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WEST DUNBARTONSHIRE COUNCIL

**Options Appraisal
Kippen Dairy Site
Alexandria**

Final Report

March 2009



INVESTOR IN PEOPLE

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1 EXECUTIVE SUMMARY

The Kippen Dairy area is a key development site for the future regeneration of both the commercial and community centre of Alexandria.

Two separate options appraisal have been carried out. One focused on the method of delivering the development and the second on what should be developed on the Site.

The following results were generated from each of these detailed options appraisals taking into account the sensitivity of the weighting of the assessment criteria.

Delivery Options

The final results including the sensitivity test were:

MAIN CRITERIA	Weighting
1. Financial implications for Council	15%
2. Meeting the Council's objectives	20%
3. Level of Community Support	50%
4. Other Criteria	15%
TOTAL	100%

Therefore the outcomes were:

OPTION	SCORE
Option One: As existing	39.7%
Option Two: Accept current Cordale HA offer	65.1%
Option Three: Negotiate sale of site linked to stock transfer of adjoining area	71.9%
Option Four: Establish Cordale HA as development partner for the town centre regeneration	65.9%
Option Five: Complete Town Centre Regeneration with RSL and Private Sector Partners	71.5%

In this scenario Option Three with Cordale Housing Association developing the site but this development being linked to the regeneration of the adjoining housing area comes top closely followed by Option Five.

Site Development Options

The final results including the sensitivity test were:

1. Meeting Local Plan Objectives	15%
2. Meeting the Council's objectives	15%
3. Value for Money	30%
4. Contribution to Regeneration	40%
TOTAL	100%

The outcomes were:

OPTION	SCORE
Option One: As Existing	7.6%
Option Two: Social & Affordable Housing	60.9%
Option Three: Private Housing	63.2%
Option Four: Affordable Housing and Commercial	64.7%
Option Five: Private Housing & Commercial	62.9%
Option Six: Commercial Development	58.9%

In this scenario Option Four affordable Housing combined with commercial development has the highest score closely followed by Private Housing.

Overall the highest scoring option is for Cordale Housing Association to develop the site with affordable Housing combined with commercial development but this development being linked to the regeneration of the adjoining housing area.

1.1 Conclusion

While this option does have the advantage of a potential early action for the regeneration of central Alexandria there are some significant disadvantages. These are:

- the long term demand for affordable dwellings above commercial premises may be doubtful and there is significant risk associated with such a development;
- in the current economic climate there is a potential lack of funding for commercial development;
- the development of walk up flats is likely displace the demand for the existing flats in the area rather than meet known demand for other types of property;

- properties above shops will not meet the most pressing housing need of the requirement for properties with level access; and
- in order to be successful the development should be designed to the highest standards. Given the financial constraints on affordable house construction it may prove very difficult to deliver the quality of product demanded by the site.

Given the issues concerning affordable housing above commercial premises and the potential need for higher levels of investment consideration should be given to a mixed development of mid market and affordable rented properties combined with an element of owner-occupation. Some of the properties for owner-occupation could be utilised as equity swap properties for owner-occupiers in the adjoin area and potentially the mid market rent properties could be sold on the open market at some future date when the market was sufficiently recovered to generate a capital receipt that could repay any subsidy and fund further development.

In making this recommendation it is recognised that mid-market subsidy will be less and that there will be a requirement to repay any subsidy if they are sold. However, the importance of the site for the overall regeneration of Alexandria should be recognised in the resources allocated for this development.

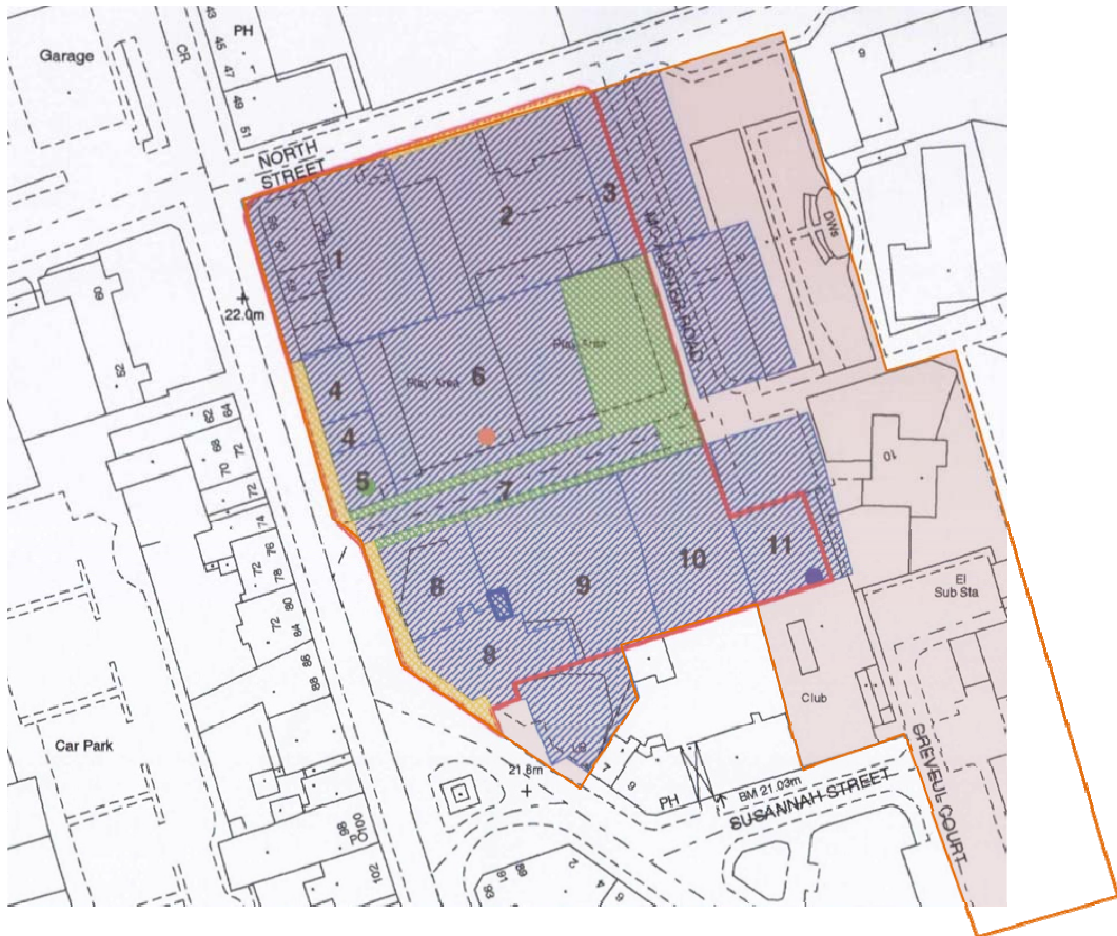
The Kippen Dairy site should not be seen in isolation but as a key element in the larger regeneration. Therefore, the site design should encompass a much larger area including both the Suzannah's night club site and all or part of the adjoining local authority area. Further, given the potential early availability of resources for housing development this option should be the way forward for the site.

1.2 Recommendations

Following the outcome of the options appraisal Arneil Johnston recommends to West Dunbartonshire Council that:

1. The current proposal by Cordale Housing Association be rejected premature at this stage.
2. The Title issues regarding the site should be resolved as a matter of urgency.
3. The valuation issues relating to the site and site boundaries should be clarified.
4. In the event of there being a discrepancy in valuation following this clarification the Council may wish to seek Scottish Government approval to dispose of the site for less than market value. The major reason for such a request would be the key importance of the site to the broader regeneration of Alexandria.
5. Negotiations should take place with Cordale HA for the sale of the Kippen Dairy site after completion of recommendations 2 and 3. Subject to conditions relating to site design and housing mix.
6. A development brief should be prepared for a larger site incorporating affordable housing, housing for mid-market rent and/or owner occupation.

7. The development brief for the site should as a minimum encompass the following area:



Recommended Initial Site Design Area

Extending the development brief area beyond the initial site boundaries enables broader urban design issues to be addressed and will avoid the potential for conflicting design elements. This should be viewed as an intermediate stage between the master plan and the detailed site design.

