

**West Dunbartonshire Council**  
**Strategic Housing Investment Plan 2010/11 - 2014/15**



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## **Notes to Annexe A**

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**Annexe A   Completed Templates**

**Annexe B   Map of WDC Housing Sub - Areas**

**Annexe C   Sensitivity Analysis**

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## **1. Introduction**

- 1.1 The Strategic Housing Investment Plan (SHIP) sets out the funding priorities for affordable housing for the next five years. It indicates how the priorities arising from Local Authority's Local Housing Strategy (LHS) will be delivered.
- 1.2 This SHIP is the third to be submitted and the second in the current format. SHIP guidance issued in August 2009 confirmed that no fundamental changes to the process would be introduced for the November 2009 submission.<sup>1</sup> The templates have not been amended to show annual expenditure or outputs. A new annexe has been included to show new Council House Building for those Local Authorities taking part in the new build programme.

## **2. Purpose of the Strategic Housing Investment Plan**

- 2.1 The SHIP sets out the key affordable housing priorities and indicates how they will be met. This SHIP shows a rolling investment programme of 5 years, covering the period 2010/11 – 2014/15.
- 2.2 The SHIP covers both new build and major refurbishment projects and shows tenure by affordable rental and intermediate market housing.
- 2.3 Key investment priorities on a site by site basis are set out in the templates attached to this plan. The templates give information on the following:
  - LHS Targets
  - Housing units by location, type and tenure
  - Status of projects, including constraints on delivery; and
  - Resources.
- 2.4 The SHIP again lists projects by the 3 settlement areas of Clydebank, Dumbarton and Vale of Leven. This complies with the audit areas identified for developing the Glasgow and Clyde Valley Strategic Development Plan.

These areas represent the three principal settlements in West Dunbartonshire and are recognised as such by the community in terms of their local identity. This breakdown conforms to the sub area analysis in the Housing Needs and Supply Study (HNSS) and is consistent with the local authority housing information system held by the Council. Importantly, the Scottish Government Housing Investment Division's 5-year investment programme is also broken down by these principal settlement areas.

- 2.5 In keeping with the Government's Strategic Housing Investment Framework (SHIF), the SHIP strives to target resources at the areas of greatest need in the most efficient manner.

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<sup>1</sup> Scottish Government HID/COSLA Guidance on Preparing Strategic Housing Investment Plans  
HIGN2009/09 August 2009

### **3. Key Objectives**

- 3.1 The principal objective of the SHIP is to help deliver on the Council's key housing priorities as contained in the Local Housing Strategy<sup>2</sup>, and subsequent housing policy developments, in particular by directing investment to the agreed regeneration areas which is the focus for new affordable housing supply. It builds on the previous SHIP's emphasis on directing affordable housing investment towards emerging priority regeneration areas and meeting the Scottish Housing Quality Standard.

### **4. National Context**

#### **4.1 Investing in Affordable Housing**

In response to its consultation on Investing in Affordable Housing, the Scottish Government in June 2009 set out areas of work jointly agreed as the basis for taking forward housing investment.<sup>3</sup> This SHIP seeks to take account of the direction of this document particularly in respect of the encouragement of collaborative partnerships and the strengthening of the role of the LHS, and specifically the SHIP, in determining housing development priorities in a transparent fashion.

While the proposal to introduce a Lead Developer and a fixed regional structure to deliver housing on the basis of a prospectus has been dropped, a key theme of the Investment Reform agenda remains the need to maximise the number of houses provided for a given amount of government subsidy.

Better partnership working is a key point of the Single Outcome Agreements (SOA) introduced to better link national and local priorities and is a principle which will underline all aspects of the investment programme. A number of locally operating RSLs have agreed to form consortia to develop proposals in respect of the WDC housing stock proposed for transfer.

The Government intends to introduce 3-year indicative budgets at local authority level to improve investment planning. The North Clyde team with the Scottish Government's Housing Investment Division (SGHID) has for a number of years operated a system of 5-yr budgetary planning which has again been used to populate the SHIP's tables, following full consultation with housing associations.

#### **4.2 Housing (Scotland) Bill 2009**

Consultation on the new housing Bill ended in late September 2009, with proposals due to be brought before Parliament in 2010. The Bill introduces a series of measures to secure and reinvigorate the social rented housing sector principally through further restrictions on the Right to Buy, and improving regulation to improve levels of service for tenants.<sup>4</sup>

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<sup>2</sup> West Dunbartonshire Council Local Housing Strategy 2004 – 2009 April 2004 and subsequent Annual Updates.

<sup>3</sup> Scottish Government Investing in Affordable Housing – The Way Forward 25 June 2009

<sup>4</sup> Scottish Government Draft Housing (Scotland) Bill 2009

#### 4.3 Planning Policy Reform

Scottish Government planning policy on housing is offered through SPP3 Planning for Housing. It seeks the robust and consistent identification of housing need and demand through joint working, and the allocation of a generous supply of land to meet this requirement in sustainable locations. The SPP requires the planning system to ensure the delivery of housing, and the creation of high quality places. The Scottish Planning Policy (SPP) framework is going through a process of rationalisation and consolidation. Following its recent consultation exercise, the Scottish Government intends to publish Consolidated SPP in late 2009.<sup>5</sup>

#### 4.4 Credit Crunch

All the above noted policy developments are taking place against a backdrop of a continuing recession and a depressed housing market. Constraints on housing supply, at least in the mid-term, will continue to provide challenges to meeting the targets set. The previous SHIP noted the Scottish Government's acceleration of the investment programme to alleviate the effects on the housing market. £120M of Affordable Housing Investment Programme funds was brought forward from 2010 /11 to spend in years 2008/09 and 2009/10. While this was welcomed by key stakeholder groups, there remains a "hole" in the programme in years 2010/11 and 2011/12. This significantly impacts on the current SHIP.

#### 4.5 Household Trends

The number of households in Scotland has been increasing steadily since 1991, and the last five years has seen an increased rate of growth. The number of households is increasing at a greater rate than the population increase, due to demographic changes which lead to smaller household sizes and more people living alone. Between 2001 and 2007, the number of households containing just one adult rose by 8%.<sup>6</sup>

The population of West Dunbartonshire has decreased by 2.4% since 2001, while overall Scotland's population has increased by 1.6%.<sup>1</sup> From the 2006-based population projections, the population of West Dunbartonshire is due to decrease by 2.4% by 2016 and decrease by 6.1% by 2026. (Note: both changes relate to the 2006 population). The equivalent Scotland figures are an increase of 3.0% by 2016 and an increase of 4.8% by 2026.<sup>7</sup>

The percentage of the population over the age of 65 is 19.0% (Scotland figure is 19.5%). The population of those over 65 is due to increase by 0.9% by 2016 and increase by 7.1% by 2026. The equivalent Scotland figures are an increase of 9.1% by 2016 and an increase of 18.4% by 2026. More specifically, West Dunbartonshire's 75+ population is due to increase by 8.8% by 2016 and increase by 38.8% by 2026. The equivalent Scotland figures are an increase of 21.4% by 2016 and an increase of 62.7% by 2026.<sup>8</sup>

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<sup>5</sup> Scottish Government Scottish Planning Policy (SPP) Consultative Draft 01 April 2009

<sup>6</sup> General Registrars of Scotland Estimates of Households and Dwellings in Scotland 2007 Revised October 2008

<sup>7</sup> GROS Mid -2007 Population Estimates

<sup>8</sup> Performance Inspection of Social Work Services – West Dunbartonshire 2009 Social Work Inspection Agency April 2009 (Quoting GROS Projections)

#### **4.6 Accelerated Programme**

To help mitigate the effects of the economic downturn, the Scottish Government brought forward £120M of the AHIP programme from 2010/11.<sup>9</sup> During 2008/09 £500K was received from this accelerated spend programme to allow Dunbritton HA to acquire a site in Leven Street, Alexandria. This development is scheduled to commence early in 2010 and be completed by mid -2011. The development will provide housing reprovisioning for tenants affected by regeneration related demolition programmes elsewhere in the Vale of Leven.

#### **4.7 Low – Cost Initiative for First Time Buyers (LIFT)**

The Open Market Shared Equity Pilot (OMSE) scheme is part of The Scottish Government's LIFT scheme and helps people on low incomes to buy homes that are for sale on the open market. During this year, the OMSE pilot scheme was extended to West Dunbartonshire. Latest figures show that 7 “passports” have been issued to West Dunbartonshire residents to take their OMSE applications to the next stage. While this measure is considered to give valuable assistance to newcomers to the housing market, some concerns have been raised over the value of increasing resources in this area, given the current economic climate. This matter will require to be carefully monitored. At the time of writing, the LIFT scheme is under review and there is the expectation that its scope and funding will be scaled back.

#### **4.8 Energy Efficiency, Environmental Standards and Sustainability**

Just as sustainability has been a key issue in deciding on the housing regeneration proposals contained in this plan, so will environmental sustainability be a vital consideration in the development of particular projects. Local Authorities are among a wide range of public bodies required to meet the duties place on them by the Climate Change (Scotland) Act 2009.<sup>10</sup> In this context, developments arising from the SHIP must have cognisance of the climate change agenda. New Build developments must contribute to the SOA local outcome commitment to reduce fuel poverty. At least minimum sustainability standards required under Scottish Building Standards Agency regulations will be met and it is expected that designs for new housing will seek to improve on these requirements. Many of the RSL partners delivering the new housing already have in place their own sustainability policies covering such issues as local material sourcing, recycling, insulation standards, and renewable energy. All partners must show a commitment to this policy agenda even in a period of financial restriction. Early discussions have taken place over the possible inclusion of a district heating system in one of the Regeneration areas and it is our intention to further develop such initiatives where possible.

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<sup>9</sup> Scottish Government News Release 21/10/09 £100M for Affordable Housing

<sup>10</sup> [http://www.opsi.gov.uk/legislation/scotland/acts2009/asp\\_20090012\\_en\\_1](http://www.opsi.gov.uk/legislation/scotland/acts2009/asp_20090012_en_1)

## **5. Regional Context**

- 5.1 Through the Glasgow and the Clyde Valley Strategic Development Plan Authority (G&CVSDPA), a Housing Needs and Demand Analysis (HNDA) will be completed by March 2010. This will inform member authorities' housing strategies and in particular the forthcoming Strategic Development Plan.
- 5.2 This SHIP has been prepared against a policy backdrop of encouragement towards joint and cross boundary working. The next LHS will expand on this theme.

## **6. Local Context**

### **6.1 Single Outcome Agreement (SOA)**

The West Dunbartonshire Community Planning Partnership (CPP) Single Outcome Agreement was adopted by the Council in May 2009.<sup>11</sup> It demonstrates how the Council's priorities conform to the Scottish Government's aims and aspirations. It is the Scottish Government's intention that the SOA will drive local housing strategies and that key housing objectives will form a core set of outcomes. This link is acknowledged in the SHIP and will be more fully developed in the forthcoming LHS. The newly established CPP Thematic Groups will take ownership of the relevant sections of the Agreement.

### **6.2 Local Housing Strategy**

The next Local Housing Strategy (LHS) is due to be produced in 2011, to coincide with the new Glasgow & Clyde Valley Strategic Development Plan (G&CVSDP). The new style LHS will integrate previously separate strategies and will move to an outcome focussed approach. While there is not a chronic shortage of affordable housing, the findings of the HNSS show that there is a mismatch between demand for affordable housing and the supply available.

### **6.3 Standard Delivery Plan**

To meet its Scottish Housing Quality Standard (SHQS) obligations by 2015, the Council approved a Standard Delivery Plan (SDP) for its housing stock in October 2008 which proposed a transfer of 45% of the stock to another landlord(s). In April 2009, the Scottish Government indicated that the Council's strategy for meeting the Scottish Housing Quality Standard was achievable, although not without risks. It is proposed to submit a detailed stock transfer strategy to Council in early 2010.<sup>12</sup> In September 2009 the Council agreed an empty homes strategy which helps to establish a viable level of lettable stock for the aggregate social rented sector in West Dunbartonshire, and identifies the surplus stock which may provide development sites for other landlords.<sup>13</sup>

### **6.4 Housing Revenue Account Asset Management Plan**

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<sup>11</sup> Report by Chief Executive to WDC 27 May 09 and appended SOA: <http://wdccmis.west-dunbarton.gov.uk/CMISWebPublic/Binary.ashx?Document=8236>

<sup>12</sup> Report to HEED 02/09/09 Housing Stock Transfer <http://wdccmis.west-dunbarton.gov.uk/CMISWebPublic/Binary.ashx?Document=8665>

<sup>13</sup> Report to HEED 02/09/09 Empty Homes Strategic Framework <http://wdccmis.west-dunbarton.gov.uk/CMISWebPublic/Binary.ashx?Document=8676>



Independent consultants have recently carried out a detailed Asset Management Plan (AMP) of the properties held in the Housing Revenue Account.<sup>14</sup> The Asset Management Plan considered whether, in terms of demand, voids, current performance costs and future investment costs, the stock was:

- the best stock (32%)
- requiring further investigation (52%)
- key risk stock in relation to demand, current cost and future investment requirements (17%).

