



Community Ownership Programme

Early Action Fund Bid

**COMMUNITY OWNERSHIP PROGRAMME
EARLY ACTION FUND APPLICATION FORM**

SECTION 1: A SUMMARY OF YOUR EARLY ACTION FUND PROPOSALS

1. Name of Council: **West Dunbartonshire Council**

2. Chief Executive: **Tim Huntingford**

3. Main contact for this application:

Full name: **David McMillan**

Job Title: **Director of Housing, Regeneration &
Environmental Services**

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4. A brief summary of the projects you wish to fund through the Early Action Fund, identifying your reasons for selecting these projects and their impact on the transfer proposal, the outcomes you would hope to achieve and who the delivery agent will be:

There are 11 projects that West Dunbartonshire Council would wish to fund through Early Action Funding (EAF). Throughout these projects, there are five distinct themes which fall into the Early Action Fund criteria. The themes are demolition, lock up demolition, new build, environmental improvements and project development and implementation.

The projects have been selected following an evaluation of each area to determine the sustainability of the housing stock, supply and demand and the cost to the new landlord of bringing the properties up to the Scottish Housing Quality Standard (SHQS). The focus of the projects is area regeneration linked to Community Planning Partnership target areas. The projects have been discussed with the Communities Scotland Investment Team (Paisley) and they support the proposals for regeneration.

Demolition

- The properties selected for demolition are low or no demand properties with high void levels and high turnover rates. Surveys have reported little or no demand for the properties. There is no evidence to suggest that improvement work will increase demand. Previous experience suggests that investment in these properties will not result in increased lets. The demolition of 796 properties will reduce the need for transfer subsidy and free up land for future development.

Lock Up Demolition

- The lock ups selected for demolition are low demand with many of the lock ups being in very poor condition. The lock ups were selected following a study into lock up demand and condition. The demolition of 226 lock ups will reduce the need for transfer subsidy and free up land for future development.

New build

- As part of the EAF proposal, the demolitions will facilitate the building of 143 new properties for rent or shared equity. This new build will assist the Council to relocate tenants as part of the regeneration projects and meet the requirements of the Local Housing Strategy. Some of the demolition sites will be sold for owner occupation.

Environmental Work

- The proposal includes a sum of £3,752,000 for environmental improvements.
- All of these proposals will allow work to be carried out in the transfer areas before the ballot and will bring benefits to tenants and communities.

Project Development and Implementation

- The proposal includes a sum of £1m over five years for project planning and implementation. This includes funding for master planning, feasibility studies and staff costs. Due to the size of the project, dedicated staff are needed to plan and implement the rehousing programme and to assist tenants to move house.

Delivery Agent

- The delivery agents for the above projects are likely to be West Dunbartonshire Council, local housing associations, West Dunbartonshire Environment Trust and private developers. The exact details of the delivery agents for each project will be discussed with Communities Scotland as part of the EAF application evaluation.

The above proposals will reduce the need for transfer subsidy by £7,249,800.

5. Project Summary

| Project name and number (in order of Council priority) | Outcome | Total Early Action Fund Cost | Start Date | Completion Date |
|---|---|------------------------------|-------------|-----------------|
| Project Development and Implementation | <ul style="list-style-type: none"> • Master Planning • Feasibility Studies/Consultant Costs • Dedicated staff to facilitate tenancy moves and increased allocations work | £1,000,000 | August 2006 | March 2011 |
| Mountblow Project | <ul style="list-style-type: none"> • Demolition of 114 properties • Demolition of 41 lock ups • Environmental improvements • Market site for housing for rent or sale | £1,120,300 | August 2006 | March 2008 |
| Bellsmyre Project | <ul style="list-style-type: none"> • Demolition of 206 properties • Demolition of 58 lock ups • Environmental improvements • 20 new build housing for rent or shared equity | £3,052,400 | August 2006 | March 2011 |
| Radnor Park Project | <ul style="list-style-type: none"> • Demolition of 122 properties • Demolition of 28 lock ups • Environmental improvements • 40 new build housing for rent or shared equity | £4,258,400 | August 2006 | March 2011 |
| Dumbarton West Project (Brucehill, Castlehill, Westcliff and Westbridgend) | <ul style="list-style-type: none"> • Demolition of 120 properties • Environmental Improvements | £1,693,000 | August 2006 | March 2011 |
| Haldane Project | <ul style="list-style-type: none"> • Demolition of 120 properties • Environmental improvements • 45 new build housing for rent or shared equity | £4,487,000 | August 2006 | March 2011 |
| Riverside Project | <ul style="list-style-type: none"> • Demolition of 48 properties • Demolition of 17 lock ups • Environmental improvements • 26 new build housing for rent or shared equity | £3,011,100 | August 2006 | March 2011 |

| Project name and number (in order of Council priority) | Outcome | Total Early Action Fund Cost | Start Date | Completion Date |
|--|--|------------------------------|-------------|-----------------|
| Whitecrook, Linnvale and Clydebank East Project | <ul style="list-style-type: none"> • Demolition of 66 properties • Demolition of 74 lock ups • Environmental improvements | £1,000,000 | August 2006 | March 2011 |
| Faifley Project | <ul style="list-style-type: none"> • Demolition of 8 Lock Ups • Environmental improvements | £102,400 | August 2006 | March 2008 |
| Renton Project | <ul style="list-style-type: none"> • Environmental improvements | £150,000 | April 2008 | March 2010 |
| Dumbarton Town Centre Project | <ul style="list-style-type: none"> • Environmental improvements • 12 renovated or new build housing | £1,000,000 | April 2007 | March 2009 |
| Total | | £20,874,800 | | |

SECTION 2: PLEASE COMPLETE THE FOLLOWING SECTION FOR EACH SEPARATE PROJECT

6. Name and number of project (in order of council priority)

Project Development and Implementation - Priority High

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to facilitate the background work needed to enable projects to be developed and tenants moved to new accommodation.

Objectives

The objectives of this project are:

- To appoint dedicated allocations staff to assist tenants to be relocated.
- To appoint dedicated tenancy services staff to assist tenants with the complexities of the move (home loss and disturbance arrangements).
- To produce master plans for some areas.
- To facilitate feasibility studies or investigations where necessary.

Outcomes

- Appoint five dedicated staff.
- Complete four master plans.
- Feasibility studies or investigation reports as necessary.

Impact on the local community

- Reducing the stress and pressure on tenants by assisting them with their move to a new property and appointing a dedicated officer to take them through the process.
- Working with tenants in regeneration areas to develop master plans and studies for their community.

8. How was the project identified?

This project was identified following discussions with Managers about the impact of staff work loads if the projects in this bid are implemented. In particular, the need for dedicated staff to facilitate the rehousing process as there is no current capacity to increase the workload of staff. Master planning was identified as a priority following discussions with the Communities Scotland (Paisley) area team.

9. Describe any community involvement in the development/delivery of the proposal

The community will be affected by the demolition proposals and it is important to keep them informed through out the process. We will work with them to make their move as problem free as possible. This project will help us to achieve this. The various communities will also be involved in any master planning for their area and this will include working groups of tenants either through existing groups or through the creation of new groups.