The sequence of investment and timing of a co-ordinated approach will be essential. Therefore the following sequence of events is recommended:

1. The title issues relating to the site should be clarified.
2. That the site boundaries for immediate disposal should be finalised.
3. A development brief should be prepared encompassing the area identified above.

1 INTRODUCTION

1.1 Background

On January 28th 2009, a report was submitted by the Executive Director of Housing, Environmental and Economic Development informing the Council of a legal offer that has been received from Messrs T.C. Young, Solicitors, acting on behalf of Cordale Housing Association Limited, to purchase land (known as the Kippen Dairy site) at Main Street/North Street, Alexandria from West Dunbartonshire Council (the Council).

The Kippen Dairy area is a key development site for the future regeneration of both the commercial and community centre of Alexandria.

It is accepted that the Council cannot be seen to dispose of assets seemingly below the "market value" without fully justifying the full impact of such a decision.

The previous decision to sell the site for private residential accommodation is a view no longer supported by the local community groups, the commercial association, or the council led Alexandria Regeneration Group. Therefore, a fresh look at the development options for the site is required.

The current offer from the housing association is not unexpected, as the Alexandria regeneration forum accepted that this particular association should be the lead developer in any future regeneration of the area. However the offer was speculative and not invited by the Council at present as there are outstanding matters in respect of ownership which at present mean that the council does not own the entire site.

The Council believes that, by using a partnership development approach for this site, the development will kick-start the wider regeneration of the Central Alexandria and Mitchell Way areas.

It is also noted that the Council as yet does not have full ownership of the site and would require to work with any potential partner to address these issues.

It is proposed that a full options appraisal is carried out, taking the following issues into consideration:

- the development options for the site such as a mixed social, private and commercial development;
- the advantages of a partnership approach for the disposal of this site;
- the support of the local community for the option;
- the ability of any partner to assist the council in re-provisioning of tenants from neighbouring properties;
- that if a mixed commercial development is the final option for the site the appraisals must examine a partner's ability to work with the council to re-provision commercial tenants from Mitchell Way;
- the ability of any potential partner to work with the council to resolve the sites title issues; and

- the wider benefits in terms of the delivery of the Strategic Housing Investment Plan (SHIP) and Scottish Housing Quality Standard (SHQS).

1.2 Aims of the Study

On 23rd February 2009 West Dunbartonshire Council commissioned Arneil Johnston to carry out an options appraisal for the Kippen Dairy Site in Alexandria. The aims of the study were:

1.2.1 To Establish Development Options

The options under consideration included mixed social, private and commercial development, integration with the greater regeneration of Alexandria, and potential for larger scale development.

Each option was to be assessed against an agreed list of objective criteria that included:

- Contribution to meeting local plan objectives;
- Contribution to meeting Council objectives;
- Impact on other strategies;
- Contribution to the regeneration of Alexandria;
- Contribution to Housing Need;
- Risks to future development;
- Value for money; and
- Financial Risk.

1.2.2 To Identify the Advantages of a Partnership Approach

Informed by the options appraisal the delivery mechanism for achieving the preferred option was examined. The partnership mechanisms considered included:

- Housing association/Council partnership;
- Housing association/private partnership; and
- Council/private partnership.

Each delivery mechanism was be assessed regarding:

- Feasibility;
- Viability; and
- Availability of partners.

The advantages and disadvantages for each was established and the most effective approach to development identified.

1.2.3 To Gauge the Level of Community Support

Informed by the above research and analysis community consultation in the form of an interactive workshop facilitated by Arneil Johnston took place with CATRA on Wednesday 11th march 2009.

The output from this workshop fed into the final options appraisal report.

1.2.4 To Complete an Option Appraisal

The final aspect of the assignment included an assessment of:

- the ability of any partner to assist the council in re-provisioning of tenants from neighbouring properties;
- if the final option contains mixed commercial development, the prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way;
- the ability of any potential partner to work with the council to resolve the sites title issues;
- the wider benefits in terms of the delivery of the SHIP and SQHS; and
- level of community support.

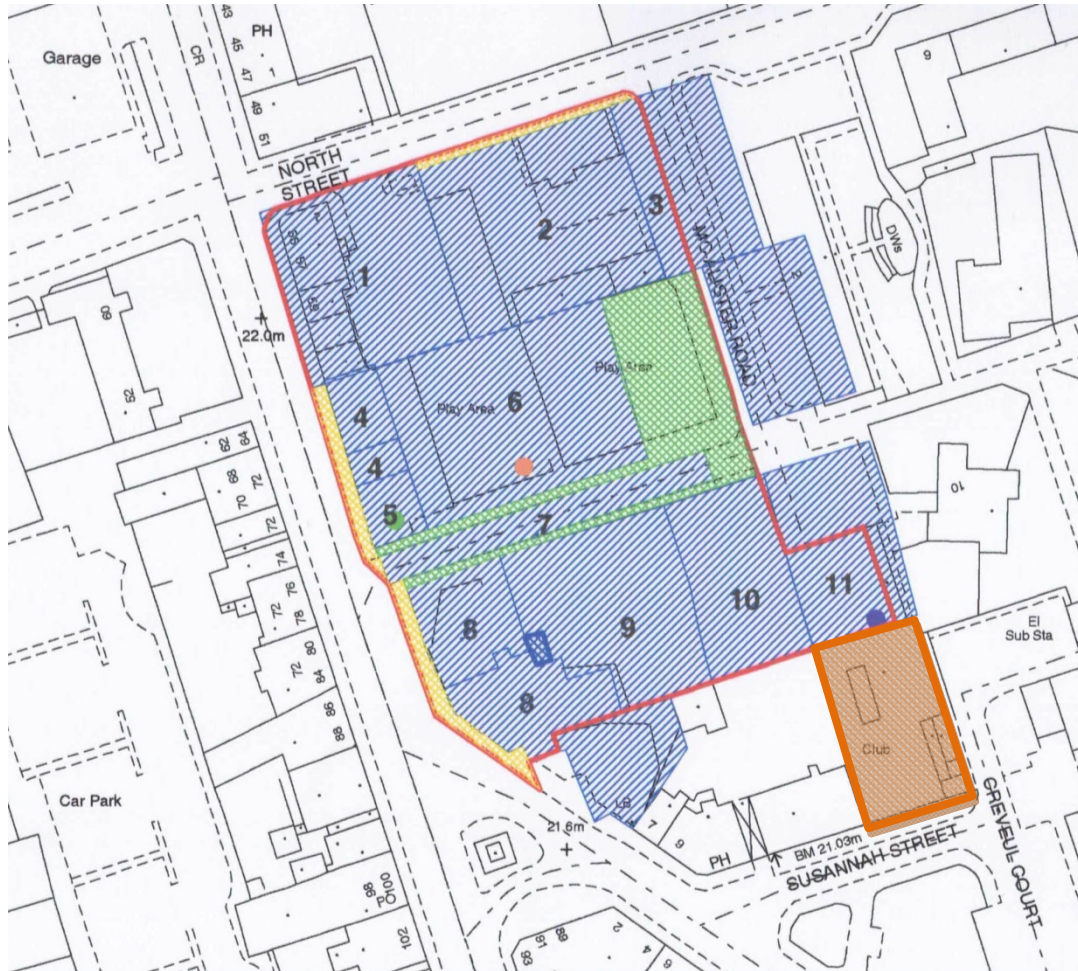
In preparing the following options appraisal Arneil Johnston has utilised a wide range of secondary sources. No primary research has been carried out regarding the need, demand or value for any option on this specific site.

The following report contains outcomes from this study.

2 CONTEXT

2.1 The Site

The Kippen Dairy Site is located on Main Street Alexandria.



Map supplied by West Dunbartonshire Council, reproduced with permission of Ordnance Survey, Crown Copyright.



Kippen Dairy Site – View to the West

It should be noted that only the blue area is in full ownership of the Council. The significant area marked in green, the boundary paths in yellow and the tenement flat marked by the dot are not. It is anticipated that the necessary clarification of Title will take in excess of six months. Further, some of these areas could be considered “ransom strips” therefore, potentially there could be costs involved in clarifying Title.

Further, the site proposed for purchase marked in red and the sites in the ownership of the Council marked in blue vary significantly in footprint.

