

# Supplementary Agenda

## Housing and Communities Committee

**Date:** Wednesday, 1 February 2017

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**Time:** 10:00

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**Venue:** Committee Room 3,  
Council Offices, Garshake Road, Dumbarton

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**Contact:** Craig Stewart, Committee Officer  
Tel: 01389 737251, [craig.stewart@west-dunbarton.gov.uk](mailto:craig.stewart@west-dunbarton.gov.uk)

Dear Member

**ITEM 5 – REPLACEMENT PAGE 36**

**ITEM 6 – REPLACEMENT PAGES 81 & 81a**

**ITEM 13 – TO FOLLOW REPORT: SALE OF PART OF THE FORMER SITE OF  
BONHILL PRIMARY SCHOOL TO CUBE HOUSING ASSOCIATION**

With reference to the agenda for the above Meeting of the Housing & Communities Committee which was issued on 20 January 2017, I now attach for your attention the above replacement pages and a copy of item 13 which was not available for issue at that time.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Note referred to:-

**13      SALE OF PART OF THE FORMER SITE OF BONHILL      199 - 204**  
**PRIMARY SCHOOL TO CUBE HOUSING ASSOCIATION**

Submit report by the Strategic Lead, Housing and Employability seeking approval for the proposed sale of part of the site of the former Bonhill Primary School to Cube Housing Association.

Distribution:-

Councillor David McBride (Chair)  
Councillor Lawrence O'Neill (Vice Chair)  
Councillor Gail Casey  
Councillor William Hendrie  
Councillor Jonathan McColl  
Councillor Marie McNair  
Councillor John Mooney  
Councillor Tommy Rainey  
Councillor Gail Robertson  
Councillor Martin Rooney  
Councillor Kath Ryall  
Councillor Hazel Sorrell

All other Councillors for information

Chief Executive  
Strategic Director – Regeneration, Environment and Growth  
Strategic Lead – Housing and Employability  
Strategic Lead - Regeneration

Date issued: 25 January 2017

## Foreword

Homelessness is something which can affect anyone at any time regardless of background, age or gender. In West Dunbartonshire we are doing all we can to prevent homelessness and support those who are affected

Our efforts over the last three years have brought an 18% reduction in the number of people being made homeless in West Dunbartonshire, continuing an encouraging trend that has seen the number fall by 53% in a decade.

The Homelessness, Prevention and Temporary Accommodation Strategy 2017-2020 sets out how the Council plans to continue this work in the coming years. Our success on this front reflects the move towards a more preventative model which is built on the idea of intervention and offering the right kind of assistance when someone is at risk of becoming homeless.

As part of this focus on prevention, the new strategy outlines a comprehensive range of housing options and specific advice on tenancy sustainment and housing support. It also sets out our plans to ensure we have the right temporary and supported accommodation to meet the needs of those who require it.

Additional support for people particularly vulnerable to the threat of homelessness features prominently in this new strategy. Young people, victims of domestic abuse, offenders and those in financial difficulty are among the most at risk of homelessness and will be given the help they need to avoid it.

It was important that an action plan reflected the views of our residents and so extensive consultations have been undertaken with communities and residents as well as partners and service users.

The delivery of this strategy will be undertaken in a tough economic landscape – with welfare reform and budget reductions presenting real challenges. Despite these obstacles, the Council is committed to ensuring that we continue to meet the needs of the most vulnerable in our communities by delivering effective services.

We are committed to reducing homelessness in West Dunbartonshire even further and ensuring sustainable solutions that are centred around the person in need.

**Councillor David McBride**

Convener - Housing and Communities Committee



## **Involving You Foreword**

### **Councillor David McBride, Convener of Housing and Communities Committee**

In West Dunbartonshire we're committed to ensuring that the needs, hopes and aspirations of local people are at the heart of everything we do.

Listening and responding to the views of tenants is not only a statutory requirement, it is a sensible and effective way for the Council to plan and deliver its services.

West Dunbartonshire's approach to tenant participation is recognised as sector leading and the challenge now is for us to ensure that the Tenant Participation Strategy 2017-2020 continues to deliver to a similarly high standard.

This new strategy sets out the Council's ongoing commitment to consultation to ensure that, working with our tenants, we can improve the homes we provide and the housing services that we deliver to thousands of people.

Included in the strategy is a focus on improving our feedback model so that we can gather evidence to show where our tenants have influenced the housing service and helped to shape policies that relate directly to their everyday lives. That works both ways, and we will therefore also develop effective communication materials so that tenants are kept informed of those findings.

The Tenant Participation Advisory Service (TPAS) praised the Council's 2013-2016 strategy for the clear and concise way it was presented and this approach will be replicated in the new strategy. We have also taken on board the suggestion from TPAS to produce a shortened version of the strategy in leaflet form which will outline the main ways tenants can have their say and encourage even wider participation.

Empowering residents to identify local priorities has proven to be a winning formula and we look forward to strengthening that relationship even further with the publication of the Tenant Participation Strategy 2017-2020.