10. Position of community/area in the Scottish Index of Multiple deprivation

This project applies to all of West Dunbartonshire and not to a particular data zone.

11. Delivery Agent

The delivery agent will be West Dunbartonshire Council.

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by facilitating all the work needed to make the EAF project work. This project will not impact on the price of the transfer.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £1,000,000 | £200,000 | £200,000 | £200,000 | £200,000 | £200,000 |

14. Please state whether capital or revenue funding is being sought.

Revenue funding is being sought.

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|--|-------------------|------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices, Garshake Road, Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|-----------------------|
| Name of organisation | As above |
| Full name of contact person | Job title |
| Address: | Telephone no. |
| | E-mail address |

6. Name and number of project (in order of council priority)

Mountblow - Priority High

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to bring about positive neighbourhood change and to make Mountblow a more attractive and safer place to live, work and visit.

Objectives

The objectives of this project are:

- To demolish unpopular and poorly designed flat roofed properties and lock ups.
- To market demolition site for rent or sale.
- To carry out environmental improvements to the area.

Outcomes

- Demolish 114 properties in Salisbury Place, Melbourne Avenue and Lilac Avenue.
- Demolish 41 lock ups.
- Market demolition site on open market.
- Environmental improvements to tenanted areas.

Impact on the local community

- Reduce the number of empty properties in the area and the removal of unpopular properties.
- Improving the housing conditions in the area.
- Improved perception of area.
- Change in tenure balance.
- More sustainable investment into retained properties.
- Improvements to the environment.

8. How was the project identified?

This project was identified following an evaluation of multiple factors. These include:

- The physical condition of the properties as determined by our stock condition survey and other relevant surveys (e.g. structural survey).
- The void rate in the area.
- Supply and demand information.
- Anti social behaviour reports.
- Past regeneration work.
- Perceptions of the area.
- The operation of the private sector.
- Right to buy sales.
- Position on the Index of Multiple Deprivation.
- Current regeneration activity.

A copy of this evaluation is attached for information.

The project was discussed at a tenants meeting. The tenants expressed a desire to see Salisbury Place demolished.

9. Describe any community involvement in the development/delivery of the proposal

The North Mountblow community have expressed a desire to see demolition. We would seek to continue to keep the community informed of developments and keep the North Mountblow Tenants and Residents Association informed of developments.

10. Position of community/area in the Scottish Index of Multiple deprivation

There are 6505 data zones in Scotland, 3 of which cover the Mountblow area. The Mountblow data zones are ranked 1063, 1237 and 2331 in the most deprived data zones in Scotland measured by the Scottish Index of Multiple Deprivation.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the SHQS. The project disposes of low demand properties that would be a liability to the new landlord's business plan. The project will impact on the transfer price by £620,300.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|---------|---------|-----------|
| £1,120,300 | £560,150 | £560,150 | £0 | £0 | £0 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|--|-------------------|------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices, Garshake Road, Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|-----------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. |
| | E-mail address |

Mountblow Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Mountblow (Salisbury, Lilac and Melbourne) area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £4,900 |
| Free From Serious Disrepair | £537,103 |
| Modern Facilities and Services | £616,100 |
| Healthy, Safe and Secure | £33,050 |
| Energy Efficient | £143,450 |
| Total | £1,334,603 |

Voids

- 7.9% void rate in Mountblow.
- 1.2% void rate of the total Clydebank stock.
- 0.6% void rate of the total housing stock.
- Voids are concentrated in Salisbury Place and Brunswick Place.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 39% of those surveyed stated that they would not consider the Mountblow area. 32% stated they would consider the area.
- There are high vacancy levels and turnover rates.
- Demand is low for 3apt, 4apt and 5apt person flats and upper floor maisonettes.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit and data sharing work with Strathclyde Police. This will give a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crime occur in the areas of Haldane, Bonhill, Brucehill (Dumbarton West), Bellsmyre, Drumry/Linnvale, Faifley, **Dalmuir/Mountblow** and Whitecrook.

Capital Programme

| Contract | Contract Date |
|-----------------------------|---------------|
| Central Heating | Ongoing |
| Thermostatic Radiator Valve | 1997/2004 |
| Cavity Wall Insulation | 1996/97 |
| Pipes/Tank | 1999/01 |
| Loft | 1999/01 |
| Door Contract | 2002/05 |
| Mains Wired Smoke Alarm | 2000/02 |

Perception of the Area

- There are dampness and structural problems with the flat roofed houses in Salisbury Place. This area is a priority for investment.

Private Sector

- There is no private sector in Mountblow other than houses sold through the right to buy.
- Dalmuir Park Housing Association has a development in Melbourne Avenue.

Right to Buy

- There are 815 properties sold through the right to buy in Mountblow. 12 of these are in Salisbury Place and 48 in Lilac Avenue.

Index of Multiple Deprivation

There are 6505 data zones in Scotland, 3 of which cover the Mountblow area. The Mountblow data zones are ranked 1063, 1237 and 2331 in the most deprived data zones in Scotland measured by the Scottish Index of Multiple Deprivation.

Regeneration

- Development by Dalmuir Park Housing Association 10 years ago but no recent regeneration.

Conclusion

Option 1 – Invest in the area to ensure the blocks meet the SHQS.

Option 2 – Transfer properties to community ownership and selectively demolish.

6. Name and number of project (in order of council priority)

Bellsmyre Area Regeneration Project - Priority High

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

- The aim of this project is to bring about positive neighbourhood change and to make Bellsmyre a more attractive and safer place to live, work and visit.

Objectives

- To improve the quality of existing homes and ensure a high quality of new build.
- To improve the opportunities for people living in Bellsmyre through better housing and employment initiatives.
- To reduce the levels of multiple deprivation in the area.
- To increase demand for housing.

Outcomes

- Demolish 206 properties in Bellsmyre (including 5 owner occupied).
- Demolish 58 lock ups.
- 20 new build houses for rent.
- Enhance area through environmental work.

Impact on the local community

- Reduce the number of empty properties in the area.
- Improved housing conditions.
- Removal of unpopular properties.
- Improved perception of area.
- Change in tenure balance.
- More sustainable investment into retained properties.
- Improvements to the environment.

8. How was the project identified?

This project was identified following an evaluation of multiple factors. These include:

- The physical condition of the properties as determined by our stock condition survey and other relevant surveys (e.g. structural survey).
- The void rate in the area.
- Supply and demand information.
- Anti social behaviour reports.
- Past regeneration work.
- Perceptions of the area.
- The operation of the private sector.
- Right to buy sales.
- Position on the Index of Multiple Deprivation.
- Current regeneration activity.

A copy of this evaluation is attached for information.

9. Describe any community involvement in the development/delivery of the proposal

As there are no existing Council tenants or residents groups in Bellsmyre, this project will seek to engage with the Bellsmyre Neighbourhood Forum which is the main community group in Bellsmyre.