## **6.5 Local Plan**

The West Dunbartonshire Local Plan (WDLP) does not contain an affordable housing policy. However under Policy H3 it allocates specific sites for social rented housing through Schedules H3 and H4, although only a minority of these are located within the priority Regeneration areas.

## **6.6 Homelessness Strategy**

The West Dunbartonshire Homelessness Strategy 2008- 2013 was published in August 2008 with an overarching vision to end homelessness in West Dunbartonshire through prevention, improving housing options, ensuring sustainability, and giving a commitment to improving and developing services through a partnership approach.<sup>15</sup> WDC is on course to meet the Government's 2012 Homelessness target, but does not underestimate the challenge involved.

## **6.7 Specialist Housing / Balance of Care for Older People**

It is recognised that robust information is not currently available on the housing needs of many groups requiring specialist or adapted housing. The thrust of West Dunbartonshire policy mirrors that of the Government in seeking to support people in their own homes for as long as possible without recourse to specialist care accommodation. The household survey carried out as part of the HNSS, has identified that almost 40% of the backlog of existing housing need is for special needs housing. This amounts to 2639 dwellings. Most of the outstanding need is for housing without stairs although there is also backlog need for wheelchair, supported and sheltered housing.

The shortfall of special needs housing continues to be shown in all the above noted categories in year ten of the study (2016/17), except for the case of sheltered housing where a surplus of 706 is shown. It is possible that the survey outcome reflects a perception that some of the existing sheltered accommodation units/care homes are not "fit for purpose" and that they are in need of replacement. The Council accepts that reprovisioning of a number of its developments will be required to meet modern standards.

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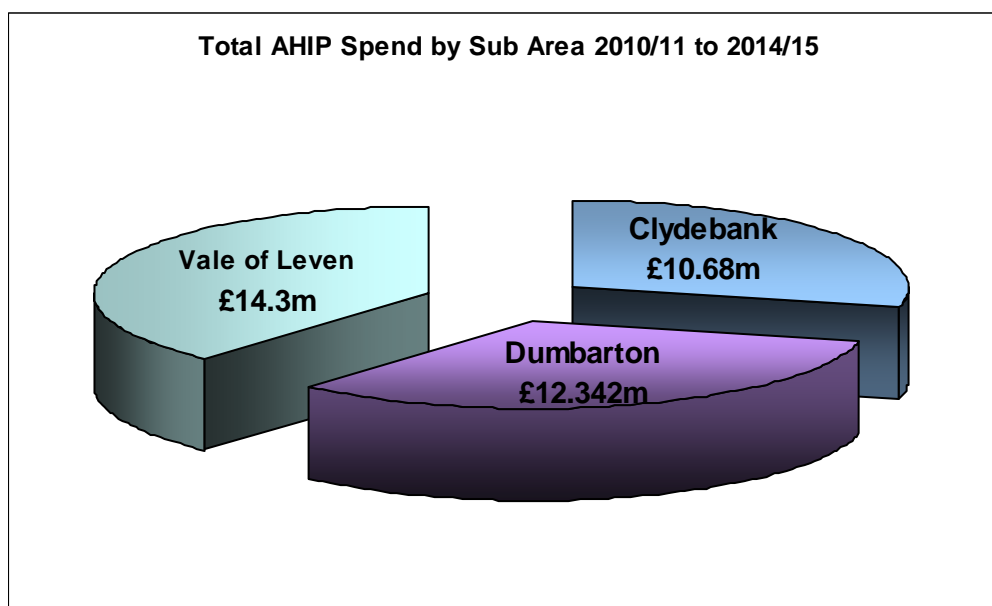
<sup>14</sup> Arneil Johnston for West Dunbartonshire Council Asset Management Plan August 2008

<sup>15</sup> Ending Homelessness in West Dunbartonshire – West Dunbartonshire Homelessness Strategy 2008-2013 WDC August 2008

The Council's Best Value Review of Older People's Services<sup>16</sup> confirmed the desire to shift from institutional models to community based solutions, including extra care housing. It is recognised that within the Council's care homes portfolio some are no longer fit for purpose and will require reprovioning, some need refurbishment, whilst one meets the necessary standards. The reprovioning may involve new build of sheltered or very sheltered housing by the independent sector or through a housing association. The Council will consider opportunities for care home establishments or sheltered housing which fit with this plan. Similarly, there is recognition that there may be need for specialist housing for other particular client groups and a fuller analysis of this will be carried out in preparing the next LHS.

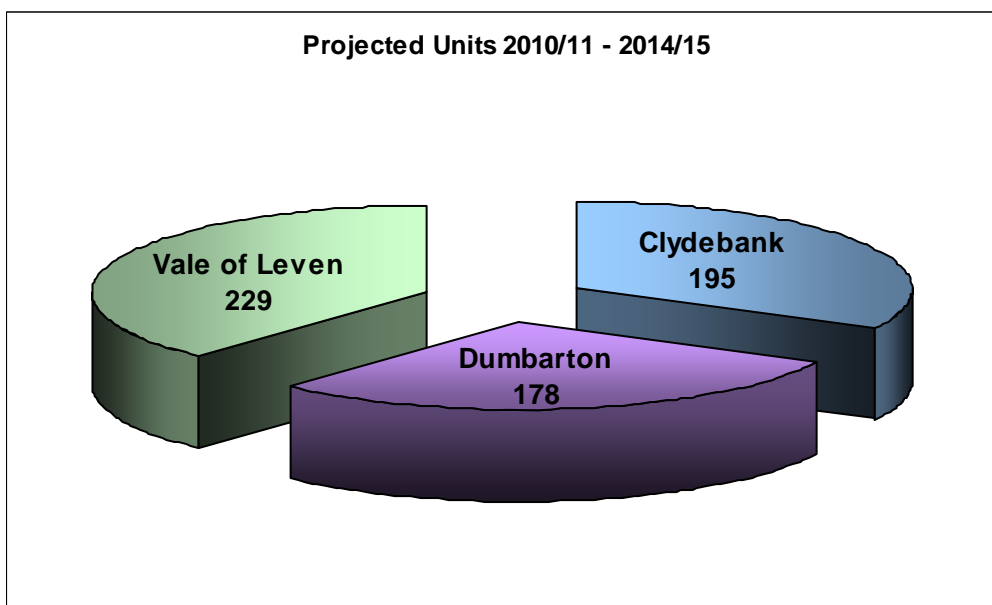
## 7. West Dunbartonshire Investment Strategy

- 7.1 The plan shows a projected AHIP allocation of £38M over the period of the plan. This represents a fall from the estimated £50M for the previous SHIP. The £38M figure has been derived from the latest available SG HID investment projections contained in their 5-year plan, and on recent annual allocations. Thus the assumption has been made that £7M will be made available annually for the first two years, and £8M thereafter.
- 7.2 The SHIP aggregates figures up to sub-area level. The projected spend to 2015 by sub-area is shown below in Figure 5. It is projected that 602 new houses will be produced during the course of the SHIP. The geographical breakdown is shown in Figure 6.



**Figure 5: Projected AHIP Spend by Sub Area 2010/11 to 2014/15**

<sup>16</sup> WDC Best Value Review of Elderly Services 2008- 2025 May and December 2008



**Figure 6: Projected Units by Sub Area 2010/11 – 2014/15**

- 7.3 In response to the financial restrictions in play during the course of the SHIP, consideration is being given to exploring the possibility of the Council allowing payment to be deferred for certain acquisitions by RSLs. This may enable certain projects to proceed more quickly than would otherwise have been the case.
- 7.4 The SHIP reflects the Council's prioritisation of Regeneration areas for capital investment. The housing mix of proposed developments will, where possible, be guided by the HNSS. Issues identified by the HNSS included:
- A big shortfall of smaller units and dwellings suitable for varying needs;
  - A shortfall of very large properties of 5-bedroom and larger; and
  - A surplus of 3-bedroom properties in all three sub -areas.

The HNSS also identified a shortfall of dwellings available for low cost or intermediate home ownership. However, the report was written before the onset of the "credit crunch" and the resultant loan difficulties suggest a more cautious approach to this type of provision. In preparing the LHS, there will be an update on the affordability analysis to take account of the changed economic climate.

It should be noted that the HNSS does not envisage identified shortfalls being met through new supply only: interventions such as allocation policy adjustments and more effective asset management of existing housing stock are also important tools in addressing the mismatch between demand and supply.

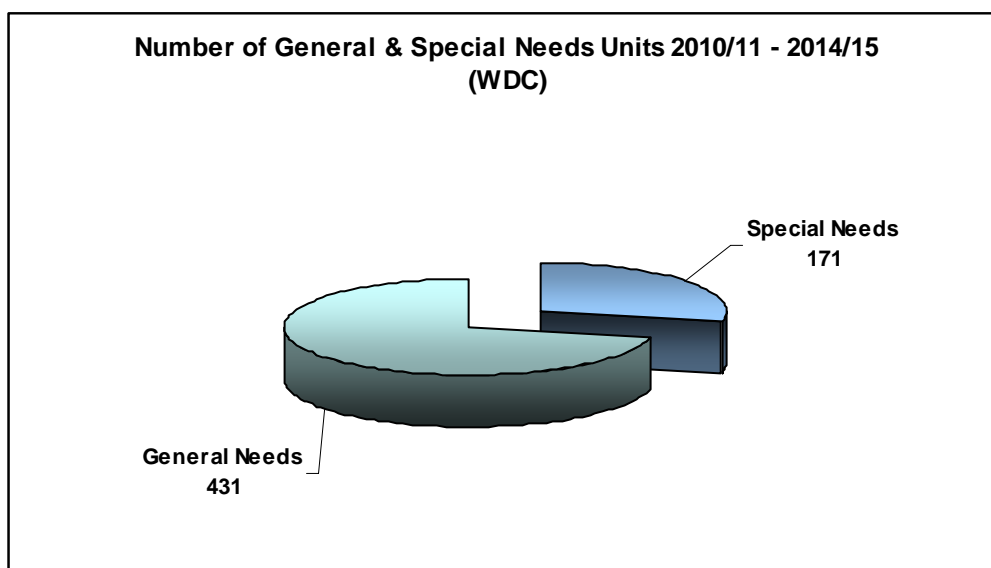
7.5 Projects in the SHIP have been “traffic light” coded:

- Green - confidence the project will proceed as indicated in the SHIP.
- Amber - confidence the project will start but there are some risks to the development or the timescale.
- Red - more than 50% uncertainty over the project being delivered within the SHIP programme.

Only 16% of the units shown to be produced in this programme are considered to have a Green development status, while 73 are considered Amber and the remainder Red.<sup>17</sup> Appendix 4 lists the projects, the risks and constraints, and steps to be taken to obviate them.

