

# WEST DUNBARTONSHIRE COUNCIL

## Report by Chief Officer - Regulatory & Regeneration

### Infrastructure, Regeneration & Economic Development Committee

15 September 2021

---

**Subject: Place Based Investment Fund**

#### **1. Purpose**

- 1.1** This report seeks Members' approval to allocate funding from Years One to Three of the new five year programme of Place Based Investment Fund to projects in Clydebank and Alexandria.

#### **2. Recommendations**

- 2.1** It is recommended that Committee:
- (i) approves the allocation of £0.580m of Year One (2021/22) of Council's Place Based Investment Programme to support delivery of Titan Boulevard at Queens Quay;
  - (ii) approves the allocation of £0.139m of Year One (2021/22) of Council's Place Based Investment Programme to support delivery of Bruce Street public realm works;
  - (iii) authorises regeneration officers to allocate the remaining Year one balance of £0.061m to suitable Town centre projects and commence the procurement processes relating to the Alexandria projects;
  - (iv) approves the allocation of Years Two and Three, with an estimated total of £1.149m to projects arising from the Alexandria Masterplan; and
  - (v) notes that recommendations on the allocation of Years 4 and 5 funding will be made in a future report, and will be subject to circumstances and priorities nearer the time.

#### **3. Background**

- 3.1** Earlier this year the Scottish Government announced a £38 million capital "Place Based Investment Programme (PBIP)" for 2021-22, with Council's allocation totaling £0.780m for this financial year. The Programme is considered to be an iteration of the Town Centre Fund, and can be used to develop projects that meet Government's regeneration priorities including:
- Investments shaped by the needs and aspirations of the local communities;
  - Supporting ambitions such as town centre revitalisation, community-led regeneration, community wealth building and 20-minute neighbourhoods; and

- Accelerating ambitions for net zero, wellbeing and inclusive economic development and tackling inequality.

**3.2** PBIF is a multi-year non-competitive Programme with funding for future years still to be confirmed, but early projections estimate the Council's allocation is anticipated to be:

2021/22	£0.780m (confirmed)
2022/23	£0.677m
2023/24	£0.472m
2024/25	£0.472m
2025/26	£0.472m

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

- 4.1** This year's allocation requires to be legally committed by end of 2021/22, typically with projects that are already at an advanced stage of development. The five year commitment from Scottish Government, however, provides an opportunity for forward planning for subsequent financial years, allowing a more accurate planned pipeline approach in project development.
- 4.2** The completion of Titan Boulevard is a key project in the Queens Quay social housing development programme. The works are part of the Council and Wheatley Housing development in close proximity to the new Health Centre and was not included within the wider Queens Quay infrastructure development with the landowner, which is now complete. This element of the housing project has experienced significant increase in costs as a result of delays due to Covid and increased material costs and inflation associated with both Covid and Brexit.
- 4.3** Titan Boulevard is an important link to provide a high quality connection from the Clyde waterfront to Dumbarton Road, linking with Connecting Clydebank and promoting accessibility between Queens Quay and Clydebank town centre. The proposal to contribute £0.580m to Titan Boulevard responds directly to one of the Programme's priority of creating 20 minute neighbourhoods - a place-based spatial planning approach based on the premise that communities, particularly those in an urban setting, should have access to day to day amenities within close proximity. This in turn promotes accessibility and active travel including walking and cycling.
- 4.4** Funding from 2021/22 of £0.139m is proposed to be used to extend the Connecting Clydebank project, currently underway on Dumbarton Road, to improve the public realm around Clydebank Town Hall. A contribution of £0.139m would be used for paving and surfacing works that would in turn deliver several benefits including improving the setting of the Town Hall and better integrating Bruce Street into the improved pedestrian connections between Queens Quay and the shopping centre. These proposed works did not form part of the Connecting Clydebank project.

- 4.5** As explained in the report to IRED Committee (September 2021), the Alexandria Masterplan has been subject to comprehensive community engagement since 2019. The Masterplan contains a range of projects and improvements that together provide a vision for the town centre and crucially, have received community support through the engagement process. To assist the Council to make good on the aspirations within the Masterplan it is proposed that Years 2 and 3 of the Place Based Investment Programme be allocated to Masterplan projects. In line with the Programme's objective of responding to community needs, it is proposed that the selection of projects for PBIP funds be delegated to Alexandria Town Centre Forum, where local Members and representatives of community organisations meet with Council officers and agree the most suitable and deliverable projects.
- 4.6** In arriving at the recommendations in the report, officers reviewed project options against the criteria and objectives of the Place Based Investment Programme. Equally important was to match the allocation of funding to local need and the ambitions of West Dunbartonshire's communities. The Queens Quay Masterplan and, more recently, Alexandria Masterplan have been through robust community and stakeholder consultation, provide a good evidence base of local aspirations and address Scottish Government and Council's Town Centre First principle. In the case of Titan Boulevard this is achieved by improving connections with Clydebank Town Centre and Regional shopping centre.
- 4.7** In relation to Years 4 and 5 of the Programme, consideration will be given to funding projects in other areas, including Balloch and Dumbarton should the Levelling Up Fund application (reported to IRED in June 2021) be unsuccessful.

## **5. People Implications**

- 5.1** Existing staff within Regeneration will develop and implement the projects, and support will be required at key stages from other Services, including Procurement and Finance. Project selection for Alexandria will be in the context of Alexandria Town Centre Forum, which has representation from Regeneration, Planning, Communities Team, Asset Management and Roads/Transportation.

## **6. Financial & Procurement Implications**

- 6.1** The Place Based Investment Programme is new capital funding available to West Dunbartonshire Council. New projects to be funded will be subject to the standard procurement procedures.
- 6.2** With a proposed allocation of £0.580m to Titan Boulevard public realm works, £0.139m for Bruce street connections from the Care Home to current Connecting Clydebank works at Glasgow/Dumbarton Road would leave a balance this year of £0.061m which will be allocated to a range of projects linked to our Town Centre communities.

## **7. Risk Analysis**

- 7.1** All projects are subjects to a range of risks that may impact on them being delivered on time and on budget. The Alexandria projects will be selected according to their deliverability and risk profile as well as suitability for PBIF Programme funding. Risk will be mitigated by availability of a suitable level of resource to progress the projects, taking a project management approach to design and delivery.

## **8. Equalities Impact Assessment**

- 8.1** Screening and impact assessments will be carried out on specific projects elements as they are further developed.

## **9. Environmental Sustainability**

- 9.1** It will be a priority to take a 'zero carbon' approach to project selection and to reflect the aims of the Council's Climate Change Strategy.

## **10. Consultation**

- 10.1** Through the Charrette processes some years ago and more recently the Queens Quay masterplan and Alexandria Masterplan have all included extensive stakeholder and community consultations.

## **11. Strategic Assessment**

- 11.1** The Council has agreed its five main strategic priorities for 2017 – 2022. The Place Based Investment Programme is consistent with the objectives of Developing a Strong local economy and improved employment opportunities by:
- Delivering a key regeneration objective with associated job creation and business development objectives;
  - Supporting businesses to develop their workforce, products and services;
  - Supporting communities to develop asset management opportunities.

**Chief Officer:** Peter Hessett  
**Service Area:** Regulatory & Regeneration  
**Date:** 27 August 2021

---

**Person to Contact:** Michael McGuinness, Economic Development Manager.  
T: 0777 442 8294  
E-mail: michael.mcguinness@west-dunbarton.gov.uk

**Appendices:** None

**Background Papers:** Report on Alexandria Masterplan, IRED September 2021

**Wards Affected:** Clydebank Waterfront, Leven and Lomond