local Authority area and the meeting of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order -

1. The Service has increased the number of properties bought from the open market. The service will continue to monitor the local housing market for properties which may boost our own stock of suitable accommodation.
2. The Service is using temporary accommodation properties owned by our RSL partners to increase suitable accommodation.
3. The service is committed to undertake strategic review of the response to homelessness pressures with best utilisation of available funds to be considered in line with the Rapid Re-housing Transition Plan (RRTP).

Legislative Duties – Other Customers: Gypsy/Travellers

Legislative duties associated with the provision and management of well maintained sites for Gypsy/Travellers.

We do not materially comply with meeting our responsibility to provide and manage effectively our Gypsy/Traveller site. This is due to significant delay experienced in the re-development of the Westthugh Gypsy Traveller Site, Alva. At the present time residents reside elsewhere off-site and there is no agreed timescale for delivery of the new site.

The below noted actions are planned to be undertaken in order to establish an agreed forward plan for delivery of a fit for purpose Gypsy/Traveller Site -

1. The Service to engage effectively with key delivery partners at the Scottish Futures Trust (Hubco East) and the Scottish Government (Gypsy Traveller Team) to agree a suitable forward plan of action to resolve the current issues and deliver the new site.
2. The Service to continue to engage regularly with the Gypsy/Traveller community to ensure residents are kept updated on progress in delivery of the site.
3. The service to ensure that adequate support continues to be provided to residents during the period that they continue to reside elsewhere off-site.
4. The Service to ensure that the Scottish Housing Regulator is kept fully informed of progress in resolving the current issues and updated on the forward plan for the site.

Tenant and Resident Safety Requirements

Clackmannanshire Council have discovered Reinforced Autoclaved Aerated Concrete (RAAC) within our housing stock. The Service have taken appropriate action to manage the situation and ensure the safety of tenants and residents who's homes are affected. We will continue to provide regular update to the Scottish Housing Regulator as required throughout the ongoing management of this issue.

The service have considered our compliance with relevant obligations toward tenant and resident safety requirements and confirm sufficient process to be in place to ensure compliance to requirements within the below noted areas -

- Gas safety
- Electrical safety
- Water safety
- Fire safety
- Asbestos
- Damp and Mould

Engagement Plan for 2024-25

The Scottish Housing Regulator Engagement Plan for Clackmannanshire Council (2024-25) highlights an intention to analyse the council's delivery of services to people who are homeless and those who utilise the site for Gypsy/Travellers.

The plan also highlights intention to engage with the Council on stock quality. This in relation to the Council's management of Reinforced Autoclaved Aerated Concrete (RAAC) within our housing stock.

We will continue to work with the SHR to engage and provide the required information on our homeless service, the Gypsy/Travellers site and our management of RAAC.

To meet our level of assurance we considered appropriate evidence against each of the requirements as set out by the Scottish Housing Regulator and we will continue to review assurance throughout the course of the year.

The Annual Assurance Statement 2024 to the Scottish Housing Regulator was presented and approved at Council on 3rd October 2024.

Signed

Housing Spokesperson (Place): Councillor Jane McTaggart

Date:

Service Manager (Housing): Murray Sharp

Date:

Strategic Director (Place): Kevin Wells

Date:

Report to: Council

Date of Meeting: 3 October 2024

Subject: Strategic Housing Investment Plan 2025- 2030

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. To approve the Strategic Housing Investment Plan 2025 – 2030 (SHIP) at Appendix 1. The SHIP sets out the operational framework for affordable housing development in Clackmannanshire over the next 5 years, establishing the investment priorities.

2.0 Recommendations

- 2.1. It is recommended that Council:

2.1.1 Approve the Strategic Housing Investment Plan for 2025-2030, including the summary 5 year programme of housing sites, detailed in Appendix 1,

2.1.2 Note the cut in the Resource Planning Assumption (RPA) for affordable housing in Scotland from £752 million to £556 million this year and further year on year reduction in the coming years. This is fully set out in the letter from The Scottish Government at Appendix 2.

2.1.3 Note that the RPA for Clackmannanshire has been cut this year (2024/25) from £5.73 million to £4.45 million (revised to £4.523 million, see 6.4 and Appendix 3) and is expected to reduce by 80%, 60% and 40% over the following years.

2.1.4 Approve the use of £215,000 budget in the Council Tax second homes income, ring-fenced for affordable housing, for Council development site at Lochies Road.

3.0 Background

- 3.1. Local Authorities are required by The Scottish Government to prepare a Strategic Housing Investment Plan (SHIP) annually, setting out the strategic investment priorities for affordable housing over a 5 year period, to achieve the outcomes set out in the Local Housing Strategy. The SHIP informs the Scottish Government's housing investment decisions and is due to be submitted to the Scottish Government by 25th October 2024, following Council approval.

4.0 SHIP Spend 2023-24

- 4.1. There have been delays on the new build programme and therefore delays in spend. The most significant of these has been at the development site in Lower Mill Street, Tillicoultry where no progression has been able to be made on-site.
- 4.2. Kingdom Housing Association (KHA) has continued to work with a Contractor and design team to advance the project. Unfortunately, due to increased construction costs and extensive ground remediation works required the site is not currently viable. KHA will continue to seek a viable development for the site.
- 4.3. In 2023/24, 38 new homes were purchased “off the shelf” (OTS) within Clackmannanshire by the Council, 8 OTS purchases were made by Ochil View Housing Association. This gave a total spend of £1.974 million from an allocation of £5.73 million. This is up slightly from the 2022/23 spend of £1.61 million.

5.0 Council Owned Sites

5.1. Park Street, Chalets, Tillicoultry

This site was to be taken forward at the same time as the Lower Mill Street development, it has been dropped back in the programme at this time until a viable forward solution can be found.

5.2. Engelen Drive, Alloa

Demolition has been delayed due to construction down time and negotiations on the electricity sub station on site. Site start is delayed with acquisition by Kingdom by February 2025 and is expected to require higher than benchmark funding.

5.3 Pompee Road, Sauchie

Pompee Road, Sauchie is a Council owned site, currently there are 4 chalet style properties on the site. The chalets are non traditional build and are not fit for purpose, having poor energy efficiency and beyond the end of their useful life. The best use of the site would be to re-home the current tenants in higher quality homes and to clear the site for re-development. The present tenants of the chalets are currently being re-homed and are in band 1 on the waiting list.

The site may accommodate 4 or 5 bungalow style homes, consultation and discussion will be required to agree and seek appropriate consents.

5.4 Lochies Road, Clackmannan

This small site in Clackmannan will compliment the wider regeneration of the town centre. The site will be for low level specialist bungalow style housing. The Council is currently obtaining updated costs from a new developer with view to an on-site start early in 2025.