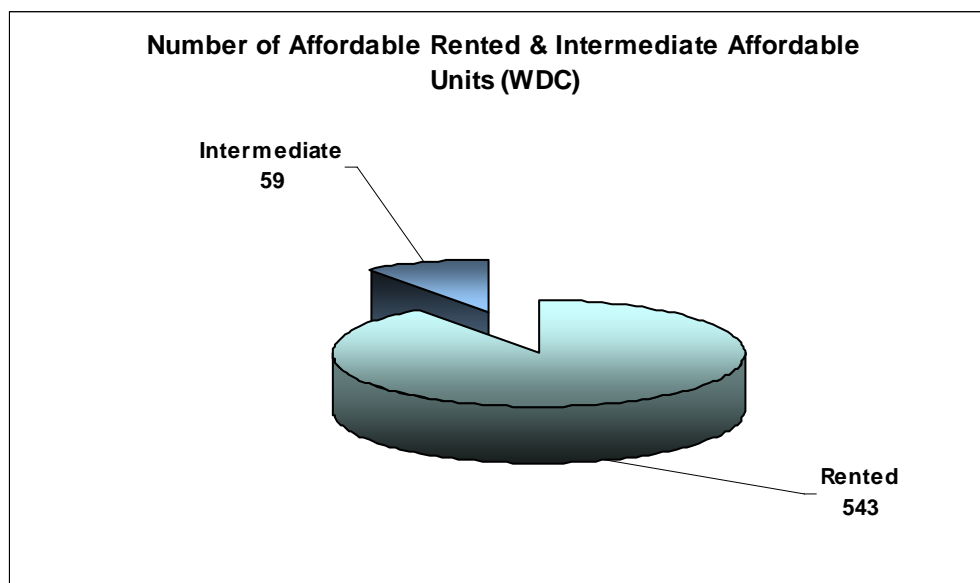
It is possible that the ongoing work in preparing feasibility and Masterplan studies will identify further projects, some of which may be given a higher priority than those contained in the plan. It is important to seek to balance confidence in the programme with flexibility to address arising issues. This approach will also apply in respect of newly identified specialist housing needs. To take account of any slippage, or availability of additional resources, ongoing discussions will take place with SG HID and other partners about bringing forward reserve or new projects. Similarly, schemes may have to be pared back if resources are too limited.

7.6 Figures 7 and 8 show the breakdown of units by general needs/special needs and affordable rented/Intermediate respectively.



**Figure 7: General Needs / Special Needs Units to 2014**

<sup>17</sup> Summary 2 of the Templates



**Figure 8: Affordable Rented / LCHO Units to 2014**

7.7 Notes to “Reserve Projects” Annexe A list other projects shown in the SG HID 5-year plan or which feature in the current WD Local Plan. They have not been fully assessed or prioritised. These should be considered as reserve projects. No funding has been allocated to these projects.

## **8. Affordable Housing Priorities in West Dunbartonshire**

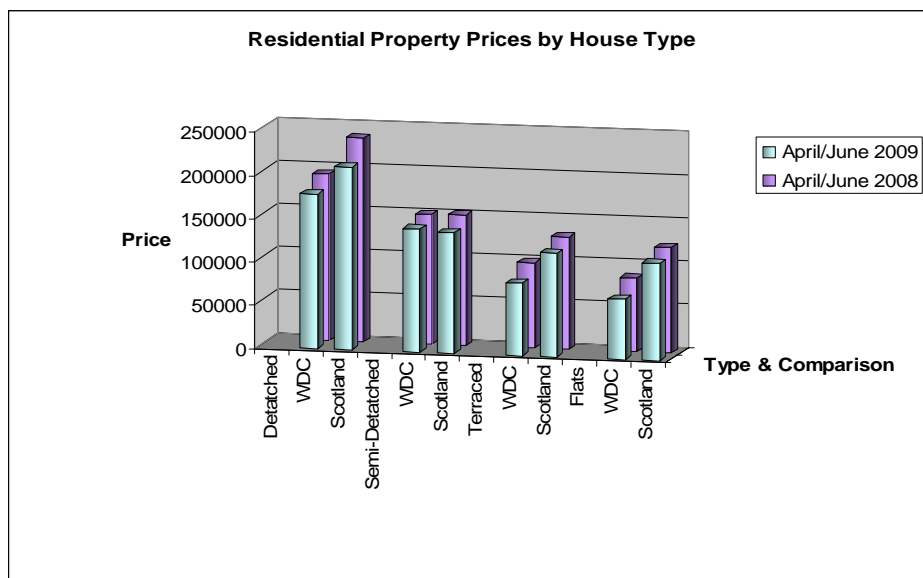
8.1 West Dunbartonshire Council has decided that ten areas be treated as regeneration priorities. The selection of the areas was based on consideration of the HNSS, the AMP and Standard Delivery Plan.

8.2 The identified regeneration priority areas are:

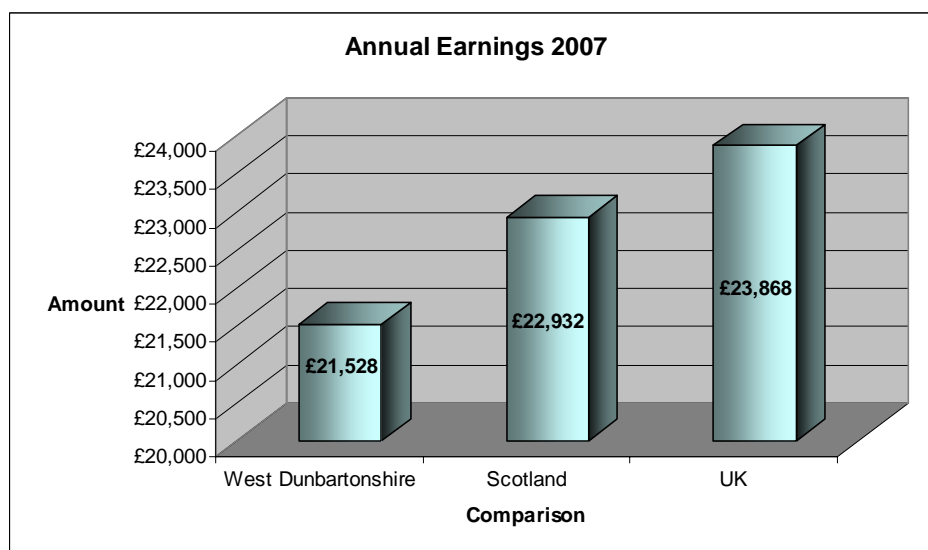
- Bellsmyre
- Brucehill
- Castlehill
- Central Alexandria
- Central/Radnor Park
- Clydebank East
- Haldane
- North Mountblow
- South Drumry
- Westcliff

8.3 It is considered important that the SHIP reflects the agreed regeneration priorities in the allocation of funding for the coming five years. However, these areas are to be the subject of masterplanning exercises some of which may not be completed until summer 2010. Where possible, and where development opportunities exist in these areas, money has been allocated in the SHIP for projects to “kick start” the regeneration work and to help build community confidence in the process.

- 8.4 Some provision for specialist housing has been included in this SHIP. It is recognised from the HNSS and the work being done around the Best Value Review of Elderly Services that an informed approach needs to be adopted when planning future investment for sheltered and other specialist housing, including a “fit for purpose” analysis of existing premises. It is recognised that more work is required around the issue of particular needs housing. The G&CV HNDA group is carrying out work on a procedure note to help assess need in this area in a consistent fashion.
- 8.5 House prices in West Dunbartonshire remain below the Scottish average, as do household incomes. The figures below illustrate the position:



**Figure 9: WDC / Scotland Price/Type Comparison**  
(Source: RoS House Price Statistical Release April – June 2009)



**Figure 10: WDC / Scotland / UK Income Comparison**  
(Source: ONS Annual Survey of Hours & Earnings)

## **9. Regeneration Areas**

### **9.1 Bellsmyre**

Bellsmyre has been identified as one of the key regeneration priorities for West Dunbartonshire where some of the highest concentrations of void and key risk stock, and the worst socio-economic indicators, are to be found. It is the subject of a masterplanning exercise to consider the overall strategy required to bring about comprehensive housing led improvements.

West Dunbartonshire Council has classified 505 housing units as “surplus to requirements”: this is stock which has no demand and where lettings have been put on hold pending proposed future demolition by a housing association partner. Of the surplus stock, the following 353 are in Bellsmyre:

- 2, 4 Penniecroft Avenue;
- 11, 13,15 Aitkenbar Dr;
- 5, 16 Auchenreoch Ave;
- 11, 13,15 Muir Road;
- 46 Howatshaws Road;
- 2, 4 & 8 Muir Road;
- Kinglass House;
- Fruin House;
- Endrick House; and
- Douglas House.

While the Masterplan study is not scheduled to be completed until March 2010, and this will provide the blueprint for the detailed proposals for the area, there is agreement that existing investment opportunities can be progressed through the SHIP. In the first instance, £200K has been identified to fund the acquisition by Bellsmyre Housing Association of the vacant Council owned site at Aitkenbar/Penniecroft/ Muir/Auchenreoch. The works funding for this project is projected to commence in 2011/12. There is every prospect that further investment projects will arise from the Masterplan exercise and consideration will be given to building these into future SHIPs.

### **9.2 Brucehill**

Brucehill is the subject of a Feasibility Study centred around recently demolished surplus Council houses and other vacant land in Hill Street. An assumption has been made that this study will identify a small new build project commencing in 2013/14.

### 9.3 Castlehill

The Castlehill/Westcliff areas are the subject of a joint masterplanning project due to be completed in March 2009. 24 houses are deemed to be surplus stock, namely:

2, 4, 6, 8 Carrick Terrace.

There are a further 175 “at risk” properties in the area. In a similar vein to Bellsmyre above, it has been decided that steps be taken to develop new build housing at Turnberry Place, in advance of the Masterplan report findings. £2.448 M is shown as being allocated to the provision of a notional 36 housing units on this site with spend commencing in 2010/11. Some of this funding may be set aside for demolition of the vacant stock at Carrick Terrace with a concomitant reduction of the new build project.

### 9.4 Central Alexandria

A Masterplan has been prepared for Alexandria Town Centre. To complement this, consultants have been preparing a housing study. This area also contains a high proportion of “high risk” stock and 5 “surplus stock” at Creuval Court. The site of the former Kippen Dairy at Main St/McAllister Road/ North St and the adjacent land at Susannah St has been identified as a key housing site able to be developed in advance of any forthcoming proposals. The Council has agreed to dispose of the Kippen Dairy site to Cordale HA and Dunbritton HA owns land at Susannah St. Detailed plans are being drawn up for a joint development of the site. The SHIP shows 50 units being provided in this area at a cost of £3.40M starting in 2011/12.

### 9.5 Central/Radnor Park

Some of the highest concentrations of “high risk stock” are found in these neighbourhoods. A masterplanning study is scheduled to be commissioned in 2010 and to report by next summer. It is envisaged that a number of properties will be recommended for demolition and, as a result, reprovisioning options will require to be explored. One such opportunity, involving joint working between Trafalgar Housing Association and a private developer, has become available at Granville Street. It is proposed that funding for 36 units be provided from 2011/12 or 2012/13, with the association providing front funding for the earlier start if HAG is not immediately forthcoming.

### 9.6 Clydebank East

A Masterplan will be commissioned for this area at the same time as that for Central/Radnor. Work is required to be carried to establish a steering group within the local community to take this project forward. It is not expected that there will be a call on resources from the SHIP until the end of the 5-year period.



#### 9.7 Haldane

An updated version of the initial Haldane Masterplan has provided the steer for future investment in this area. Miller Road has been agreed with the local Mill of Haldane Community Association as the next priority for investment. The SHIP indicates that £1.36M will be provided in year 3 of the programme to build 20 units.

#### 9.8 North Mountblow

The North Mountblow Feasibility Study has been completed and has concluded that the surplus stock area around Salisbury Place be demolished.

The report recognises the development difficulties presented by the sloping nature of the site but shows an option of a limited redevelopment for housing along Melbourne Avenue with landscaping elsewhere. This option has the support of the North Mountblow Regeneration Group. £1.7M is shown in year 2 of the programme to provide 25 houses, although it is noted that the cost effectiveness of the proposal will require further analysis, and a way to fund the demolition will have to be found.

#### 9.9 South Drumry

South Drumry is another area where engagement work with the local community requires to be carried out. It is proposed that a Feasibility Study be carried out in 2010. No AHIP funding is proposed for this area during the course of this SHIP.

#### 9.10 Westcliff

There are a relatively high number of voids in this area and 70 houses are categorised as “high risk”. Westcliff is the subject of the joint Masterplan with Castlehill. It is anticipated that the study will identify future redevelopment opportunities for Westcliff but no funding has been proposed at this stage.

### 10. Partnership Approach

10.1 This document has been prepared in consultation with the SG HID, the Housing Associations operating in West Dunbartonshire and all relevant Council Departments. Two housing association consultation events have taken place.

10.2 During 2009 the Strategic Housing Forum was subsumed into the new Community Planning structure as the Housing Thematic Group. This group is chaired by the Executive Director of HEED and includes representatives from SG HID, Housing Associations, and the local community.

