

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Council: 24 September 2008

Subject: Master Planning: Prioritisation of Housing Regeneration Areas

1. Purpose

- 1.1** This report asks Council to agree a programme of master planning in the sequence shown at paragraph 3.4 below.

2. Background

- 2.1** In December 2007 the Council agreed that “priority areas for regeneration should be identified by officers using the early action study, asset plan; housing needs study and standard delivery plan. Once identified tenants and partner agencies in these areas will be assisted to explore all the options available to them to regenerate their communities. This priority list however should not be prescriptive, and other areas that have a desire to regenerate their areas should be assisted where practical.”
- 2.2** The Council at its meeting held on 26 March 2008 agreed 10 areas of West Dunbartonshire for housing regeneration. These areas were recommended by a short term working group involving 2 Elected Members and a member from both the Dumbarton and Vale of Leven Housing Federation and the Association of Clydebank Residents Groups. The Scottish Government was also represented at the second meeting of this working group. Since data was not available to determine the regeneration areas as stated at 2.1 above, the working group decided to recommend these areas based on the Council’s failed Community Ownership Programme Early Action Fund bid. The areas were:

1. Bellsmyre;
2. Brucehill;
3. Castlehill;
4. Central Alexandria;
5. Central/Radnor Park;
6. Clydebank East;
7. Haldane;
8. North Mountblow;
9. South Drumry; and
10. Westcliff

2.3 In order to take this work forward, the Scottish Government and the Department of Housing, Environmental and Economic Development each committed £150,000 to commission master planning over the next 3 years i.e. £100,000 per year for 08/09, 09/10 and 10/11.

3. Main Issues

3.1 The housing Asset Management Plan, which was an appendix to the draft Standard Delivery Plan, was considered by Council at its meeting held on 25 June 2008. It provided a comprehensive analysis of the Council's housing stock and forms the basis of the methodology used to identify priorities for master planning. The methodology uses the Asset Management Plan's "high risk" "high to medium risk" and "best stock" categories and is explained in full at appendix 1 along with the scoring. Since there is "high risk" stock outwith the 10 regeneration areas, the areas with this category of stock have been added to the original regeneration areas, resulting in a table of 15 areas being listed at paragraph 3.3 below.

3.2 Council stock within the 15 areas ranges from 41 to 768 therefore the degree of master planning required (if any) within each area will vary significantly. Similarly where there has been recent master planning there may be an opportunity to add to, rather than renew, that master plan e.g. Central Alexandria.

3.3 The following table identifies, in order of priority, regeneration areas identified through the Housing Asset Management Plan:

Priority	Area
1	Clydebank East
2	Central/Radnor Park
3	Bellsmyre
4	Central Alexandria
5	North Mountblow
6	Jamestown
7	Brucehill
8	South Drumry
9	Dalmonach
10	Westcliff
11	North Drumry
12	Castlehill
13	Whitecrook
14	Haldane
15	Old Kilpatrick

- 3.4** In recognition of the points raised at 3.2 above and the need to address the wider aspects of master planning for housing regeneration it is recommended that the following areas be brought together to form four master plan locations:

Master Plan 1

Bellsmyre

Master Plan 2

Central/Radnor Park; South Drumry; North Drumry

Master Plan 3

Clydebank East

Master Plan 4

Brucehill, Westcliff, Castlehill

These four master plans will be taken forward over the period 2008/09 and 2009/10.

- 3.5** In addition to the 4 master plans proposed, an assessment of housing redevelopment opportunities in the remaining areas will also take place from 2008/09 to 2010/11.

Central Alexandria

Subject to the decisions reached at the Housing Environment and Economic Regeneration Committee on 8 October 2008 in relation to the Alexandria Town Centre Master Plan, consultants will be invited to prepare a detailed proposal for housing redevelopment consistent with this master plan.

North Mountblow (surplus stock area)

Although three housing associations submitted proposals for new housing developments, the Scottish Government expressed concern over high unit costs. A consultant will be invited to explore options in order to reach a financially viable solution.

Jamestown, Dalmonach and Mill of Haldane

A consultant will be invited to review options within these areas in the context of stock which the Council proposes to transfer as part of its Standard Delivery Plan.

Whitecrook

A consultant will be invited to review options within this area in the context of stock which the Council proposes to transfer as part of its Standard Delivery Plan.

Old Kilpatrick

A consultant will be invited to review options within this area in the context of stock which the Council proposes to transfer as part of its Standard Delivery Plan.

3.6 The programme of work identified at paragraphs 3.4 and 3.5 above has been discussed and agreed with the Scottish Government's Housing Investment Division who will joint fund the work. Joint planning work to take forward these projects if approved will be undertaken with the Scottish Government.

3.7 A number of communities, residents associations and Elected Members have expressed concerns in recent months regarding the need to accelerate master planning to secure investment within the West Dunbartonshire area. The programme outlined above is indicative and where it is practicable to run master planning for areas in parallel with plans in relation to housing redevelopment opportunities as outlined in paragraph 3.5 this will be facilitated and every effort will be made to do so particularly where structures already exist for effective engagement with the communities concerned.

4. Personnel Issues

4.1 It will be necessary to review the capacity of the Department in relation to commissioning, supporting the process and community engagement to ensure that the above programme is successfully delivered.

5. Financial Implications

5.1 £300,000 will be available for master planning spread over 2008/09, 2009/10 and 2010/11.