6.0 Funding

- 6.1. Spend for 23/24 was £1.974 million from the allocation of £5.73 million. This is up from the previous year spend due largely to the increase in the Councils successful accelerated off the shelf programme.
- 6.2. The Resource Planning Assumption (RPA) funding for 2024/25 is £4.35 million with the expected spend to be in the region of £3.645 million.
- 6.3. As detailed in the letter from the Scottish Government at Appendix 2, cuts in future years funding will have a detrimental effect on the ability to deliver new affordable housing.
- 6.4. On 10 September 2024, the Scottish Government issued revised RPA letters to all Local Authorities (further amendment on 24 September) to reflect the additional £40 million added to the AHSP budget in 2024/25, the allocation of which was agreed with COSLA leaders and Ministers on Friday 30th August 2024.
- 6.5. The allocation of the £40 million has therefore been agreed using an approach based on 80% being allocated to the five local authority areas which have experienced the highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire and West Lothian).
- 6.6. This revised RPA is intended to inform the planned programme of affordable homes delivered through the Strategic Housing Investment Plan (SHIP) in 2024-25. The uplift in the RPA as part of the £40m should be directed towards acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use.
- 6.7. Tender costs for new build continue to rise and it remains a challenge to bring projects in or around current Scottish Government benchmark funding levels putting additional pressure on Housing Association and Council funding streams to fill the gap. The Scottish Government last reviewed their levels of per unit funding in October 2021 while inflationary costs have continued to rise over this period.
- 6.8. All projects included in the SHIP are coming in at higher than Scottish Government benchmark funding and are subject to further cost savings and scrutiny by the Scottish Government which inevitably puts further delays on tender approval and start on site.
- 6.9. It is unclear how long inflationary pressures will be in place but it is likely that the situation will not improve in the shorter term, putting additional budgetary demands on the affordable housing programme.
- 6.10. It is expected that, as household incomes are squeezed, the demand for affordable, energy efficient housing will increase and it is therefore more important than ever that new, affordable housing can be delivered effectively.

6.11. RPA Funding and expected spend for the next five years is as follows and is detailed in Appendix 1.

<u>Year</u>	<u>Allocation</u>	<u>Expected Spend</u>
2025/26	- £3.48 million (estimate)	£3.703 million
2026/27	- £2.61 million (estimate)	£2.65 million
2027/28	- £1.74 million (estimate)	£2.52 million
2028/29	- £1.74 million (estimate)	£1.836 million
2029/30	- £1.74 million (estimate)	£2.22 million

7.0 Sustainability Implications

7.1. The supply of affordable housing is a central contributor to the Council's commitment to reduce carbon emissions. The projects are all built to 'Greener Standards' and the inclusion of renewable energy on sites is now a requirement for grant approval.

8.0 Resource Implications

Financial Details

8.1. There are no funding implications from this report that will not be met from within existing resources. Future considerations in relation to an options appraisal of RACC properties could mean that changes will be required to the SHIP, council will be updated on details.

8.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

8.3. Finance has been consulted and has agreed the financial implications as set out in the report. Yes

Staffing

8.4. There are no staffing implications arising from this report

9.0 Exempt Reports

9.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

10.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

11.0 Equalities Impact

11.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

12.0 Legality

12.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

13.0 Appendices

13.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Strategic Housing Investment Plan (SHIP) 2025-2030

Appendix 2 Resource Planning Assumption 2024/25 (Letter from Scottish Government)

Appendix 3 Revised Resource Planning letter from Scottish Government

14.0 Background Papers

14.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).

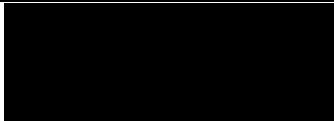
Yes (please list the documents below)

No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Kate Fleming	Senior Housing Strategy Officer	2361

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Strategic Director (Place)	

CLACKMANNANSHIRE COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2025- 2030

1.0 Introduction

1.1 The Strategic Housing Investment Plan (SHIP) 2025/30 defines the priorities for housing investment, as set out in the Local Housing Strategy (LHS) 2018-2023 vision, that;

"Everyone should have a safe area to live in, a well maintained house and help when they need it."

1.2 To achieve this vision through investment, our aim is to create a more effective local housing system, which delivers both economically balanced and sustainable communities. This in turn shapes our key objectives of providing the right houses, in the right location, delivering both choice and affordability.

1.3 It is worth noting that the strategic plans for new housing supply in Clackmannanshire remain. However, a new Housing Need and Demand Assessment (HNDA) is due for completion in 2025. This emerging evidence will drive future policy around providing new homes in Clackmannanshire and ensure the SHIP remains relevant to delivering key priorities.

1.4 Links to corporate priorities, such as the Local Housing Strategy (LHS) and Local Outcome Improvement Plan (LOIP), remain and are outlined as per previous guidance notes.

1.5 In July 2021, The Scottish Government provided a 5 year Resource Planning Assumption (RPA) for Clackmannanshire totalling £29.737million. As late as September 2023 these were still the figures we based future housing programs around:

2021/22	£6.666 million
2022/23	£5.746 million
2023/24	£5.73 million
2024/25	£5.75 million
2025/26	£5.845 million

1.6 In May 2024, The Scottish Government announced a cut of £196 million to the Affordable Housing Supply Programme (AHSP) in Scotland for 2024/25, from £752 million to £556 million. This follows a cut from £831 million in 2022/23.

1.7 The allocated spend for Clackmannanshire has therefore reduced in 2024/25 to £4.35million.

1.8 In the absence of future budget announcements and to aid programme management, the carry forward limits for 2025/26 to 2027/28 are to be 80%, 60% and 40% of current year RPA level. Revised funding is expected to be as below:












2024/25	£4.35 million (revised to £4.523 million, see 1.10)
2025/26	£3.48 million
2026/27	£2.61 million
2027/28	£1.74 million

- 1.9 This will affect the ability for sufficient affordable housing to be delivered in Clackmannanshire and in Scotland without further alternatives being proposed.
- 1.10 On 10th September 2024, the Scottish Government issued revised RPA letters to all Local Authorities (further amendment on 24th September) to reflect the additional £40 million added to the AHSP budget in 2024/25, the allocation of which was agreed with COSLA leaders and Ministers on Friday 30th August 2024.
- 1.11 The allocation of the £40 million has therefore been agreed using an approach based on 80% being allocated to the five local authority areas which have experienced the highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire and West Lothian).
- 1.12 This revised RPA is intended to inform the planned programme of affordable homes delivered through the Strategic Housing Investment Plan (SHIP) in 2024-25. The uplift in the RPA as part of the £40m should be directed towards property acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use.

2.0 Clackmannanshire Housing Strategy

- 2.1 Our Local Housing Strategy 2018-2023 identifies six priority areas and outcomes to be achieved:
- **Investing in New Housing Supply** – Quality, affordable housing is maximised.
 - **Best Use of Existing Housing** - The housing we already have is optimised and effective in providing choice and meeting need.
 - **Homelessness** - Households have access to appropriate housing and advice to reduce homelessness.
 - **Specialist Housing and Independent Living** - Those requiring assistance to live independently at home have access to effective housing.
 - **Energy Efficiency and Fuel Poverty** - Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures.
 - **Improving Neighbourhoods and Communities** – Improve long term outcomes for local communities and target town centres for improvement and regeneration to benefit the community.