The site marked in Orange, adjacent to the Council owned area is currently owned by Dunbritton Housing Association.

Issue of Valuation

There are four known valuations for the site, three commissioned by Cordale Housing Association Limited and one prepared by the Council's professional staff.

From the valuation reports provided by Cordale Housing Association and the report by Council officers, these are:

1. The Valuation Office Agency (VOA) valuation for area marked in red for social housing purposes - £675,000.
2. The VOA valuation for the area marked in red assuming that the development is partly retail - £600,000
3. The Barr Brady valuation for the area marked in red for social housing purposes - £660,000
4. The Council officer's professional valuation for the area marked in blue at £850,000 assuming residential development.

It should also be noted that the VOA also valued the Former Susannah's nightclub site (marked in orange on the map) currently in the ownership of Dunbritton Housing Association at £105,000.

Issues

The precise boundaries of the site require to be clarified to ensure that all parties are in agreement as to what the proposal actually is.

The clarification of title must take place as soon as possible. However, it must be recognised that this may well take in excess of six months.

There is a key area of the site adjoining the Fountain Tavern, vital to the streetscape that has not been included within the Cordale HA proposal.

The variance in the valuations may, to some extent, be accounted for by different areas of land being valued.

2.2 West Dunbartonshire Local Plan

The options appraisal has to incorporate the underlying principles within the West Dunbartonshire Local Plan. These are:

The Vision:

"To ensure a sustainable approach to development throughout West Dunbartonshire through a land use framework that brings about positive social and economic development for the benefit of all, whilst maintaining and enhancing environmental quality."

The Aims:

- *"to promote sustainable development and communities;*
- *to create economic well-being and a sustainable and competitive place through the development of strategic locations; and*
- *to maintain and enhance the natural and built environment."*

The Objectives:

- *"to identify sustainable locations for key strategic developments;*
- *to enable sustainable economic and environmental regeneration;*
- *to ensure that sufficient land is available in appropriate locations to meet development requirements;*
- *to conserve environmental resources;*
- *to identify future areas of land use change;*
- *to promote and support improvements in environmental quality; and*
- *to ensure sustainable and integrated transport and infrastructure provision."*

Note

The above Local Plan objectives have been incorporated into the options assessment criteria for the site.

In addition, Policy RD1 (as amended) states

"Preference will be given to residential development on brownfield sites within the urban area....."

Schedule H 1 / opportunities for private sector housing identifies the Kippen Dairy site with a capacity for 40 units.

However, Modification 50, Chapter 6, Policy ref H1 states

"The Proposals Map will be modified to show the Kippen Dairy site allocated under both Policy PS3 and Policy H1. It will be put into Schedule PS 3 to reflect its preferred use as a public sector opportunity."

Policy H 5 - development within existing residential areas states:

"The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced."

Note

A high amenity residential or mixed residential and commercial development will be in compliance with West Dunbartonshire Local Plan.

2.3 The Alexandria Master Plan

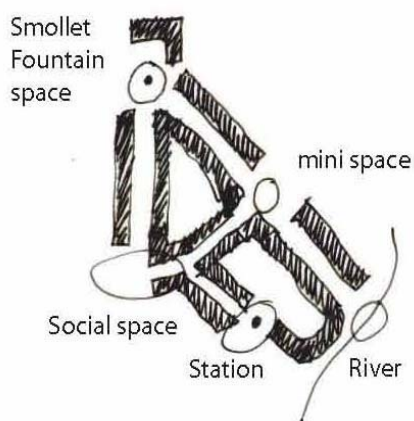
The Alexandria Master Plan prepared by Gillespies makes specific mention of the Site:

"Kippen Dairy Site

9.17. *The site of the former Kippen Dairy is located at the heart of the town opposite the Smollet Fountain. Currently empty it is a great opportunity to reinstate the urban form at this key junction. A development brief has been produced by West Dunbartonshire Council for this site which specifies that the development should contribute to the reinstatement of the urban form through recognising the historic street patterns and responding accordingly. In addition the Council requires that any development should be a maximum of three storeys high and that materials used should emulate the existing traditional finishes and be of the highest quality.*

9.18. *The successful development of this site is fundamental to the restoration of a civic heart for Alexandria."*

The importance of the site is further emphasised by the requirements for Development Sites to work together



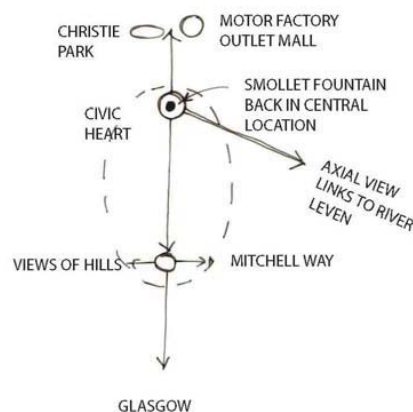
SPATIAL STRUCTURE OPPORTUNITIES

9.25. *The development of the gap sites on Bank Street and the two key development sites on Main Street in combination with the regeneration of the lost space around the station could combine to redefine a cohesive town centre in Alexandria.*

9.26. *The potential **development sites should be of the highest architectural quality**, demonstrating a full understanding of the character and context of Alexandria and their immediate environs. This is especially relevant with regard to the potential*

development sites adjacent to the Smollet Fountain."

9.29. *"The public realm improvements around the Smollet Fountain should reflect it's importance as one of Alexandria's premier landmarks and former historic heart of the town. The fountain should occupy a space where it forms the centrepiece. Improvements to **the fountain's surround offer an opportunity for the space to once again become the heart of Alexandria.**"*



Issue

The quality of the development on the Kippen Dairy site is pivotal to the successful regeneration of Alexandria.



2.4 Development and Resource Potential

The planning and design recommendations for the site will facilitate either commercial or residential development. The residential development can either be for the private or affordable markets. However, the major issue is the quality of any proposed development

and how it will complement and enhance the regeneration of the area.

The redevelopment of Mitchell Way and other major commercial interest in the site tend to indicate that resources for **commercial development** may be available even given the current financial constraints. However, at this point in time, it is difficult to envisage a purely commercial development that would have the iconic design required for such a strategic site.

While a **private sector housing** development could provide the necessary design elements, currently there is only a very limited market for such a development. Therefore, it is likely that the totally private sector route would not deliver a development within the timescale required to stimulate further regeneration.

At present the site is not specifically identified within the Council's SHIP for future investment although sufficient flexibility exists within the SHIP to target investment to this area if it represented the right strategy. Further, an enquiry routed through Cordale Housing Association to the Scottish Government, regarding potential resources for any project solicited the following response:

"We have not allocated any specific funding for the Kippen Dairy site, but have allocated funding for key regeneration projects linked to the regeneration strategy now approved by WDC. As Central Alexandria is now an approved regeneration area funding could be available to purchase the site if the Council agrees to sell it to CHA (no decision will be made until options study completed)"

Timescales for the purchase of the site will be determined by WDC, although HID funding could be available 09/10 for the acquisition.

It could be said that the acquisition of the Kippen Dairy site is within the current SHIP, as this document, in anticipation of the Council approving the 10 regeneration areas (including Central Alexandria), focussed on a 5 year funding

allocation programme to include projects within the 10 areas. It will shortly be possible to begin to populate the SHIP with specific projects as the master planning/feasibility study process gets underway. Therefore, subject to the options report and the resultant Council decision, the acquisition of this site will be included within the SHIP."

From the above it would appear that if the Council wish to adjust the SHIP to include the Kippen Dairy site there is unlikely to be any major obstacle to its inclusion.

However, the issue of who should get access to the resources to develop the site is less clear. The Scottish Government proposals regarding lead developers has gone through consultation and this states the timescale for appointing pre qualified RSLs is October 2009 and that the appointment of lead developers for 2010-2015 is April 2010 subject to responses from consultees.

Therefore, the sale to any RSL at this time could be a risk but should not necessarily be considered a reason to exclude them. The issue of who owns the site and who develops the site and the subsequent ownership of the properties could be resolved at a later stage.

Issues

From the limited information available there could be resources to develop the site for commercial purposes. However, there must be a major question mark as to whether such a development could deliver the iconic quality of architecture best suited to the site.

