

Supplementary Agenda Special Meeting of the Housing & Communities Committee

Date: Wednesday, 22 February 2017

Time: 9.30

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

Contact: Nuala Borthwick, Committee Officer
Tel: 01389 737594 nuala.borthwick@west-dunbarton.gov.uk

Dear Member

Item to Follow

I refer to the agenda for the above meeting which was issued on 10 February 2017 and now enclose a copy of the undernoted report which was not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Undernote:-

Item to Follow

**3 PROVISION OF SOCIAL HOUSING – QUEENS QUAY
REGENERATION**

3 - 10

Submit report by the Strategic Lead, Housing and Employability seeking approval for the acquisition of land within the Queens Quay regeneration site from Clydeside Regeneration Limited for the provision of social housing.

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 of Issue: 17 February 2017

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead for Housing and Employability****Housing and Communities Committee:
22 February 2017**

**Subject: Provision of Social Housing – Queen Quay Regeneration
Acquisition of 1.178 hectares (2.91 acres) or thereby of ground****1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the acquisition of land within the Queens Quay regeneration site from Clydeside Regeneration Limited (CRL) for the provision of social housing. The acquisition would be funded from the Scottish Government's Affordable Housing Supply Programme

2. Recommendations

- 2.1** It is recommended that the Housing and Communities Committee:
- (i) approve the acquisition of 1.178 hectares of ground or thereby at Queens Quay, Clydebank from CRL at the undernoted values:
 - Site A & B - £1,460,000.
 - Site C - £360,000.
 - (ii) authorise the Strategic Lead for Housing and Employability to draw down the Affordable Housing Supply Programme grant to fund the acquisition.
 - (iii) authorise the Strategic Lead – Regulatory to conclude the transaction prior to 31st March 2017 subject to such legal conditions that are considered appropriate.
 - (iv) instruct the Strategic Lead for Housing and Employability to provide regular updates to committee regarding the provision of social housing within the Queens Quay regeneration opportunity as part of the More Homes West Dunbartonshire report.

3. Background

- 3.1** The Council entered into a Development Agreement with CRL, the owners of the former John Brown Yard, in 2015. A masterplan with the required infrastructure works was approved by Council in March 2016. This was inclusive of the requirement for the site to contain an element of social housing. It is anticipated that these infrastructure works, which are funded by

the Council, will be completed in 2018/19 and thereafter the Council and CRL will share in income from land sales and related development income.

- 3.2** West Dunbartonshire Strategic Housing Investment Plan (SHIP) 2016/21, as approved at the Housing and Communities Committee on 2 November 2016, provided an allocation of an estimated 200 social housing units to be developed within the overall regeneration opportunity which exists within Queens Quay.
- 3.3** This approval assumed that the acquisition of suitable land for the delivery of social housing would be completed within financial year 2016/17, and as such budget has been made available within the Scottish Government's Affordable Housing Supply Programme. The budget is only available in 2016/17, and if the opportunity was not realised within this timeframe additional investment within the West Dunbartonshire local authority area would be lost.
- 3.4** An acquisition of the Site A, B and C identified within Appendix 1 of this report from the Housing Revenue Account (HRA) is proposed with funding made available via the Scottish Government's Affordable Housing Supply Programme (AHSP). Acquisition of the site will allow the Council to facilitate the development of the site as part of More Homes West Dunbartonshire programme to deliver more than 1000 new social rented homes in the local authority area in the next 5 year period and secure additional Scottish Government grant funding to West Dunbartonshire of £1.82m. It should be noted that within Site A/Site B the ground floor will be retained by CRL for retail use.

4. Main Issues

- 4.1** The subject sites are in the location of the Queens Quay regeneration opportunity. Extending to approximately 1.178 hectares (2.91 acres) or thereby, the approximate location of the sites are shown bounded in red in Appendix 1.
- 4.2** The sites are located in a key priority regeneration area and provide an opportunity for residential development. The density of potential development will be subject to variation once ground conditions, house types and site layout plans are fully refined. However, for development planning and valuation purposes proposed residential development layouts have been produced which reflect the following site capacity:-

Site A	121 units
Site B	38 units
Site C	30 units
Total	189 units

- 4.3** An independent valuation carried out by the District Valuer Service in February 2017 provided the following valuations:-
- Site A & B - £1,460,000.

- Site C - £360,000.

- 4.4** The valuation was provided on the assumption that the site is remediated with access and services provided. The flatted developments will require 15-20m piled foundations which may be considered as an abnormal cost unless this is considered to be a normal requirement for this type of development. The conditions of sale will include obligations on CRL to carry out remediation works to make the sites suitable for housing use and to provide necessary access and services
- 4.5** The Strategic Housing Investment Plan (SHIP) 2016/2021 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.
- 4.6** The SHIP contains an allocation of 200 new residential units over the Queens Quay site in years one to three including the acquisition of the social housing site within 2016/17, therefore the residential capacity outlined within 4.2 can be achieved.
- 4.7** The Scottish Government and Council has been working closely with two development partners who it is proposed will commit to the delivery of the new social rented homes within the agreed timeframe referenced in West Dunbartonshire's Strategic Housing Investment Plan.