2.2 In addition to the above, the Local Housing Strategy states further broad actions which are being delivered through this investment programme;

LHS Key Actions	Progress
Work with partners including planning and Scottish Government to maximise the amount of additional homes provided across all tenures.	
Where possible, use Council land and assets to support new affordable housing.	
Use income from reduction in Council Tax discounts to support delivery of affordable housing.	
Work with Registered Social Landlords (RSLs) to deliver new affordable housing and maximise funding from all sources.	
Continue to implement and review the Affordable Housing Policy, implemented through the Local Development Plan (LDP), including commuted sums and on-site provision of affordable housing where required.	
Promote housing development in a range of settlement centres to contribute to economic regeneration whilst addressing housing need.	
Maintain a programme to purchase existing housing for affordable rent.	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Work with the Health & Social Care Partnership to plan and provide specialist housing for the elderly and adults with particular needs.	
Explore new models of supported accommodation for young people.	
Deliver specialist housing on all appropriate new housing developments	

¹ Ongoing

3.0 Rapid Rehousing Transition Plan

- 3.1 The Rapid Rehousing Transition Plan (RRTP) was submitted to the Scottish Government in December 2018 and is being implemented by the Council. Minimising time spent in temporary accommodation and having access to suitable housing is a key priority in the RRTP and consistent with housing priorities. Specific outcomes from the RRTP to be delivered through housing investment are detailed below.
- 3.2 As at September 2023 Clackmannanshire had the 2nd highest level of homelessness households per head of population. However, those who find themselves homeless in Clackmannanshire spend an average of 150 days in temporary accommodation which is below the Scottish average of 216 days.
- 3.3 Clackmannanshire performs well in quickly providing permanent accommodation solutions for those found to be homeless. Most homeless households are ultimately housed in local authority or RSL accommodation after having spent a relatively short period waiting for permanent accommodation.

Rapid Rehousing Transition Plan	Progress
Accelerate affordable housing program over 5 year period to 2024	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Ensure levels of temporary accommodation are maintained to meet statutory responsibilities.	

4.0 Local Outcomes Improvement Plan (LOIP)

- 4.1 Replacing the Single Outcome Agreement (SOA), the Council and its' partners have set out their strategic outcomes in the Local Outcomes Improvement Plan 2017- 2027. Focussing on tackling the inequalities that exist in Clackmannanshire around poverty and socio-economic disadvantage, the four strategic outcomes driving strategic partnership working are:
- Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all;
 - Our families, children and young people will have the best possible start in life;
 - Women and girls will be confident and aspirational, and achieve their full potential;
 - Our communities will be resilient and empowered so that they can thrive and flourish.
- 4.2 We know that poor housing has a negative impact on health, wellbeing and quality of life. Our commitment to provide additional good quality, affordable

housing goes a long way to contribute to improving the life outcomes of vulnerable families by reducing inequality and disadvantage in the housing market, and making Clackmannanshire an attractive place to live.

4.3 Reducing child poverty - provide good quality affordable housing.

4.3.1 Research shows that one of the key drivers of children living in poverty is living costs and specifically housing costs. More affordable housing not only reduces direct housing costs but ensures new homes are energy efficient reducing heating and lighting costs. Improved infrastructure in new housing developments offers increased access to the internet for all.

4.4 Inclusive growth jobs and employability - increased house building.

4.4.1 Increased house building through SHIP programs will aim to provide local employment opportunities by contracting local companies and offering apprentice and training chances for local young people.

5.0 Links to City Deal and Transformational Change

5.1 Continuing and new priorities for the Council and its partners will be accommodated within the SHIP and the Local Housing Strategy. This will include work as part of the City Deal with Stirling Council and plans for future regeneration in Clackmannanshire.

5.2 Plans are well under way focusing on place based development and to create Transformational Zones in Clackmannanshire, beginning in Alloa. The focus on Alloa as a well-being economy transformation zone will bring in principles of collective impact of initiatives and investment within placed-based contexts. This model will roll out to other areas of Clackmannanshire and will bring in affordable housing opportunities.

5.3 Town Centre Living

5.1.3 Work previously carried out on Place Making and integration of housing within Alloa and Alva Town Centres are linked to the council's wider intent for the regeneration of other town centres and concept of multi-generational housing on a number of sites in the council area in future. Going forward, this will include:

- The wider provision of housing, linking to Architect & Design Scotland (A&DS) Caring Places and Town Centre Living work;
- The application of the Place Standard assessment tool as a means of establishing local needs, priorities and action planning for related improvements in town centres to support Town Centre Living;
- Ensuring housing developments provides a high quality living environment for residents and contribute positively to the vitality and viability of our Town Centres;

- The council will explore opportunities with planning colleagues where possible to convert empty town centre commercial properties to permanent housing.

6.0 New Housing Supply Targets

- 6.1 The current Housing Need and Demand Assessment (HNDA) is from 2018 and is therefore going through a refresh at the present time and is due for sign off in Autumn 2025. While the figures quoted at 6.2 are from the present HNDA, early indications show the updated HNDA is likely to show a higher need for new housing. In some part, this is due to the rising need for smaller homes at the table at 7.1 with the number of households increasing in Clackmannanshire by 734 between 2018 and 2043.
- 6.2 Up to 2024, the annual estimated need for additional affordable housing in Clackmannanshire is around 26 homes, 15 of these for 'social renting' and 11 for mid market rent. It shows 5 properties required for rent by a private landlord and 18 required for sale on the open market.
- 6.3 Social housing demand in Clackmannanshire is fairly self-contained within settlements, so the location of new developments needs to be carefully considered. Availability of housing sites does not always match housing need and demand and continuing dialogue will be sought with developers to ensure that all opportunities for affordable housing are pursued in a wide range of locations.

7.0 Housing Needs

- 7.1 Findings from the current, 2024, HNDA research update confirm some specific features of demand for Clackmannanshire so far.
- 7.2 The latest 2018 household projections to 2043 for Clackmannanshire show a fall of 1,476 (2,8%) of population between 2018 and 2043.
- 7.3 Despite a falling population, over the same period, the number of households will rise by 734 (3.1%). Table 7.1 below shows a rise in the number of smaller, single and two adult households.

Table 7.1 – Household projections 2018 – 2043 (Household Type)

Household Type	Clacks 2018	Clacks 2043	Clacks % Difference
1 adult	7,943	8,838	11.3%
1 adult, 1+ children	1,625	1,541	-5.2%
2 adults	7,926	8,464	6.8%
2+ adults, 1+ children	4,160	3,785	-9.0%
3+ adults	2,016	1,779	-11.8%
Total	23,670	24,407	

Source: National Records of Scotland Household projections

- 7.4 By 2043 the number of households headed by over 75 years is predicted to increase by 88%, above the Scottish projection of 74%, putting additional pressure on the need for social care and older people’s housing in Clackmannanshire.