The Bellsmyre Community Forum produced a Local Community Action Plan (2002 - 2006) and this project is closely linked to the Forum's environmental aims and objectives. The overall aim is to "make Bellsmyre a more attractive and safer place to live, work and visit". Their priorities are:

- To improve all play areas.
- Environmental improvements to pedestrian walkways.
- Improve the maintenance of communal areas and open space.
- Improve community safety.
- Investment in housing.

We will work with the Bellsmyre Neighbourhood Forum to develop and implement this project.

10. Position of community/area in the Scottish Index of Multiple deprivation

The Bellsmyre data zone is ranked 217 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal

(please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the SHQS. The project disposes of low demand properties that would be a liability to the new landlord's business plan and continues the regeneration of the Bellsmyre area. The project will impact on the transfer price by £1,302,400.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £3,052,400 | £300,400 | £781,000 | £975,000 | £975,000 | £21,000 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought.

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|--|-------------------|------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices Garshake Road Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|-----------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. |
| | E-mail address |

Bellsmyre and Glenside Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS for Dumbarton North (which includes the Bellsmyre area) by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £865,821 |
| Modern Facilities and Services | £1,806,000 |
| Healthy, Safe and Secure | £267,378 |
| Energy Efficient | £1,268,900 |
| Total | £4,208,099 |

Voids

- Muir Road has the highest level of voids of any one street in West Dunbartonshire.
- 47% void rate in the Bellsmyre Estate.
- 2.9% void rate of the total Dumbarton Stock.
- 0.65% void rate of the total housing stock.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- Flats with a lift ranked as the least preferred property type.
- Deck access and maisonette type properties were the second least favoured properties type.
- 46.3% of those surveyed stated that they would not consider the Bellsmyre area. Only 12.6% stated they would consider the area.
- High vacancy levels.
- High turnover rates.
- Long term low demand.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-----------------|
| Medical Central Heating | 1992/97 |
| Central Heating | Ongoing |
| Boiler Replacement | 2003/04 |
| Cavity Wall Insulation | 1995/97 |
| Draft Proofing | 2003/05 |
| Pipes/Tank | 2003/04 |
| Windows | 1987/04 |
| Loft | 2003/05 |
| Door Contract | 2002 |
| Door Entry System | 2005/06 |
| Mains Wired Smoke Alarm | 2000/01 |
| Pre-Planned Maintenance | 1987/94 |

- A comprehensive area renewal project was carried out in Glenside in the early 1990's. This renewal has failed to attract tenants to the area and despite the renewal the area is yet again in need of work.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crime occurs in the areas of Haldane, Bonhill, Brucehill (Dumbarton West), **Bellsmyre**, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and Whitecrook.

Perception of the Area

- Poor public image of run down blocks and anti social behaviour.
- Vandalism of close doors and rumours of drug dealing.

Private Sector

- WDC demolition site in Bellsmyre recently sold for private sector housing development. There were high levels of interest shown from the private sector in this site and this is reflected in the receipt agreed (£2m).

Right to Buy

- There are 58 sold properties in the Bellsmyre Estate.

Index of Multiple Deprivation

- Ranked 217 in the Scottish Index of Multiple Deprivation
- The Bellsmyre ward data zone is within the 10% most deprived data zones in Scotland.
- Worst 5% of data zones for employment, income and health.
- Worst 10% of data zones for education.
- Worst 15% of data zones for housing.

Regeneration

- There is an existing regeneration project in Bellsmyre involving Bellsmyre Housing Association (BHA) and WDC. To date 144 properties have been demolished by WDC and 24 properties demolished by BHA.
- There are proposals for new build housing for rent by BHA on 2 sites in Bellsmyre (Brownfield and Stonyflatt Site).
- The site at Stonyflatt/Whiteford owned by WDC is to be sold for private sector housing.

Conclusion

There is a considerable amount of investment required in Bellsmyre over the next 5 years. Given the historic low demand problems, high voids and turnover rates and the general perception of the area, there is concern that improvement work would not be sustainable. This is further evidenced by the fact that Glenside has already experienced a comprehensive renewal programme in the early 1990's which has not increased demand.

Option 1 – Invest in the current properties to ensure all they meet the SHQS.

Option 2 – Demolish the deck access, stub blocks and tenemental properties and consider using the land for a mix of social housing or housing for sale.

6. Name and number of project (in order of council priority)

Radnor Park Project - Priority High

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to complete the regeneration of the Radnor Park Estate by focusing on the areas where no work has taken place to date.

Objectives

- Improve living conditions in the area.
- Complete the regeneration of the Radnor Park area.
- Build new housing for rent and for low cost home ownership.

Outcomes

- Demolish 122 properties.
- Demolish 28 lock ups.
- 40 new build for rent and/or shared equity.
- Environmental Improvements

Impact on the local community

- There will no longer be pockets of the Radnor Park area where no regeneration has taken place.
- Reduction in void levels in the area.
- Improved housing conditions in the area.
- Aesthetic improvements.
- Increase in the value of property in the area.

8. How was the project identified?

This project was identified following an evaluation of multiple factors. These include:

- The physical condition of the properties as determined by our stock condition survey and other relevant surveys (e.g. structural survey).
- The void rate in the area.
- Supply and demand information.
- Anti social behaviour reports.
- Past regeneration work.
- Perceptions of the area.
- The operation of the private sector.
- Right to buy sales.
- Position on the Index of Multiple Deprivation.
- Current regeneration activity.

A copy of this evaluation is attached for information.

9. Describe any community involvement in the development/delivery of the proposal

- Work with the Radnor Park Tenants and Residents Association to develop and implement proposals for the area.
- Keep all residents informed of proposals.

10. Position of community/area in the Scottish Index of Multiple deprivation

The Radnor Park data zone is ranked 598 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the Scottish Housing Quality Standard and will need considerable investment to bring them up to the standard. The project disposes of low demand properties that would be a liability to the new landlord's business plan and "completes" the regeneration of the Radnor Park area. The project will impact on the transfer price by £908,400.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £4,258,400 | £491,400 | £980,000 | £980,000 | £980,000 | £827,000 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought.

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|-----------------|--|------------|------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices, Garshake Road, Dumbarton, G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|-----------------------------|---------------------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. E-mail address |

Radnor Park Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Radnor Park area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £1,010,386 |
| Modern Facilities and Services | £1,318,500 |
| Healthy, Safe and Secure | £226,634 |
| Energy Efficient | £432,050 |
| Total | £2,987,570 |

Voids

- 12.3% void rate in Radnor Park.
- 0.9% void rate of the total Clydebank stock.
- 0.47% void rate of the total housing Stock.
- Voids are concentrated in Granville Street and Second Avenue. Part of Granville Street (even numbers) has been scheduled for demolition.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 43% of those surveyed stated that they would not consider the Radnor Park area. 27% stated they would consider the area.
- There are high vacancy levels and turnover rates in 4apt and 5apt maisonettes. Tenement flats are also low demand.
- Larger sized properties are in short supply.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- There is no information on the Radnor Park area at this time.