10.3 A draft of this SHIP has been circulated to neighbouring local authorities for comment and WDC has played an active part in the Scottish Housing Best Value Network’s regional and national LHS forums.

- 10.4 Joint and cross boundary working will clearly be a theme of growing importance in the preparation of the Strategic Development and the Local Housing Strategy. The Government's *Investing in Affordable Housing* consultation<sup>18</sup> encourages the development of collaborative structures to deliver good quality homes efficiently and effectively, while not being prescriptive about how this is to be done. Further exploration of the structures which may deliver new affordable housing is to be carried out with COSLA, the SFHA and Homes for Scotland. It is likely that guidance will be issued at a future date.

## 11. Other Funding Sources

- 11.1 Funding for the work contained in this SHIP emanates almost entirely from the SG HID AHIP programme and associated Private Sector borrowings by RSLs. Where other funding sources have been accessed these are detailed in table 4 of the templates.

- 11.2 In addition to AHIP, other funding sources contained in this SHIP are:

- **Private Finance.** SG HID has set a new national Housing Association Grant (HAG) target at a maximum of £68K per unit. Housing Associations require raising the shortfall in any development through private borrowing.
- **HA Reserves.** Two housing associations, Link HA and Knowes HA are investing money from their reserves to fund projects during the period of the SHIP.
  - Link plan to spend £4.2M in building 38 units as part of their Dalmuir Project.
  - Knowes are funding a respite care development in Duntocher at a cost of £1.09M (although this project is likely to finish during 2009/10).

Further discussions will take place with RSLs over the possible release of reserves to support new housing development, a theme which featured in the Firm Foundations consultations. In certain circumstances there may also be value in encouraging the use of reserves to “front fund” projects where this would accelerate developments.

- **Buyers' Mortgage.** A contribution of £35K per unit has been assumed in respect of Shared Equity housing.

## 12. Equalities Issues

- 12.1 West Dunbartonshire Council is committed to delivering good quality services which are underpinned by a clear understanding of Equality and Diversity and to promoting and sustaining equality and inclusion, and equality and diversity principles.

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<sup>18</sup> Scottish Government *Investing in Affordable Housing – The Way Forward* 25 June 2009

- 12.2 An Integrated Impact Assessment was carried out on the SHIP in May 2009 and various actions identified. The EIA Summary Report is available on the Council's website here: <http://www.wdcweb.info/law-and-licensing/equality-and-diversity/integrated-impact-assessment/>

### **13. Constraints to Investment**

- 13.1 Last year's SHIP noted the developing economic recession and associated "credit crunch" as the principal constraint to investment. The comments made then are largely still applicable now, with the availability of loan finance remaining problematic and a reduction in AHIP to 60% of this year's figure for the next two years at least. The accelerated spend of £120M brought forward to 2008/09, and welcomed at the time, has not been replaced leaving a big funding reduction from 2010/11.

The dampening effect on house prices was one notable effect of the recession, with average house prices in West Dunbartonshire falling 10.3 % between Oct-Dec 2007 and Oct-Dec 2008.<sup>19</sup>

House building has declined by over 20% since 2007 while waiting lists have grown by 13,000 over the same period. Mortgage availability continues to be difficult and there is a rise in demand for affordable housing options including rented housing, low cost home ownership and flexible tenure options.<sup>20</sup>

- 13.2 There are however indications locally of a fall in construction costs as firms are attracted to Government funded schemes in a time of serious private sector downturn. It is not clear yet how significant this trend will be and whether any savings made will allow the budget to be stretched further.

Another upside to the current situation is that houses may be becoming more affordable, notwithstanding the decline in mortgage availability and the increasing requirement for potential borrowers to provide a large deposit.

- 13.3 Table 3 of the templates lists other constraints on a scheme by scheme basis. The Council and its partners recognises that there are constraints around land availability at the local level in particular areas of West Dunbartonshire. It is noted that a large proportion of projects are proposed for sites which will arise from the demolition programme associated with the Regeneration proposals. Many of these properties are currently tenanted and delays could occur if there are any difficulties with the re-housing process. For the purpose of this exercise, sites arising from the planned demolition programme are shown as being currently outwith the effective land supply.

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<sup>19</sup> Registers of Scotland Media Release 11/02/09 Figures showed drop in this period from £117, 912 to £105,738.

<sup>20</sup> Submission to the Scottish Govt Budget Process 2010 – 2011 CloH September 2009

## **14. Strategic Environmental Assessment (SEA)**

- 14.1 The Local Housing Strategy is the key strategic document which directs housing investment and any such investment proposals will be subject to Development Plan policies, through the Glasgow and the Clyde Valley Strategic Development Plan and West Dunbartonshire Local Plan. The SHIP sits below these documents in the strategic plan hierarchy and consequently West Dunbartonshire Council does not consider the SHIP to require a SEA under the Environmental Assessment (Scotland) Act 2005.<sup>21</sup>

The SEA screening report for the previous SHIP was passed by the SEA Gateway to the statutory consultation authorities, Scottish Natural Heritage, Historic Scotland and the Scottish Environment Protection Agency. All three agencies responded to the consultation to say that they did not consider the SHIP to have significant environmental effects.

Consequently, it has been determined by West Dunbartonshire Council under Section 8 (1) of the Act that a Strategic Environmental Assessment is not required in this instance. Notice of this decision was published in the local press and on the Council's website (<http://www.wdcweb.info/>.)

The SEA Gateway have confirmed that no further screening is required in respect of the SHIP, but will be required for the next LHS.

## **15. Monitoring**

- 15.1 The delivery of affordable housing is Local Outcome (10-2) in the West Dunbartonshire Community Planning Partnership Single Outcome Agreement 2009 -2011 which sits under National Outcome 10: *We live in well designed sustainable places where we are able to access the amenities and services we need*. Progress on this item will be monitored through the CPP Housing Thematic Group.

The SHIP will be rolled forward on an annual basis and amendments to the programme will be considered in the first instance through frequent consultations with SG HID and RSL partners. As noted earlier, it will be important to allow for flexibility in the plan to enable revisions to be made or to take advantage of newly arising opportunities.

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<sup>21</sup> Environmental Assessment (Scotland) Act 2005

**West Dunbartonshire Council**  
**Strategic Housing Investment Plan 2010/11 – 2014/15**

**Notes to Annexe A**

1. The templates are based on the latest SG HID 5-yr plan dated 20 August 2009. This in turn reflects the outcome of Strategic Development Funding Plans (SDFPs) agreed between HID and the RSLs. It is expected that new SDFP arrangements will soon be put in place.
2. The 5-year plan also contains aspirational / reserve projects which are not yet sufficiently developed to include in this year's SHIP. These other projects are listed in Notes to Templates 2.
3. Where detailed costs are not available, a 33% Private Finance element is assumed in each project.
4. Stage III Adaptations spend is shown in the templates. During the period of the Plan this amounts to £1.1M. It is planned to carry out a full review of aids and adaptations processes with a view to harmonising arrangements across the Council and RSL sectors.
5. A summary of main potential constraints is contained in Annexe 3 but reference should be made to the wider range of possible constraints discussed in the SHIP narrative, especially under paragraph 13.
6. On SG HID advice, a mortgage contribution of £35K per unit has been assumed.
7. In compliance with the SHIP Guidance, total project costs have been inputted against each project, in the year in which a site start is anticipated.

**Summary 1- Total Programme - units, tenure and type**

	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme  %
			Units	%	
<b>Total Supply Target</b>	<b>870</b>	<b>602</b>	<b>-268</b>	<b>-31%</b>	<b>100%</b>
General Needs	690	431	-259	-38%	72%
Special Needs	180	171	-9	-5%	28%
Affordable Rent					
Affordable - RSL	690	543	-147	-21%	90%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	180	59	-121	-67%	10%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

**Summary of Proposed Units to be Provided by Local Authority**

Affordable Rent	0
Mid Rent	0
NSSE	0
LCHO	0
<b>TOTAL</b>	<b>0</b>

**Summary 1 - Sub Area Delivery - units, tenure and type**

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	
<b>A - Clydebank</b>	<b>155</b>	<b>195</b>	<b>40</b>	<b>26%</b>	<b>100%</b>
General Needs	155	164	9	6%	84%
Special Needs	0	31	31	n/a	16%
Affordable Rent					
Affordable - RSL	147	171	24	16%	88%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	8	24	16	200%	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	
<b>B - Dumbarton</b>	<b>101</b>	<b>178</b>	<b>77</b>	<b>76%</b>	<b>100%</b>
General Needs	51	83	32	63%	47%
Special Needs	50	95	45	90%	53%
Affordable Rent					
Affordable - RSL	78	178	100	128%	100%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	23	0	-23	-100%	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	
<b>C - Vale of Leven</b>	<b>204</b>	<b>229</b>	<b>25</b>	<b>12%</b>	<b>100%</b>
General Needs	176	184	8	5%	80%
Special Needs	28	45	17	61%	20%
Affordable Rent					
Affordable - RSL	176	194	18	10%	85%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	28	35	7	25%	15%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	
<b>D -</b>	<b>410</b>	<b>0</b>	<b>-410</b>	<b>-100%</b>	<b>100%</b>
General Needs	308	0	-308	-100%	0%
Special Needs	102	0	-102	-100%	0%
Affordable Rent					
Affordable - RSL	308	0	-308	-100%	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	102	0	-102	-100%	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%



West Dunbartonshire Council

**Summary 2 -Total Programme - potential advantages or constraints on development**

TOTAL SHIP PROGRAMME	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	197	33%
Land Owned by Local Authority	293	49%
Land Owned by Private Developer (under negotiation)	112	19%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	299	50%
Not Begun or Very Early Stage	303	50%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	375	62%
Sites outwith effective supply	227	38%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A Land Ownership Issues	
<b>Development Status</b>		
Green	98	16%
Amber	440	73%
Red	64	11%

**Summary 2 - Sub Area Delivery - potential advantages or constraints on development**

A - Clydebank	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	38	6%
Land Owned by Local Authority	89	15%
Land Owned by Private Developer (under negotiation)	68	11%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	74	12%
Not Begun or Very Early Stage	121	20%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	106	18%
Sites outwith effective supply	89	15%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A Land Ownership Issues	
<b>Development Status</b>		
Green	38	6%
Amber	93	15%
Red	64	11%

B - Dumbarton	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	30	5%
Land Owned by Local Authority	104	17%
Land Owned by Private Developer (under negotiation)	44	7%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	66	11%
Not Begun or Very Early Stage	112	19%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	110	18%
Sites outwith effective supply	68	11%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	30	5%
Amber	148	25%
Red	0	0%

C - Vale of Leven	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	129	21%
Land Owned by Local Authority	100	17%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	159	26%
Not Begun or Very Early Stage	70	12%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	159	26%
Sites outwith effective supply	70	12%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	Land Ownership Issues	
<b>Development Status</b>		
Green	30	5%
Amber	199	33%
Red	0	0%

D -	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

West Dunbartonshire Council

Summary 3 - Total Programme funding Proposals

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP	CORE	38.418	0.064	61%
	COP	0.000	0.000	0%
	LSVT	0.000	0.000	0%
	Glasgow - CBHA Reprov	0.000	0.000	0%
	Glasgow - GHA Reprov	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>AHIP Total</b>	<b>38.418</b>	<b>0.064</b>	<b>61%</b>
RSL	Private Finance	20.159	0.033	32%
	Reserves	3.000	0.005	5%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>23.159</b>	<b>0.038</b>	<b>36%</b>
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Buyer's Mortgage		1.890	0.003	3%
	<b>Buyer's Mortgage</b>	<b>1.890</b>	<b>0.003</b>	<b>3%</b>
Other Funding Sources				
	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
<b>TOTAL SHIP PROGRAMME</b>	602	<b>63.467</b>	0.105
<i>Includes RSL Adaptations</i>		<i>0.000</i>	

	<u>£0.000m</u>	
ANTICIPATED AHIP ALLOCATION 2009 - 2014	38.000	
SHIP AHIP REQUIREMENT 2009 - 2014	38.418	
VARIANCE	0.418	1%