Table 7.2 – Household projections 2018 – 2043 (Age Group)

Age Group	Clacks 2018	Clacks 2043	Clacks % Change	Scotland 2018
16-29	1,876	1,618	-14%	258,182
30-44	5,088	5,104	0%	583,082
45-59	7,731	6,257	-19%	743,256
60-74	5,603	5,099	-9%	534,746
75+	3,372	6,329	88%	358,008
Total	23,670	24,407	3%	2,477,274

Source: National Records of Scotland Household projections

8.0 Specialist Housing

- 8.1 From the Council’s own records (waiting list figures and information on social service cases) there are at least 10 families known to the Council who require larger size wheelchair housing. We intend to utilise the affordable housing supply programme where we can to purchase specialist/adapted housing either through off the shelf acquisition or new build development where appropriate. This is challenging given the lack of this type of property available on the open market, the considerable extend of alteration works required to adapt properties and the high cost of building new.
- 8.2 From information gathered in the 2011 Census, around 3,700 people (7% of the population) in Clackmannanshire have some type of physical disability. There is no data available as to how many of these people require social housing, however we do know that private developers rarely build bungalow style housing, this may result in an increased need for this type of accommodation to be delivered through affordable housing programmes.
- 8.3 This can be explored further in the new HNDA and Local Housing Strategy due in 2025 and also through the new Local Development Plan to establish targets for specialist housing on private sites to give households a wider choice.
- 8.4 The tables 3 and 4 below show that 3% of all completions in 2021/22 and 60% of all completions in 2022/23 were suitable for households with mobility needs.
- 8.5 There were no new build completions in 2023/24, all spend was on off the shelf purchases. With the tender costs of new build homes rising, off the shelf purchase and refurbishment is now, in most instances, a more attractive option. Officers will aim where possible to target accessible properties for purchase when they become available on the open market. These types of property are not commonly for sale. Only one property bought last year was

accessible and adapted with a wheelchair accessible kitchen, 3% of all purchases.

Table 8.1 - Completed 2021/22

Site	Location	Complete	Tenure / Owner	No.	Mix	Client Group
Branshill Park	Sauchie	March 2022	RSL (KHA)	24		General needs
Elm Grove	Alloa	March 2022	RSL rent (OVHA)	54	51 3	General needs Particular needs (wheelchair)
Off the shelf	Various	March 2022	Council / OVHA	8		General needs
				86		

Table 8.2- Completed 2022/23

Site	Location	Complete	Tenure / Owner	No.	Mix	Client Group
Primrose Place	Alloa	March 2022	RSL rent (KHA)	60	19 x 1 bed flat 39 x 2 bed flat 3 x 2 bed WC	Particular needs Wheelchair
Off the shelf	Various	March 2022	Council / OVHA	40		General needs
				100		

- 8.6 The Council will continue to ensure an element of specialist housing on suitable sites is provided to meet the identified needs currently on our waiting list.
- 8.7 Bungalows will be provided as the affordable housing element in Pool of Muckhart, due for completion in 2025. All 7 bungalows on Lochies Road, Clackmannan scheduled to start in 2024/25, will be accessible and 2 of those fully wheelchair adapted.
- 8.8 One of the main drivers of the housing market is the ageing population and their requirement for specialist housing. This is the result of older people who need care (low cost but high volume) and higher infant survival and longevity for those with a learning disability (low volume and high cost). Housing suitable for both these client groups are considered in this SHIP.
- 8.9 All new social housing is built to 'Housing for Varying Needs, a Design Guide' published by the Scottish Government. This incorporates a 'barrier free' concept of accessibility and is a key reference document for the affordable housing sector in Scotland. It recognises that peoples' needs change through their lifetime and homes should be flexible as a result.

9.0 Gypsy / Traveller Accommodation

- 9.1 There is one Gypsy / Traveller site in Clackmannanshire at Westhaugh. This reached the end of its useful life in terms of the quality of provision on the site. A virtual engagement session was held with residents in October 2020 to discuss site improvements. As a result, the site is being completely redeveloped to provide brand new accommodation to suit how residents want to live in the future.
- 9.2 The Westhaugh re-development works have been delayed and the anticipated completion date in October 2024 is now no longer able to be met. On-site works have been paused since April 2024 when a contractual issue led to the removal of the previous main contractor from the works project. Ongoing dialogue with the Scottish Government and Hubco East Central Scotland has so far been unsuccessful in resolving the issues which exist. At time of writing this paper an urgent stakeholder meeting has been requested at a senior level, this with aim of finding a suitable route forward. The Service remains committed to delivering this innovative project to the gypsy travelling community.
- 9.3 The overall objective of the project is to meet the council's equalities and human rights obligations to gypsy travellers by providing modern high quality accommodation, designed and specified to meet the community's needs. This project aims to:
- Provide modern, culturally appropriate accommodation to cater for 16 households;
 - Build 1 new management base including communal meeting room;
 - Reconfigure external landscaping to ensure each pitch satisfies Scottish Fire and Rescue Service (SFRS) layout requirements;
 - Provide safe storage facilities for Butane gas used for by each caravan (caged & 1m from buildings);
 - Improve soft landscaping to create a more attractive and inclusive community environment;
 - Provide visitor parking facilities with electric car charging points;
 - Provide a new playground that is safe and secure;
 - Replace the communal macerator with a suitable waste disposal system.

10.0 Partnership Working

- 10.1 The Council will continue an inclusive and collaborative approach with all RSLs that are keen to work with us to deliver affordable homes in Clackmannanshire. This includes working collaboratively with Kingdom Housing Association to help deliver a strategic programme of affordable housing delivery.

10.2 Ochil View Housing Association entered into an agreement with Kingdom Housing Association to manage their development work and work was completed on Elm Grove, Alloa in January 2023.

11.0 The Planning Context

11.1 Any new housing development should address the needs of the people of Clackmannanshire, regardless of tenure. The key mechanism for this is the planning system. We are working alongside planning colleagues to create a mix of housing sizes and tenures with the aim of providing housing opportunities for all and helping to prevent market failure.

11.2 The Local Development Plan was adopted by Council in August 2015. This includes provision for the delivery of affordable housing, which is supported by the Housing Needs and Demand Assessment. The Affordable Housing Policy (SC2) includes that housing proposals for 20 or more homes, or over 1 hectare, will be expected to include a range and choice of house types, tenures and sizes, including affordable housing.

11.3 The LDP remains relevant but is going through an update incorporating new National Planning Framework 4 legislation.

12.0 Particular Policy Initiatives

12.1 Council & RSL purchase of existing housing for social renting

12.1.1 The Council and Ochil View Housing Association maintain the commitment to make 'off the shelf' purchase a means of delivering affordable housing.

12.1.2 Paragon Housing has recently approached the Council and the Scottish Government to purchase properties off the shelf. Paragon will be targeting properties in their own stock where they can become majority owners to enable capital works and upgrade energy efficiency of the stock.

12.1.3 The Council accelerated their program of buying properties 'off the shelf' for 2023/24 and bought 38 properties last year, with a Scottish Government funding contribution of £1,654,000.

12.1.4 Ochil View Housing Association bought 8 units 2023/24 with a Scottish Government funding contribution of £320,000.

12.1.5 Currently, 23 off the shelf properties have been purchased by the Council this financial year. Rising costs to purchase and refurbish stock has forced the Council to review rising HRA costs, although the aim is to purchase as many as the budget will support.

12.2 Reduction in Council Tax Discount on Empty Homes

12.2.1 There is currently around £215,800 ring fenced for use for affordable housing. This will be used to deliver Council projects and mitigate rising build costs.

12.3 Adaptations and Health & Social Care

12.3.1 The Housing & Social Care Group report to the Integrated Joint Board of the Clackmannanshire and Stirling Health & Social Care Partnership, has developed an action plan which will create a framework to enable the Partnership to deliver priority objectives. The action plan focuses on four key areas which will be continue to be developed. These are: governance, homelessness, mental health and older people.

12.3.2 Governance – the group have amended their structure and agreed terms of reference to better reflect the scope of the group. This was informed by the action plan.