The private housing market is severely constrained at this point in time and it is unlikely that there would be the level of developer interest necessary for the quality of development anticipated.

Resources could be available to develop the site for affordable housing. However, the design requirements to achieve the level of visual quality required for the site may place a considerable burden on the resources available.

2.5 Need and Demand

The Council's Housing Need and demand study identified the housing demand for Vale of Leven.

Net Shortfall/Surplus of Affordable Housing Year 10 in Vale of Leven						
Type/Size	1	2	3	4	5	Total
General Needs	-2,927	63	1,430	397	-116	-1,152
Special Needs						
Accommodation - Wheelchair	~	10	-43	10	~	-22
Accommodation - Without Stairs	-251	-196	-22	10	-22	-481
Sheltered	227	58	~	~	~	285
Supported	-63	-34	-21	~	~	-118
Total Special Needs	-87	-161	-86	20	-22	-335
Total	-3,014	-98	1,345	417	-137	-1,488

Affordable Housing Cumulative Shortfall Summary, Vale of Leven at Year 10 (Source Housing Needs & Demand Study, July 2008, Page 104)

The above table illustrates the projected level of demand by 2018.

The projection identifies a significant surplus of 3 and 4 bedroom general needs dwellings, but a significant requirement for smaller accommodation and for houses without stairs.

Issue

There is a significant design challenge to ensure the site can deliver the type and size of accommodation to meet future requirement and meet the style and quality of architecture envisaged in the Alexandria Master Plan.

2.6 Asset Management Plan Context

In 2008 the Council carried out a detailed asset management assessment of its housing stock. There were four areas within close proximity to the Kippen dairy site that were identified as high risk or medium risk. Of these the North Street (158 units) and the Alexander Street (66 units) areas were identified as being in the highest risk categories.



The majority of these dwellings are of no-fines concrete construction, currently are expensive to manage and maintain and require significant investment to bring them up to the SHQS.

Given issues of the long term demand for these properties the most effective strategy will be to demolish these properties and utilise the site for housing that will more effectively meets future demand.

Issue

The Kippen Dairy site must play a key role in the re-provisioning of the housing stock that will form an essential part of the regeneration of Alexandria.

3 ASSESSMENT METHODOLOGY

Two options assessments have been carried. One assessment focused on the options for the most appropriate delivery mechanism and the other on the options for the development of the site. Five separate options were considered for the delivery mechanism and six for the development of the site.

3.1 Delivery Options

Option One: As existing.

The site is retained by Council, Title issues are clarified and no action taken until a comprehensive regeneration solution is in place.

Option Two: Accept the current Cordale HA offer

Offer accepted within timescale and on the terms of the Cordale proposal.

Option Three: Negotiate sale of site linked to stock transfer of the adjoining area.

Option Four: Establish Cordale HA as the development partner for the Town Centre Regeneration.

Option Five: Complete Town Centre Regeneration with RSL and private sector partners.

The criteria used for assessing each option were:

Main Criteria

1.Financial implications for Council

2.Meeting the Council's objectives

3.Level of Community Support

4.Other Criteria

Each of the above main criteria contained the following sub-criteria.

Main Criteria - Financial Implications for the Council

SUB-CRITERIA	DEFINITION
a) Impact on HRA	Does it have a positive or negative impact on the Housing Revenue Account (HRA).
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation
d) Capital Program	The implications for the Capital Investment
e) Flexibility	Ability to use asset within area
f) Council Risk	Risk to Council Minimized
g) Delivery Risk	Opportunity for successful completion
h) Economic Dev	The ability to assist developing a land and asset portfolio.

Main Criteria: Meeting the Council's Objectives

SUB-CRITERIA	DEFINITION
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighboring properties.
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes

Main Criteria: Level of Community Support

SUB-CRITERIA	DEFINITION
a) Community Organisations	Level of support from local organisations
b) Current Council Tenants	Level of Support from current Council residential tenants
c) Elected Member Support	Likely level of support from local members
d) Commercial Interests	Level of support from commercial interests

Other Criteria

SUB-CRITERIA	DEFINITION
a) National Context	Meeting the objectives of Firm Foundations
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 master plan timescale
d) Planning Risk	Risk of Frustrating/limiting Future Development Options
e) Town Centre Regeneration	Contribution to overall regeneration
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver

3.2 Workshops

On Tuesday 3rd March an options appraisal workshop was held with representatives of Arneil Johnston and key officials for the Council. The function of this workshop was twofold. Firstly, to enable officials to inform the discussion regarding the Kippen Dairy site and secondly to form a consensus on the relative advantages and disadvantages of each option.

To this end the main criteria were then weighted as to their relative importance and then each sub-criteria was also given a weighting. The group then examined each option and agreed an appropriate mark out of ten for each option against each of the criteria.

A second workshop was Held on Wednesday 11th March with community representatives from the CATRA. The function of this workshop was to gauge the level of community support regarding the issues identified during the study and the outcomes of the options appraisal.

3.3 Site Development Options

Option One: As existing

The site is retained by Council, Title issues are clarified and no action taken until a comprehensive regeneration solution is in place.

Option Two: Site Developed for affordable social housing only.

Option Three: Site developed for private housing

Option Four: Site developed for affordable housing with commercial premises on ground floor.

Option Five: Site developed for private housing with commercial premises on ground floor.

Option Six: Site developed solely for commercial use.

The site development options appraisal was carried out by Arneil Johnston, informed by research, the information available and input from council officers and Cordale Housing Association.

The basis of the assessment was a value/quality (40% value, 60% quality) matrix using the same methodology as the delivery options.

Main Criteria:

- | | |
|----|----------------------------------|
| 1. | Meeting Local Plan Objectives |
| 2. | Meeting the Council's objectives |
| 3. | Value for Money |
| 4. | Contribution to Regeneration |

Main criteria 1, 2 and 4 contained the following sub-criteria.

Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION
a) Key Strategic Developments	Identifying sustainable locations for key strategic developments
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.
c) Meeting Development Requirements	Ensuring that sufficient land is available in appropriate locations to meet development requirements
d) Conserve Resources	Conserving environmental resources
e) Land Use	Identifying future areas of land use change
f) Environmental Quality	Promoting and support improvements in environmental quality
g) Sustainable Transport	Ensuring sustainable and integrated transport and infrastructure provision

Meeting the Council's Objectives

SUB-CRITERIA	DEFINITION
a) Re-provisioning	The option's ability to assist the council in re-provisioning by house type and size of property.
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.
d) Private Housing	Ensures an adequate supply and choice of land for private housing development
e) Social Rented Housing	Encourages the provision of social rented housing
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential environment
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan

Contribution to Regeneration

SUB-CRITERIA	DEFINITION
a) Early Investment	The options ability to deliver early investment
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact
c) Meeting Timescales	The options ability to meet early action timescales
d) Support future developments	The options ability to support phased regeneration
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration

Value for Money

From the valuation information available each of the options was ranked in order of the level of capital receipt it was likely to generate. In descending order of value these are:

- Option Six:** Site developed solely for commercial use.
- Option Three:** Site developed for private housing
- Option Five:** Site developed for private housing with commercial premises on ground floor.
- Option Two:** Site Developed for affordable social housing only
- Option Four:** Site developed for affordable housing with commercial premises on ground floor.
- Option One:** As existing

When assessing the options for the site the potential capital receipt had 40% of the entire score.

4 DELIVERY SYSTEM OPTIONS ASSESSMENT

The weightings between the criteria for the site development options were:

MAIN CRITERIA	Weighting
1. Financial implications for Council	25%
2. Meeting the Council's objectives	35%
3. Level of Community Support	25%
4. Other Criteria	15%
TOTAL	100%

The outcomes of this options assessment were:

OPTION	SCORE
Option One: As existing	48.7%
Option Two: Accept current Cordale HA offer	55.3%
Option Three: Negotiate sale of site linked to stock transfer of adjoining area	66.6%
Option Four: Establish Cordale HA as development partner for the town centre regeneration	57.2%
Option Five: Complete Town Centre Regeneration with RSL and Private Sector Partners	68.2%

Appendix A provides a more detailed breakdown of the scoring.

Therefore, the preferred option is to link the development of the Kippen Dairy site to the overall regeneration of Alexandria and for the Council to seek to develop a regeneration partnership with a development housing association and one or more private partners.

