

## WEST DUNBARTONSHIRE COUNCIL

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

Housing, Environment and Economic Development Committee:  
7 March 2012

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**Subject: Infrastructure Investment Plan**

#### **1. Purpose**

- 1.1 To provide Members with an overview of infrastructure requirements for the major regeneration sites within West Dunbartonshire.

#### **2. Background**

- 2.1 A key action within the Council's Economic Development Strategy 2011 to 2016 is the production of an Infrastructure Investment Plan (see Appendix 1), to assist with enabling the delivery of our major regeneration sites. This is also a priority within the current Departmental Plan.
- 2.2 The purpose of the Infrastructure Investment Plan is to assist the Council and the private sector in delivering sites within a challenging economic climate, through preparing a Plan which;
- outlines the main issues that require to be addressed to prepare for and deliver the development of West Dunbartonshire's key regeneration sites;
  - considers potential funding sources; and
  - can be used to assist the Council in conjunction with its regeneration partners and the private sector, to support any funding bids.

#### **3. Main Issues**

- 3.1 Previously, heavy industries within West Dunbartonshire were concentrated around the River Clyde within the Clydebank, Bowling and Dumbarton areas. As a result, key sites that remain to be developed are brownfield sites. These sites require substantial investment in preparation prior to development taking place e.g. decontamination works, creation of new roads infrastructure, flood defences, quay wall repairs, or new services. Land purchase by the Council may also be a consideration to assist in such development.
- 3.2 Like many other areas most development has stalled within West Dunbartonshire during the economic downturn and the delivery of these brownfield sites is now more challenging. Finance is less readily available for the private sector and public funds are limited. There is increased competition for funds that are available and national government is encouraging the public and private sectors to work closer together to deliver regeneration.

**3.3** The term infrastructure within the context of this Plan relates mainly to infrastructure that will facilitate the delivery of the Council's key regeneration sites. The key sites are shown within the Plan and are;

- Alexandria Town Centre
- Lomondgate and the Vale of Leven Industrial Estate
- Dumbarton Town Centre and Waterfront
- Esso, Bowling
- Bowling Basin and Bowling Harbour
- Carless
- Clydebank Town Centre and Riverside, including Queens Quay & Clyde Gate.

**3.4** Information in the Plan regarding estimated value of investment is based on past estimates. Efforts will be made to obtain more accurate figures as work progresses on the Plan.

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

**4.1** There are no people implications. Teams within Economic Development, Planning and Asset Management and in addition, Clydebank Re-built and Strathleven Regeneration Community Interest Company (CIC) are already focussed on assisting with the delivery of these sites as a key priority.

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

**5.1** The infrastructure requirements and related costs for each of the sites are substantial. Therefore the Council will strive to work with its partners and the private sector to secure funding to address these issues and enable development.

**5.2** Recent Capital Plan bids have sought funding to assist with delivery of regeneration sites over the next three financial years. These have yet to be considered by Members as part of a future report to Council. In addition, the Scottish Government's Regeneration Strategy published in December 2011 outlines opportunities for the Council to engage further with the Scottish Government to identify those delivery models most suited to the challenges facing West Dunbartonshire.

#### **6. Risk Analysis**

**6.1** The successful regeneration of these sites will have a significant positive impact on the West Dunbartonshire area and the Council will strive to assist with the delivery of these sites. However, there is a risk that issues beyond the Council's control such as ownership and access to funding may slow down or prevent delivery of some sites.

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

- 7.1** A screening for potential equality impact noted that the Plan is a very high level document, and that the report is for information only, therefore no decision is required. The Plan does however link to other Council activities and plans for which full equality impact assessments either have, or will be carried out.

## **8. Strategic Assessment**

### How does this project contribute to economic and social regeneration?

- 8.1** Key departmental objectives for the Council's Housing, Environmental and Economic Development Directorate include regenerating in a properly planned co-ordinated, inclusive and sustainable manner, attracting and supporting the development of new and emerging businesses and supporting the sustainability and growth of existing businesses. The preparation of the Infrastructure Investment Plan in 2011/2012, has been identified as an action within the Departmental Plan and Economic Development Strategy, that will contribute to fulfilling these objectives.

### How will this help make best use of our money?

- 8.2** The Plan provides an overview of the challenges facing regeneration in West Dunbartonshire and has been assessed for funding opportunities. It provides a focus for what needs to be done to unlock brownfield sites. These opportunities will be advanced over the forthcoming months and as funding sources become available.

### How does it make better use of our physical and human assets?

- 8.3** The plan provides a source of reference in progressing and reviewing regeneration priorities.

### How does it change or impact on service provision?

- 8.4** As mentioned in paragraph 4.1, officers and our partners are already focussed on assisting with the delivery of these sites as a key priority.

## **9. Conclusions and Recommendations**

- 9.1** Key regeneration sites within West Dunbartonshire represent approximately 400 acres of opportunity for land to be redeveloped. Major challenges include site preparation, roads infrastructure, services and in most cases, dependency on private sector owners to progress sites. The Council will work in partnership with the private sector to unlock any funding support. However, the timescale for delivery of some of these sites is likely to be from 10 to 15 years for completion.

**9.2** It is recommended that the Committee:

(i) notes the contents of this report and the attached Infrastructure Investment Plan;

(ii) acknowledges that officers will utilise the Plan as a framework for engaging with partners and developers; and

(iii) notes that progress on unlocking specific sites will be reported to future committee(s) as appropriate.

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**Date: 6 February 2012**

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**Appendices:** Appendix 1: Infrastructure Investment Plan

**Background Papers:** Report

**Wards Affected:** All