**Summary 3 - Sub Area funding Proposals**

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
A - Clydebank		£0.000m	£0.000m		
AHIP	CORE	10.676	0.055	50%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>10.676</b>	<b>0.055</b>	<b>50%</b>	
RSL	Private Finance	6.838	0.035	32%	
	Reserves	3.000	0.015	14%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>9.838</b>	<b>0.050</b>	<b>46%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage		0.840	0.004	4%	
<b>Buyer's Mortgage</b>		<b>0.840</b>	<b>0.004</b>	<b>4%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total Units</b>		<b>195</b>	<b>Total Programme £0.000m</b>	<b>21.354</b>	<b>per unit £0.000m</b>
<b>A - Clydebank</b>		<b>195</b>	<b>21.354</b>		<b>0.110</b>
Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
B - Dumbarton		£0.000m	£0.000m		
AHIP	CORE	12.342	0.069	67%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>12.342</b>	<b>0.069</b>	<b>67%</b>	
RSL	Private Finance	6.171	0.035	33%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>6.171</b>	<b>0.035</b>	<b>33%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage		0.000	0.000	0%	
<b>Buyer's Mortgage</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total Units</b>		<b>178</b>	<b>Total Programme £0.000m</b>	<b>18.513</b>	<b>per unit £0.000m</b>
<b>B - Dumbarton</b>		<b>178</b>	<b>18.513</b>		<b>0.104</b>

Funding Source C - Vale of Leven		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	14.300	0.062	64%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>14.300</b>	<b>0.062</b>	<b>64%</b>	
RSL	Private Finance	7.150	0.031	32%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>7.150</b>	<b>0.031</b>	<b>32%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage		1.050	0.005	5%	
<b>Buyer's Mortgage</b>		<b>1.050</b>	<b>0.005</b>	<b>5%</b>	
Other Funding Sources					
Public funding		0.000	0.000	0%	
Private funding		0.000	0.000	0%	
<b>Other Total</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total</b>		<b>22.500</b>	<b>0.098</b>		
<b>C - Vale of Leven</b>		<b>229</b>	<b>22.500</b>		<b>0.098</b>

Funding Source D -		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage		0.000	n/a	n/a	
<b>Buyer's Mortgage</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources					
Public funding		0.000	n/a	n/a	
Private funding		0.000	n/a	n/a	
<b>Other Total</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
<b>Total</b>		<b>0</b>	<b>0.000</b>		
<b>D -</b>		<b>0</b>	<b>0.000</b>		<b>n/a</b>

**Table 1 a) Sub Area Reference Codes**

Sub Area Name	SHIP Reference
Clydebank Dumbarton Vale of Leven	A
	B
	C
	D
	E
	F
	G
	H
	I
	J
	K
	L

West Dunbartonshire Council

Table 1 b) Years 2010/15 - Housing Need as per the local housing strategy or agreed update, by sub area, type and tenure.

Sub Area	Target no of	Type - Target No of Units			Tenure - Target No of Units																	TOTAL
		General	Specialist	TOTAL	Affordable Rent						Mid Rent		Private Rent	Intermediate Affordable				LCHO				
					RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA		NSSE								
														RSL	LA	PS	OMSEP	RSL	LA	PS		
	Units	Needs	Provision																			
Local Authority Area	870	690	180	870	690									180						870		
A - Clydebank	155	155	0	155	147									8						155		
B - Dumbarton	101	51	50	101	78									23						101		
C - Vale of Leven	204	176	28	204	176									28						204		
D -	410	308	102	410	308									102						410		
E -				0																0		
F -				0																0		
G -				0																0		
H -				0																0		
I -				0																0		
J -				0																0		
K -				0																0		
L -				0																0		
Total Local Authority	870	690	180	870	690	0	0	0	0	0	0	0	0	180	0	0	0	0	0	870		
Total Sub Areas	870	690	180	870	709	0	0	0	0	0	0	0	0	161	0	0	0	0	0	870		



**West Dunbartonshire Council**

**Table 1 c) AHIP Allocation**

SHIP Programme	Anticipated AHIP Allocation £0.00m
10/11 - 14/15	38.000

Table 2 a) YEAR 2010/11

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units																TENURE	
				General	Special	Type	Affordable Rent						Mid Rent		Private	Intermediate Affordable				LCHO			TOTAL	
							RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA		RSL	LA	PS	OMSEP	RSL	LA	PS		
1.01	Link Dalmuir Pase 2	A	38	38		TOTAL	38																	38
1.02	Castlehill(Tumberry), Dumbarton	B	36	27	9	36	36																	36
1.03	Methlan Park,Dumbarton	B	30		30	30	30																	30
1.04	Leven St,Vale of Leven	C	30	30		30	30																	30
1.05	Dalquhurn, Vale of Leven	C	129	101	28	129	111										18							129
1.06	Stage 3s	N/A	0	0	0	0																		0
1.07						0																		0
1.08						0																		0
1.09						0																		0
1.10						0																		0
1.11						0																		0
1.12						0																		0
1.13						0																		0
1.14						0																		0
1.15						0																		0
1.16						0																		0
1.17						0																		0
1.18						0																		0
1.19						0																		0
1.20						0																		0
1.21						0																		0
1.22						0																		0
1.23						0																		0
1.24						0																		0
1.25						0																		0
1.26						0																		0
1.27						0																		0
1.28						0																		0
1.29						0																		0
1.30						0																		0
1.31						0																		0
1.32						0																		0
1.33						0																		0
1.34						0																		0
1.35						0																		0
1.36						0																		0
1.37						0																		0
1.38						0																		0
1.39						0																		0
1.40						0																		0
1.41						0																		0
1.42						0																		0
1.43						0																		0
1.44						0																		0
1.45						0																		0
1.46						0																		0
1.47						0																		0
1.48						0																		0
1.49						0																		0
1.50						0																		0
1.51						0																		0
1.52						0																		0
1.53						0																		0
1.54						0																		0
1.55						0																		0
1.56						0																		0
1.57						0																		0
1.58						0																		0
1.59						0																		0
TOTALS			263	196	67	263	245	0	0	0		0	0	0	0	18	0	0	0	0	0	0	0	263

Table 2 b) YEAR 2011/12

	Project Address	Sub  Area	Total Unit  Nos	Type - No of Units			Tenure - No of Units																TENURE  TOTAL		
							Affordable Rent						Mid Rent		Private	Intermediate Affordable				LCHO					
																RSL	LA	PS	OMSEP	RSL	LA	PS			
				RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA	Rent	RSL	LA	PS	OMSEP	RSL	LA	PS						
2.01	Central Radnor(Granville Street)	A	36	32	4	36	36																36		
2.02	North Mountblow	A	25	22	3	25	25																25		
2.03	Bellsmyre	B	50	38	12	50	50																50		
2.04	Central Alexandria	C	50	38	12	50	38									12							50		
2.05	Bield Dumbarton Harbour	B	44	12	32	44	44																44		
2.06	Stage 3s	N/A	0	0	0	0																	0		
2.07						0																	0		
2.08						0																	0		
2.09						0																	0		
2.10						0																	0		
2.11						0																	0		
2.12						0																	0		
2.13						0																	0		
2.14						0																	0		
2.15						0																	0		
2.16						0																	0		
2.17						0																	0		
2.18						0																	0		
2.19						0																	0		
2.20						0																	0		
2.21						0																	0		
2.22						0																	0		
2.23						0																	0		
2.24						0																	0		
2.25						0																	0		
2.26						0																	0		
2.27						0																	0		
2.28						0																	0		
2.29						0																	0		
2.30						0																	0		
2.31						0																	0		
2.32						0																	0		
2.33						0																	0		
2.34						0																	0		
2.35						0																	0		
2.36						0																	0		
2.37						0																	0		
2.38						0																	0		
2.39						0																	0		
2.40						0																	0		
2.41						0																	0		
2.42						0																	0		
2.43						0																	0		
2.44						0																	0		
2.45						0																	0		
2.46						0																	0		
2.47						0																	0		
2.48						0																	0		
2.49						0																	0		
2.50						0																	0		
2.51						0																	0		
2.52						0																	0		
2.53						0																	0		
2.54						0																	0		
2.55						0																	0		
2.56						0																	0		
2.57						0																	0		
2.58						0																	0		
2.59						0																	0		
TOTALS								205	142	63	205	193	0	0	0	0	0	0	12	0	0	0	0	0	205

Table 2 c) YEAR 2012/13

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units																TENURE TOTAL	
				General	Special	Type TOTAL	Affordable Rent						Mid Rent		Private Rent	Intermediate Affordable				LCHO				
							RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA		NSSE			OMSEP	RSL	LA	PS		
3.01	Haldane (Miller Road)	C	20	15	5	20	15										5							20
3.02	Stage 3s	N/A	0	0	0	0																		0
3.03						0																		0
3.04						0																		0
3.05						0																		0
3.06						0																		0
3.07						0																		0
3.08						0																		0
3.09						0																		0
3.10						0																		0
3.11						0																		0
3.12						0																		0
3.13						0																		0
3.14						0																		0
3.15						0																		0
3.16						0																		0
3.17						0																		0
3.18						0																		0
3.19						0																		0
3.20						0																		0
3.21						0																		0
3.22						0																		0
3.23						0																		0
3.24						0																		0
3.25						0																		0
3.26						0																		0
3.27						0																		0
3.28						0																		0
3.29						0																		0
3.30						0																		0
3.31						0																		0
3.32						0																		0
3.33						0																		0
3.34						0																		0
3.35						0																		0
3.36						0																		0
3.37						0																		0
3.38						0																		0
3.39						0																		0
3.40						0																		0
3.41						0																		0
3.42						0																		0
3.43						0																		0
3.44						0																		0
3.45						0																		0
3.46						0																		0
3.47						0																		0
3.48						0																		0
3.49						0																		0
3.50						0																		0
3.51						0																		0
3.52						0																		0
3.53						0																		0
3.54						0																		0
3.55						0																		0
3.56						0																		0
3.57						0																		0
3.58						0																		0
3.59						0																		0
TOTALS			20	15	5	20	15	0	0	0		0	0	0	0	0	5	0	0	0	0	0	0	20

Table 2 d) YEAR 2013/14

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units																TENURE TOTAL	
				General	Special	Type	Affordable Rent						Mid Rent		Intermediate Affordable					LCHO				
							RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA	Private Rent	NSSE			OMSEP	RSL	LA	PS		
4.01	Queens Quay, Clydebank	A	32	24	8	32	24										8							32
4.02	Brucehill, Dumbarton	B	18	6	12	18	18																	18
4.03	Stage 3s	N/A	0	0	0	0																		0
4.04						0																		0
4.05						0																		0
4.06						0																		0
4.07						0																		0
4.08						0																		0
4.09						0																		0
4.10						0																		0
4.11						0																		0
4.12						0																		0
4.13						0																		0
4.14						0																		0
4.15						0																		0
4.16						0																		0
4.17						0																		0
4.18						0																		0
4.19						0																		0
4.20						0																		0
4.21						0																		0
4.22						0																		0
4.23						0																		0
4.24						0																		0
4.25						0																		0
4.26						0																		0
4.27						0																		0
4.28						0																		0
4.29						0																		0
4.30						0																		0
4.31						0																		0
4.32						0																		0
4.33						0																		0
4.34						0																		0
4.35						0																		0
4.36						0																		0
4.37						0																		0
4.38						0																		0
4.39						0																		0
4.40						0																		0
4.41						0																		0
4.42						0																		0
4.43						0																		0
4.44						0																		0
4.45						0																		0
4.46						0																		0
4.47						0																		0
4.48						0																		0
4.49						0																		0
4.50						0																		0
4.51						0																		0
4.52						0																		0
4.53						0																		0
4.54						0																		0
4.55						0																		0
4.56						0																		0
4.57						0																		0
4.58						0																		0
4.59						0																		0
TOTALS			50	30	20	50	42	0	0	0		0	0	0	0	8	0	0	0	0	0	0	0	0