In order to test the sensitivity of the assessment the weighting between the criteria was adjusted to place a greater emphasis on community support.

The results of this sensitivity test were:

MAIN CRITERIA	Weighting
5. Financial implications for Council	15%
6. Meeting the Council's objectives	20%
7. Level of Community Support	50%
8. Other Criteria	15%
TOTAL	100%

The outcomes for this sensitivity test were:

OPTION	SCORE
Option One: As existing	39.7%
Option Two: Accept current Cordale HA offer	65.1%
Option Three: Negotiate sale of site linked to stock transfer of adjoining area	71.9%
Option Four: Establish Cordale HA as development partner for the town centre regeneration	65.9%
Option Five: Complete Town Centre Regeneration with RSL and Private Sector Partners	71.5%

In this scenario Option Three with Cordale Housing Association developing the site but this development being linked to the regeneration of the adjoining housing area comes top closely followed by Option Five.

5 SITE DEVELOPMENT OPTIONS ASSESSMENT

The weightings between the criteria for the site development options were:

MAIN CRITERIA	Weighting
1. Meeting Local Plan Objectives	15%
2. Meeting the Council's objectives	15%
3. Value for Money	40%
4. Contribution to Regeneration	30%
TOTAL	100%

The outcomes of this options assessment were:

OPTION	SCORE
Option One: As Existing	6.3%
Option Two: Social & Affordable Housing	60.4%
Option Three: Private Housing	65.4%
Option Four: Affordable Housing and Commercial	62.1%
Option Five: Private Housing & Commercial	63.4%
Option Six: Commercial Development	64.7%

Appendix B provides a more detailed breakdown of the scoring.

Therefore, the preferred site development option is for private housing closely followed by commercial development. However it should be noted that all the options apart from the existing are within 5% of the ranking. This is a very narrow result.

In order to test the sensitivity of the assessment the weighting between the criteria was adjusted to place a lower emphasis on value for money and a greater emphasis on regeneration.

The results of this sensitivity test were:

5. Meeting Local Plan Objectives	15%
6. Meeting the Council's objectives	15%
7. Value for Money	30%
8. Contribution to Regeneration	40%
TOTAL	100%

The outcomes for this sensitivity test were:

OPTION	SCORE
Option One: As Existing	7.6%
Option Two: Social & Affordable Housing	60.9%
Option Three: Private Housing	63.2%
Option Four: Affordable Housing and Commercial	64.7%
Option Five: Private Housing & Commercial	62.9%
Option Six: Commercial Development	58.9%

In this scenario Option Four affordable Housing combined with commercial development has the highest score closely followed by Private Housing.

5.1 CATRA Workshop

Following the options appraisal the workshop was held with community representative. The focus of the workshop was to examine the issues of concern to the community and to gauge their response to the outcomes of the options appraisal.

Several key issues were identified during the workshop, these were:

- The Kippen Dairy site is seen as crucial to the regeneration of Alexandria;
- There is concern about the timescale for resolving the Title issues and a need to stress this urgency to the Council;
- The concept of a mixed commercial and housing development was supported but there was recognition of the risk associated with commercial development given current economic conditions;
- Mid-market rent housing was accepted as being appropriate for the street frontage at the Smollet fountain;
- Consideration should be given to a level of owner occupation particularly to accommodate current owners within the adjoining housing stock; and
- There would be significant benefit for the development brief to cover a larger area than the current site to ensure the area had a consistency of design.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

The preferred option is for Cordale Housing Association to develop the site with affordable Housing combined with commercial development but with this development being linked to the regeneration of the adjoining housing area.

However it should be noted that all the options apart from the existing are within 5% of the ranking. This is a very narrow result.

While this option does have the advantage of a potential early action for the regeneration of central Alexandria there are some significant disadvantages. These are:

- the long term demand for affordable dwellings above commercial premises may be doubtful and there is significant risk associated with such a development;
- in the current economic climate there is a potential lack of funding for commercial development;
- the development of walk up flats is likely displace the demand for the existing flats in the area rather than meet known demand for other types of property;
- properties above shops will not meet the most pressing housing need of the requirement for properties with level access; and
- in order to be successful the development should be designed to the highest standards. Given the financial constraints on affordable house construction it may prove very difficult to deliver the quality of product demanded by the site.

Given the issues concerning affordable housing above commercial premises and the potential need for higher levels of investment consideration should be given to a mixed development of mid market and affordable rented properties combined with an element of owner-occupation. Some of the properties for owner-occupation could be utilised as equity swap properties for owner-occupiers in the adjoin area and potentially the mid market rent properties could be sold on the open market at some future date when the market was sufficiently recovered to generate a capital receipt that could repay any subsidy and fund further development.

In making this recommendation it is recognised that mid-market subsidy will be less and that there will be a requirement to repay any subsidy if they are sold. However, the importance of the site for the overall regeneration of Alexandria should be recognised in the resources allocated for this development.

The Kippen Dairy site should not be seen in isolation but as a key element in the larger regeneration. Therefore, the site design should encompass a much larger area including both the Suzannah's night club site and all or part of the adjoining local authority area. Further, given the potential early availability of resources for housing development this option should be the way forward for the site.

6.2 Recommendations

Following the outcome of the options appraisal Arneil Johnston recommends to West Dunbartonshire Council that:

8. The current proposal by Cordale Housing Association be rejected premature at this stage.
9. The Title issues regarding the site should be resolved as a matter of urgency.
10. The valuation issues relating to the site and site boundaries should be clarified.
11. In the event of there being a discrepancy in valuation following this clarification the Council may wish to seek Scottish Government approval to dispose of the site for less than market value. The major reason for such a request would be the key importance of the site to the broader regeneration of Alexandria.
12. Negotiations should take place with Cordale HA for the sale of the Kippen Dairy site after completion of recommendations 2 and 3. Subject to conditions relating to site design and housing mix.
13. A development brief should be prepared for a larger site incorporating affordable housing, housing for mid-market rent and/or owner occupation.
14. The development brief for the site should as a minimum encompass the following area:



Recommended Initial Site Design Area

Extending the development brief area beyond the initial site boundaries enables broader urban design issues to be addressed and will avoid the potential for conflicting design elements. This should be viewed as an intermediate stage between the master plan and the detailed site design.

The sequence of investment and timing of a co-ordinated approach will be essential. Therefore the following sequence of events is recommended:

4. The title issues relating to the site should be clarified.
5. That the site boundaries for immediate disposal should be finalised.
6. A development brief should be prepared encompassing the area identified above.

APPENDIX A
DELIVERY SYSTEM OPTIONS ASSESSMENT

WEST DUNBARTONSHIRE COUNCIL - SUMMARY
KIPPEN DAIRY - DELIVERY OPTIONS APPRAISAL ASSSSMENT
Ranking

MAIN CRITERIA	Option One: As Existing		Option Two: Current Cordale HA Offer		Option Three: Site Plus One Housing Area to Cordale HA		Option Four: Complete Town Centre Regeneration with Cordale HA as Partner		Option Five: Complete Town Centre Regeneration with RSL and Private Partners	
	Score	%	Score	%	Score	%	Score	%	Score	%
1. Financial implications for Council	1,540	6.64%	2,180	9.40%	4,410	19.01%	1,780	7.67%	4,860	20.95%
2. Meeting the Council's objectives	1,000	4.31%	3,910	16.85%	4,560	19.66%	4,730	20.39%	4,360	18.79%
3. Level of Community Support	0	0.00%	2,250	9.70%	2,250	9.70%	2,250	9.70%	2,060	8.88%
4. Other Criteria	900	3.88%	3,340	14.40%	3,430	14.78%	3,090	13.32%	3,890	16.77%
TOTAL	3,440	14.83%	11,680	50.34%	14,650	63.15%	11,850	51.08%	15,170	65.39%

