

# WEST DUNBARTONSHIRE COUNCIL

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

Housing, Environment and Economic Development Committee:  
2 November 2011

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**Subject: Castlehill Regeneration Plans**

### **1. Purpose**

- 1.1** This report seeks Committee approval to facilitate and progress the regeneration of Castlehill, Dumbarton by declaring a further 34 properties as surplus stock.

### **2. Background**

- 2.1** A Housing led Regeneration Masterplan for Castlehill and Westcliff was completed earlier this year and within it recommended that Turnberry Place should be used as an opportunity to facilitate the regeneration of the Castlehill area.
- 2.2** On 29 March 2011, Housing, Environment and Economic Development Committee approved the disposal of the land at Turnberry Place to Dunbritton Housing Association to develop 13 new homes for rent on the site.
- 2.3** Committee agreed in January 2008 that 314 no demand houses should be classed as surplus to requirements, with no further lets being made at these locations. Within this stock, there were 24 units at 2 - 8 Carrick Terrace declared surplus.

### **3. Main Issues**

- 3.1** The development at Turnberry Place will be on-site imminently and it is therefore important to look at the wider regeneration of Castlehill and the next steps in the longer term plan in order that the 13 new homes have the effect of facilitating regeneration in the Castlehill area, and that the positive effect of the new homes is maximised.
- 3.2** The immediate surrounding area to Turnberry Place comprises of Carrick Terrace and the shops with maisonette properties above them at Hawthornhill Road. Following development of Turnberry Place, the Masterplan identified these two sites as the next steps in the regeneration of Castlehill.

- 3.3** There are 24 flats at 1, 3, 5 & 7 Carrick Terrace. Currently there are 11 flats void and 13 occupied. This includes one close that is completely empty. The Allocations Team find these properties difficult to let and there is limited expectations of a tenancy being accepted within the void properties. There is also noted anti social behaviour issues and community safety concerns at these addresses.
- 3.4** There are 10 maisonette properties above the shops at 72, 78, 84, 90 & 96 Hawthornhill Road. All are currently occupied. The major problem with this block lies with the shop units. There are 8 shop units on this site, however only 1 is in use. The other units are derelict and in poor condition. The long term plan is to relocate the shops elsewhere in Castlehill and demolish the existing units and the houses above. The Allocations Team also anticipate that should any of the maisonette properties become void, they would be difficult to re-let.
- 3.5** Classifying the 24 properties at 1, 3, 5 & 7 Carrick Terrace and the maisonettes above the shops at 72, 78, 84, 90 & 96 Hawthornhill Road as surplus stock would assist the Council in achieving a number of its key regeneration priorities in Castlehill.

#### **4. People Implications**

- 4.1** By classifying the above stock as surplus stock, the 23 remaining households from 34 would have to be re-housed in suitable accommodation in the area or an alternative area of their choice subject to turnover and demand.
- 4.2** On completion of the 13 units of new build housing on Turnberry Place by Dunbritton Housing Association, the Council will receive 100% nomination rights to these properties. This provides the opportunity for reprovisioning within the whole area of Castlehill; it will assist in achieving regeneration priorities and allows the Allocations Team to address housing issues that will lead to general movement within the area.

#### **5. Financial Implications**

- 5.1** If the remaining 23 households are to be rehoused because their property has been classed as surplus stock, the Council would have to pay them home loss and disturbance allowances of £1,500 and removal costs of £500 per property. This amounts to £46,000.
- 5.2** There would also be a one off cost to securing the properties. For 34 properties this will be £15,140.
- 5.3** The removal of the existing voids from the rental register will be cost neutral in relation to void and rental income estimates. There will be a reduction in rental income as tenants move from the addresses identified; this would amount to a full year income loss of approximately £30,000.

**5.4** The 11 voids at the present and future voids would be excluded from Statutory Performance Indicator statistics and would be exempt from council tax and water and sewerage liability if classed as surplus.

## **6. Risk Analysis**

**6.1** There is a risk that not classing these properties as surplus stock will have an adverse affect on the overall regeneration priorities for the Castlehill area.

**6.2** There is also a risk that if the broader regeneration objectives and the long term plan for regeneration in Castlehill are not considered, the impact of the new development at Turnberry Place may not be realised.

**6.3** There is a risk that long term voids would have a negative impact on the area and require security measures to prevent deterioration of the properties. It is possible that the voids could be utilised as temporary accommodation as the long term regeneration plan progresses.

