

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee:

4 November 2009

Subject: Revenue Budget Proposals - Regeneration Land Audit

1. Purpose

- 1.1** The purpose of this report is to present to the Committee the outcome of a regeneration land audit and to seek confirmation of the sites identified as suitable for Registered Social Landlord development.

2. Background

- 2.1** Revenue Budget Proposal No.63 from the 'An Improving Council' paper requires an audit to be undertaken of land available for the regeneration of local areas. More specifically it calls for the Council to recognise its role as a custodian of significant areas of public land and the need to ensure a supply of quality land to enable social landlords to provide quality affordable housing to assist regeneration of local communities.

3. Main Issues

- 3.1** A summary of the approach taken in the audit and its conclusions is set out below.

Methodology

- 3.2** A list of land identified for potential disposal was developed by the Estates Section. Each of these sites was visited and the characteristics of the site and the surrounding area recorded. The zonings of the site in terms of the adopted and final draft local plans were investigated leading to a Forward Planning conclusion on whether the site was suitable for residential development. The comments of the Estates Section were sought in relation to progress in disposing of the site and preferred end use, including whether for private residential development or Registered Social Landlord. The comments of Housing Strategy were sought in relation to how the site related to regeneration priorities. Taking all of the preceding information into consideration led to a conclusion on the suitability of the site for Registered Social Landlord development.

Conclusions

- 3.3** Of the sites identified by the Estates Section for disposal, the following were identified as potentially suitable for Registered Social Landlord development:

Granville Street, Clydebank
Tontine Crescent, Renton
Kippen Dairy, Alexandria
Wilson Street, Alexandria
443-473 Main Street, Bonhill

Maps showing the boundaries of each site are attached as Appendix 1.

- 3.4** Additional opportunities for RSL development may be identified through two pieces of work currently being undertaken, being the Open Space Strategy and the Urban Capacity Study. Masterplanning and feasibility study work in the Housing Regeneration Areas may identify further opportunities on Council-owned land.

4. Personnel Issues

- 4.1** There are no personnel issues associated with this report.

5. Financial Implications

- 5.1** The identification of a site for Registered Social landlord development will have an impact on its value. When the market is operating normally, land identified for owner occupied development will reach a higher price than if identified for Registered Social Landlord development.

6. Risk Analysis

- 6.1** There are no known risks associated with this report.

7. Conclusions & Officers' Recommendations

- 7.1** An audit has been undertaken of Council-owned land identified for disposal which could assist with the regeneration of local areas through development by Registered Social Landlords.

- 7.2** It is recommended that the sites listed in paragraph 3.3 above are confirmed as suitable for Registered Social Landlord development.

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Date: 7 October 2009

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Appendices: Appendix 1 - Maps of boundaries of each of the 5 sites

Background Papers: An Improving Council: Revenue Budget proposals 2009/2010 & 2010/2011
Regeneration Land Audit

Wards Affected: All wards