12.3.3 Homelessness – the recent Scottish Government policy, Rapid Rehousing, which encourages a change in the use of temporary accommodation by local authorities, sees the introduction of Rapid Rehousing Transition Plans. A five year plan was submitted to the Scottish Government detailing how Clackmannanshire plan to reduce our use of B & B accommodation and our main concerns to be addressed to allow us to meet National policy goals. Any relevant changes to current working practices will be reflected in the Action Plan.

12.3.4 Mental Health – Housing and Social Work have been working closely to develop a greater understanding of different client groups with mental health issues and learning disabilities. This work has informed planning for new affordable housing by ensuring that specific client needs can be flexibly incorporated into the design stage of new homes.

13.0 Resources

13.1 Completions 2023/24

Site	Developer	No Units	Grant 2023/24	Status
Off The Shelf	Council	38	£1,654,000	Complete
Off the Shelf	Ochil View	8	£320,000	Complete
Total		47	£1,974,000	

13.2 RPA Spend 2023/24

13.2.1 The table above shows all spend drawn down in 2023/24 from allocated RPA of £5.73m.

13.2.2 Spend in Clackmannanshire was up slightly from 2022/23 but remains under RPA spend. This is in some part due to delays on all planned new build sites with rising build costs, infrastructure and land ownership issues combining to halt progression.

13.2.3 The out-turn for new affordable housing spend in Scotland for 2023/24 is not available at the current time but Scottish Government statistics for Scotland show that new affordable housing starts are at their lowest level since 2015.²

13.3 **Estimated Spend 2024/25 (RPA £4.35 million)**

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£200,000	January 2025	March 2026
Engelen Drive, Alloa	Kingdom HA	10	£20,000	2024/25 (acquisition)	2025/26
Pool of Muckhart	Kingdom HA	12	£1,400,000	October 2024	2025/26
Off the shelf,	Council	30	£1,350,000	2024	March 2025
Off the shelf	Ochil View HA	10	£450,000	2024	March 2025
Off the shelf	Paragon HA	5	£225,000	2024	March 2025
		75	£3,645,000		

13.4 **Estimated Spend 2025/26 (RPA £3.48 million)**

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£448,000	January 2025	March 2026
Engelen Drive, Alloa	Kingdom HA	10	£640,000	2025/26	2026/27
Blackfaulds Street, Coalsnaughton	TBA	25	£1,000,000	2025/26	2027/28
Pompee Road, Sauchie	Council	5	£40,000	2025/26 (site clearance)	2026/27
Off the shelf,	Council	20	£900,000	2025/26	March 2026
Off the shelf	Ochil View HA	10	£450,000	2025/26	March 2026
Off the shelf	Paragon HA	5	£225,000	2025/26	March 2026
		83	£3,703,000		

13.5 **Estimated Spend 2026/27 (RPA £2.61million)**

Site	Developer	No Units	Grant 2025/26	Estimated Start	Estimated completion
Blackfaulds Street, Coalsnaughton	TBA	25	£800,000	2025/26	2027/38
Pompee Road, Sauchie	Council	5	£350,000	2025/26	2026/27
Regeneration,	TBA	40	£800,000	2026/27	2028/29

² <https://www.gov.scot/publications/quarterly-housing-statistics-september-2023/documents/>

Tillicoultry					
Off the shelf,	Council	15	£750,000	2025/26	March 2026
		85	£2,650,000		

13.6 Estimated Spend 2027/28 (RPA £1.74 million)

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Regeneration, Tillicoultry	TBA	40	£2,520,000	2026/27	2028/29
		40	£2,520,000		

13.7 Estimated Spend 2028/29 (RPA £1.74 million)

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Glentanna Mill, Alva	TBA	40	£1,100,000	2028/29	2029/30
Park Street Chalets, Tillicoultry	TBA	7	£736,000	2028/29	2028/29
		47	£1,836,000		

13.8 Estimated Spend 2029/30 (RPA £1.74 million)

Site	Developer	No Units	Grant 2028/29	Estimated Start	Estimated completion
Glentanna Mill, Alva	TBA	40	£2,220,000	2028/29	2029/30
		40	£2,220,000		

14.0 New Supply

14.1 Engelen Drive, Alloa

14.1.1 In June 2018, elected members agreed that two blocks of Council owned flats be redeveloped as a pilot for wider demolition and regeneration plans stated in the SHIP. Demolition has been delayed due to construction down time and negotiations on the electricity sub station on site.

14.1.2 Site start is delayed with acquisition by Kingdom by February 2025 and is expected to require higher than benchmark funding.

14.2 Lochies Road, Clackmannan

14.2.1 This small site in Clackmannan will compliment the wider regeneration of the town centre. The site will be for low level specialist bungalow style housing. The Council is currently getting current costs from a new developer and is looking to get on site early in 2025.

14.3 Glentana Mill, Alva

14.3.1 The site is in Council ownership and was approved for transfer to HRA for development for affordable housing by Council on 24 October 2019. Initial investigations indicate the site would be capable of around 40 residential units with the option of some kind of community Hub space.

14.3.2 Initial consultation was carried out with the community in 2022 using the Place Standard Tool. The full report can be found <https://www.ads.org.uk/case-study/alva-pathfinder> 'Alva Pathfinder Project, Collaborate to Regenerate'.

14.4 Pool of Muckhart

14.4.1 Kingdom Housing Association is working with the developers on this site to provide 12 homes for mid market rent.

14.4.2 After discussions with the developers, the affordable housing element on this site has been brought forward into 2024/25 program. This enables additional spend for this financial year.

14.5 Pompee Road, Sauchie

14.5.1 Pompee Road, Sauchie is a Council owned site, currently there are 4 chalet style properties on the site. The chalets are non traditional build and are not fit for purpose, having poor energy efficiency and beyond the end of their useful life. The best use of the site would be to re-home the current tenants in higher quality homes and to clear the site for re-development. The present tenants of the chalets are currently being re-homed and are in band 1 on the waiting list.

14.5.2 The site may accommodate 4 or 5 bungalow style homes and early discussions with planning will be required.

14.6 Blackfaulds Street, Coalsnaughton

14.6.1 A developer is lined up to take this site forward and the Council is in discussion to develop the area on the wider site that remains in the ownership of the Council.

14.7 Regeneration, Tillicoultry

14.7.1 The Council is looking at options for potential regeneration sites.

14.8 Park Street Chalets, Tillicoultry

14.8.1 In December 2014, Council approved the sale of land at the old Tillicoultry community centre for housing, along with a phase 2, Park Street, Tillicoultry.

14.8.2 This site was to be taken forward with Lower Mill Street, Tillicoultry and so has dropped back in the program until a viable option becomes available as part of further regeneration in Tillicoultry.

15.0 Shadow Programme (Potential Sites)

15.1 It is inevitable that some priority sites will not be deliverable for various reasons, such as ground conditions or financial viability. To help avoid slippage in the main programme, or in the event of additional Scottish Government funding being made available, potential sites are included in the 'shadow' programme. These sites may be substituted or added to the main programme, should the opportunity arise.

15.2 This approach allows additional flexibility to help ensure that the number of units and spend in Clackmannanshire is maximised. Below is a list of sites identified to date, however, it should be noted that the Council and its RSL partners are actively looking for further opportunities. Other proposals, including purchasing units from a developer, may be brought forward in addition to those listed.