## **7. Equalities, Health & Human Rights Impact Assessment (EIA)**

**7.1** West Dunbartonshire Council's Strategic Housing Investment Plan has been subject to an Equalities Impact Assessment.

## **8. Strategic Assessment**

**8.1** The Council has identified four main strategic priorities for 2011/2012, namely Social & Economic Regeneration, Financial Strategy, Asset Management Strategy; and Fit for Purpose Services.

**8.2** The Local Housing Strategy (LHS) is the overarching document setting out the strategic direction for housing across all tenures and informs the future investment in housing and related services across West Dunbartonshire.

**8.3** The LHS places regeneration at the heart of local outcomes contributing greatly to all four of the Council's main strategic priorities for the communities of West Dunbartonshire.

## **9. Conclusions and Recommendations**

**9.1** The regeneration of Castlehill has commenced through the selling of Turnberry Place to Dunbritton Housing Association to develop 13 new homes for rent on the site. A strategic view has to be taken for this area to ensure that any work towards the regeneration of the area is successful and not undermined by the surrounding area.

**9.2** There is clear evidence that there is a lack of demand for the properties at 1, 3, 5 & 7 Carrick Terrace and that the shops at Hawthornhill Road are problematic.

**9.3** It is recommended, to support the regeneration of the Castlehill priority area, that the Committee:

- (i) Agree to class the properties at 1, 3, 5 & 7 Carrick Terrace and 72, 78, 84, 90 & 96 Hawthornhill Road as surplus stock:
  - (a) the void properties shown in appendix 1 be kept unoccupied because they are surplus to requirements;
  - (b) any subsequent void properties within the locations shown at appendix 1 be kept unoccupied because they are surplus to requirements; and
  - (c) the Committee delegates authority to the Executive Director of Housing, Environmental and Economic Development to begin negotiations with the remaining tenants.
- (ii) agree that a report on progress of this activity be brought to a future meeting of the Committee.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 10 October 2011**

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**Appendix:** List of Addresses

**Background Papers:** Housing, Environment and Economic Development Committee Report 9 January 2008: Surplus Council Housing Stock

Housing, Environment and Economic Development Committee Report 29 March 2011: Regeneration Areas: Proposed Disposal of Vacant Council Owned Land at Turnberry Place, Castlehill

**Wards Affected:** 3

**List of Addresses**

1a Carrick Terrace	Dumbarton	Castlehill West
1b Carrick Terrace	Dumbarton	Castlehill West
1c Carrick Terrace	Dumbarton	Castlehill West
1d Carrick Terrace	Dumbarton	Castlehill West
1e Carrick Terrace	Dumbarton	Castlehill West
1f Carrick Terrace	Dumbarton	Castlehill West
3a Carrick Terrace	Dumbarton	Castlehill West
3b Carrick Terrace	Dumbarton	Castlehill West
3c Carrick Terrace	Dumbarton	Castlehill West
3d Carrick Terrace	Dumbarton	Castlehill West
3e Carrick Terrace	Dumbarton	Castlehill West
3f Carrick Terrace	Dumbarton	Castlehill West
5a Carrick Terrace	Dumbarton	Castlehill West
5b Carrick Terrace	Dumbarton	Castlehill West
5c Carrick Terrace	Dumbarton	Castlehill West
5d Carrick Terrace	Dumbarton	Castlehill West
5e Carrick Terrace	Dumbarton	Castlehill West
5f Carrick Terrace	Dumbarton	Castlehill West
7a Carrick Terrace	Dumbarton	Castlehill West
7b Carrick Terrace	Dumbarton	Castlehill West
7c Carrick Terrace	Dumbarton	Castlehill West
7d Carrick Terrace	Dumbarton	Castlehill West
7e Carrick Terrace	Dumbarton	Castlehill West
7f Carrick Terrace	Dumbarton	Castlehill West
72a Hawthornhill Road	Dumbarton	Castlehill West
72b Hawthornhill Road	Dumbarton	Castlehill West
78a Hawthornhill Road	Dumbarton	Castlehill West
78b Hawthornhill Road	Dumbarton	Castlehill West
84a Hawthornhill Road	Dumbarton	Castlehill West
84b Hawthornhill Road	Dumbarton	Castlehill West
90a Hawthornhill Road	Dumbarton	Castlehill West
90b Hawthornhill Road	Dumbarton	Castlehill West
96a Hawthornhill Road	Dumbarton	Castlehill West
96b Hawthornhill Road	Dumbarton	Castlehill West