We remain committed to delivering a housing service that we can be proud of and that works for the people of West Dunbartonshire

### **Jim Hendry, WDTRO Chairperson**

The aim of the West Dunbartonshire Tenants and Residents' Organisation (WDTRO) is to bring together tenant activities to improve housing and housing conditions for everyone. Since the last Tenant Participation Strategy in 2013 we have developed a good working relationship with the Council. We have regular face to face meetings with elected members and senior Housing staff and been able to put our case across to develop a partnership between tenants and Housing Services.

The Housing Revenue Account (HRA) Guidance issued by the Scottish Government in 2014 has helped us develop tenant involvement in rent consultation and be involved in scrutinising the HRA through the Joint Rent Group. The HRA Guidance has put a spotlight on the HRA and given tenants the tools and knowledge to ask more difficult questions which we want to fully use.

We want as many tenants to get involved and we welcome this Strategy as it sets out how tenants can get involved and the resources made available to help tenants through training, support and out of pocket expenses. We would encourage all tenants to get involved and have their say to help make improvements. We have done a lot to improve tenant involvement but there is more to be done and a stronger tenant voice will help that happen sooner and for the benefit of all tenants and residents.



**WEST DUNBARTONSHIRE COUNCIL**

**Report by the Strategic Lead Housing & Employability,**

**Housing & Communities Committee**

**1 February 2017**

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**Subject: Sale of part of the former site of Bonhill Primary School to Cube Housing Association.**

**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the proposed sale of part of the site of the former Bonhill Primary School to Cube Housing Association (CHA).

**2. Recommendations**

- 2.1** It is recommended that Committee:
- (i) approve the sale of part of the former Bonhill Primary School site as shown in Appendix 1 for a nominal consideration of £1 (One Pound Sterling) and authorise the Head of Regulatory Services to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The subject site is the location of the former Bonhill Primary School, Bonhill which was demolished in 2010. The site is shown bounded in red on the location and site layout plan attached as Appendix 1
- 3.2** The subject site is identified as a strategic site in the Property and Land Disposal Strategy 2013 – 2018 as approved at the Housing, Environment and Economic Development Committee on 13 February 2013 and thereafter updated and submitted to the same Committee on 18 June 2014. The strategy was again updated and presented to the Infrastructure, Regeneration and Economic Development (IRED) Committee most recently on 14 December, 2016.
- 3.3** Within the “Delivering New Housing in West Dunbartonshire – Strategic Housing Partnership” report approved by the Housing, Environment and Economic Development Committee at its meeting on 7 May 2014, the former Bonhill Primary School and 3 former Clydebank School sites were identified as housing development projects (via the Council’s SHIP) to be taken forward with a strategic housing partner to deliver the social rented units on part of the sites.

- 3.4** Ongoing discussions have been held with the Council's Housing Department and with the Council's strategic housing partner in conjunction with the Scottish Government. These discussions have focussed on the acquisition of the site for the delivery of affordable housing. This development has support from the Scottish Government's Affordable Housing Supply Programme (AHSP) through the Strategic Local Programme.

#### **4. Main Issues**

- 4.1** The subject site is the location of the former Bonhill Primary School, Bonhill which was demolished in 2009. The site is shown bounded in red on the location and site layout plan attached as Appendix 1.
- 4.2** The site is located in a predominantly residential area and provides opportunity for residential development to comprise in the order of 44 homes all for social rent. Opposite the site across Main Street is the new Bonhill Primary School with private cottages to the south and private flats to the north. Behind the site to the west are open fields.

#### West Dunbartonshire Council Strategic Housing Investment Plan 2017 – 2022

- 4.3** The Strategic Housing Investment Plan (SHIP) 2017 – 2022 sets out the funding priorities for affordable housing for a five year period. It indicates how the priorities in the Local Housing Strategy will be delivered.
- 4.4** This development site is given a high priority within the SHIP with a projected site start date of 2017/18 to provide much needed social housing within this area.
- 4.5** Cube Housing Association is a not-for-profit housing association and a registered society under the Co-operative and Community Benefit Societies Act 2014 with registration number 2327R (S) and having their registered office at Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL. Cube Housing Association is part of the Wheatley Group Limited who are a strategic housing partner of West Dunbartonshire Council.

#### Planning

- 4.6** The current West Dunbartonshire Local Plan (adopted March 2010) reserves the site as Opportunities for Affordable Housing under Policy BC1.
- 4.7** In the emerging West Dunbartonshire Local Development Plan (LDP) (as yet to be adopted), the site is identified as Opportunities for Affordable Housing.
- 4.8** Planning Permission for the proposed development was granted in September 2016 and can be seen in Appendix 2. The proposal is for a development of 44 units for social rent in two linear blocks, with a three storey block fronting onto Main Street and a two storey block towards the rear of the site. The flats fronting Main Street would be set behind a landscaped area providing some amenity space for the development. The site is opposite the new Bonhill Primary School. The table below summarises the housing mix for the development agreed between the Council and Cube's Housing Services:



Social Rent	1 bedroom 2 person	2 bedroom 4 person	Total
Flats	38	6	44

- 4.9** The new housing will comply with Housing for Varying Needs Standards and the housing will also comply with the Scottish Government's 'Greener Standard'. An image of the proposed development is attached at Appendix 2.