Adjusted
Assessment

MAIN CRITERIA	Option One: As Existing		Option Two: Current Cordale HA Offer		Option Three: Site Plus One Housing Area to Cordale HA		Option Four: Complete Town Centre Regeneration with Cordale HA as Partner		Option Five: Complete Town Centre Regeneration with RSL and Private Partners	
	Score	%	Score	%	Score	%	Score	%	Score	%
1. Financial implications for Council	1,276	5.50%	1,806	7.79%	3,654	15.75%	1,475	6.36%	4,027	17.36%
2. Meeting the Council's objectives	1,097	4.73%	4,290	18.49%	5,004	21.57%	5,190	22.37%	4,784	20.62%
3. Level of Community Support	0	0.00%	4,833	20.83%	4,833	20.83%	4,833	20.83%	4,425	19.07%
4. Other Criteria	513	2.21%	1,905	8.21%	1,957	8.43%	1,763	7.60%	2,219	9.57%
TOTAL	2,887	48.68%	12,835	55.33%	15,448	66.59%	13,261	57.16%	15,455	66.62%

OPTION	SCORE
Option One: As Existing	48.68%
Option Two: Current Cordale HA Offer	55.33%
Option Three: Site Plus One Housing Area to Cordale HA	66.59%
Option Four: Complete Town Centre Regeneration with Cordale HA as Partner	57.16%
Option Five: Complete Town Centre Regeneration with RSL and Private Partners	66.62%

Option One: As Existing

1. Financial implications for Council

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Impact on HRA	Does it have a positive or negative impact on the HRA.	90	0	0
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.	100	0	0
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation	80	0	0
d) Capital Programme	The implications for the Capital Investment	80	5	400
e) Flexibility	Ability to use asset within area	90	10	900
f) Council Risk	Risk to Council Minimised	80	3	240
g) Delivery Risk	Opportunity for successful completion	100	0	0
h) Economic Dev.	The ability to assist developing a land and asset portfolio.	80	0	0
i)				0
Subtotal		700		1540

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighbouring properties.	90	0	0
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	90	0	0
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	0	0
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.	90	0	0
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues	100	10	1000
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP	90	0	0
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS	100	0	0
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes	80	0	0
Subtotal		740		1000

3. Level of Community Support

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Community Organisations	Level of support from local organisations	70	0	0
b) Current Council Tenants	Level of Support from current Council residential tenants	90	0	0
c) Elected Member Support	Likely level of support from local members	60	0	0
d) Commercial Interests	Level of support from commercial interests	50	0	0
				0
				0
				0
				0
				0
Subtotal		270		0

4. Other Criteria

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) National Context	Meeting the objectives of Firm Foundations	90	0	0
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.	90	0	0
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 masterplan timescale	90	0	0
d) Planning Risk	Risk of Frustrating/limiting Future Development Options	90	10	900
e) Town Centre Regeneration	Contribution to overall regeneration	90	0	0
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	0	0
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	0	0
h)				0
Subtotal		610		900

Option Two: Current Cordale HA Offer

1. Financial implications for Council

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Impact on HRA	Does it have a positive or negative impact on the HRA.	90	0	0
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.	100	0	0
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation	80	5	400
d) Capital Programme	The implications for the Capital Investment	80	9	720
e) Flexibility	Ability to use asset within area	90	0	0
f) Council Risk	Risk to Council Minimised	80	2	160
g) Delivery Risk	Opportunity for successful completion	100	5	500
h) Economic Dev.	The ability to assist developing a land and asset portfolio.	80	5	400
i)		0	0	0
Subtotal		700		2180

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighbouring properties.	90	6	540
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	90	6	540
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	5	500
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.	90	5	450
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues	100	10	1000
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP	90	0	0
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS	100	4	400
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes	80	6	480
Subtotal		740		3910

3. Level of Community Support

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Community Organisations	Level of support from local organisations	70	10	700
b) Current Council Tenants	Level of Support from current Council residential tenants	90	8	720
c) Elected Member Support	Likely level of support from local members	60	8	480
d) Commercial Interests	Level of support from commercial interests	50	7	350
0		0		0
0		0		0
0		0		0
0		0		0
0		0		0
	Subtotal	270		2250

4. Other Criteria

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) National Context	Meeting the objectives of Firm Foundations	90	5	450
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.	90	5	450
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 masterplan timescale	90	6	540
d) Planning Risk	Risk of Frustrating/limiting Future Development Options	90	7	630
e) Town Centre Regeneration	Contribution to overall regeneration	90	7	630
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	8	640
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	0	0
h)		0		0
0	Subtotal	610		3340

Option Three: Site Plus One Housing Area to Cordale HA

1. Financial implications for Council

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Impact on HRA	Does it have a positive or negative impact on the HRA.	90	7	630
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.	100	9	900
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation	80	5	400
d) Capital Programme	The implications for the Capital Investment	80	9	720
e) Flexibility	Ability to use asset within area	90	6	540
f) Council Risk	Risk to Council Minimised	80	2	160
g) Delivery Risk	Opportunity for successful completion	100	5	500
h) Economic Dev.	The ability to assist developing a land and asset portfolio.	80	7	560
i)		0	0	0
Subtotal		700		4410

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighbouring properties.	90	8	720
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	90	6	540
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	5	500
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.	90	6	540
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues	100	10	1000
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP	90	0	0
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS	100	7	700
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes	80	7	560
Subtotal		740		4560

3. Level of Community Support

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Community Organisations	Level of support from local organisations	70	10	700
b) Current Council Tenants	Level of Support from current Council residential tenants	90	8	720
c) Elected Member Support	Likely level of support from local members	60	8	480
d) Commercial Interests	Level of support from commercial interests	50	7	350
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
Subtotal		270		2250

4. Other Criteria

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) National Context	Meeting the objectives of Firm Foundations	90	6	540
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.	90	6	540
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 masterplan	90	5	450
d) Planning Risk	Risk of Frustrating/limiting Future Development Options	90	6	540
e) Town Centre Regeneration	Contribution to overall regeneration	90	8	720
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	8	640
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	0	0
h)		0	0	0
0				
Subtotal		610		3430

Option Four: Complete Town Centre Regeneration with Cordale HA as Partner

1. Financial implications for Council

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Impact on HRA	Does it have a positive or negative impact on the HRA.	90	0	0
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.	100	0	0
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation	80	5	400
d) Capital Programme	The implications for the Capital Investment	80	9	720
e) Flexibility	Ability to use asset within area	90	0	0
f) Council Risk	Risk to Council Minimised	80	2	160
g) Delivery Risk	Opportunity for successful completion	100	1	100
h) Economic Dev.	The ability to assist developing a land and asset portfolio.	80	5	400
i)		0	0	0
Subtotal		700		1780

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighbouring properties.	90	8	720
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	90	6	540
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	5	500
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.	90	7	630
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues	100	10	1000
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP	90	0	0
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS	100	7	700
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes	80	8	640
Subtotal		740		4730

3. Level of Community Support

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Community Organisations	Level of support from local organisations	70	10	700
b) Current Council Tenants	Level of Support from current Council residential tenants	90	8	720
c) Elected Member Support	Likely level of support from local members	60	8	480
d) Commercial Interests	Level of support from commercial interests	50	7	350
0		0		0
0		0		0
0		0		0
0		0		0
0		0		0
	Subtotal	270		2250

4. Other Criteria

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) National Context	Meeting the objectives of Firm Foundations	90	6	540
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.	90	6	540
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 masterplan timescale	90	5	450
d) Planning Risk	Risk of Frustrating/limiting Future Development Options	90	4	360
e) Town Centre Regeneration	Contribution to overall regeneration	90	8	720
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	5	400
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	1	80
h)		0		0
0	Subtotal	610		3090

Option Five: Complete Town Centre Regeneration with RSL and Private Partners

1. Financial implications for Council

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Impact on HRA	Does it have a positive or negative impact on the HRA.	90	7	630
b) Debt Redemption	The ability to pay off part of the current HRA debt and breakage charges.	100	9	900
c) Level of Receipt	Does the capital receipt meet or exceed the Independent valuation	80	7	560
d) Capital Programme	The implications for the Capital Investment	80	9	720
e) Flexibility	Ability to use asset within area	90	7	630
f) Council Risk	Risk to Council Minimised	80	2	160
g) Delivery Risk	Opportunity for successful completion	100	7	700
h) Economic Dev.	The ability to assist developing a land and asset portfolio.	80	7	560
i)		0	0	0
Subtotal		700		4860

