

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 8 October 2008

Subject: Master Plans - Housing Regeneration

1. Purpose

- 1.1** This report advises the Committee of master planning work undertaken within West Dunbartonshire.

2. Background

- 2.1** The Committee at its meeting held on 6 August 2008 requested that the Executive Director bring forward potential projects based on existing master planning work to the October 2008 Housing, Environment and Economic Development Committee .

3. Master Plans

- 3.1** The Mill of Haldane master plan was produced in December 2002 by Gareth Hoskins Architects and was followed by a review in September 2005 prepared by Michael and Sue Thornley, Architects. No other master plan is known to the department other than the Central Alexandria plan which will be considered by the Committee at its 8 October 2008 meeting.

The Initial Mill of Haldane Masterplan proposed a framework for the development of eight sites for new housing. These projects have been completed.

The 2005 review included additional council sites as follows:

Site 9

Development at Miller Road, includes 7 & 9 Miller Road and 1, 3 & 5 Manse Drive. This site has now been sold to Cube for development but excludes 1, 3 & 5 Manse Drive

Sites 13A & B

2 & 4 Manse Drive, 6 & 8 Brooke Avenue, 27 & 29 Miller Road.

Site 14

28, 30, 32, 34 Shandon Brae

Site 16

2 & 4 Dumbain Road

3.2 The plan proposes the demolition of these 90 units to be replaced with 40 new build units. There are 90 houses within these sites, 2 of which are in private ownership. Only one flat is currently void, therefore it would be necessary to undertake a stock transfer ballot to transfer these properties out of council ownership.

3.3 It is essential that any decisions taken in relation to stock transfer and future development reflect the priorities within the Council's Standard Delivery Plan and its Strategic Housing Investment Plan. It would therefore be inappropriate, at this time, to commit limited resources to one area without the Committee having full information available covering the whole council area.

3.4 The Committee is advised that a report on master planning priorities will be considered by the Council at its October 2008 meeting. A report on the draft Standard Delivery Plan will also be submitted for consideration at this meeting. It is therefore recommended that no action is taken at this time to progress the recommendations within the review prepared for Mill of Haldane in 2005.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 Debt write-off for the transfer of council housing stock is not available currently to the Council. Should it decide to dispose of stock before the Scottish Government approves the Standard Delivery Plan it should ensure that all costs including debt are met through the sale of the stock.

6. Risk Analysis

6.1 There is a risk that if the council proceeds with a piecemeal approach to the disposal of its stock it will be unable to evidence progress through a strategic plan and will be unable to attract debt write off and investment for regeneration. There is also a risk that the Scottish Housing Regulator would consider this approach a deviation from the commitments made in the Council's remedial plan for Housing Management Services.

7. Conclusions

7.1 There has been limited master plan activity within West Dunbartonshire in recent years and as stated at 3.2 above it would not be appropriate to act on the Mill of Haldane master plan review proposals in isolation.

8. Recommendation

8.1 The Committee is asked to note this report.

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Date: 25 September 2008

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Appendices: None

Background Papers: Interim Review of Haldane Masterplan, September 2005

Wards Affected: All