

Agenda

Special Meeting of Infrastructure, Regeneration and Economic Development Committee

Date: Tuesday, 27 September 2022

Time: 09:00 a.m.

Format: Hybrid meeting

Contact: Email: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend a Special meeting of the **Infrastructure, Regeneration and Economic Development Committee** as detailed above.

Members will have the option to attend the meeting remotely or in person at the Civic Space, 16 Church Street, Dumbarton.

The business is shown on the attached agenda.

Yours faithfully

PETER HESSETT

Chief Executive

Distribution:-

Councillor Craig Edward
Councillor David McBride (Chair)
Councillor Jonathan McColl
Councillor Michelle McGinty
Councillor John Millar
Councillor Lawrence O'Neill (Vice Chair)
Councillor Lauren Oxley
Councillor Chris Pollock
Councillor Martin Rooney
Councillor Gordon Scanlan
Councillor Clare Steel
Councillor Sophie Traynor

All other Councillors for information

Chief Executive
Chief Officer – Regulatory and Regeneration
Chief Officer – Supply, Distribution and Property
Chief Officer – Roads and Neighbourhood

Date of Issue: 21 September 2022

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**INFRASTRUCTURE, REGENERATION AND ECONOMIC
DEVELOPMENT COMMITTEE**

TUESDAY, 27 SEPTEMBER 2022

AGENDA

1 STATEMENT BY CHAIR – AUDIO STREAMING

The Chair will be heard in connection with the above.

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

4 RECORDING OF VOTES

The Committee is asked to agree that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

5 DEVELOPMENT STRATEGY FOR THE ARTIZAN CENTRE 5 – 18

Submit report by the Chief Officer – Regulatory and Regeneration updating on the progress made on the Artizan Centre proposals and seeking approval for delivery of short term improvements, and for further work required to progress the redevelopment.

6 UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED 19 – 22

Submit report by the Chief Officer – Supply, Distribution and Property updating on the progress of activity in Clydebank Property Company Limited (CPC) for the period November 2021 to September 2022.

WEST DUNBARTONSHIRE COUNCIL

Report by the Economic Development Manager

Infrastructure, Regeneration & Economic Development Committee

27 September 2022

Subject: Development Strategy for the Artizan Centre

1 Purpose

- 1.1** The purpose of this report is to update Members on the progress made on the Artizan Centre proposals. It seeks approval for delivery of short term improvements, and for further work required to progress the redevelopment.

2. Recommendations

2.1 It is recommended that Committee:

- Notes the progress made on Artizan Centre proposals
- Authorises procurement and delivery of Phase 1 short term improvements including the following:
 - Relocation of tenant(s) (6 months)
 - Demolition of the rear Artizan units (refer to Appendix 2) (10 months)
 - Design and delivery of temporary and permanent landscaping (12-15 months)
 - Development of meanwhile uses on newly vacated land (12-15 months)
 - Property improvements including external and internal works (6-15 months)
 - Further detailed feasibility and market studies (3-12 months)
- Authorises procurement and development of detailed feasibility studies to inform medium and long term development strategy
- Notes that the existing tenants will continue to be supported as part of the strategy.

3. Background

- 3.1** Like many town centres nationally, Dumbarton town centre has been shaped by a number of factors over the recent years, including the ongoing trend of internet shopping and retail parks as well as most recently, the impact of the pandemic. The decline of retail in town centres is predicted to continue, requiring intervention, to reimagine and repurpose how town centres are used and perceived.
- 3.2** West Dunbartonshire Council successfully applied to the UK Government for Levelling up Fund (LUF) monies to tackle the decline of the town centre and deliver three key projects in Dumbarton: Glencairn House; Connecting Dumbarton and the acquisition, part-demolition and costs towards the redevelopment of the Artizan Centre. The Artizan Centre has now been purchased by the Council and this presents a unique and exciting opportunity to redefine the Dumbarton Town Centre (Appendix 1). £5.375 million (excluding optimism bias) of LUF funding remains to be spent by March 2025 to support the redevelopment of the Artizan site in line with the LUF outcomes.
- 3.3** A team of consultants was appointed to carry out a feasibility study and prepare a development strategy for the site. Their work has not yet concluded however it has informed the first stages outlined in this report and will inform later stages which will be brought back to a future IRED. The consultancy is almost complete but additional specialist feasibility and design work is required to make recommendations on detailed long term proposals.
- 3.4** The community have a central role to play in shaping the future of their town centre. A number of consultation events engaging the local community took place in early 2022, and an online survey was also published. People were asked how they feel about the Artizan and the town centre, what their aspirations are and what changes they would like to see introduced. Separate consultation events were held with external and internal stakeholders.
- 3.5** Community opinion clearly highlighted the importance of putting the heart back in the town centre and having a clean welcoming environment. Desire for vibrant shops, enhanced food and beverage offer, quality public and green spaces and need for improvements to the built environment featured frequently in the comments, which informed the progress so far and will shape the long term development strategy.