6. Risk Analysis

6.1 There is a risk that if the Council chooses not to adopt the methodology for identifying priority areas through Asset Management data, it will not be in a position to evidence a strategic approach and could weaken investment opportunities in the future.

6.2 There is also a risk that limited financial resources may prevent or limit the implementation of master plan recommendations.

7. Conclusions

7.1 Four areas identified for master planning has been prepared based on data detailed in the Council's housing Asset Management Plan and agreed with the Scottish Government's Housing Investment Division. In addition a further list of areas to be assessed for housing redevelopment has been prepared and agreed with Scottish Government.

8. Recommendations

8.1 It is recommended that the Council:

- i) Agree to the proposed programme for master planning and housing re-development plans as stated at paragraphs 3.4 and 3.5 which has been prepared in consultation with the Scottish Government and to accelerate this programme where practicable as outlined in paragraph 3.7.**
- ii) Acknowledge that progressing master planning is dependant on agreement with the Scottish Government based on partnership funding and approval of the Standard Delivery Plan.**
- iii) Delegate authority to the Executive Director of Housing, Environmental and Economic Development to progress masterplanning and housing redevelopment plans in partnership with relevant stakeholders.**

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Date: 15 September 2008

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Appendix 1: Priority Table

Background Papers: 1. Report to Council; 19 December 2007; Motion by Councillor Martin Rooney - Management & Control of Housing

2. Council; 26 March 2008; Priority Areas for Regeneration

3. Draft Standard Delivery

Wards Affected: 1, 2, 3, 4 and 6

Prioritisation of Regeneration Areas & other areas with Key Risk Stock

Appendix 1

Priority	Area	Stock Numbers	Key Risk		High to Medium Risk		Best Stock		Total
			% of Stock in Regeneration Area	Rank	% of Stock in Regeneration Area	Rank	% of Stock in Regeneration Area	Rank	
1	Clydebank East	337	100	15	0	1	0	13	29
2	Central/Radnor Park	336	70.8	12	29.2	3.5	0	13	28.5
3	Bellsmyre	537	90	14	9.4	2	0.6	12	28
4	Central Alexandria	249	26.5	8	63.5	6	10	10	24
5	North Mountblow	321	60	11	29	3	11	9	23
6	Jamestown	41	87.8	13	0	1	12.2	8	22
7	Brucehill	437	0	1	100	7.5	0	13	21.5
8	South Drumry	727	3.3	2	89.4	7	7.3	11	20
9	Dalmonach	277	18.6	6	68.7	6.5	12.7	7	19.5
10	Westcliff	214	24.5	7	55.2	4.5	20.3	5	16.5
11	North Drumry	527	17.9	5	61.1	5	20.1	6	16
12	Castlehill	357	56.6	10	2.3	1.5	41.1	3	14.5
13	Whitcrook	768	17.8	4	61.2	5.5	21	4	13.5
14	Haldane	514	30.2	9	21.2	2.5	48.6	1	12.5
15	Old Kilpatrick	231	6.9	3	50.2	4	42.9	2	9

Additional Regeneration Areas

Methodology

The Asset Management Plan (AMP) compared every dwelling owned by the Council in terms of 12 Key indicators that fell into four key areas:

- Current Performance Costs
- Future Investment Costs
- Level of Demand
- Long Term Void

The Plan then categorised every property into one of the following categories:

- Key Risk
- Stock Requiring Further Investigation (High and Medium Risk)
- Best Stock

The Standard Delivery Plan (SDP) then took the findings of the AMP and developed a range of options for meeting and maintaining the Scottish Housing Quality Standard (SHQS). The options provided for a range of transfer scenarios that involved all key risk stock. The SDP also investigated further the high and medium risk stock and included the worst performing properties in this category in options for transfer.

The AMP has therefore been used as a basis for comparison of the 10 Regeneration Areas as this has assessed each individual property. In addition, there are five other areas that have stock within them that is classed as key risk stock, but not as a Regeneration Area. Therefore, these areas have been incorporated into the analysis to enable comparison between the 10 Regeneration Areas and other areas with key risk stock.

On the basis of the three categories, the average number of properties within each of the areas that fall into the three categories was calculated. The percentage of stock in each category was then pointed in the following way:

Key Risk Stock: the areas with the highest percentage of key risk stock were given a rank of 15 down to the area with the lowest percentage of key risk stock which was allocated a rank of 1.

High and Medium Risk Stock: the areas with the highest percentage of high and medium risk stock was given a rank of 7.5 and this decreased by 0.5 down to the area with the lowest percentage of high and medium risk stock which was given a rank of 1.

Best Stock: the areas with the highest percentage of best stock were given a rank of 1 down to the area with the lowest percentage of best stock which was allocated a rank of 10.

The ranking is weighted in such a way that reflects the AMP classification that key risk stock should be removed from Council Ownership altogether as the Council does not have the resources to maintain them, therefore the areas with the most key risk stock ranks the highest. High and medium risk stock may or may not be able to provide resources for the Council; therefore the lesser ranking on these reflects this. The best stock does provide resources for the Council and therefore the higher ranking areas have the most 'best stock'.

This was the most proportionate way to allocate a ranking as providing both key risk stock and best stock with a ranking of 1-10 and the high to medium risk stock with a scoring of 7.5 -1 ensured that the weighting was not heavily skewed to one category and gave a proportionate balance.

The individual rankings were then added together to give a total rank for each area and this provided the indication of how each of the 15 areas are prioritised for regeneration within them.