Capital Programme

| Contracts | Contract Period |
|-----------------------------|-----------------|
| Central Heating | Ongoing |
| Thermostatic Radiator Valve | 1997/2004 |
| Cavity Wall Insulation | 1996/97 |
| Pipes/Tank | 1999/01 |
| Loft | 1999/01 |
| Door Contract | 2002/05 |
| Mains Wired Smoke Alarm | 2000/02 |
| Comprehensive Area Renewal | 1997/00 |

Perception of the Area

- The area is very popular due to its town centre location. The properties in Singer Street, Granville Street and Second Avenue are the only properties that have not been refurbished. This makes the flats appear run down especially next to the new build.

Private Sector

- Trafalgar Housing Association, Clydebank Housing Association and Cube Housing Association all have properties in the area.
- There is a new private sector development by Turnberry Homes in Second Avenue.

Right to Buy

- 568 properties have been sold through the right to buy.

Index of Multiple Deprivation

- Ranked 598 in the Scottish Index of Multiple Deprivation
- The Radnor Park area data zone is within the 10% most deprived data zones in Scotland.
- Worst 5% of data zones for income.
- Worst 10% of data zones for education.
- Worst 15% of data zones for employment.
- Worst 23% of data zones for health.
- Worst 32% of data zones for housing.

Regeneration

- Refurbishment of flats by Cube Housing Association.
- Demolition and new build by Trafalgar Housing Co-op.
- Demolition of run down shops by Clydebank Housing Association.
- Comprehensive area renewal project by WDC.

Conclusion

Option 1 – Invest in the area to ensure all housing meets the SHQS

Option 2 – Transfer the area to attract investment to complete the regeneration of the area

6. Name and number of project (in order of council priority)

Dumbarton West Project - Priority High

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to improve the estates of Brucehill, Castlehill, Westcliff and Westbridgend through housing led regeneration.

Objectives

The objectives of this project are to:

- Demolish poor quality unpopular low demand housing that no longer meets people's needs and aspirations.
- Create a regeneration plan for the area.
- Improve the environment around existing social rented housing.

Outcomes

- Demolish 120 low demand properties in Hill Street, Ardoch Crescent, Graham Road and Carrick Terrace.
- Commission a master plan for Brucehill, Castlehill and Westcliff and work with the community to implement findings.
- Environmental improvements in all areas.

Impact on the local community

The local community will benefit from this proposal by:

- Reducing the number of empty properties in the area and the removal of unpopular properties.
- Improving the housing conditions in the area.
- Improving the perception of area.
- Changing the tenure balance.
- Providing more sustainable investment into retained properties.
- Improving the environment.

8. How was the project identified?

This project was identified following an evaluation of multiple factors. These include:

- The physical condition of the properties as determined by our stock condition survey and other relevant surveys (e.g. structural survey).
- The void rate in the area.
- Supply and demand information.
- Anti social behaviour reports.
- Past regeneration work.
- Perceptions of the area.
- The operation of the private sector.
- Right to buy sales.
- Position on the Index of Multiple Deprivation.
- Current regeneration activity.

A copy of this evaluation is attached for information.

9. Describe any community involvement in the development/delivery of the proposal

We will work with the Brucehill Action Group and the Castlehill & Westcliff Action Group to:

- Develop a master plan for the area.
- Identify and implement environmental improvements.
- Develop and implement master plan proposals.

10. Position of community/area in the Scottish Index of Multiple deprivation

Dumbarton West is covered by 4 data zones. From 6505 data zones in Scotland:

- Brucehill is ranked 383 in the Scottish Index of Multiple Deprivation.
- Castlehill is ranked 485 in the Scottish Index of Multiple Deprivation.
- Westcliff is ranked 716 and 928 in the Scottish Index of Multiple Deprivation.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the Scottish Housing Quality Standard and will need considerable investment to bring them up to the standard. The project disposes of low demand properties that would be a liability to the new landlord's business plan. The project will impact on the transfer price by £1,468,000

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £1,693,000 | £250,000 | £555,000 | £148,000 | £360,000 | £380,000 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|---|-------------------|-------------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices Garshake Road Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|------------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. |
| | E-mail address |

Brucehill Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Brucehill area by 2015.

| Element | Total |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £672,835 |
| Modern Facilities and Services | £753,700 |
| Healthy, Safe and Secure | £60,700 |
| Energy Efficient | £390,100 |
| Total | £1,877,335 |

Voids

- 7.7% void rate in the Brucehill area.
- 1.2% void rate of the total Dumbarton stock.
- 0.2% void rate of the total housing stock.
- Voids are concentrated in Ardoch Crescent, Graham Road, Hill Street, and Napier Crescent.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 45.9% of people living in Dumbarton and 55.3% of people living in Alexandria stated that they would not consider living in the Brucehill area.
- 6.8% of people living in Dumbarton and 9.2% of people living in Alexandria stated they would consider the area.
- There are high vacancy levels.
- There are high turnover rates.
- There is low demand especially in 3apt & 4apt four in a block flats and 5apt terraced cottages.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of Haldane, Bonhill, **Dumbarton West**, Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and Whitecrook.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-------------------|
| Central Heating | Ongoing |
| Boiler Replacement | 2003/04 |
| Draft Proofing | 2004/05 |
| Pipes/Tank | 2001/05 |
| Windows | 1992/2002 |
| Loft | 2001/05 |
| Door Contract | 2002/004 |
| Door Entry System | 2004/05 |
| Mains Wired Smoke Alarm | 1999/2003 |
| Pre-Planned Maintenance | 1987/88 & 1992/93 |
| Re-Roofing | 2004/06 |
| Painter work | 2004/06 |
| Bathroom | 2005/06 |

- Demolition of 12 properties in Hill Street due to fire damage.

Perception of the Area

- Problems located around the centre of Brucehill.
- Poor reputation stretching back years.
- Poor environment (litter, rubbish dumping, graffiti).

Private Sector

- There is no housing association activity in Brucehill.
- There is no private sector housing other than through the right to buy.

Right to Buy

- 69 properties have been sold through the right to buy.

Index of Multiple Deprivation

- Ranked 383 in the Scottish Index of Multiple Deprivation.
- The Dumbarton West data zone is within the 10% most deprived data zones in Scotland.
- Worst 5% of data zones for income.
- Worst 10% of data zones for education and employment.
- Worst 20% of data zones for housing and health.

Regeneration

- No regeneration work carried out however 12 properties in Hill Street were demolished following fire damage.

Conclusion

Option 1 – Invest in the area to ensure the housing meets the SHQS.

Option 2 – Transfer the whole of the Brucehill area and include selective demolition in Hill Street, Ardoch Crescent and Graham Avenue.