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** The site acquisition will be fully funded from the Scottish Government's Affordable Housing Supply Programme.
- 6.2** In terms of the development agreement referred to in 3.1 of this report the Council will share in the development receipt generated from the sale in accordance with that agreement. This receipt will be set off against the Council's infrastructure investment.
- 6.3** The development opportunity has been identified within the Strategic Housing Investment Plan and the potential developing partners identified.

7. Risk Analysis

- 7.1** There is a risk around some of the unknowns in terms of the development phase such as unexpected ground conditions that a scheme to deliver new social housing within the sites identified may be unworkable, and potential timing risks in terms of delays with regards the infrastructure works. These

risks will be mitigated through incorporation into the acquisition contract in terms acceptable to West Dunbartonshire Council's Legal and Housing Services.

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 Regeneration, Asset Management, Housing, Planning and Legal Services regarding the acquisition and future development of the site.

10. Strategic Assessment

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

Peter Barry
Head of Housing and Employability
Date: 22 February 2017

Person to Contact: 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

Stuart Gibson – Assets Coordinator – Asset Management
Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737157, email: stuart.gibson@west-dunbarton.gov.uk

Appendices: Appendix 1- Site plan.

Background Papers

1. Valuation Report, February 201
2. EIA Screening, February 2017

Wards Affected: Ward 6

SITE C
refer to drawing sk(00)03

SITE A & B
refer to drawing sk(00)005



E2704 - Queens Quay, Clydebank
Schedule

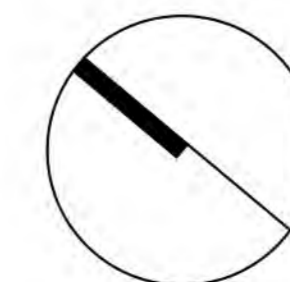
Total no. of Flats **159**
Total no. of houses **40**

Site A	
Site area	1.6 acres
1bed - 2p (50m ²)	99
2bed - 3p (60m ²)	6
2bed - 4p (70m ²)	16
Total No. of units	121 flats
Total no of Beds	280
Gross Area	6430 m²
	69,213 sqft
Development Ratio	43,258 sqft / acre
parking	97 spaces (80%)

Site B	
Site area	0.25 acres
1bed - 2p (50m ²)	20
2bed - 3p (60m ²)	0
2bed - 4p (70m ²)	18
Total No. of units	38 flats
Total no of Beds	92
Gross Area	1260 m²
	13,563 sqft
Development Ratio	54,251 sqft / acre
parking	30 spaces (80%)
	nb spaces required

Site C	
Site area(Gross)	1.33 acres
Site Area (Net)	1.06 acres
2bed - Terrace (80m ²)	4
3bed - Terrace (100m ²)	11
Colony Flats Upper (80m ²)	10
Colony Flats Lower (82m ²)	5
Total No. of units	30
Total no of Beds	101
Gross Area	2630 m²
	28,309 sqft
Development Ratio	26,707 sqft / acre
parking	30 spaces (100%)

0 10 20 40 60 100m



Phase One, Queens Quay
CLYDEBANK

Masterplan Layout

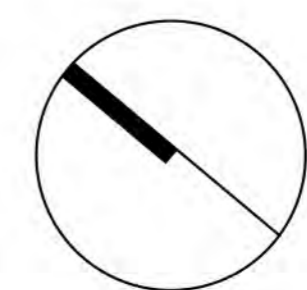
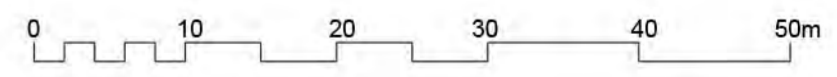
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Date: September 2016
Dwg No: E2604 SK(00)001_A

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Page 8 of 10 Development Ratio	26,707 sqft / acre
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**Phase One, Queens Quay
CLYDEBANK**

Site C Layout

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 Date: September 2016
 Dwg No: E2604 SK(00)003_B

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BLOCK A
3 flats per floor
6 storey

BLOCK B
2 flats G floor, 5 flats per floor
7 storey

BLOCK C
3 flats per floor
6 storey

BLOCK D
3 flats per floor
5 storey

BLOCK E
3 flats per floor
4 storey

BLOCK F
4 flats per floor
6 storey

BLOCK G
2 flats G floor, 3 flats per floor
4 storey

Retail Unit A
2,757sqm

Retail Unit B
1,277sqm

Retail Unit C
1,277sqm

Retail Unit D
2,156sqm

Retail Unit E
1,395sqm

1bed, 2persons
50sqm

1bed, 2persons
50sqm

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50sqm

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50sqm

1bed, 2persons
50sqm

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Schedule**

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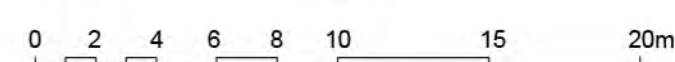
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SCHEDULE