Table 2 e) YEAR 2014/15

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units																TENURE TOTAL	
				General	Special	Type	Affordable Rent						Mid Rent		Private Rent	Intermediate Affordable				LCHO				
							RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	RSL	LA		NSSE			OMSEP	RSL	LA	PS		
5.01	Clydebank East	A	32	24	8	32	24																	32
5.02	Whitecrook	A	32	24	8	32	24																	32
5.03	Stage 3s	N/A	0	0	0	0																		0
5.04						0																		0
5.05						0																		0
5.06						0																		0
5.07						0																		0
5.08						0																		0
5.09						0																		0
5.10						0																		0
5.11						0																		0
5.12						0																		0
5.13						0																		0
5.14						0																		0
5.15						0																		0
5.16						0																		0
5.17						0																		0
5.18						0																		0
5.19						0																		0
5.20						0																		0
5.21						0																		0
5.22						0																		0
5.23						0																		0
5.24						0																		0
5.25						0																		0
5.26						0																		0
5.27						0																		0
5.28						0																		0
5.29						0																		0
5.30						0																		0
5.31						0																		0
5.32						0																		0
5.33						0																		0
5.34						0																		0
5.35						0																		0
5.36						0																		0
5.37						0																		0
5.38						0																		0
5.39						0																		0
5.40						0																		0
5.41						0																		0
5.42						0																		0
5.43						0																		0
5.44						0																		0
5.45						0																		0
5.46						0																		0
5.47						0																		0
5.48						0																		0
5.49						0																		0
5.50						0																		0
5.51						0																		0
5.52						0																		0
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5.54						0																		0
5.55						0																		0
5.56						0																		0
5.57						0																		0
5.58						0																		0
5.59						0																		0
TOTALS			64	48	16	64	48	0	0	0		0	0	0	0	16	0	0	0	0	0	0	0	64

Table 3 a) YEAR 2010/11

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
1.01 Link Dalmuir Pase 2	A	38	38						38	38		38					Green
1.02 Castlehill(Turnberry), Dumbarton	B	36			36				36	36		36					Amber
1.03 Methlan Park,Dumbarton	B	30	30						30	30		30					Green
1.04 Leven St,Vale of Leven	C	30			30				30	30		30					Green
1.05 Dalquhum, Vale of Leven	C	129	129						129	129		129					Amber
1.06 Stage 3s	N/A	0							0								Green
1.07	0	0	0						0								
1.08	0	0	0						0								
1.09	0	0	0						0								
1.10	0	0	0						0								
1.11	0	0	0						0								
1.12	0	0	0						0								
1.13	0	0	0						0								
1.14	0	0	0						0								
1.15	0	0	0						0								
1.16	0	0	0						0								
1.17	0	0	0						0								
1.18	0	0	0						0								
1.19	0	0	0						0								
1.20	0	0	0						0								
1.21	0	0	0						0								
1.22	0	0	0						0								
1.23	0	0	0						0								
1.24	0	0	0						0								
1.25	0	0	0						0								
1.26	0	0	0						0								
1.27	0	0	0						0								
1.28	0	0	0						0								
1.29	0	0	0						0								
1.30	0	0	0						0								
1.31	0	0	0						0								
1.32	0	0	0						0								
1.33	0	0	0						0								
1.34	0	0	0						0								
1.35	0	0	0						0								
1.36	0	0	0						0								
1.37	0	0	0						0								
1.38	0	0	0						0								
1.39	0	0	0						0								
1.40	0	0	0						0								
1.41	0	0	0						0								
1.42	0	0	0						0								
1.43	0	0	0						0								
1.44	0	0	0						0								
1.45	0	0	0						0								
1.46	0	0	0						0								
1.47	0	0	0						0								
1.48	0	0	0						0								
1.49	0	0	0						0								
1.50	0	0	0						0								
1.51	0	0	0						0								
1.52	0	0	0						0								
1.53	0	0	0						0								
1.54	0	0	0						0								
1.55	0	0	0						0								
1.56	0	0	0						0								
1.57	0	0	0						0								
1.58	0	0	0						0								
1.59	0	0	0						0								
TOTALS		263	197	66	0	0	0	0	263	263	0	263	0				

Table 3 b) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red	
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment		
2.01 Central Radnor(Granville Street)	A	36			36				36	36		36						Amber
2.02 North Mountblow	A	25		25					25		25		25	Other Ground Conditions				Amber
2.03 Bellsmyre	B	50		50					50		50		50					Amber
2.04 Central Alexandria	C	50		50					50		50		50	Land Ownership Issues				Amber
2.05 Bield Dumbarton Harbour	B	44			44				44		44	44						Amber
2.06 Stage 3s	N/A	0							0									Green
2.07	0	0							0									
2.08	0	0							0									
2.09	0	0							0									
2.10	0	0							0									
2.11	0	0							0									
2.12	0	0							0									
2.13	0	0							0									
2.14	0	0							0									
2.15	0	0							0									
2.16	0	0							0									
2.17	0	0							0									
2.18	0	0							0									
2.19	0	0							0									
2.20	0	0							0									
2.21	0	0							0									
2.22	0	0							0									
2.23	0	0							0									
2.24	0	0							0									
2.25	0	0							0									
2.26	0	0							0									
2.27	0	0							0									
2.28	0	0							0									
2.29	0	0							0									
2.30	0	0							0									
2.31	0	0							0									
2.32	0	0							0									
2.33	0	0							0									
2.34	0	0							0									
2.35	0	0							0									
2.36	0	0							0									
2.37	0	0							0									
2.38	0	0							0									
2.39	0	0							0									
2.40	0	0							0									
2.41	0	0							0									
2.42	0	0							0									
2.43	0	0							0									
2.44	0	0							0									
2.45	0	0							0									
2.46	0	0							0									
2.47	0	0							0									
2.48	0	0							0									
2.49	0	0							0									
2.50	0	0							0									
2.51	0	0							0									
2.52	0	0							0									
2.53	0	0							0									
2.54	0	0							0									
2.55	0	0							0									
2.56	0	0							0									
2.57	0	0							0									
2.58	0	0							0									
2.59	0	0							0									
TOTALS		205	0	125	80	0	0	0	205	36	169	80	125					



Table 3 c) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
3.01 Haldane (Miller Road)	C	20		20						20		20					Amber
3.02 Stage 3s	N/A	0								0							Green
3.03	0	0								0							
3.04	0	0								0							
3.05	0	0								0							
3.06	0	0								0							
3.07	0	0								0							
3.08	0	0								0							
3.09	0	0								0							
3.10	0	0								0							
3.11	0	0								0							
3.12	0	0								0							
3.13	0	0								0							
3.14	0	0								0							
3.15	0	0								0							
3.16	0	0								0							
3.17	0	0								0							
3.18	0	0								0							
3.19	0	0								0							
3.20	0	0								0							
3.21	0	0								0							
3.22	0	0								0							
3.23	0	0								0							
3.24	0	0								0							
3.25	0	0								0							
3.26	0	0								0							
3.27	0	0								0							
3.28	0	0								0							
3.29	0	0								0							
3.30	0	0								0							
3.31	0	0								0							
3.32	0	0								0							
3.33	0	0								0							
3.34	0	0								0							
3.35	0	0								0							
3.36	0	0								0							
3.37	0	0								0							
3.38	0	0								0							
3.39	0	0								0							
3.40	0	0								0							
3.41	0	0								0							
3.42	0	0								0							
3.43	0	0								0							
3.44	0	0								0							
3.45	0	0								0							
3.46	0	0								0							
3.47	0	0								0							
3.48	0	0								0							
3.49	0	0								0							
3.50	0	0								0							
3.51	0	0								0							
3.52	0	0								0							
3.53	0	0								0							
3.54	0	0								0							
3.55	0	0								0							
3.56	0	0								0							
3.57	0	0								0							
3.58	0	0								0							
3.59	0	0								0							
TOTALS		20	0	20	0	0	0	0	0	20	0	20	0	20			

Table 3 d) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)								Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment		
4.01 Queens Quay, Clydebank	A	32			32				32		32	32					Amber	
4.02 Brucehill, Dumbarton	B	18		18					18		18		18				Amber	
4.03 Stage 3s	N/A	0							0								Green	
4.04	0	0							0									
4.05	0	0							0									
4.06	0	0							0									
4.07	0	0							0									
4.08	0	0							0									
4.09	0	0							0									
4.10	0	0							0									
4.11	0	0							0									
4.12	0	0							0									
4.13	0	0							0									
4.14	0	0							0									
4.15	0	0							0									
4.16	0	0							0									
4.17	0	0							0									
4.18	0	0							0									
4.19	0	0							0									
4.20	0	0							0									
4.21	0	0							0									
4.22	0	0							0									
4.23	0	0							0									
4.24	0	0							0									
4.25	0	0							0									
4.26	0	0							0									
4.27	0	0							0									
4.28	0	0							0									
4.29	0	0							0									
4.30	0	0							0									
4.31	0	0							0									
4.32	0	0							0									
4.33	0	0							0									
4.34	0	0							0									
4.35	0	0							0									
4.36	0	0							0									
4.37	0	0							0									
4.38	0	0							0									
4.39	0	0							0									
4.40	0	0							0									
4.41	0	0							0									
4.42	0	0							0									
4.43	0	0							0									
4.44	0	0							0									
4.45	0	0							0									
4.46	0	0							0									
4.47	0	0							0									
4.48	0	0							0									
4.49	0	0							0									
4.50	0	0							0									
4.51	0	0							0									
4.52	0	0							0									
4.53	0	0							0									
4.54	0	0							0									
4.55	0	0							0									
4.56	0	0							0									
4.57	0	0							0									
4.58	0	0							0									
4.59	0	0							0									
TOTALS		50	0	18	32	0	0	0	50	0	50	32	18					

Table 3 e) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
5.01 Clydebank East	A	32		32					32		32		32				Red
5.02 Whitecrook	A	32		32					32		32		32				Red
5.03 Stage 3s	N/A	0							0								Green
5.04	0	0							0								
5.05	0	0							0								
5.06	0	0							0								
5.07	0	0							0								
5.08	0	0							0								
5.09	0	0							0								
5.10	0	0							0								
5.11	0	0							0								
5.12	0	0							0								
5.13	0	0							0								
5.14	0	0							0								
5.15	0	0							0								
5.16	0	0							0								
5.17	0	0							0								
5.18	0	0							0								
5.19	0	0							0								
5.20	0	0							0								
5.21	0	0							0								
5.22	0	0							0								
5.23	0	0							0								
5.24	0	0							0								
5.25	0	0							0								
5.26	0	0							0								
5.27	0	0							0								
5.28	0	0							0								
5.29	0	0							0								
5.30	0	0							0								
5.31	0	0							0								
5.32	0	0							0								
5.33	0	0							0								
5.34	0	0							0								
5.35	0	0							0								
5.36	0	0							0								
5.37	0	0							0								
5.38	0	0							0								
5.39	0	0							0								
5.40	0	0							0								
5.41	0	0							0								
5.42	0	0							0								
5.43	0	0							0								
5.44	0	0							0								
5.45	0	0							0								
5.46	0	0							0								
5.47	0	0							0								
5.48	0	0							0								
5.49	0	0							0								
5.50	0	0							0								
5.51	0	0							0								
5.52	0	0							0								
5.53	0	0							0								
5.54	0	0							0								
5.55	0	0							0								
5.56	0	0							0								
5.57	0	0							0								
5.58	0	0							0								
5.59	0	0							0								
TOTALS		64	0	64	0	0	0	0	64	0	64	0	64				

Table 4 a) YEAR 2010/11

Project Address	Sub Area	Total Unit Nos	AHIP							RSL				Council Contribution					Buyer's Mortgage	Other Funds			Total Project Cost
			£0.000m							£0.000m				£0.000m						£0.000m			
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		Public	Private	TOTAL	
1.01 Link Dalmuir Pase 2	A	38							0.000	1.500	3.000		4.500					0.000	0.630			0.000	4.500
1.02 Castlehill(Tumberry), Dumbarton	B	36	2.448						2.448	1.224		1.224					0.000	0.000		0.000	3.672		
1.03 Methlan Park,Dumbarton	B	30	1.370						1.370	0.685		0.685					0.000	0.000		0.000	2.055		
1.04 Leven St,Vale of Leven	C	30	2.040						2.040	1.020		1.020					0.000	0.000		0.000	3.060		
1.05 Dalquhurn, Vale of Leven	C	129	7.500						7.500	3.750		3.750					0.000	0.000		0.000	11.880		
1.06 Stage 3s	N/A	0	0.220						0.220	0.000		0.000					0.220	0.000		0.000	0.220		
1.07	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.08	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.09	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.10	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.11	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.12	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.13	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.14	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.15	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.16	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.17	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.18	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.19	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.20	0	0							0.000	0.000		0.000					0.000	0.000		0.000	0.000		
1.21	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.22	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.23	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.24	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.25	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.26	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.27	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.28	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.29	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.30	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.31	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.32	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.33	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.34	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.35	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.36	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.37	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.38	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.39	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.40	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.41	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.42	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.43	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.44	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.45	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.46	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.47	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.48	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.49	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.50	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.51	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.52	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.53	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.54	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.55	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.56	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.57	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.58	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
1.59	0	0							0.000	0.000		0.000					0.000	0.000	0.000	0.000			
TOTALS		263	13.578	0.000	0.000	0.000	0.000	0.000	13.578	8.179	3.000	0.000	11.179	0.000	0.000	0.000	0.000	0.000	0.630	0.000	0.000	0.000	25.387