15.3 Lower Mill Street, Tillicoultry

15.3.1 Kingdom Housing Association have continued to work with a Contractor and design team to advance the project. Unfortunately due to increase construction costs and ground remediation required the site is not currently viable. Kingdom will continue to seek a viable development for the site.

15.4 Bedford Place, Alloa

15.4.1 Bedford Place, Alloa has previously been used by Clackmannanshire Council as an education facility. It was deemed unfit for purpose in 2020, with major structural issues. The building has now been approved for disposal and Kingdom Housing Association have explored developing the site for affordable housing.

15.4.2 The building is now in very poor condition and costs for re-development will have increased since the original costs produced in 2020. A further feasibility and cost exercise requires to be carried out.

15.5 Forest Mill

15.5.1 The section 75 agreement sets a requirement for 22% of the 1,250 homes to be affordable. There are no affordable homes programmed by the developer in phase 1 or 2, so it is likely that it will be several years before affordable housing can be expected on this site.

15.6 Brook Street, Alva

15.6.1 This site had previously been brought forward in the programme, but due to site constraints has been delayed. We will continue to work with the land owner.

15.7 Carsebridge Road, Alloa

15.7.1 This site is currently at pre-application stage and, should additional budget come forward, there is potential for affordable housing as part of this large site.

16.0 Units in Addition to Affordable Housing Supply Programme

16.1 North Street / Main Street, Clackmannan

16.1.1 The Council received regeneration funding for the site with 2 old shop units on Main Street and the former print works on North Street, now demolished and construction has almost completed on site. The redevelopment will provide 4 retail and 5 residential units to be complete by end of 2024.

17.0 Consultation

17.1 This document has been developed by housing and planning colleagues in consultation with local RSLs and Scottish Government officials.

18.0 Ensuring Equalities

18.1 An equalities impact assessment is carried out on each SHIP. The SHIP has no negative impact on the six equality groups; in fact it is likely that these groups will benefit from a positive impact.

19.0 Strategic Environmental Assessment

19.1 The SHIP is part of the LHS, which had a pre-screening as required by the Environmental Assessment (Scotland) Act 2005. Clackmannanshire Council as a "responsible authority" for the purpose of the Act has determined that no SEA submission is required for this document. Specific environmental issues will be considered as part of the Local Development Plan process or when planning applications for sites are submitted.

SHIP 2024-29 PRIORITIES FOR INVESTMENT

Site	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No Land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
MAIN PROGRAMME													
Engelen Drive, Alloa	Council	Yes	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Regeneration Sites	HRA	No	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Lochies Road, Clackmannan	Council	No	Yes	Yes	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Pool of Muckhart	Private	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Glentana Mill, Alva	Council	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Pompee Road, Sauchie	Council	No	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

Site Name	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
SHADOW PROGRAMME													
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Brook Street, Alva	Private Developer	Yes	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes
Carsebridge Road, Alloa	Private	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes
Lower Mill Street, Tillicoultry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes
Bedford Place, Alloa	Council	No	Yes	Yes	Yes	Yes	NO	Yes	No	No	Yes	No	Yes

Definitions of Criteria for Priorities

Effective Land Supply	Listed in the Local Plan as a site that can be developed for housing. No known constraints.
Regeneration / Town Centre Area	The site is situated within an area identified through the SIMD as a regeneration area or an identified Town Centre site, as identified in the LHS.
High Demand Area	Little or no social housing in the area or high demand / low turnover of existing social housing. <i>LHS Action: 'Maximise the impact of new housing, including affordable housing in areas of demand.'</i>
Homeless Needs	The site will provide accommodation for at least one homeless household. <i>LHS Action: 'Reduce Homelessness and homeless households have access to appropriate housing.'</i>
Particular Needs	The site will provide at least 10% of particular needs accommodation. <i>LHS Action: 'Deliver specialist housing on all appropriate new housing developments.'</i>
Planning Permission	The site has planning permission for housing.
Creating Mixed	The site will provide a desirable balance of tenure in the wider area or will provide a mix of types of houses for different households within the site.

Communities	<i>LHS Action: 'Promote and increase low cost home ownership and shared equity schemes with public funding to promote tenure diversification.'</i>
No Land Constraints	Land has no infrastructure blockages.
Resources Available	Are there resources available now ie human resources or financial resources. <i>LHS Action: 'Work with local Housing Associations to deliver new affordable housing and maximise funding from their resources.'</i>
Value for Money	The site is capable of delivering the units with benchmark HAG funding or below. <i>LHS Action: 'Continue to develop and support innovative and flexible models for providing cost effective new housing.'</i>
Deliverable Now	If the site meets 8 or more of the above criteria, it will be considered to be deliverable now.
Deliverable Within 5 years	If the site meets 6 or more of the above criteria, it will be considered to be deliverable in the coming years when resources become available.

T: 0131 244 8081
E: Maureen.Esplin@gov.scot

Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa
FK10 1EB

22 May 2024

Dear Sir/Madam

AFFORDABLE HOUSING SUPPLY PROGRAMME (2024-2025) - CLACKMANNANSHIRE COUNCIL

This letter contains important information about the operation of the Affordable Housing Supply Programme (AHSP) and the confirmed level of your Resource Planning Assumption (RPA) for 2024-2025.

Resource Planning Assumptions for 2024-2025

The Scottish Government is now allocating the 2024-2025 RPAs with immediate effect. This follows on from the approved Scottish Budget. A total of £471 million is being allocated to local authority areas across Scotland through RPAs at this time. We are currently considering how the additional £40 million funding for 2024-2025 will be allocated and will provide an update shortly. The allocation of the £471m for 2024-2025 between the 32 local authority areas has been determined by the needs-based SHIF model agreed with COSLA for the 30 non-TMDF local authority areas and the TMDF authorities maintaining the same proportionate share of the overall RPA budget as in previous years.

The RPA for 2024-2025 for your local authority area is **£4.350M**. This RPA is intended to assist you in finalising the planned programme of affordable homes which you will deliver from your Strategic Housing Investment Plan (SHIP) in 2024-2025.

This allocation is available to invest in your local area, but please agree with the local area team as soon as possible, in the context of your SHIP and further discussions with us, how much you realistically may spend. This will allow us to maximise the use of resources across the programme. Conversely, where a larger pipeline of projects is available to allow spend beyond your planning assumption, please also discuss this with us.

The Affordable Housing Supply Programme beyond March 2025

The national capital resources available for future RPAs will depend on future budget decisions by the Scottish Parliament. The medium term outlook for capital remains challenging, with a forecast 8.7% real terms cut to our UK capital funding between 2023-2024 and 2027-2028. We intend to publish a refresh of the Infrastructure Investment Plan pipeline in May which will focus on maximising the impact of our capital investment towards spend that delivers on the outcomes of this government.

In the absence of future year budget assumptions, and to aid programme management, we will operate carry-forward limits for the years 2025-2026 - 2027-2028 of 80%/60%/40% of current year RPA levels.

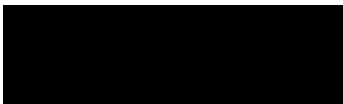
We remain focused on our target of delivering 110,000 affordable homes by 2032. To support that we have brought forward the review scheduled for 2026-2027 to 2024, which will concentrate on deliverability.

