

WEST DUNBARTONSHIRE COUNCIL

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

Housing, Environment and Economic Development Committee:
11 January 2012

Subject: Extension of the Existing Park and Ride Facility, Swindon Street, Dalmuir, Clydebank

1. Purpose

- 1.1 The purpose of this report is to seek approval for the extension of the existing Park and Ride facility in Swindon Street, Dalmuir, Clydebank.

2. Background

- 2.1 WDC in partnership with SPT developed and constructed a park ride facility in June 2007 delivering a total of 60 off road spaces, benefitting from high quality lighting and CCTV provision.
- 2.2 This facility has proved popular with both commuters and local residents, evidenced by the high occupancy levels with the peak demand of both user groups ensuring high occupancy at all times.
- 2.3 WDC Roads Services have successfully bid for a £175,000 grant to extend this facility.
- 2.4 Within the proposed development area there are 17 Council owned lock up garages situated at the Crescent.
- 2.5 These garages would require to be demolished to allow the proposed extension of the park and ride facility to proceed.

3. Main Issues

- 3.1 The management of lock ups is the responsibility of Housing Services. They are responsible for the management of the waiting lists and the inspection and maintenance procedures for all lock ups.
- 3.2 Housing Services have been fully consulted on the proposed development. They have confirmed that of the 17 lock ups situated at the Crescent, 6 are currently tenanted, 9 are void and 2 are scheduled for demolition.
- 3.3 Housing Services have advised that to facilitate the proposed development, they can offer to relocate the 6 existing tenants to 6 vacant lock ups in Dunswin Avenue, which are adjacent to the proposed development site.

- 3.4** The 6 tenants of the lock ups and the Dalmuir Tenants & Residents Association have been advised of this proposal.
- 3.5** To date, 4 of the 6 tenants have confirmed that, if the proposal is approved by Committee, they are willing to relocate to alternative lock ups. A further letter has been sent to the remaining 2 tenants inviting them to contact to discuss the proposal in more detail.
- 3.6** It had been intended that Roads Services would formally commence the general stakeholder consultation at the Dalmuir Multi Storey Flats Tenants and Residents Association meeting on 7 December, 2011. However, as this meeting was cancelled, officers will now attend the next scheduled meeting on 18 January, 2012 to start the consultation process.
- 3.7** In the interim period local residents have been lettered to obtain their views on the proposal.
- 3.8** This stakeholder engagement will inform the content of the planning application which will be submitted shortly thereafter. It is intended that this application will be considered at Planning Committee in April 2012.

4. People Implications

- 4.1** The tenants of the lock ups will be offered alternative lock ups on an adjacent site.
- 4.2** Housing Services have confirmed that they will offer assistance to ensure that any disruption to the existing tenants is kept to a minimum.

5. Financial Implications

- 5.1** A capital sum of £175,000 has been secured from SPT for the completion of the proposed development in 2012/ 2013.
- 5.2** The loss of rental income from the 6 tenanted lock ups at the Crescent will be offset by the letting of the 6 vacant lock ups at Dunswin Avenue.
- 5.3** Repairs to the 6 vacant lock ups have been estimated at £300.00. This is considered to be a financially viable proposition and can be funded from the Housing Revenue account

6. Risk Analysis

- 6.1** Failure to secure approval for the relocation of the existing tenants and the demolition of the existing lockups may result in the grant offer from SPT being reallocated to another project, possibly outwith the WDC area.

7. Equalities Impact Assessment (EIA)

7.1 Not applicable.

8. Strategic Assessment

8.1 The Council has identified four main strategic priorities for 2011/ 2012, namely Social & Economic Regeneration, Financial Strategy, Asset Management Strategy and Fit for Purpose Services.

8.2 The creation of additional park and ride facilities at Swindon Street, Dalmuir contributes to the social and economic regeneration of West Dunbartonshire as it encourages the use of public transport enhances employment opportunities.

9. Conclusions and Recommendations

9.1 Committee is asked to:

- (i) agree that the Council and the SPT take forward the proposal to extend the existing Park and Ride facility at Swindon Street, Dalmuir;
- (ii) agree that the tenants of the 6 tenanted lock ups at the Crescent, Dalmuir are offered alternative lock ups at Dunswin Avenue;
- (iii) agree that the 17 lock ups at the Crescent are demolished; and
- (iv) note the consultation that has taken place with lock up users and local residents and subject to further feedback from the local community delegate authority to the Executive Director of Housing, Environmental and Economic Development in conjunction with local Members to progress the extension of the existing park and ride facility at Swindon Street, Dalmuir.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 12 December 2011

Person to Contact: Raymond Walsh - Network Manager, Roads, Council Officers, Garshake Road, Dumbarton G82 3PU, telephone: 01389 7615, e-mail: raymond.walsh@west-dunbarton.gov.uk

Janice Lockhart - Homelessness and Allocations
Manager, Council Offices, Garshake Road, Dumbarton
G82 3PU, telephone: 01389 608033, e-mail:
janice.lockhart@west-dunbarton.gov.uk

Appendix: None

Background Papers: None

Wards Affected: 6