## West Dunbartonshire Council

Table 4 b) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	AHIP							RSL				Council Contribution					Buyer's Mortgage	Other Funds			Total Project Cost
			£0.000m							£0.000m				£0.000m						£0.000m			
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
2.01 Central Radnor(Granville Street)	A	36	2.448						2.448	1.224			1.224					0.000	0.420			0.000	3.672
2.02 North Mountblow	A	25	1.700						1.700	0.850			0.850					0.000				0.000	2.550
2.03 Bellsmyre	B	50	3.400						3.400	1.700			1.700					0.000				0.000	5.100
2.04 Central Alexandria	C	50	3.400						3.400	1.700			1.700					0.000				0.000	5.520
2.05 Bield Dumbarton Harbour	B	44	3.900						3.900	1.950			1.950					0.000				0.000	5.850
2.06 Stage 3s	N/A	0	0.220						0.220				0.000					0.000				0.000	0.220
2.07	0	0	0						0.000				0.000					0.000				0.000	0.000
2.08	0	0	0						0.000				0.000					0.000				0.000	0.000
2.09	0	0	0						0.000				0.000					0.000				0.000	0.000
2.10	0	0	0						0.000				0.000					0.000				0.000	0.000
2.11	0	0	0						0.000				0.000					0.000				0.000	0.000
2.12	0	0	0						0.000				0.000					0.000				0.000	0.000
2.13	0	0	0						0.000				0.000					0.000				0.000	0.000
2.14	0	0	0						0.000				0.000					0.000				0.000	0.000
2.15	0	0	0						0.000				0.000					0.000				0.000	0.000
2.16	0	0	0						0.000				0.000					0.000				0.000	0.000
2.17	0	0	0						0.000				0.000					0.000				0.000	0.000
2.18	0	0	0						0.000				0.000					0.000				0.000	0.000
2.19	0	0	0						0.000				0.000					0.000				0.000	0.000
2.20	0	0	0						0.000				0.000					0.000				0.000	0.000
2.21	0	0	0						0.000				0.000					0.000				0.000	0.000
2.22	0	0	0						0.000				0.000					0.000				0.000	0.000
2.23	0	0	0						0.000				0.000					0.000				0.000	0.000
2.24	0	0	0						0.000				0.000					0.000				0.000	0.000
2.25	0	0	0						0.000				0.000					0.000				0.000	0.000
2.26	0	0	0						0.000				0.000					0.000				0.000	0.000
2.27	0	0	0						0.000				0.000					0.000				0.000	0.000
2.28	0	0	0						0.000				0.000					0.000				0.000	0.000
2.29	0	0	0						0.000				0.000					0.000				0.000	0.000
2.30	0	0	0						0.000				0.000					0.000				0.000	0.000
2.31	0	0	0						0.000				0.000					0.000				0.000	0.000
2.32	0	0	0						0.000				0.000					0.000				0.000	0.000
2.33	0	0	0						0.000				0.000					0.000				0.000	0.000
2.34	0	0	0						0.000				0.000					0.000				0.000	0.000
2.35	0	0	0						0.000				0.000					0.000				0.000	0.000
2.36	0	0	0						0.000				0.000					0.000				0.000	0.000
2.37	0	0	0						0.000				0.000					0.000				0.000	0.000
2.38	0	0	0						0.000				0.000					0.000				0.000	0.000
2.39	0	0	0						0.000				0.000					0.000				0.000	0.000
2.40	0	0	0						0.000				0.000					0.000				0.000	0.000
2.41	0	0	0						0.000				0.000					0.000				0.000	0.000
2.42	0	0	0						0.000				0.000					0.000				0.000	0.000
2.43	0	0	0						0.000				0.000					0.000				0.000	0.000
2.44	0	0	0						0.000				0.000					0.000				0.000	0.000
2.45	0	0	0						0.000				0.000					0.000				0.000	0.000
2.46	0	0	0						0.000				0.000					0.000				0.000	0.000
2.47	0	0	0						0.000				0.000					0.000				0.000	0.000
2.48	0	0	0						0.000				0.000					0.000				0.000	0.000
2.49	0	0	0						0.000				0.000					0.000				0.000	0.000
2.50	0	0	0						0.000				0.000					0.000				0.000	0.000
2.51	0	0	0						0.000				0.000					0.000				0.000	0.000
2.52	0	0	0						0.000				0.000					0.000				0.000	0.000
2.53	0	0	0						0.000				0.000					0.000				0.000	0.000
2.54	0	0	0						0.000				0.000					0.000				0.000	0.000
2.55	0	0	0						0.000				0.000					0.000				0.000	0.000
2.56	0	0	0						0.000				0.000					0.000				0.000	0.000
2.57	0	0	0						0.000				0.000					0.000				0.000	0.000
2.58	0	0	0						0.000				0.000					0.000				0.000	0.000
2.59	0	0	0						0.000				0.000					0.000				0.000	0.000
TOTALS		205	15.068	0.000	0.000	0.000	0.000	0.000	15.068	7.424	0.000	0.000	7.424	0.000	0.000	0.000	0.000	0.000	0.420	0.000	0.000	0.000	22.912

**Table 4 c) YEAR 2012/13**

Project Address		Sub Area	Total Unit Nos	AHIP £0.000m						RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage  £0.000m	Other Funds £0.000m			Total Project Cost  £0.000m	
				CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other		Total	Public	Private		TOTAL
3.01 Haldane (Miller Road)	C		20	1.360					1.360	0.680			0.680					0.000			0.000	2.040		
3.02 Stage 3s	N/A		0	0.220					0.220				0.000					0.000			0.000	0.220		
3.03	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.04	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.05	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.06	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.07	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.08	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.09	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.10	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.11	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.12	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.13	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.14	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.15	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.16	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.17	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.18	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.19	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.20	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.21	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.22	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.23	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.24	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.25	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.26	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.27	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.28	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.29	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.30	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.31	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.32	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.33	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.34	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.35	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.36	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.37	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.38	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.39	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.40	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.41	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.42	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.43	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.44	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.45	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.46	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.47	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.48	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.49	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.50	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.51	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.52	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.53	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.54	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.55	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.56	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.57	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.58	0	0	0						0.000				0.000					0.000			0.000	0.000		
3.59	0	0	0						0.000				0.000					0.000			0.000	0.000		
TOTALS			20	1.580	0.000	0.000	0.000	0.000	1.580	0.680	0.000	0.000	0.680	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.260		

## West Dunbartonshire Council

Table 4 d) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
4.01 Queens Quay, Clydebank	A	32	2.176						2.176	1.088			1.088					0.000	0.280			0.000	3.544
4.02 Brucehill, Dumbarton	B	18	1.224						1.224	0.612			0.612					0.000				0.000	1.836
4.03 Stage 3s	N/A	0	0.220						0.220				0.000					0.000				0.000	0.220
4.04	0	0	0						0.000				0.000					0.000				0.000	0.000
4.05	0	0	0						0.000				0.000					0.000				0.000	0.000
4.06	0	0	0						0.000				0.000					0.000				0.000	0.000
4.07	0	0	0						0.000				0.000					0.000				0.000	0.000
4.08	0	0	0						0.000				0.000					0.000				0.000	0.000
4.09	0	0	0						0.000				0.000					0.000				0.000	0.000
4.10	0	0	0						0.000				0.000					0.000				0.000	0.000
4.11	0	0	0						0.000				0.000					0.000				0.000	0.000
4.12	0	0	0						0.000				0.000					0.000				0.000	0.000
4.13	0	0	0						0.000				0.000					0.000				0.000	0.000
4.14	0	0	0						0.000				0.000					0.000				0.000	0.000
4.15	0	0	0						0.000				0.000					0.000				0.000	0.000
4.16	0	0	0						0.000				0.000					0.000				0.000	0.000
4.17	0	0	0						0.000				0.000					0.000				0.000	0.000
4.18	0	0	0						0.000				0.000					0.000				0.000	0.000
4.19	0	0	0						0.000				0.000					0.000				0.000	0.000
4.20	0	0	0						0.000				0.000					0.000				0.000	0.000
4.21	0	0	0						0.000				0.000					0.000				0.000	0.000
4.22	0	0	0						0.000				0.000					0.000				0.000	0.000
4.23	0	0	0						0.000				0.000					0.000				0.000	0.000
4.24	0	0	0						0.000				0.000					0.000				0.000	0.000
4.25	0	0	0						0.000				0.000					0.000				0.000	0.000
4.26	0	0	0						0.000				0.000					0.000				0.000	0.000
4.27	0	0	0						0.000				0.000					0.000				0.000	0.000
4.28	0	0	0						0.000				0.000					0.000				0.000	0.000
4.29	0	0	0						0.000				0.000					0.000				0.000	0.000
4.30	0	0	0						0.000				0.000					0.000				0.000	0.000
4.31	0	0	0						0.000				0.000					0.000				0.000	0.000
4.32	0	0	0						0.000				0.000					0.000				0.000	0.000
4.33	0	0	0						0.000				0.000					0.000				0.000	0.000
4.34	0	0	0						0.000				0.000					0.000				0.000	0.000
4.35	0	0	0						0.000				0.000					0.000				0.000	0.000
4.36	0	0	0						0.000				0.000					0.000				0.000	0.000
4.37	0	0	0						0.000				0.000					0.000				0.000	0.000
4.38	0	0	0						0.000				0.000					0.000				0.000	0.000
4.39	0	0	0						0.000				0.000					0.000				0.000	0.000
4.40	0	0	0						0.000				0.000					0.000				0.000	0.000
4.41	0	0	0						0.000				0.000					0.000				0.000	0.000
4.42	0	0	0						0.000				0.000					0.000				0.000	0.000
4.43	0	0	0						0.000				0.000					0.000				0.000	0.000
4.44	0	0	0						0.000				0.000					0.000				0.000	0.000
4.45	0	0	0						0.000				0.000					0.000				0.000	0.000
4.46	0	0	0						0.000				0.000					0.000				0.000	0.000
4.47	0	0	0						0.000				0.000					0.000				0.000	0.000
4.48	0	0	0						0.000				0.000					0.000				0.000	0.000
4.49	0	0	0						0.000				0.000					0.000				0.000	0.000
4.50	0	0	0						0.000				0.000					0.000				0.000	0.000
4.51	0	0	0						0.000				0.000					0.000				0.000	0.000
4.52	0	0	0						0.000				0.000					0.000				0.000	0.000
4.53	0	0	0						0.000				0.000					0.000				0.000	0.000
4.54	0	0	0						0.000				0.000					0.000				0.000	0.000
4.55	0	0	0						0.000				0.000					0.000				0.000	0.000
4.56	0	0	0						0.000				0.000					0.000				0.000	0.000
4.57	0	0	0						0.000				0.000					0.000				0.000	0.000
4.58	0	0	0						0.000				0.000					0.000				0.000	0.000
4.59	0	0	0						0.000				0.000					0.000				0.000	0.000
TOTALS		50	3.620	0.000	0.000	0.000	0.000	0.000	3.620	1.700	0.000	0.000	1.700	0.000	0.000	0.000	0.000	0.000	0.280	0.000	0.000	0.000	5.600