We would also ask you to continue to ensure that the programme is delivered efficiently and that value for money is demonstrated (including making the most efficient use of our investment). In particular we would ask that you continue to explore innovation and consider the most appropriate procurement options (including the scope for collaboration with housing associations and other local authorities with similar objectives), sharing best practice wherever possible.

With this in mind, we place significant importance on the SHIP process as the expression of your local authority's strategic investment priorities, and the plan for the effective local delivery of the AHSP in consultation with stakeholders and delivery partners. We will therefore be seeking an update to your SHIP by **30 October 2024** with guidance to follow in due course.

We hope you find this information helpful. If you have any questions or wish to discuss please do not hesitate to contact me by email.

Yours sincerely



Maureen Esplin
INVESTMENT & LOCAL STRATEGIES MANAGER - NORTH & EAST AREA TEAM
22 MAY 2024



T: 0131 244 5955
E: alastair.dee@gov.scot

Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa
FK10 1EB

24 September 2024

Dear Sir/Madam

AFFORDABLE HOUSING SUPPLY PROGRAMME (2024-25) - CLACKMANNANSHIRE COUNCIL

This letter contains an update to the confirmed level of your Resource Planning Assumption (RPA) for 2024-25 which you received on 22 May 2024 to reflect the additional £40m added to the AHSP budget in 2024-25, the allocation of which was agreed with COSLA leaders and Ministers on Friday 30 August.

Resource Planning Assumptions for 2024-25

The Scottish Government is now allocating the revised 2024-25 RPAs with immediate effect. A total of £511 million is being allocated to local authority areas across Scotland through RPAs. The allocation of the £471m for 2024-25 between the 32 local authority areas has been determined by the needs-based SHIF model agreed with COSLA for the 30 non-TMDF local authority areas and the TMDF authorities maintaining the same proportionate share of the overall RPA budget as in previous years.

While all local authorities are facing a range of housing and homelessness pressures, the enduring pressures experienced by a handful of local authorities over a number of years have informed the recommendation for this additional funding to be targeted. Using a methodology based on consistently high temporary accommodation numbers as an indicator of acute need has informed the recommendation to target this funding at five local authorities. The allocation of the £40m has therefore been agreed using an approach based on 80% of the £40m being allocated to the five local authority areas which have experienced the highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire and West Lothian). The following distribution methodology has been used:

- 25% number of households in temporary accommodation
- 50% number of children in temporary accommodation

- 25% number of children in temporary accommodation for 1 year+

The remaining 20% of the £40m has been allocated across the other 27 local authority areas, using the same distribution methodology, to inform each local authority area's share.

In 2025-26, 80% will be allocated to the five local authorities with the highest sustained temporary accommodation pressures using the agreed distribution methodology but based on the latest available data at that time and therefore not necessarily the same five local authorities. There will be the opportunity to reconsider the allocation to the remaining 27 local authorities for 2025-26.

The total RPA for 2024-25 for your local authority area is now **£4.523m**. This revised RPA is intended to inform the planned programme of affordable homes which you will deliver from your Strategic Housing Investment Plan (SHIP) in 2024-25. Please note that the uplift in your RPA as part of the £40m should be directed towards acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use. Acquisitions can be either existing properties or new build properties off the shelf, but they must be a permanent structure and available in perpetuity. You should discuss your plans for this additional allocation with the relevant More Homes Area Team.

We hope you find this information helpful. If you have any questions or wish to discuss please do not hesitate to give me a call.

Yours sincerely

Alastair Dee

Alastair Dee

INVESTMENT & LOCAL STRATEGIES MANAGER - SOUTH EAST AREA TEAM
24 SEPTEMBER 2024



Report to Clackmannanshire Council

Date of Meeting: 3rd October 2024

Subject: Wellbeing Hub and Lochies School Project Update

Report by: Robbie Stewart, Senior Manager, Sport & Leisure

1.0 Purpose

- 1.1. The purpose of this report is to provide Council with an update on the progress of the Wellbeing Hub and Lochies School project.

2.0 Recommendations

It is recommended that Council notes the following:

- 2.1. Key programme updates (**see paragraphs 3.1 to 3.3**)
- 2.2. The positive engagement with Scottish Futures Trust (SFT) around the design for Lochies School (**see paragraphs 3.4 to 3.5**)
- 2.3. Social impact updates (**see paragraphs 3.6 to 3.8**)

3.0 Considerations

Programme Update

- 3.1. The pre-construction design activities are progressing on programme, with billing, work package tender information, market testing activities commencing in August 2024.
- 3.2. Communication and engagement has continued with officers in the planning and transport teams to proactively manage the programme and mitigate any risk. The publicity period for the planning application was extended beyond the statutory 21-day period and closed on the 4th of September. This was due to the application being a major development, the amount and scope of the supporting information available, and the publicity period falling during the summer holiday period.
- 3.3. The Planning Authority has provided an update on the progress of the Wellbeing Hub and Lochies School planning application. Currently they do not have all of the information they require to arrive at a decision in time for the October Planning Committee. The Planning Consultant (Agent) and the Planning Authority are in discussion about an alternative target timeline with a

view to scheduling a special Planning Committee meeting out with the publicised timetable. Various options are being considered. In addition, the Project Team is working closely with Hub East Central Scotland Ltd (Hubco) and the main Contractor to explore and test various scenarios to maintain the overall programme and planned completion dates for the project. A further update on programme will be brought forward to Council in November.

LEIP Funding Update

- 3.4. Regular engagement has continued with the Scottish Futures Trust (SFT) focussing on Lochies School, but also considering and maximising the integrated benefits across the wider development. A design review workshop was held with SFT on 23rd August to discuss and explain the proposals and demonstrate that the Learning Estate Investment Programme (LEIP) funding metrics were being considered and met within the design proposals i.e. infection resilience, energy, covered outdoor play, embodied carbon, etc. SFT were very complimentary about the design proposals and the integration with the Wellbeing Hub and the significant added value this will add to the learner experience.
- 3.5. Discussions have also continued with SFT regarding the Lochies construction costs and associated funding agreements. The recent design workshop answered several SFT queries, and it is anticipated that a funding figure will be proposed in due course.

Social Impact Update

- 3.6. The winners of the design competition from Dollar Academy have been provided with the opportunity of work experience with the design team. One winner undertook a week-long placement with both Rankin Fraser – Landscape Architects and JM Architects, on the week of 26th August. The placement provided an opportunity for the pupil to see how the design of these areas of the Wellbeing Hub and Lochies School has developed and to contribute to the current phase of the project. The second winner has recently begun an architecture course through Forth Valley College and will be provided with the opportunity of a placement later in the year that will be structured around their studies.
- 3.7. A Meet the Buyer event is scheduled for the 31st October at Alloa Town Hall. This will be hosted by Hubco in partnership with the Council with support from the Supplier Development Programme (SDP) and Robertson Construction. This event is in addition to the previous Meet the Buyer event organised and hosted by Robertson Construction back on 06th June 2024. This upcoming event will not only promote opportunities for local suppliers to engage with the Wellbeing Hub and Lochies School project but also with other local development opportunities within Clackmannanshire.
- 3.8. Monthly Social Impact meetings continue with Hubco and Robertson Construction to monitor progress against a number of areas such as early engagement with our schools, colleges, and the local business community, and the implementation of early activities within the Social Impact Plan. In addition, a new series of “Clackmannanshire Construction Community Benefits Forum Meetings” have been scheduled, commencing from the end of October. This is not project specific and covers all developments within the

area to provide a clearer and more holistic picture, the identification of project synergies, and the maximisation of opportunities.