Castlehill Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Castlehill area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £721,071 |
| Modern Facilities and Services | £1,080,900 |
| Healthy, Safe and Secure | £96,961 |
| Energy Efficient | £398,450 |
| Total | £2,297,382 |

Voids

- 9.3% void rate in the Castlehill area.
- 1.45% void rate of the total Dumbarton stock.
- 0.2% void rate of the total housing stock.
- Voids are concentrated in Carrick Terrace and Cumberae Crescent South.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 50.7% of people living in Dumbarton and 55.3% of people living in Alexandria stated they would not consider the Castlehill area. Only 2.3% of people in Dumbarton and 3% of people in Alexandria stated they would consider the area.
- There are high vacancy levels.
- There are high turnover rates.
- There is low demand pockets for some properties especially 3apt tenement flats and 5apt terraced cottages.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of Haldane, Bonhill, **Dumbarton West**, Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and Whitecrook.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-----------------|
| Medical Central Heating | 1992/98 |
| Central Heating | Ongoing |
| Boiler Replacement | 2003/05 |
| Draft Proofing | 2000/05 |
| Pipes/Tank | 2000/05 |
| Windows | 1987/2004 |
| Loft | 2000/05 |
| Door Contract | 2002/03 |
| Door Entry System | 2005/06 |
| Mains Wired Smoke Alarm | 1998/2003 |
| Pre-Planned Maintenance | 1987/92 |
| Re-Roofing | 1998/2003 |
| Painter work | 2005 |

Perception of the Area

- Low demand is located in pockets of the estate.
- Can look very run down at times.
- Youths hanging about the shops area can cause concern.

Private Sector

- There is private sector housing to the west of the estate.
- Cube Housing Association also own properties on the estate.

Right to Buy

- 184 properties have been sold through the right to buy scheme.

Index of Multiple Deprivation

- Ranked 485 in the Scottish Index of Multiple Deprivation
- The Dumbarton West data zone is within the 10% most deprived data zones in Scotland.
- Worst 10% of data zones for employment, income and education.
- Worst 15% of data zones for health.
- Worst 23% of data zones for housing.

Regeneration

- There has been no regeneration in Castlehill with the exception of a re-roofing programme in Kyle Terrace and the demolition of Turnberry Place due to fire damage.

Conclusion

Option 1 – Invest in the area to ensure the properties meet the SHQS.

Option 2 – Transfer the Castlehill Estate and selectively demolish some properties.

Westcliff Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Westcliff area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £410,430 |
| Modern Facilities and Services | £491,800 |
| Healthy, Safe and Secure | £10,767 |
| Energy Efficient | £199,300 |
| Total | £1,112,297 |

Voids

- 10.4% void rate in the Westcliff area.
- 1.1% void rate of the total Dumbarton stock.
- 0.2% void rate of the total housing stock.
- Voids are concentrated in Ashton View.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 48.7% of people living in Dumbarton and 53.5% of people living in Alexandria stated that they would not consider living in the Westcliff area.
- 11.1% of people living in Dumbarton and 3.0% of people living in Alexandria stated they would consider the Westcliff.
- There are high vacancy levels.
- There are high turnover rates.
- Demand is low particularly for 3apt, 4apt and 5apt Tenement Flats and 3apt mid terraced properties.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of Haldane, Bonhill, **Dumbarton West**, Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and Whitecrook.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-----------------|
| Central Heating | Ongoing |
| Boiler Replacement | 2003/04 |
| Draft Proofing | 2002/05 |
| Pipes/Tank | 2003/05 |
| Windows | 1988/2004 |
| Loft | 2003/05 |
| Door Contract | 2002/03 |
| Door Entry System | 2005/06 |
| Mains Wired Smoke Alarm | 2000/03 |
| Pre-Planned Maintenance | 1989/92 |
| Re-Roofing | 1999 |
| Painter work | 2004/05 |

- Ashton View CAR Project.

Perception of the Area

- There are particular problems centred around the Ashton View properties and this relates to perceived drug abuse and anti social behaviour.

Private Sector

- There is no private sector in Westcliff other than through right to buy sales and there is no housing association activity.

Right to Buy

- 100 properties have been sold through the right to buy.

Index of Multiple Deprivation

- Westcliff is covered by 2 data zones. They are ranked 716 and 928 in the Scottish Index of Multiple Deprivation.
- The Dumbarton West data zone is within the 15% most deprived data zones in Scotland.
- Worst 10% of data zones for health.
- Worst 15% of data zones for employment and income.
- Worst 22% of data zones for housing and education.

Regeneration

- Refurbishment of Ashton View.
- No other regeneration.

Conclusion

Option 1 – Invest in the area to ensure the blocks meet the SHQS.

Option 2 – Transfer the area and selectively demolish some properties.

6. Name and number of project (in order of council priority)

Haldane Project - Priority Medium

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to continue partnership working in the Mill of Haldane to achieve the regeneration priorities identified in the Haldane Regeneration Master Plan.

Objectives

The objectives of this project are to:

- Demolish unpopular tenemental property.
- Provide new housing.
- Continue to improve the environment through projects identified in the Haldane Environment Action Plan.
- Link to wider action initiatives.

Outcomes

The outcomes of this project are to:

- Demolish 120 tenemental properties.
- Market some of the demolished sites for housing for sale.
- Create 45 new houses for rent/ shared equity.
- Carry out projects identified from the environmental action plan.

Impact on the local community

This project has already had a significant impact on the community but it is envisaged that this project would have the additional benefits of:

- Reducing void rates on the estate.
- Providing new housing for Haldane residents.
- Environmental improvements to the area.
- Increasing demand for the area.
- Creating a mix of tenures on the estate.

8. How was the project identified?

This project was identified through the Haldane master planning process and working in partnership with:

- The Haldane Regeneration Group and Regeneration Co-ordinator
- West Dunbartonshire Council
- Dunbritton Housing Association
- Cube Housing Association
- Communities Scotland

9. Describe any community involvement in the development/delivery of the proposal

Members of the Haldane Regeneration Group have worked with various agencies since the projects inception in 2001. It is proposed that the partners continue to work with the Regeneration Group to develop and implement the new proposals.

10. Position of community/area in the Scottish Index of Multiple deprivation

The Haldane area is covered by 3 data zones. The data zones are ranked 227, 256 and 374 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the SHQS and will need considerable investment to bring them up to the standard. The project disposes of low demand properties that would be a liability to the new landlord's business plan and contributes to the regeneration of the Haldane Area. The project will impact on the transfer price by £912,000.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|------------|------------|------------|
| £4,487,000 | £300,000 | £763,000 | £1,362,000 | £1,062,000 | £1,000,000 |

14. Please state whether capital or revenue funding is being sought.

Capital Funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

Full Name: Michelle Mundie **Job Title:** Strategy Officer
Address: Housing, Regeneration and Environmental Services
Council Offices, Garshake Road, Dumbarton, G82 3PU
Telephone no. 01389 737591
E-mail address: michelle.mundie@west-dunbarton.gov.uk

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|----------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. |

Haldane Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Haldane area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £922,277 |
| Modern Facilities and Services | £1,254,100 |
| Healthy, Safe and Secure | £321,236 |
| Energy Efficient | £431,600 |
| Total | £2,929,213 |