Table 4 e) YEAR 2014/15

Project Address		Sub Area	Total Unit Nos	AHIP						RSL				Council Contribution						Buyer's Mortgage	Other Funds			Total Project Cost
				£0.000m						£0.000m				£0.000m							£0.000m			
				CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
5.01 Clydebank East	A	32	2.176					2.176	1.088			1.088					0.000	0.280			0.000	3.544		
5.02 Whitecrook	A	32	2.176					2.176	1.088			1.088					0.000	0.280			0.000	3.544		
5.03 Stage 3s	N/A	0	0.220					0.220									0.000				0.000	0.220		
5.04	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.05	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.06	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.07	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.08	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.09	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.10	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.11	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.12	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.13	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.14	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.15	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.16	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.17	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.18	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.19	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.20	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.21	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.22	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.23	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.24	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.25	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.26	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.27	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.28	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.29	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.30	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.31	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.32	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.33	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.34	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.35	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.36	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.37	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.38	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.39	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.40	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.41	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.42	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.43	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.44	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.45	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.46	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.47	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.48	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.49	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.50	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.51	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.52	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.53	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.54	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.55	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.56	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.57	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.58	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
5.59	0	0	0.000					0.000				0.000					0.000				0.000	0.000		
TOTALS			64	4.572	0.000	0.000	0.000	0.000	0.000	4.572	2.176	0.000	0.000	2.176	0.000	0.000	0.000	0.000	0.560	0.000	0.000	0.000	7.308	



**West Dunbartonshire Council**

**Table 5 Council New Build Programme**

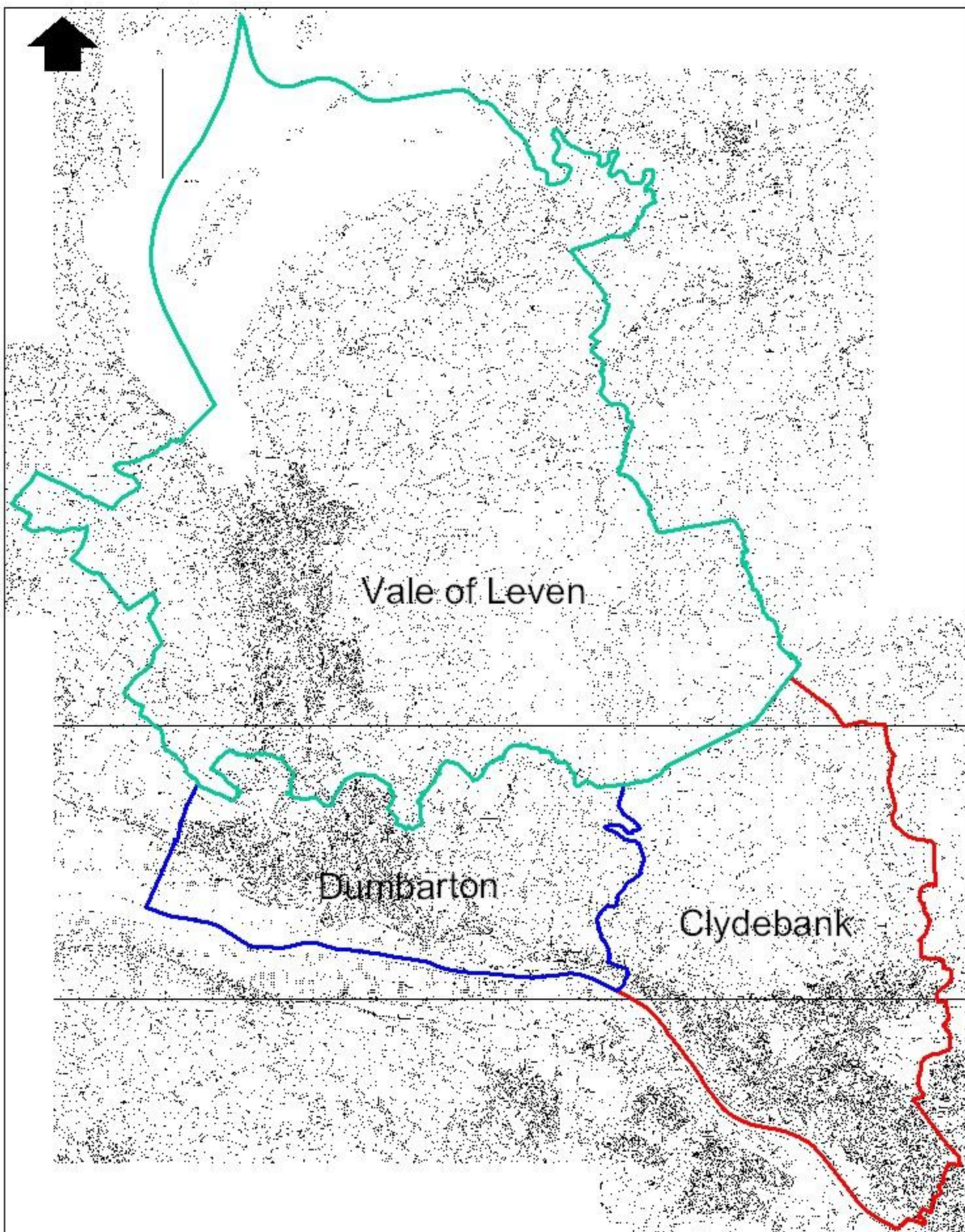
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**West Dunbartonshire Council**  
**Strategic Housing Investment Plan 2010/11 – 2014/15**

**Reserve Projects**

The following schemes listed in the SG HID 5-year plan but have not been included in this year's ship. They should be considered as Reserve Schemes. They have not been prioritised or assessed, and are not listed in any particular order:

• South Douglas Street	Blue Triangle HA
• Boquhanran Road	Dalmuir Park HA
• 354-396 Dumbarton Road	Dalmuir Park HA
• Auld St/ Beardmore St	Dalmuir Park HA
• Parkhall Terrace	Dalmuir Park HA
• Caledonia Street	Dalmuir Park HA
• <i>Dalmuir Phase 2</i>	<i>Link HA Self Funded</i>
• <i>Dalmuir Phase 3</i>	<i>Link HA Self Funded</i>
• Old Kilpatrick Sheltered Remodelling	Trust HA
• Clydebank Women's' Refuge	HA TBC
• Clydebank Care Project	HA TBC
• Phase 10 Main St / King St	Cordale HA
• Leven Cottage NB	Cordale HA
• Millburn Depot	Cordale HA
• John Street	Cordale HA
• Renton Village Sq	Cordale HA
• Shandon Cres Refurb	Cube HA
• Haldane McInnes St/Brown St	Cube HA
• Haldane Site 12	Cube HA
• Haldane Site 13	Cube HA
• Haldane Phase 2	Cube HA
• Shandon Cres Refurb	Cube HA
• Golfhill SN	Dunbritton HA
• Dalreoch Quarry	Dunbritton HA
• Old Bonhill Sites	Dunbritton HA
• Pappert New Bonhill	Dunbritton HA
• Heather Ave JV	Dunbritton HA
• Bowling Mixed Use	Dunbritton HA
• Dumbarton Harbour	Dunbritton HA
• Main St Alexandria	Dunbritton HA
• Townhead Road Dumbarton	Dunbritton HA
• Road Depot Alexandria	Dunbritton HA
• Dumbarton Joint Hospital	Dunbritton HA
• Penniecroft Ave/Stonyflatt Ave	Bellsmyre HA
• Vale of Leven SN	Bield HA
• Greenhead Gardens Dumbarton	Margaret Blackwood HA
• Townend Road	Margaret Blackwood HA



## Annexe C –Sensitivity Analysis

### West Dunbartonshire SHIP 2010/11 – 2014/15 Impact of Different Investment Scenarios

Projects Commencing during SHIP Period		Budget	+10%	-4%	-10%
		Year/ Units	Year/ Units	Year/ Units	Year/ Units
Link Dalmuir Phase 2	Clydebank	10/11 38	10/11 38	10/11 38	10/11 38
Castlehill(Turnberry),	Dumbarton	10/11 36	10/11 36	10/11 36	11/12 36
Methlan Park,	Dumbarton	10/11 30	10/11 30	10/11 30	10/11 30
Leven St,	Vale of Leven	10/11 30	10/11 30	10/11 30	10/11 30
Dalquhurn,	Vale of Leven	10/11 129	10/11 129	10/11 129	10/11 129
Central Radnor (Granville Street)	Clydebank	11/12 36	11/12 36	11/12 36	11/12 36
North Mountblow	Clydebank	11/12 25	11/12 25	11/12 25	11/12 25
Bellsmyre	Dumbarton	11/12 50	11/12 50	11/12 40	11/12 40
Central Alexandria	Vale of Leven	11/12 50	11/12 60	11/12 40	11/12 40
Bield Dumbarton Harbour	Dumbarton	11/12 44	11/12 44	11/12 44	12/13 44
Haldane Miller Road	Vale of Leven	12/13 20	12/13 20	12/13 20	13/14 20
Queens Quay,	Clydebank	13/14 32	13/14 40	13/14 24	13/14 24
Brucehill,	Dumbarton	13/14 18	13/14 18	13/14 18	13/14 18
Clydebank East	Clydebank	14/15 32	14/15 60	13/14 32	-
Whitecrook	Clydebank	14/15 32	14/15 40	13/14 32	-

## Annexe D –Schedule of Projects Detailing Constraints

### West Dunbartonshire SHIP 2010/11 – 2014/15 Risks/Constraints

Projects Commencing during SHIP Period	Year/Units	Risks/ Constraints	Actions
Link Dalmuir Phase 2	10/11 38	Funding may not be available. Costs possibly more than initially allowed for.	Link HA to identify funding from their own resources. Consider option of reduction in the scale of the project to meet budget.
Castlehill(Turnberry),	10/11 36	Disposal price has not yet been agreed between the owners and prospective purchaser.	HA to complete ground condition survey. WDC Estates Section to negotiate/ agree price with DV acting for Dunbritton HA. Explore possibility of deferred payments (see SHIP section 7.3).

Methlan Park,	10/11 <b>28</b>	Planning/Roads consents not yet granted. Possible delays.	Seek approval from December Planning Committee.
Leven St,	10/11 <b>30</b>	Planning/ Roads consents not yet granted. A large number of objections to the project have been lodged.	Seek Planning approval 03/11/09. Consider option to amend proposals if this would assist project.
Dalquhurn,	10/11 <b>129</b>	High costs have required the project to be retendered. Negotiations with developer on price to be paid for private element of the site could delay recycling of receipt and slow down completion of the scheme.	HA/HID to assess revised tender. HA to finalise price negotiations with developer.
Central/Radnor(Granville Street)	11/12 <b>36</b>	Project is shown to start in 11/12 but this will depend on the availability of front funding.	HA to conclude deal with private owner and to decide if front funding can be contributed from their own resources. Planning application to be made as soon as possible.

North Mountblow	11/12 <b>25</b>	Site is very steeply sloping and project may be on the margins of affordability. Tenanted houses exist on the site. The site remains in Council ownership.	WDC/HID to agree funding strategy for the area based on the Feasibility Study due to be completed end October 09.
Bellsmyre	11/12 <b>50</b>	Tenanted houses exist on the site. The Masterplan has not been carried out and may conclude that a different option is best for the site.	WDC to proceed with rehousing the existing tenants. WDC Estates Section to negotiate/ agree price with DV acting for Bellsmyre HA. Explore possibility of deferred payments (see SHIP section 7.3).
Central Alexandria	11/12 <b>50</b>	Negotiations proceeding but agreement still to be reached on price for the site.	WDC Estates Section to negotiate/ agree price with DV acting for Cordale HA and with private owner. Explore possibility of deferred payments (see SHIP section 7.3).
Bield Dumbarton Harbour	11/12 <b>44</b>	Negotiations to be concluded between HA and the private owner. Road access to site may be a difficulty.	Bield to finalise negotiations with developer.

Haldane Miller Road	12/13 <b>20</b>	Tenanted houses exist on the site. Rehousing tenants may lead to delays.	Cube HA to proceed with rehousing the existing tenants. WDC Estates Section to negotiate/ agree price with DV acting for Cube HA. Explore possibility of deferred payments (see SHIP section 7.3).
Queens Quay,	13/14 <b>32</b>	Uncertainty over the developer's proposals for the wider site may delay the project.	Negotiations to be progressed with the developer to firm up proposals.
Brucehill,	13/14 <b>18</b>	An assumption has been made that some housing will be built at this location. The Feasibility Study may conclude that a different option is best for the site.	Conclude Feasibility Study.
Clydebank East	14/15 <b>32</b>	An assumption has been made that some housing will be built at this location. The Masterplan Study may conclude that a different option is best for the site	Commission and progress Masterplan.
Whitecrook	14/15 <b>32</b>	An assumption has been made that some housing will	Commission and progress Feasibility Study.



		be built at this location. The Feasibility Study may conclude that a different option is best for the site	
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