4.0 Sustainability Implications

- 4.1. Alignment with the Clackmannanshire Council Interim Climate Change Strategy.

5.0 Resource Implications

5.1. *Financial Details*

The projected costs for the Wellbeing Hub and Lochies School developments are outlined in the General Services Capital Programme 2023/24 to 2042/43 and within the Outline Business Case shared with Council on 27 June 2024.

Discussions are ongoing with Scottish Futures Trust to confirm the level of revenue funding that will be provided from the Learning Estate Investment Programme.

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.4. *Staffing*

Not applicable

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities**

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

10.2 None.

11.0 Background Papers

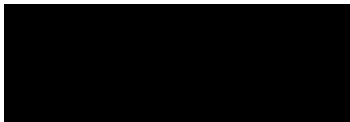
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Robbie Stewart	Senior Manager (People Directorate)	2431

Approved by

NAME	DESIGNATION	SIGNATURE
Lorraine Sanda	Strategic Director (People Directorate)	

Report to Clackmannanshire Council

Date of Meeting: 3 October 2024

Subject: Programmes of Council and Committee Meetings: August 2025 to June 2027

Report by: Senior Manager, Legal & Governance

1.0 Purpose

- 1.1. The purpose of this report is to seek Council's approval for the draft Programme of Council and Committee Meetings from August 2025 to June 2027.

2.0 Recommendations

That Council:

- 2.1. Agrees the Draft Programme of Meetings from August 2025 to June 2027, set out in Appendix 1 to this report; and
- 2.2. Notes that as a consequence of the Scottish Local Government Elections on 6 May 2027, dates noted in Cycle 6 in 2027 and the Planning Committee scheduled for 29 April 2027 may be subject to change.

3.0 Considerations

- 3.1. At the Council meeting on 23 June 2022, an extended draft Programme of Meetings from August 2023 to June 2025 was approved. To ensure diary management and business continuity for the Council over a longer period of time, approval is sought to extend the Programme of Meetings to June 2027.
- 3.2. The dates takes into account: a minimum six week recess period from the end of June to late August each year; and the school holiday periods during February, Easter and October.
- 3.3. If the draft Programme of Meetings to June 2027 is approved, a detailed timetable setting out deadlines and the reporting process will be circulated.

4.0 Sustainability Implications

4.1. None

5.0 Resource Implications

5.1. *Financial Details*

5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.3.1. Finance have been consulted in terms of the statutory deadlines for the draft and final accounts.

5.4. *Staffing*

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies**

Complies with relevant Council Policies

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Draft Programme of Council and Committee Meetings
August 2025 – June 2027 (For approval)

11.0 Background Papers

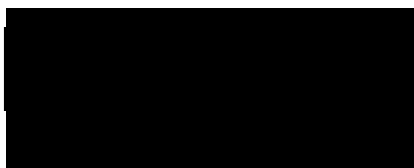
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Lee Robertson	Senior Manager, Legal and Governance	2087

Approved by

NAME	DESIGNATION	SIGNATURE
Chris Alliston	Strategic Director, Partnership and Performance	

Programme of Council and Committee Meetings – August 2025 – June 2026							
Meeting	Time/Day	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Cycle 5	Cycle 6
Clackmannanshire Council	9.30 am Thursday	21 August 2025	2 October 2025	27 November 2025	29 January 2026	19 March 2026	14 May 2026 25 June 2026
Audit and Scrutiny Committee	9.30 am Thursday	28 August 2025	30 October 2025	11 December 2025	5 February 2026	23 April 2026	11 June 2026
Regulatory Committee	9.30 am Tuesday	26 August 2025	7 October 2025	18 November 2025	20 January 2026	24 March 2026	26 May 2026
Licensing Board	9.30 am Tuesday	2 September 2025	30 September 2025 4 November 2025	2 December 2025 13 January 2026	17 February 2026 17 March 2026	21 April 2026	19 May 2026 16 June 2026
Planning Committee	9.30 am Thursday	11 September 2025	13 November 2025	15 January 2026	12 March 2026	30 April 2026	18 June 2026

Approved by Council [DATE]

Programme of Council and Committee Meetings – August 2025 – June 2026

Meeting	Time/Day	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Cycle 5	Cycle 6 **
Clackmannanshire Council	9.30 am Thursday	20 August 2026	1 October 2026	26 November 2026	28 January 2027	18 March 2027	Statutory Meeting by 27 May 2027 24 June 2027
Audit and Scrutiny Committee	9.30 am Thursday	27 August 2026	29 October 2026	10 December 2026	4 February 2027	22 April 2027	10 June 2027
Regulatory Committee	9.30 am Tuesday	25 August 2026	6 October 2026	17 November 2026	19 January 2027	23 March 2027	25 May 2027
Licensing Board	9.30 am Tuesday	1 September 2026	29 September 2026 3 November 2026	1 December 2026 12 January 2027	16 February 2027 16 March 2027	20 April 2027	18 May 2027 15 June 2027
Planning Committee	9.30 am Thursday	10 September 2026	12 November 2026	21 January 2027	11 March 2027	29 April 2027 **	17 June 2027

Approved by Council [DATE]

** The Planning Committee scheduled for 29 April 2027 and all dates in Cycle 6 are subject to change as the Local Government Election is being held on Thursday 6 May 2027. It's noted that the first Statutory Meeting of Council must take place within 21 days from the date of the election.

Councillor Graham Lindsay
Deputy Leader of the Council
Ward 1 Clackmannanshire West (Multi Member Ward)
Kilncraigs, Greenside Street, Alloa, FK10 1EB
Email: membersservices@clacks.gov.uk



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

**THIS PAPER RELATES TO
ITEM 15
ON THE AGENDA**

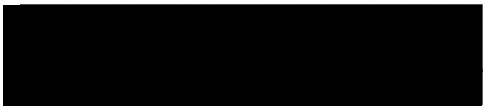
Motion to Clackmannanshire Council Meeting 3rd October 2024

Carsebridge House, Alloa

Council expresses anger over the unauthorised demolition of Carsebridge House in Alloa on Wednesday 18 September 2024; recognises that the building was a category B listed property which dated back to the late 18th Century and was of significant historical and architectural interest locally and nationally; acknowledges that following a recent fire that left the historic property severely damaged, an application for listed building consent for demolition had been submitted for consideration by the local planning authority; understands the owner carried out or instructed to carry out the demolition without consent and despite being instructed to stop by Clackmannanshire Council Officers, and considers that those responsible should be fully held to account.

It is an offence under section 8 of the Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997 to "execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised."

Therefore, Council agrees to consider a range of possible action (including the making a referral to the Procurator Fiscal) against the owner and possibly other; and agrees that officers will present a report on this unauthorised demolition to the Planning Committee.



Councillor Graham Lindsay
Ward 1, Clackmannanshire West

Received: 23 September 2024