#### Site Investigations

- 4.10** Various geotechnical and contamination investigations were undertaken over the site between 2013 – 2016 instructed by both the Council and the Strategic Housing Partner. Findings from the respective reports highlighted the presence of on-site contaminants along with variable made ground conditions. Accordingly there were significant abnormal costs associated with any residential development of this site.
- 4.11** CHA commissioned an intrusive site investigation which identified a range of abnormal costs associated with the site. The results of this investigation have been provided to the Council who appointed consultants to review the results and this review confirmed that the abnormal site costs of £225,380 negate any capital receipt from the site. The value of the site assuming normal site conditions for social housing would be in the order of £132,000. The abnormal costs include the removal of existing made ground material from site, the importing of inert fill, a piled foundation solution protection of services entering the site, and gas membrane for the development.

#### Transfer

- 4.12** A transfer of part of the former Bonhill Primary School site is proposed for the consideration of £1 (One Pounds Sterling). This takes into account the aforementioned abnormal costs associated with residential development of the site.

### **5. People Implications**

- 5.1** There are no significant people implications other than the resources required by Asset Management, Housing and Legal Services to conclude the transfer and complete the development.

### **6. Financial and Procurement Implications**

- 6.1** Following completion of the development, revenue will be generated through increased council tax receipts.

- 6.2** It is also considered that there is a cost benefit to the Council to undertake the development of the site as measured by the time saved in marketing and inviting offers from external providers of social housing.
- 6.3** The Council's Land Disposal Strategy had initially assumed that this site would be sold for a private residential development and that a capital receipt would have been received. The Strategy was adjusted to reflect the planning potential for the site and the capital receipts projections adjusted to reflect the use
- 6.4** No procurement implications have been identified.

## **7. Risk Analysis**

- 7.1** The main risk associated with the disposal of the site is that the Scottish Government's appraisal of the scheme may not be successful and the grant funding may fall through. However, the scheme has been subject to a due process and will be delivered at below benchmark level in terms of affordable housing supply programme subsidy funding.

## **8. Equalities Impact Assessment (EIA)**

- 8.1** An Equality Impact Screening was undertaken, which did not identify any potential equalities impacts.

## **9. Consultation**

- 9.1** Internal consultation has taken place between officers from Asset Management, Housing, Planning and Legal Services regarding the transfer of the site.
- 9.2** The size mix of the new homes has been set by the Council's requirement for small homes to meet current demand in this area. A public consultation even was also held to allow our proposals to be considered by the local community before planning permission was granted.

## **10. Strategic Assessment**

- 10.1** By agreeing to this proposal, the site can be developed as part of the Council's house building programme thereby accommodating improvement to local housing and the environmentally sustainable infrastructure, whilst also improving economic growth and employability.

**Peter Barry**

Strategic Lead, Housing & Employability

Date: 24 January 2017

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**Person to Contact:** Michelle Lynn, Client Business Partner, Council Offices, Garshake Road, Dumbarton, G82 3PU, T: 01389 776992, Email: [michelle.lynn@west-dunbarton.gov.uk](mailto:michelle.lynn@west-dunbarton.gov.uk)

John Kerr – Housing Development and Homelessness Manager, Housing and Employability, Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737889, email: [john.kerr@west-dunbarton.gov.uk](mailto:john.kerr@west-dunbarton.gov.uk)

**Appendices:** Appendix 1- Location Plan and Site Layout  
Appendix 2 – Image of the proposed development

**Background Papers** Report by the Executive Director of Housing, Environmental and Economic Development to the Housing, Environment and Economic Development Committee on 13 February 2013: Property and Land Asset Disposal Strategy 2013 – 2018

Report by the Executive Director of Infrastructure and Regeneration and Economic Committee on 7 May 2014: Delivering New Housing in West Dunbartonshire – Strategic Housing Partnership

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 June 2014: Progress Report and updating of Property and Land Asset Disposal Strategy 2013 – 2018.

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 March 2015: Update on Property and Land Asset Disposal Strategy 2013-2018.

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 15 November 2015: Update on Property and Land Asset Disposal Strategy 2013-2018.

Report by the Executive Director of Infrastructure and Regeneration to the Housing and Communities Committee on 5 November 2014: West Dunbartonshire Strategic Housing Investment Plan 2015/2016 – 2019/2020

West Dunbartonshire Council Strategic Housing Investment Plan (SHIP) 2017/2018 – 2021/2022 (which

supersedes West Dunbartonshire Council Strategic  
Housing Investment Plan (SHIP) 2015/2016 – 2019/2020)

**Wards Affected:** Ward 2