Voids

- 6.4% void rate in Haldane.
- 1.07% void rate of the total Alexandria stock.
- 0.2% void rate of the total housing stock.
- Voids in Haldane are concentrated in Miller Road. This is partly due to fire damage.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 17% of people from Dumbarton and 38.9% of people from Alexandria stated that they would not consider living in the Haldane area. Only 1.5% of people living in Dumbarton and 13.7% of people living in Alexandria said they would consider the area.
- There are medium vacancy levels and turnover rates.
- The regeneration of the area has increased demand but there is still low demand for 3apt and 4apt upper tenement flats and maisonettes.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of **Haldane**, Bonhill, Brucehill (Dumbarton west), Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and Whitecrook.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-------------------|
| Central Heating | Ongoing |
| Boiler Replacement | 2003 |
| Cavity Wall Insulation | 1995/2005 |
| Draft Proofing | 2001/05 |
| Pipes/Tank | 2002/05 |
| Windows | 1989/90 & 2003/04 |
| Loft | 2002/05 |
| Door Contract | 2002/03 |
| Door Entry System | 2004/06 |
| Mains Wired Smoke Alarm | 1998/2003 |
| Pre-Planned Maintenance | 1989/96 |
| Painter work | 2002/05 |

Perception of the Area

- The perception of Haldane is improving with people starting to apply for housing in the area as a result of the regeneration area.

Private Sector

- A new development of low cost housing for sale by Crudens Renewals Ltd but there is no other private housing on the estate.
- Both Cube Housing Association and Dunbritton Housing Association are active on the estate.

Right to Buy

- 189 properties have been sold through the right to buy.

Index of Multiple Deprivation

- There are 3 data zones covering the Haldane areas. These are ranked 227, 256 and 374 in the Scottish Index of Multiple Deprivation
- The Haldane area data zone is within the 5% most deprived data zones in Scotland.
- Worst 5% of data zones for employment, income and health.
- Worst 15% of data zones for education.
- Worst 20% of data zones for housing.

Regeneration

- Development of a master plan for the area (and master plan review 2005).
- Demolition of 246 properties by Cube HA and West Dunbartonshire Council.
- 131 new houses for rent and the development of a women's aid refuge.
- 50 new houses for low cost home ownership.

Conclusion

Option 1 – Invest in the area to ensure the remaining properties meet the SHQS

Option 2 – Transfer area and continue regeneration programme with selective demolition and new build

6. Name and number of project (in order of council priority)

Riverside - Priority Medium

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to compliment the aims and objectives of the Alexandria Town Centre Action Plan by improving housing conditions in the town centre area and assist it to become a place where people want to live as well as work, shop and play.

Objectives

The objectives of this project are to assist in the regeneration of Alexandria Town Centre by:

- Demolishing low demand deck access blocks.
- Creating access route for new road layout.
- Facilitating new housing for sale in partnership with West Dunbartonshire Council's Forward Planning section.
- Improve the environment around existing social rented houses.

Outcomes

- Master plan for housing led regeneration.
- Demolish deck access blocks (48 Units).
- Demolish 17 lock ups.
- Create 26 new houses for rent or shared equity.
- Landscape the demolition and surrounding area.

Impact on the local community

- Improvements to the visual impact of the area.
- Reducing the number of empty properties in the area and the removal of unpopular properties.
- Improved perception of area.
- More sustainable investment into retained properties.
- Improvements to the environment.

8. How was the project identified?

This project was identified following an evaluation of multiple factors. These include:

- The physical condition of the properties as determined by our stock condition survey and other relevant surveys (e.g. structural survey).
- The void rate in the area.
- Supply and demand information.
- Anti social behaviour reports.
- Past regeneration work.
- Perceptions of the area.
- The operation of the private sector.
- Right to buy sales.
- Position on the Index of Multiple Deprivation.
- Current regeneration activity.

A copy of this evaluation is attached for information.

9. Describe any community involvement in the development/delivery of the proposal

The project will work with the Central Alexandria Tenants and Residents Association to develop and implement the proposals

10. Position of community/area in the Scottish Index of Multiple deprivation

The Riverside data zone is ranked 719 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed.

**12. Detail how the project will contribute to the sustainability of the transfer proposal
(please include details of the financial impact of this project on the price)**

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the SHQS and will need considerable investment to bring them up to the standard. The project disposes of low demand properties and contributes to the Alexandria Town Centre Regeneration Project. The project will impact on the transfer price by £511,100.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £3,011,100 | £300,000 | £590,000 | £790,000 | £650,000 | £681,100 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought.

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|---|-------------------|-------------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices Garshake Road Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|------------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. |
| | E-mail address |

Riverside Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Riverside area by 2015.

| Element | |
|--------------------------------|------------------|
| Tolerable Standard | 0 |
| Free From Serious Disrepair | 344,714 |
| Modern Facilities and Services | 825,600 |
| Healthy, Safe and Secure | 124,906 |
| Energy Efficient | 243,800 |
| Total | 1,539,020 |

Voids

- 7.7% void rate in Riverside.
- 0.6% void rate of the total Alexandria stock.
- 0.18% void rate of the total housing stock.
- Voids are concentrated in Alexander Street, Gray Street and Creveul Court.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 41% of people living in Dumbarton and 45% of people living in Alexandria said that they would not consider the Riverside area. 4.6% of people living in Dumbarton and 20% of people living in Alexandria said they would consider the area.
- Vacancy levels are varied depending on the stock type. Maisonettes and deck access blocks are unpopular.
- Turnover can be high at times.
- There is low demand for Creveul Court, Gray Street and Alexander Street.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point in time there is no information on Riverside.

Capital Programme

| Contracts | Date Work Commenced |
|-------------------------|---------------------|
| Central Heating | Ongoing |
| Windows | 1991/2003 |
| Door Contract | 2002/03 |
| Door Entry System | 2003/06 |
| Mains Wired Smoke Alarm | 1998/2003 |
| Re-Roofing | 1999/2002 |
| Painter work | 2005 |

- Bricking up of lower level flats in Creveul Court.

Perception of the Area

- The area is generally quiet and popular with the exception of a few blocks that are attracting undesirable element into the area.

Private Sector

- Dunbritton Housing Association has a new build development nearby
- Turnberry Homes have recently completed a new build development for sale near the river.

Right to Buy

- 109 properties have been sold through the right to buy.

Index of Multiple Deprivation

- Ranked 719 in the Scottish Index of Multiple Deprivation
- The Riverside area data zone is within the 15% most deprived data zones in Scotland.
- Worst 10% of data zones for employment, income and health.
- Worst 50% of data zones for education.
- Worst 25% of data zones for housing.

Regeneration

- Town centre action plan to revive the town centre

Conclusion

Option 1 – Invest in the area to ensure the blocks meet the SHQS.

Option 2 – Transfer the area and selectively demolish.

6. Name and number of project (in order of council priority)

Whitecrook, Clydebank East and Linnvale - Priority Medium

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to improve the environment in Whitecrook, Linnvale and Clydebank East to make the area a more attractive and safer place to live, work and visit.

Objectives

The objectives of this project are to:

- Improve environmental conditions in the area.
- Reduce the level of voids in the area.

Outcomes

The outcomes of this project will be:

- Demolition of 66 properties in Clydebank East.
- Demolition of 74 lockups.
- Environmental Improvements based on Whitecrook Environmental Action Plan.