Retail

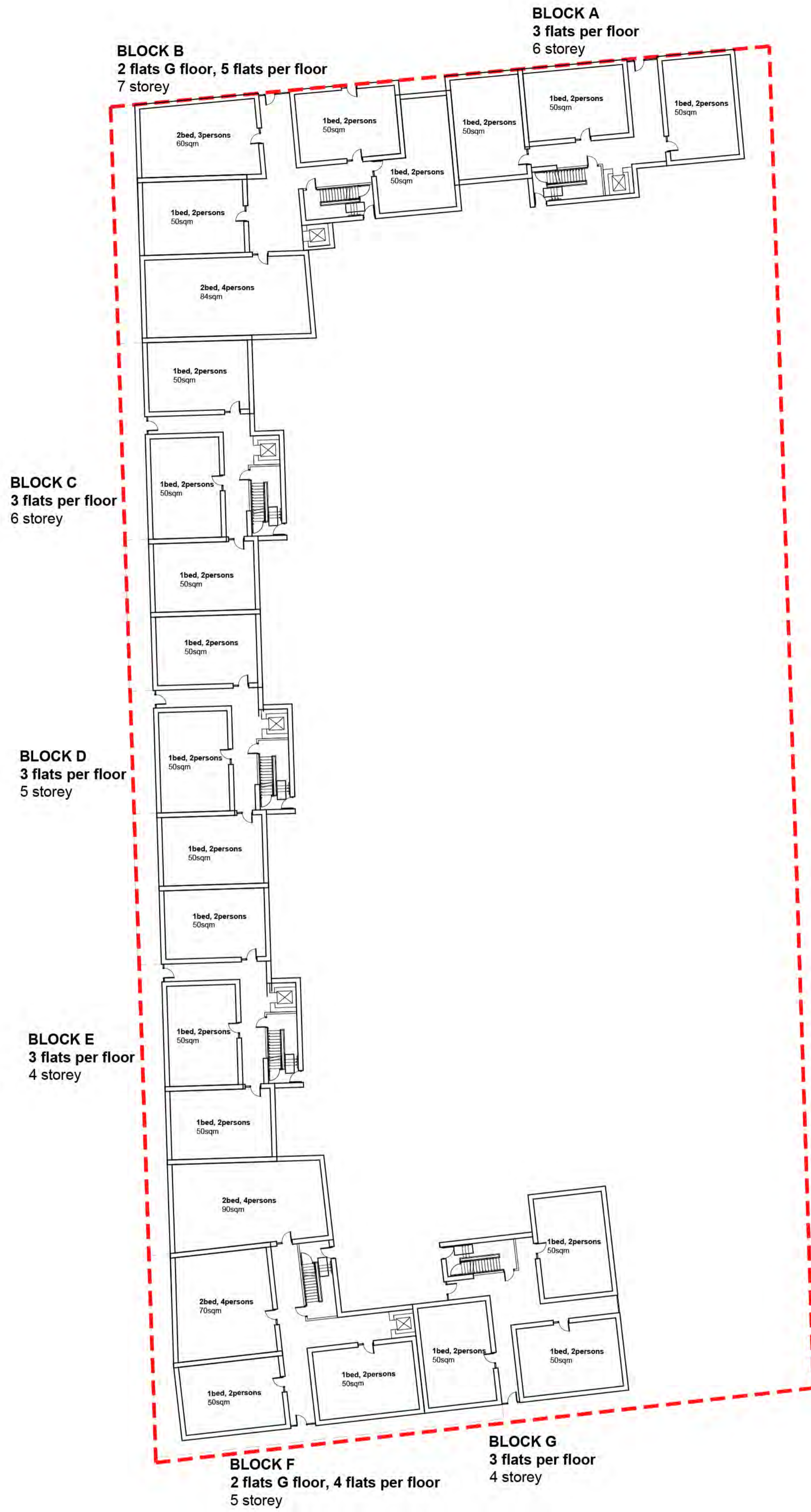
Unit A:	2,757sqm
Unit B:	1,277sqm
Unit C:	1,277sqm
Unit D:	2,156sqm
Unit E:	1,295sqm
Total:	8,762sqm



**Phase One, Queens Quay
CLYDEBANK**

Ground Floor Layout Plan

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Date: September 2016
Dwg No: E2604 SK(00)005_A

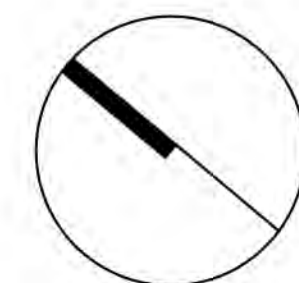
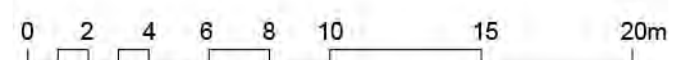


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**Phase One, Queens Quay
CLYDEBANK**

Ground Floor Layout Plan

Scale: 1:250 @ A1

Date: September 2016

Dwg No: E2604 SK(00)010

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