



Infrastructure Investment Plan

February 2012

Housing, Environmental and Economic Development



1 Background

1.1 A key action within West Dunbartonshire Council's (WDCs) recently produced five year Economic Development Strategy is the preparation of an Infrastructure Investment Plan. The purpose of the 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.

1.2 The term infrastructure within the context of this Plan relates mainly to infrastructure that will facilitate the delivery of West Dunbartonshire's key regeneration sites. The key sites are shown in Figure 1 and include:

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

1.3 The information shown 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.

2. Context

2.1 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 site preparation, prior to development taking place e.g. decontamination works, creation of new roads infrastructure, flood defences, quay wall repairs or new services. Like many other areas, most development has stalled within West Dunbartonshire during the economic downturn and the delivery of these sites is now more challenging. In addition, many of these sites are privately owned and therefore not within the control of the Council. Finance is less readily available for the private sector and public funds are limited. Competition is greater for public funds that are available and national government is encouraging public and private sectors to work closer together to deliver regeneration.

- 2.2 WDC has been involved in the creation and support of two regeneration companies to assist with the delivery of physical change; Clydebank re-built an urban regeneration company established in 2002 and Strathleven Regeneration Community Interest Company (CIC), which in partnership with the Walker Group, is taking forward redevelopment on the site of and surrounding the former J&B bottling plant on the outskirts of Dumbarton.

3. West Dunbartonshire's Corporate Priorities

- 3.1 Regeneration and the Local Economy is one of the Council's six corporate themes. In addition, key departmental objectives for the Council's Housing, Environmental and Economic Development (HEED) 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 has been identified as an action in 2011/12 for the HEED Departmental Plan and Economic Development Strategy, to contribute to fulfilling these objectives.

4. National Context

- 4.1 Within the new Economic Development Strategy launched last autumn, the Government's Strategic priorities continue to include Infrastructure Development and Place. Key actions for Infrastructure and Place include:
- Prioritising spend on capital to maximise the impact on jobs and the economy;
 - Working with the Scottish Futures Trust to roll out a 2.5 billion programme of NPD investment;
 - Plans for a Next Generation Digital Fund; and
 - Introducing a Cities Strategy.
- 4.2 The Scottish Government produced its third Infrastructure Investment Plan in late 2011, setting out its commitment to invest in Infrastructure and Place with the focus on investing resources in economic and social infrastructure, to grow the economy and generate new jobs.
- 4.3 More recently a Regeneration Strategy was produced in December 2011, which seeks to focus on reforming how mainstream resources are used to support vulnerable communities, community led regeneration and funding and other support mechanisms to realise the economic potential of Scotland's communities. Reference is made to the establishment of a Regeneration Investment Fund (comprised of the People and Communities Fund and the Capital Investment Fund) and £10million that is to be provided through House Building Infrastructure Loan Fund (HILF).
- 4.4 The National Planning Framework (NPF) is a strategy for the long-term development of Scotland's towns, cities and countryside. It identifies key

strategic infrastructure needs to ensure that each part of the country can develop to its full potential. National Planning Framework 2 (NPF2) was published on June 25 2009. It sets the spatial strategy for Scotland's development to 2030, and designates 14 national developments of strategic importance to Scotland. The Clyde Waterfront area is a nationally recognised project. Clydebank Riverside, and Lomondgate are identified as Strategic Economic Investment Locations (SEILs) within the Clyde Waterfront area and the emerging Strategic Development Plan states that these sites should be safeguarded to ensure their ability to respond to their defined role and function.

5. West Dunbartonshire Local Development Plan

- 5.1 Subject to timescales, this Plan may be included as a background report to the West Dunbartonshire Local Development Plan Main Issues Report.

6. Infrastructure Requirements

- 6.1 Appendix 1 at the back of this document identifies a list of key development sites within West Dunbartonshire, many of which require substantial infrastructure works prior to redevelopment taking place. At present there is limited information on what the costs of these works will be. The Council will seek to work with its partners and the private sector to secure funding to address these issues and enable development.