4. Main Issues

- 4.1** The overarching objective of the Artizan redevelopment is regeneration of the Dumbarton Town Centre which seeks to balance the need for economic

regeneration, place making and design quality, with the requirement for sound asset management. A high quality redevelopment of this large and prominent site would be transformational for the entire town centre and, by extension, for the whole of Dumbarton. It has a potential to create a lively, welcoming public space for the community in the heart of the town centre, correct the economic blight caused by long term vacancies and disrepair, and attract footfall and spend from both locals and visitors. By projecting a more confident image of Dumbarton it could generate a momentum for the town to establish itself as an attractive place to live, work, visit and invest.

4.2 Artizan Centre has a number of well-established businesses and an active frontage along the High Street, while the rear part of the centre is mostly vacant, some buildings are in need of significant repairs and many of the existing shop units do not meet the needs of the commercial and retail market requirements. The “Railway to Rock” route connecting the Railway Station and the Rock and Castle runs through the site and the High Street units are within the Town Centre Conservation Area. A number of key opportunities and challenges were identified by the consultants and these will be addressed through the redevelopment. They include but are not limited to:

- Retention of the existing retailers which bring footfall into the town centre.
- Reduction of the number of retail units to align with current market trends.
- Integration of the Denny Theatre and Concord Community Centre into the redeveloped centre. These well-used facilities can help support active use of the area and support development of evening uses.
- Introduction of new green spaces and public realm and square within the town centre
- Delivery of a development that would enhance the town and become a focal point of a 20 minute neighbourhood where daily services can be accessed within a 20 minute walk.
- New housing to bring more people into the town centre.
- Any new development should consider the context of the Town Centre Conservation Area
- Further evidence is required regarding car parking/ sustainable requirements within the Town Centre.

4.3 Local Development Plan 2 (as amended, 2020) shows Artizan Centre as located within the identified town centre boundary. The Development Strategy for the town centre supports mixed use development and improvements to the Artizan Centre. Dumbarton Policy 1 supports a more diverse and vibrant town centre and encourages a range of uses, where these accord with Policy SC2 – SC2 identifies core town centre areas (Artizan sits within this) and supports use classes 1, 2, 3, 7, 11 and public houses. Revised urban strategy (2014) identifies the Artizan Centre as a possible Large Project. The strategy identifies the Artizan Centre as having a negative impact on parts of the town

centre and states the Council will support incremental change or radical redevelopment. Main uses in this area (including introduction of a traditional grid pattern to area to north) would be retail, office, some residential, leisure, food and drink and other appropriate town centre uses.

- 4.4** It is considered that a mix of uses within the future redeveloped Artizan Centre would bring vibrancy back into the town centre and help sustain high levels of footfall. The uses could include:
- Active frontages on the ground floor – retail or community uses that create a reason to visit and spend time in the town centre and increase dwell time
 - Housing – different tenure mix to repopulate the town centre, bring additional footfall and vibrancy and contribute to delivery of 20 minutes neighborhood principles
 - Public spaces and connections - green and sustainable public realm, facilitating community participation and involvement, creating opportunities for active travel and connecting Denny Theatre with the Artizan site, and the Railway to Rock connectivity route.
 - A new development – focal point to increase footfall and create a strong focal point within the site
- 4.5** The Council is committed to sustainable regeneration of the Artizan site and delivering the vision of a more active and vibrant town centre. While long term (next 2-8 years) development options are being explored, much of which will stretch beyond the Levelling Up Fund timescale and will need to be self-sustaining, we plan to focus on a number of short term improvements (Phase 1) which can be delivered within the next 12 – 15 months.
- 4.6** Phase 1 focuses on small scale early interventions and on setting the direction of travel for long term redevelopment. It will address urgent and priority requirements, and establishing a high standard of design and delivery. Proposed Phase 1 deliverables and activities include the following:
- Relocation of tenant(s) (6 months)
 - Demolition of the rear Artizan units (refer to Appendix 2) (10 months)
 - Design and delivery of temporary and permanent landscaping including extension of the Connecting Dumbarton to link the Railway with the River (12-15 months)
 - Development of meanwhile uses on newly vacated land to animate and bring more activity to the town centre and make best use of vacant land, and opportunities presented (12-15 months)
 - Property improvements including external and internal works (6-15 months)