Impact on the local community

- Reduction in the number of empty properties in the area.
- Improved Housing Conditions.
- Removal of unpopular properties.
- Improved perception of area.
- Improvements to the environment.

8. How was the project identified?

This project was identified following an evaluation by ODS Consultants Ltd into housing conditions in the area. The consultants made recommendations about the regeneration of the area and funds have been included to support this proposal but further community consultation will be required before any project is implemented.

9. Describe any community involvement in the development/delivery of the proposal

This project would involve the Whitecrook Community Group, the Whitecrook Tenants and Residents Association and the Clydebank East Tenants and Residents Association.

We would look to work with all 3 groups to develop proposals in their area.

10. Position of community/area in the Scottish Index of Multiple deprivation

There are 2 data zones in the Whitecrook area. The Whitecrook data zones are ranked 459 and 639 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by demolishing properties that currently fail the SHQS and will need considerable investment to bring it up to the standard. The project disposes of low demand properties that would be a liability to the new landlord's business plan. The project will impact on the transfer price by £1,000,200.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|----------|----------|----------|----------|-----------|
| £1,000,200 | £150,200 | £250,000 | £250,000 | £250,000 | £100,000 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

Full Name: Michelle Mundie **Job Title:** Strategy Officer

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E-mail address: michelle.mundie@west-dunbarton.gov.uk

17. Main contact for the Delivery Agent for this project:

Name of organisation To be confirmed

Full name of contact person: **Job title:**

Address:

Telephone no.

E-mail address:

Clydebank East Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Clydebank East area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £112,380 |
| Modern Facilities and Services | £1,375,800 |
| Healthy, Safe and Secure | £28,646 |
| Energy Efficient | £396,050 |
| Total | £1,912,876 |

Voids

- 21.24% void rate in the Clydebank East area.
- 1.44% void rate of the total Clydebank stock.
- 0.7% void rate of the total housing stock.
- Voids are concentrated in Clydeholm Terrace, Edmonstone Court, Howcraigs Court and Yokerburn Terrace.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- Flats with lifts were the least popular house types followed by deck access and maisonette type properties.
- 51% of those surveyed stated that they would not consider the Clydebank East area. Only 11% stated they would consider the area.
- High vacancy levels.
- High turnover rates.
- Long term low demand.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of Haldane, Bonhill, Brucehill (Dumbarton west), Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and **Whitecrook**.

Capital Programme

- The multi storey flats were over clad approximately 10 years ago with Resoplan R to the main elevation and an aluminium rain screen to the gables.
- The roofs were also re-roofed at the same time the over-cladding was installed circa 1993.

Perception of the Area

- Problems in the area with vandalism and graffiti.
- Perception of problems coming from the maisonettes.

Private Sector

- There is no private sector housing in Clydebank East. The estate is situated next to industrial units.

Right to Buy

- There are 38 right to buy sales in the Clydebank East area but there are no sales within the multi storey or maisonette blocks.

Index of Multiple Deprivation

- There are 2 data zones in the Whitecrook area. The Whitecrook data zones are ranked 459 and 639 in the Scottish Index of Multiple Deprivation.
- The Whitecrook data zone is within the 5% most deprived data zones in Scotland.
- Worst 5% of data zones for employment, income and health.
- Worst 20% of data zones for education.
- Worst 20% of data zones for housing.

Regeneration

- Other than capital programme work, there has been no regeneration of this area.

Conclusion

Option 1 – Invest in the area to ensure the blocks meet the SHQS.

Option 2 – Transfer to community ownership to attract investment for regeneration.

Whitecrook Evaluation

Scottish Housing Quality Standard

The following is taken from the stock condition survey and is the amount required to meet the SHQS in the Whitecrook area by 2015.

| Element | |
|--------------------------------|-------------------|
| Tolerable Standard | £0 |
| Free From Serious Disrepair | £2,085,470 |
| Modern Facilities and Services | £2,162,500 |
| Healthy, Safe and Secure | £231,900 |
| Energy Efficient | £639,250 |
| Total | £5,119,120 |

Voids

- 6.02% void rate in Whitecrook.
- 0.86% void rate of the total Clydebank stock.
- 0.43% void rate of the total housing stock.

Supply and Demand

From a survey of tenants likely to move within the next 12 months (Ref: LHS Update July 2005):

- 51% of those surveyed stated that they would not consider the Whitecrook area. 11% stated they would consider the area.
- There are high vacancy levels and turnover rates.
- Demand is low in some areas especially for 3apt duplex flats and 3apt/4apt four in a blocks in Central Whitecrook.

Anti Social Behaviour

- The Community Planning Partnership will analyse crime and fear of crime through a community safety audit, through surveys and through data sharing work with Strathclyde Police to gain a more detailed understanding of the geographical distribution of crime.
- At this point it is known that 38% of all crimes occur in the areas of Haldane, Bonhill, Brucehill (Dumbarton west), Bellsmyre, Drumry/Linnvale, Faifley, Dalmuir/Mountblow and **Whitecrook**.

Capital Programme

| Contracts | Contract Period |
|-------------------------|-------------------|
| Central Heating | Ongoing |
| Boiler Replacement | 2003/04 |
| Cavity Wall Insulation | 1995/98 |
| Draft Proofing | 2003/05 |
| Pipes/Tank | 2003/04 |
| Windows | 1987/88 & 2003/04 |
| Loft | 2003/05 |
| Door Contract | 2002 |
| Door Entry System | 2005/06 |
| Mains Wired Smoke Alarm | 2000/01 |
| Pre-Planned Maintenance | 1987/94 |

Perception of the Area

- People generally have a poorer image of Central Whitecrook and a better perception of Old Whitecrook.
- Duplex houses are very small and may be an issue with noise insulation.
- Houses are on the flight path of Glasgow Airport.
- Owners may have difficulty selling some private sector houses even in a buoyant housing market.

Private Sector

- Clydebank Housing Association has properties nearby.
- Private sector houses surround the estate next to the hospice, football park and at the Council Depot.
- No private sector housing in Central Whitecrook other than right to buy sales.

Right to Buy

- 538 properties have been sold through the right to buy.

Index of Multiple Deprivation

- There are 2 data zones in the Whitecrook area. The Whitecrook data zones are ranked 459 and 639 in the Scottish Index of Multiple Deprivation.
- The Whitecrook area data zone is within the 10% most deprived data zones in Scotland.
- Worst 5% of data zones for income.
- Worst 10% of data zones for education and employment.
- Worst 20% of data zones for housing and health.

Regeneration

- ODS consultants produced a report into the housing in the area. A regeneration plan for was proposed.
- 8 properties were demolished to facilitate the building of a regeneration centre.
- Access through lanes at the duplex houses were closed to prevent anti social behaviour.
- Some environmental work is proposed through West Dunbartonshire Environment Trust.