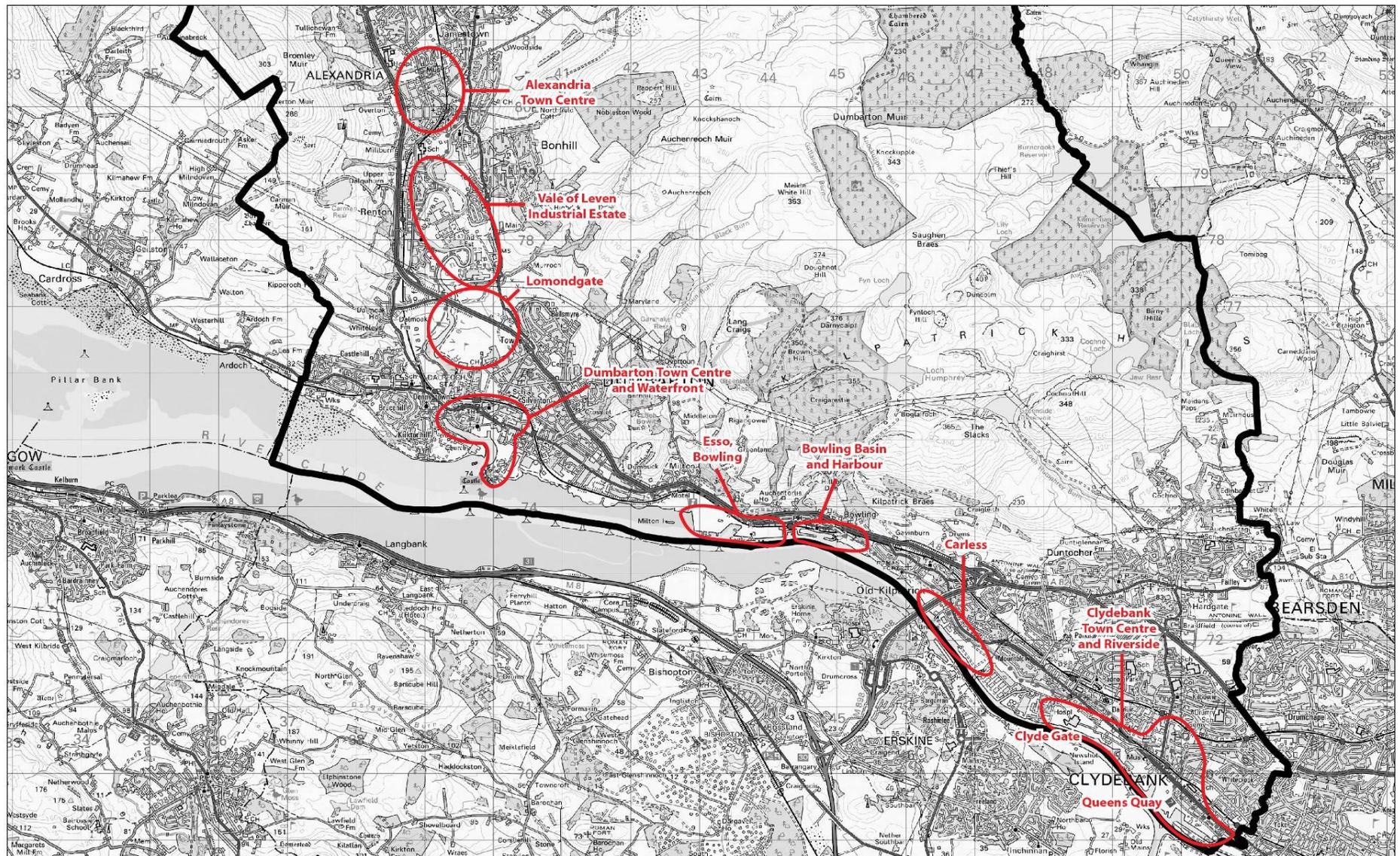
7. Funding Sources

- 7.1 There are a number of known funding sources that works identified may be eligible for. A list of potential funding sources has been identified against projects in the table in Appendix 1, for further investigation and discussion with funding agencies. In addition the Council has its own General Services Capital Fund to which bids will be made to facilitate this work, through for example an allocation of matched funding. The Council's securitisation process and the Public Works Loan Board may offer other options as methods of borrowing available to the Council. In some circumstances it may be appropriate to consider funding towards site purchase to assist with the progress of development.

8. Conclusion

- 8.1 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 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.

Figure 1 – Key Regeneration Sites



Key Regeneration Sites	Owner	Site Area (Acres)	Expected Outcomes	Total Estimated Value of Investment	Infrastructure Requirements	Potential Funding Source
Clydebank						
Queens Quay	Private Sector/ WDC/ Clydebank re-built	98.84 acres	1,000/368 private & social rented res units 3,000 sq.m of food & non food retail 4,645 sq m of office space (Clydebank re-built) 8,270 sq m New Leisure Centre (WDC)	Not available. £7m £15m	Repairs to quay walls including tidal basin area New roads infrastructure and services New vehicular and pedestrian access Creation of public realm areas and riverside walkway Part of site already remediated, services provided and available for development Assessment of contaminants	Asset portfolio and/or Partner Development Agreement Housing Infrastructure Loan Fund (HILF) for residential elements. Taxation Incremental Financing (TIF), subject to retail development being deemed eligible.
Clyde Gate	Clydebank re-built	7 acres	Up to 8,361 sq m of new business (class 4/5)	£15m	Site partially complete. Scope for up to 10 small office pavilions on remainder of site Assessment of contaminants	Asset portfolio and/or Partner Development Agreement TIF
Clydebank town centre/commercial heart	WDC/Private sector/ Clydebank re-built	13 acres	8,000 sq.m class 1 new foodstore Improvements to southern shopping mall and public transport provision 2,000 sq m of workspace Enhanced Business Park	Not available £7m	Roads access Public realm Creation of bus interchange Creation of additional workspace Assessment of contaminants Improvements to Business Park	TIF (subject to retail development being deemed eligible). SPT (Strathclyde Passenger Transport)
Old Kilpatrick						
Carless Oil Depot	Private Sector	41.51 acres	Industrial/business/residential/retail (anc. to res)/leisure /open space	Not available	Creation of two vehicular access points into site New services Assessment of ground conditions and river edge treatment required to facilitate development Decontamination works	Possible future call for applications for grant funding under ERDF Priority 3 around land remediation. SPRUCE (Scottish Partnership for Regeneration in Urban Centres) Vacant and Derelict Land Fund (VDLF) – subject to WDC being eligible in future.
Bowling						
Bowling Basin	British	20 acres	Residential/Leisure/Commercial	£20m	Roads access over canal	HILF