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning of tenants from neighbouring properties.	90	6	540
b) Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	90	8	720
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	6	600
d) Community Regeneration	The option's ability to support capacity building for sustainable communities and modernise the housing stock.	90	6	540
e) Resolving Site Title Issues	The ability of the council to resolve the sites title issues	100	10	1000
f) Impact on Delivery of SHIP	The wider benefits in terms of the delivery of the SHIP	90	0	0
g) Impact on Delivery of SHQS	The wider benefits in terms of the delivery of the SHQS	100	4	400
h) Increase in level of New Build	The options ability to provide a greater number of affordable quality homes	80	7	560
Subtotal		740		4360

3. Level of Community Support

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Community Organisations	Level of support from local organisations	70	8	560
b) Current Council Tenants	Level of Support from current Council residential tenants	90	8	720
c) Elected Member Support	Likely level of support from local members	60	8	480
d) Commercial Interests	Level of support from commercial interests	50	6	300
o		0	0	0
o		0	0	0
o		0	0	0
o		0	0	0
o		0	0	0
o		0	0	0
Subtotal		270		2060

4. Other Criteria

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) National Context	Meeting the objectives of Firm Foundations	90	5	450
b) Wider Community	Level of ability to meet the wider objectives of social inclusion etc.	90	7	630
c) Development Risk	Ability to Meet Development Timescales for Regeneration - 2014 masterplan timescale	90	8	720
d) Planning Risk	Risk of Frustrating/limiting Future Development Options	90	0	0
e) Town Centre Regeneration	Contribution to overall regeneration	90	9	810
f) Housing Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	8	640
g) Private Partner Track Record	Track record of prospective partners partnership working & Ability to deliver	80	8	640
h)		0	0	0
o		0	0	0
Subtotal		610		3890

WEST DUNBARTONSHIRE COUNCIL - SUMMARY

KIPPEN DAIRY - DELIVERY OPTIONS APPRAISAL ASSESSMENT - SENSITIVITY RESULTS

Ranking

MAIN CRITERIA	Option One: As Existing		Option Two: Current Cordale HA Offer		Option Three: Site Plus One Housing Area to Cordale HA		Option Four: Complete Town Centre Regeneration with Cordale HA as Partner		Option Five: Complete Town Centre Regeneration with RSL and Private Partners	
	Score	%	Score	%	Score	%	Score	%	Score	%
1. Financial implications for Council	1,540	6.64%	2,180	9.40%	4,410	19.01%	1,780	7.67%	4,860	20.95%
2. Meeting the Council's objectives	1,000	4.31%	3,910	16.85%	4,560	19.66%	4,730	20.39%	4,360	18.79%
3. Level of Community Support	0	0.00%	2,250	9.70%	2,250	9.70%	2,250	9.70%	2,060	8.88%
4. Other Criteria	900	3.88%	3,340	14.40%	3,430	14.78%	3,090	13.32%	4,520	19.48%
TOTAL	3,440	14.83%	11,680	50.34%	14,650	63.15%	11,850	51.08%	15,800	68.10%

Adjusted Assessment

MAIN CRITERIA	Option One: As Existing		Option Two: Current Cordale HA Offer		Option Three: Site Plus One Housing Area to Cordale HA		Option Four: Complete Town Centre Regeneration with Cordale HA as Partner		Option Five: Complete Town Centre Regeneration with RSL and Private Partners	
	Score	%	Score	%	Score	%	Score	%	Score	%
1. Financial implications for Council	766	3.30%	1,084	4.67%	2,192	9.45%	885	3.81%	2,416	10.41%
2. Meeting the Council's objectives	627	2.70%	2,452	10.57%	2,859	12.32%	2,966	12.78%	2,734	11.78%
3. Level of Community Support	0	0.00%	9,667	41.67%	9,667	41.67%	9,667	41.67%	8,850	38.15%
4. Other Criteria	513	2.21%	1,905	8.21%	1,957	8.43%	1,763	7.60%	2,579	11.11%
TOTAL	1,906	39.75%	15,108	65.12%	16,675	71.88%	15,280	65.86%	16,579	71.46%

OPTION	SCORE
Option One: As Existing	39.75%
Option Two: Current Cordale HA Offer	65.12%
Option Three: Site Plus One Housing Area to Cordale HA	71.88%
Option Four: Complete Town Centre Regeneration with Cordale HA as Partner	65.86%
Option Five: Complete Town Centre Regeneration with RSL and Private Partners	71.46%

APPENDIX B

SITE DEVELOPMENT OPTIONS ASSESSMENT

WEST DUNBARTONSHIRE COUNCIL - SUMMARY
KIPPEN DAIRY - SITE OPTIONS APPRAISAL ASSSSMENT
Ranking

MAIN CRITERIA	Option One: As Existing		Option Two: Social & Affordable Housing		Option Three: Private Housing		Option Four: Affordable Housing and Commercial		Option Five: Private Housing & Commercial		Option Six: Commercial Development	
	Score	%	Score	%	Score	%	Score	%	Score	%		
1. Meeting Local Plan Objectives	660	3.77%	2,570	14.69%	2,680	15.31%	2,790	15.94%	2,570	14.69%	2,480	14.17%
2. Meeting the Council's objectives	100	0.57%	3,380	19.31%	2,900	16.57%	3,960	22.63%	2,960	16.91%	1,500	8.57%
3. Value for Money	0	0.00%	600	3.43%	800	4.57%	500	2.86%	700	4.00%	1,000	5.71%
4. Contribution to Regeneration	760	4.34%	3,850	22.00%	3,410	19.49%	4,530	25.89%	3,840	21.94%	2,500	14.29%
TOTAL	1,520	8.69%	10,400	59.43%	9,790	55.94%	11,780	67.31%	10,070	57.54%	7,480	42.74%

Adjusted
Assessment

MAIN CRITERIA	Option One: As Existing		Option Two: Social & Affordable Housing		Option Three: Private Housing		Option Four: Affordable Housing and Commercial		Option Five: Private Housing & Commercial		Option Six: Commercial Development	
	Score	%	Score	%	Score	%	Score	%	Score	%		
1. Meeting Local Plan Objectives	385	2.20%	1,499	8.57%	1,563	8.93%	1,628	9.30%	1,499	8.57%	1,447	8.27%
2. Meeting the Council's objectives	43	0.25%	1,455	8.31%	1,248	7.13%	1,704	9.74%	1,274	7.28%	645	3.69%
3. Value for Money	0	0.00%	4,200	24.00%	5,600	32.00%	3,500	20.00%	4,900	28.00%	7,000	40.00%
4. Contribution to Regeneration	676	3.86%	3,426	19.58%	3,034	17.34%	4,031	23.03%	3,417	19.53%	2,225	12.71%
TOTAL	1,104	6.31%	10,580	60.45%	11,446	65.40%	10,863	62.07%	11,090	63.37%	11,317	64.67%

OPTION	SCORE
Option One: As Existing	6.31%
Option Two: Social & Affordable Housing	60.45%
Option Three: Private Housing	65.40%
Option Four: Affordable Housing and Commercial	62.07%
Option Five: Private Housing & Commercial	63.37%
Option Six: Commercial Development	64.67%

Option One: As Existing

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	0	0
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	0	0
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	0	0
d) Conserve Resources	To conserve environmental resources	70	5	350
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	1	60
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	0	0
g)				0
h)				0
Subtotal		450		660

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	0	0
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	0	0
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	0	0
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	0	0
e) Social Rented Housing	Encourages the provision of social rented housing	50	0	0
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential environment	100	0	0
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	1	100
Subtotal		610		100

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	0	0
				0
				0
				0
				0
				0
				0
				0
				0
	Subtotal	100		0

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	0	0
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	0	0
c) Meeting Timescales	The options ability to meet early action timescales	80	0	0
d) Support future developments	The options ability to support phased regeneration	100	3	300
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	2	120
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	2	140
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	2	200
h)				0
	Subtotal	590		760

Option Two: Social & Affordable Housing

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	5	250
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	7	700
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	5	350
d) Conserve Resources	To conserve environmental resources	70	5	350
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	7	420
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	5	250
g)	0	0		0
h)	0	0		0
Subtotal		450		2570