Conclusion

Option 1 – Invest in the area to ensure the blocks meet the SHQS

Option 2 – Transfer the area to attract investment and selectively demolish

6. Name and number of project (in order of council priority)

Faifley - Priority Low

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to improve the environment in the Faifley area to compliment the current regeneration by Knowes and Faifley Housing Associations.

Objectives

The objectives of this project are to:

- Improve the general environment of the Faifley area including new fencing, landscaping and footpaths.

Outcomes

The outcomes will include:

- New fencing.
- Landscaping improvements.
- Demolition of 8 Lockups.

Impact on the local community

- Visual impact of the environmental improvements.
- Making Faifley a more attractive place to stay.
- Ensuring the sustainability of the work already carried out.

8. How was the project identified?

This project was identified following an evaluation of the environment in the areas proposed for transfer.

9. Describe any community involvement in the development/delivery of the proposal

There are no tenant and resident groups in Faifley however it is proposed that a working group of residents is set up to oversee the project development and implementation.

10. Position of community/area in the Scottish Index of Multiple deprivation

There are 3 data zones covering the Faifley area. The Faifley data zones are ranked 377, 828 and 857 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed.

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by completing environmental works to the area and complimenting the work already carried out by Knowes and Faifley Housing Associations. The project will impact on the transfer price by £102,400.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|-------------------------------|----------------|----------------|----------------|----------------|------------------|
| £102,400 | £51,200 | £51,200 | £0 | £0 | £0 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

Full Name: Michelle Mundie **Job Title:** Strategy Officer

Address: Housing, Regeneration and Environmental Services
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Garshake Road
Dumbarton
G82 3PU

Telephone no. 01389 737591
E-mail address: michelle.mundie@west-dunbarton.gov.uk

17. Main contact for the Delivery Agent for this project:

| Name of organisation | To be confirmed |
|------------------------------------|---|
| Full name of contact person | Job title |
| Address: | Telephone no. E-mail address |

6. Name and number of project (in order of council priority)

Renton - Priority Low

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

The aim of this project is to improve the environment in the Renton area to compliment the current regeneration by Cordale Housing Association and the improvements already carried out by West Dunbartonshire Council.

Objectives

The objectives of this project are to:

- Carry out an environmental action plan.
- Implement Environmental Projects from the action plan.

Outcomes

The outcomes will be dependant on the results of the action plan but are likely to include:

- Landscaping improvements in the areas of Hillfoot, Back Street and Tontine.
- New Fencing, pathway improvements.

Impact on the local community

- Visual impact of the environmental improvements.
- Making Renton a more attractive place to stay.
- Ensuring the sustainability of the work already carried out.

8. How was the project identified?

This project was identified following an evaluation of the environment in the areas proposed for transfer.

9. Describe any community involvement in the development/delivery of the proposal

The project will involve the Tontine Tenants and Residents Association and Hillfoot Residents in the development of the action plan and the implementation of the proposals thereafter.

10. Position of community/area in the Scottish Index of Multiple deprivation

The Renton data zone is ranked 550 in the Scottish Index of Multiple Deprivation out of 6505 data zones in Scotland.

11. Delivery Agent

To be confirmed.

12. Detail how the project will contribute to the sustainability of the transfer proposal (please include details of the financial impact of this project on the price)

This project will contribute to the sustainability of the transfer proposal by carrying out environmental improvements in the transfer area. This will complement the work previously carried out by West Dunbartonshire Council and contribute to the sustainability of the estate. The project will impact on the transfer price by £150,000.

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|---------|---------|---------|---------|-----------|
| £150,000 | £0 | £0 | £75,000 | £75,000 | £0 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|--|-------------------|------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices Garshake Road Dumbarton, G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|---|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | Telephone no. E-mail address |

6. Name and number of project (in order of council priority)

Dumbarton Town Centre Project - Priority Low

7. Please detail the aims, objectives and outcomes to be achieved and the impact on the local community

Aims

- The aim of this project is to compliment the aims and objectives of the Dumbarton Town Centre Action Plan by reviving the residential character of Dumbarton High Street and assist it to become a place where people want to live as well as work, shop and play.

Objectives

The objectives of this project are to assist in the regeneration of Dumbarton Town Centre by:

- Working in partnership to improve historic buildings.
- Creating new housing for general/ special needs.
- Improving the environment around existing social rented houses.

Outcomes

The outcomes of this project are to:

- Work in partnership to improve 6 flats in a historic building(s) for rent or build 12 new properties for rent or shared equity.
- Carry out environmental improvement works to car parks and surrounding areas at Risk Street and West Bridgend High Flats.

Impact on the local community

The community will benefit from:

- The visual impact of improvement and environmental works to town centre properties.
- Gaining more housing for rent in a high demand area.

8. How was the project identified?

This project was identified by a project team consisting of

- Dunbritton Housing Association
- West Dunbartonshire Council's Planning and Housing Strategy Sections
- Communities Scotland
- Town Centre Manager

It was agreed that a Housing and Commercial Property Study should be carried out and this is currently in progress, managed by Dunbritton Housing Association. The study will identify potential projects in the Town Centre and highlight any difficulties in carrying these out.

9. Describe any community involvement in the development/delivery of the proposal

The project will involve the West Bridgend and Risk Street Tenants and Residents Associations by:

- Keeping them up to date with developments.
- Working with the groups to identify and develop environmental improvement proposals.
- Working with the groups in the development of any new build projects or refurbishment proposals for historic buildings.

10. Position of community/area in the Scottish Index of Multiple deprivation

The Dumbarton Town Centre data zone is ranked 1731 in the Scottish Index of Multiple Deprivation out of 6505 data zones.

11. Delivery Agent

To be confirmed

**12. Detail how the project will contribute to the sustainability of the transfer proposal
(please include details of the financial impact of this project on the price)**

This project will contribute to the sustainability of the transfer proposal by improving the town centre environment and creating new high demand accommodation near amenities. This project will also compliment the Town Centre Action Plan. The project will impact on the transfer price by £100,000

13. Early Action Fund Spend Profile

| Total EAF being sought | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/2011 |
|------------------------|---------|----------|----------|---------|-----------|
| £1,000,000 | £0 | £600,000 | £400,000 | £0 | £0 |

14. Please state whether capital or revenue funding is being sought.

Capital funding is being sought

15. Where the project requires ongoing revenue funding, please state the source of that funding and whether the relevant agreements have been secured. Please also state any other sources of funding to be used to deliver this project.

Not applicable

16. Main Council contact for this project

| | | | |
|------------------------|---|-------------------|-------------------------|
| Full Name: | Michelle Mundie | Job Title: | Strategy Officer |
| Address: | Housing, Regeneration and Environmental Services Council Offices Garshake Road Dumbarton G82 3PU | | |
| Telephone no. | 01389 737591 | | |
| E-mail address: | michelle.mundie@west-dunbarton.gov.uk | | |

17. Main contact for the Delivery Agent for this project:

| | |
|------------------------------------|------------------------|
| Name of organisation | To be confirmed |
| Full name of contact person | Job title |
| Address: | |
| Telephone no. | |
| E-mail address: | |

Signature:

**Chief Executive
West Dunbartonshire Council**