	Waterways	(8.1 ha)	/ Tourism		Flooding alleviation works Assessment of contamination	TIF SPRUCE
Scotts Yard, Bowling Harbour	Private Sector	6.18 acres	Residential/Leisure	Not available	Vehicular access required Decontamination Services	HILF TIF
Esso Terminal	Private Sector	81 acres	Mixed use development incl employment generation Link road off A82	Not available	Decontamination Creation of vehicular access points onto A814. Construction of A82 relief road New services and site preparation works	Possible future call for applications for grant funding under ERDF Priority 3 around land remediation. SPRUCE VDLF - subject to WDC being eligible in future.
Dumbarton Town Centre & Waterfront						
Town centre requirements	WDC / Private Sector	15 acres	Retail, civic, residential	£30m	Flood defences along River Leven (basic estimate) Investment in Artisan Centre area Public realm improvements – town centre/St James/A814/Central Station Investment in historic buildings Site preparation & site assembly. Completion of retail park at edge of town centre	HILF for residential elements. TIF, subject to retail development being deemed eligible.
Allied Distillers Castle Street (west)	Private Sector – site currently for sale.	7.36 acres	200 residential units (approx)	£20m	Demolition of still tower & public house Repairs to quay walls Roads infrastructure Creation of public realm & riverside walkway & emergency route to Castle Quay site. Assessment of contaminants	HILF
Allied Distillers Castle Street (east)	Private Sector	6.18 acres	Retail/residential/public services	£13m	Repairs to quay walls Repairs/re-building of tidal basin area	HILF TIF, subject to retail development being deemed eligible.

					New vehicular and pedestrian access between Castle St & A814 Creation of public realm and riverside walkway Assessment of contaminants	
Castle Quay & Shed 7 site	Private Sector	7.41 acres	490 residential units	Not available	Completion of development to river's edge, including public realm and riverside walkway.	HILF
Lomondgate & Vale of Leven I. E.						
Lomondgate	Strathleven Regeneration Company & Walker Group	94.15 acres	338 Houses, roadside services 18,442 sq.m, Business Park and Village, Class 4	£100m	Site preparation, new services & roads infrastructure for Business Village & Business Hub Assessment of contaminants	TIF – future bid Regeneration Capital Grant Fund. SPRUCE Private sector
Vale of Leven Industrial Estate	Various incl Scottish Enterprise	37.07 acres	44,500 sq.m Upgraded & fully let IE Use classes 4/5/6	£2m	Site preparation, new services & roads infrastructure for development plots Improvements & alterations to existing roads infrastructure Investment in public realm, green network & safety & security Assessment of contaminants	Regeneration Capital Grant Fund. SPRUCE TIF VDLF subject to WDC being eligible in future.
Alexandria Town Centre						
Mitchell Way Redevelopment	WDC & private sector	5.19 acres	3,251 sq m foodstore, ancillary commercial & residential	£7m	Demolition & site clearance Ground levelling works New roads access & services Alterations to existing road layout New public realm areas	HILF TIF
Former Kippen Dairy Site, Main Street	Cordale Housing Association	1.93 acres	57 units	£5m	New public realm space.	HILF

ABBREVIATIONS

CIC	Community Interest Company
ERDF	European Regional Development Fund
HEED	Housing, Environmental and Economic Development
HILF	Housing Infrastructure Loan Fund
JESSICA	Joint European Support for Sustainable Investment in City Areas
NPF	National Planning Framework
SEIL	Strategic Economic Investment Location
SG	Scottish Government
SPRUCE	Scottish Partnership for Regeneration in Urban Centres
SPT	Strathclyde Passenger Transport
TIF	Taxation Incremental Financing
VDLF	Vacant and Derelict Land Fund
VoLIE	Vale of Leven Industrial Estate
WDC	West Dunbartonshire Council