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	7	630
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	0	0
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	7	700
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	0	0
e) Social Rented Housing	Encourages the provision of social rented housing	50	9	450
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential env	100	8	800
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	8	800
Subtotal		610		3380

3. Value for Money

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	6	600
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
Subtotal		100		600

4. Contribution to Regeneration

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	8	720
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	7	630
c) Meeting Timescales	The options ability to meet early action timescales	80	8	640
d) Support future developments	The options ability to support phased regeneration	100	6	600
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	6	360
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	0	0
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	9	900
h)	0	0		0
0	Subtotal	590		3850

Option Three: Private Housing

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	5	250
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	7	700
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	5	350
d) Conserve Resources	To conserve environmental resources	70	5	350
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	8	480
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	6	300
g)	0	0		0
h)	0	0		0
Subtotal		450		2680

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	0	0
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	0	0
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	8	800
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	10	500
e) Social Rented Housing	Encourages the provision of social rented housing	50	0	0
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential env	100	8	800
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	8	800
Subtotal		610		2900

3. Value for Money

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	8	800
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
Subtotal		100		800

4. Contribution to Regeneration

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	5	450
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	8	720
c) Meeting Timescales	The options ability to meet early action timescales	80	4	320
d) Support future developments	The options ability to support phased regeneration	100	6	600
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	7	420
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	0	0
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	9	900
h)	0	0		0
0	Subtotal	590		3410

Option Four: Affordable Housing and Commercial

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	5	250
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	7	700
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	5	350
d) Conserve Resources	To conserve environmental resources	70	5	350
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	9	540
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	7	350
g)	0	0		0
h)	0	0		0
Subtotal		450		2790

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	7	630
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	8	480
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	7	700
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	0	0
e) Social Rented Housing	Encourages the provision of social rented housing	50	9	450
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential env	100	8	800
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	9	900
Subtotal		610		3960

3. Value for Money

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	5	500
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
	Subtotal	100		500

4. Contribution to Regeneration

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	8	720
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	7	630
c) Meeting Timescales	The options ability to meet early action timescales	80	8	640
d) Support future developments	The options ability to support phased regeneration	100	8	800
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	7	420
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	6	420
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	9	900
h)	0	0		0
0	Subtotal	590		4530

Option Five: Private Housing & Commercial

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	5	250
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	7	700
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	5	350
d) Conserve Resources	To conserve environmental resources	70	5	350
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	7	420
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	5	250
g)		0	0	0
h)		0	0	0
Subtotal		450		2570

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	0	0
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	6	360
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	7	700
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	6	300
e) Social Rented Housing	Encourages the provision of social rented housing	50	0	0
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential environment	100	8	800
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	8	800
Subtotal		610		2960

3. Value for Money

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	7	700
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
	Subtotal	100		700

4. Contribution to Regeneration

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	4	360
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	8	720
c) Meeting Timescales	The options ability to meet early action timescales	80	4	320
d) Support future developments	The options ability to support phased regeneration	100	8	800
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	7	420
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	6	420
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	8	800
h)		0	0	0
0		0	0	0
	Subtotal	590		3840

Option Six: Commercial Development

1. Meeting Local Plan Objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Key Strategic Developments	To identify sustainable locations for key strategic developments	50	5	250
b) Sustainable Regeneration	To enable sustainable economic and environmental regeneration.	100	6	600
c) Meeting Development Requirements	To ensure that sufficient land is available in appropriate locations to meet development requirements	70	6	420
d) Conserve Resources	To conserve environmental resources	70	6	420
d) Land Use	To identify future areas of land use change	50	5	250
e) Environmental Quality	To promote and support improvements in environmental quality	60	4	240
f) Sustainable Transport	To ensure sustainable and integrated transport and infrastructure provision	50	6	300
g)	0	0		0
h)	0	0		0
Subtotal		450		2480

2. Meeting the Council's objectives

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Reprovisioning	The option's ability to assist the council in re-provisioning by house type and size of property.	90	0	0
b) Achieving Mixed Development	The prospective partner's ability to work with the council to re-provision commercial tenants from Mitchell Way	60	0	0
c) Sustainable Communities	The option's ability to support the development of sustainable communities throughout West Dunbartonshire.	100	9	900
d) Private Housing	Ensures an adequate supply and choice of land for private housing development	50	0	0
e) Social Rented Housing	Encourages the provision of social rented housing	50	0	0
f) Addressing Housing Quality	Protects, and where possible enhances, the quality of the existing residential env	100	0	0
g) Strategic Housing Investment Plan	The wider benefits in terms of the delivery of the SHIP	60	0	0
h) Alexandria Master Plan	Impact on delivering the Alexandria Master Plan	100	6	600
Subtotal		610		1500

3. Value for Money

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Level of Capital Receipt	Potential Capital Receipt to Council	100	10	1000
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
	Subtotal	100		1000

4. Contribution to Regeneration

SUB-CRITERIA	DEFINITION	Weight	Mark	Score
a) Early Investment	The options ability to deliver early investment	90	6	540
b) Environment & Townscape Quality	The options ability to deliver a high quality of visual impact	90	2	180
c) Meeting Timescales	The options ability to meet early action timescales	80	5	400
d) Support future developments	The options ability to support phased regeneration	100	6	600
e) Economic Regeneration	The options ability to support and/or enhance economic regeneration	60	6	360
f) Commercial Regeneration	The options ability to support and/or enhance commercial regeneration	70	6	420
g) Housing Regeneration	The options ability to support and/or enhance housing regeneration	100	0	0
h)	0	0		0
0	Subtotal	590		2500

WEST DUNBARTONSHIRE COUNCIL - SUMMARY
KIPPEN DAIRY - SITE OPTIONS APPRAISAL ASSESSMENT SENSITIVITY
Ranking

MAIN CRITERIA	Option One: As Existing		Option Two: Social & Affordable Housing		Option Three: Private Housing		Option Four: Affordable Housing and Commercial		Option Five: Private Housing & Commercial		Option Six: Commercial Development	
	Score	%	Score	%	Score	%	Score	%	Score	%		
1. Meeting Local Plan Objectives	660	3.77%	2,570	14.69%	2,680	15.31%	2,790	15.94%	2,570	14.69%	2,480	14.17%
2. Meeting the Council's objectives	100	0.57%	3,380	19.31%	2,900	16.57%	3,960	22.63%	2,960	16.91%	1,500	8.57%
3. Value for Money	0	0.00%	600	3.43%	800	4.57%	500	2.86%	700	4.00%	1,000	5.71%
4. Contribution to Regeneration	760	4.34%	3,850	22.00%	3,410	19.49%	4,530	25.89%	3,840	21.94%	2,500	14.29%
TOTAL	1,520	8.69%	10,400	59.43%	9,790	55.94%	11,780	67.31%	10,070	57.54%	7,480	42.74%

Adjusted
Assessment

MAIN CRITERIA	Option One: As Existing		Option Two: Social & Affordable Housing		Option Three: Private Housing		Option Four: Affordable Housing and Commercial		Option Five: Private Housing & Commercial		Option Six: Commercial Development	
	Score	%	Score	%	Score	%	Score	%	Score	%		
1. Meeting Local Plan Objectives	385	2.20%	1,499	8.57%	1,563	8.93%	1,628	9.30%	1,499	8.57%	1,447	8.27%
2. Meeting the Council's objectives	43	0.25%	1,455	8.31%	1,248	7.13%	1,704	9.74%	1,274	7.28%	645	3.69%
3. Value for Money	0	0.00%	3,150	18.00%	4,200	24.00%	2,625	15.00%	3,675	21.00%	5,250	30.00%
4. Contribution to Regeneration	902	5.15%	4,568	26.10%	4,046	23.12%	5,375	30.71%	4,556	26.03%	2,966	16.95%
TOTAL	1,330	7.60%	10,671	60.98%	11,057	63.18%	11,331	64.75%	11,004	62.88%	10,308	58.90%

OPTION	SCORE
Option One: As Existing	7.60%
Option Two: Social & Affordable Housing	60.98%
Option Three: Private Housing	63.18%
Option Four: Affordable Housing and Commercial	64.75%
Option Five: Private Housing & Commercial	62.88%
Option Six: Commercial Development	58.90%