

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Infrastructure, Regeneration and Economic Development Committee: 18 June 2014

Subject: Queens' Quay, Clydebank

1. Purpose

- 1.1** The purpose of this report is to update the Committee on progress toward the regeneration of the land known as Queens' Quay, Clydebank as agreed following a presentation by the landowners at a Members Briefing Session held on 12 December 2013.

2. Recommendation

- 2.1.** That the Committee note the progress towards the physical and economic regeneration of this strategic site and agree, in principle, to the proposed approach.

3. Background

- 3.1.** The former John Brown Shipyard was acquired by a consortium known as Clydeside Regeneration (CRL) in 2004 and has been subject to a number of speculative planning proposals for its redevelopment over a number of years.
- 3.2.** The site owners have already undertaken extensive demolition, site clearance, remediation and up filling works to create a satisfactory development platform. However, due to difficult market conditions the development phase has been stalled for almost 10 years and the site owners have been unable to bring forward any viable development proposals due to the considerable cost associated with necessary site infrastructure.
- 3.3.** In order to release land for development by house builders and other developers, certain core works are required which will complete the rehabilitation of the site and Clyde river frontage. These works are consistent with the objectives set out in Supplementary Planning Guidance and generally comprise:
- remediation of residual industrial contamination;
 - upfill of land to raise ground levels in order to satisfy flood risk requirements;
 - improved road junction at Cart Street and a new junction at Cable Depot Road;
 - the creation of a spine road to provide internal circulation East/West;

- provision and distribution of public utilities to serve the proposed development;
- repair and rehabilitation of the flotation basin and quayside;
- marine works and establishment of river walkways and open space; and
- the creation of areas of public realm with improved linkage to the town centre.

4. Main Issues

- 4.1.** The landowners have been unable to attract the further investment necessary to fund the core works required before development can proceed.
- 4.2.** In January 2014, The Council appointed a development consultant to undertake a review of the project and to consider options for pump priming the redevelopment of this key site.
- 4.3.** Since January the following outcomes have been achieved.
- i. Baseline review;
 - ii. Stakeholder consultation and engagement with CRL and their appointed agent;
 - iii. The preparation of a collaborative master plan reflecting current market expectations, (see Appendix 1);
 - iv. An agreement in principle that CRL will convey an area of land necessary for the delivery of a new Care Home and proposed Health Centre for Clydebank, without obligation to the Council or Greater Glasgow NHS; and
 - v. The appointment of Peter Brett & Associates to undertake an economic impact assessment of the master plan proposals.
- 4.4.** The master plan defines the required core infrastructure and proposed land use as a means to illustrate the current market potential for development. In contrast with previous proposals, the collaborative master plan which has been subject to consultation with Planning, reflects:
- Demand for a higher proportion of traditional family housing instead of flats.
 - A mix of commercial uses clustered around the flotation basin with strong pedestrian linkage to the town centre and transport interchange.
 - An area has been allocated for acquisition and development of a new Care Home and possible Health Centre by West Dunbartonshire Council Community Healthcare Partnership.

- 4.5.** It is now intended that this work will be further refined to inform options for possible Public Sector intervention as a means to stimulate economic regeneration of the Queens' Quay site. This work will lead to the following outcomes which, subject to reaching agreement with the site owners, will be reported to Committee on 17 September 2014, with the expectation that report will then be taken to Council for inclusion in the 2015/16 budget
- i. Assessment and selection of an appropriate delivery solution.
 - ii. Examination and understanding of legal considerations relating to the preferred delivery solution.
 - iii. Assessment of procurement issues.
 - iv. Internal consultation.
 - v. The preparation of a Financial Model which assesses the commercial viability of the proposed solution.
 - vi. Negotiation of terms for a possible legal agreement between WDC and the landowner.

5. People Implications

- 5.1.** There are no people implications.

6. Financial Implications

- 6.1.** A full financial appraisal and assessment is underway as part of the ongoing study and will form part of a future report.

7. Risk Analysis

- 7.1** A full risk analysis and assessment will be undertaken as part of the ongoing study and will form part of a future report.
- 7.2** Until agreement by both parties is fully agreed legally there is the possibility that this opportunity might not be realised.

8. Equalities Impact Assessment (EIA)

- 8.1.** There are no equality issues related to the report.

9. Consultation

- 9.1.** Internal consultation will continue between the appointed consultants and officers from Economic Regeneration, Planning, Asset Management, Legal, Democratic and Regulatory Services, Finance Services and the Community Healthcare Partnership.

10. Strategic Assessment

10.1. The proposal is intended to stimulate the physical and economic development of derelict land to the social benefit of the Council and the community and fully supports the following Council strategic priorities:-

- improve economic growth;
- improve care for and promote independence with older people;
- improve local housing and environmentally sustainable infrastructure; and
- improve the wellbeing of communities and protect the welfare of vulnerable people.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 12 May 2014

Person to Contact: Jim McAloon, Head of Regeneration and Economic Development, Council Offices, Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737401, e-mail: jim.mcaloon@west-dunbarton.gov.uk

Appendices: Appendix 1 - Mixed Use Density Study

Background Papers: None

Wards Affected: 5 and 6