- Further detailed feasibility and market studies to determine feasibility of a possible future new development, housing and other new uses on site (3-12 months)
- 4.7** An important consideration is that disruption and impact on current tenants is minimised. The early demolition works will focus on the area of the Artizan to the rear and west block with the highest number of vacant units and act as a catalyst for future improvements.
- 4.8** New permanent and temporary landscaping will be delivered within the site as to improve the environment for the users. This could include public greenspace on newly vacant land, public realm improvements, temporary or permanent connection with Denny Theatre and a cycle route connecting the Railway and the River Leven, along the Railway to Rock connectivity spine. Meanwhile uses can be introduced to animate and bring more activity to the town centre and make best use of vacant land. Proposed meanwhile uses could include introduction of short term community uses and pop-up shops to vacant units (if available) or outdoor community or commercial events.
- 4.9** Specialist consultants will be commissioned to undertake detailed feasibility studies and market research to inform next phases of the development. The studies would include:
 - A feasibility study and market research to determine feasibility of an anchor development
 - A feasibility study and market research to determine future new uses on the vacant plots including possible new retail and housing
- 4.10** A deliverable and feasible long term vision for the site will be developed following completion of detailed feasibility and market research studies and discussions with partners. A number of options will be explored and proposals will be brought back to a future IRED Committee.
- 4.11** Parking remains an important factor of any new development. It will be necessary to set out how future demand for parking in Dumbarton Town Centre can be managed, and how an approach to parking can contribute to the wider policy aims of changing behaviours, reducing dependency on the car and encouraging alternative ways to access the town centre including public transport, walking and cycling..
- 4.12** The support of existing retailers, businesses, community planning partners the community and community-led organisations that already do much to contribute to the vitality of the town centre will be important in delivering the vision for Dumbarton. A robust communication and engagement plan will be produced to ensure that our ambitions for the town are properly conveyed and that existing stakeholders in the town centre benefit from the vision.

- 4.13** A successful redevelopment of the Artizan site would contribute to the delivery of national policy priorities including 20 minute neighbourhoods, carbon reduction, place making and community empowerment.

5. People Implications

- 5.1** Delivery of the vision will require commitment from various Council services and the utilisation of existing staff resources. The cross-Service collaboration, particularly across Regeneration, Planning, Asset Management and Roads/Transportation and partnerships with external partners will continue.

6. Financial & Procurement Implications

- 6.1** Funding from the Levelling Up Fund must be drawn down by March 2025. A monitoring and spending plan has been established with Central Government, to agree a project spend timeframe. To comply with requirement of the fund, continuous progress must be demonstrated. Delays could reduce the funding currently available. The LUF grant itself does not commit the Council to fund any specific component, however, to make best use of resources it is recommended Phase One proposals proceed.
- 6.2** A proportion of the £5.375m available in the Artizan budget will be spent on Phase One works and activities. Any remaining funds will go towards enabling future long term development(s) on site, subject to approval by a future IRED Committee.

7. Risk Analysis

- 7.1** If the LUF grant is not drawn down within the timescales required (March 2025), or grant conditions are not met, there is a risk that not all the funding will be made available resulting in the further delays and deterioration of Dumbarton town centre.

8. Equalities Impact Assessment

- 8.1** An assessment has been carried out. The redevelopment of the Artizan has relevance to a number of equality groups, and positive impacts were identified for each.

9. Environmental Sustainability

- 9.1** In line with the Council's Climate Change Strategy, there will be 'zero carbon' approach proposals emerging from the Artizan Vision. This will make a positive contribution to environmental sustainability. In particular additional greening of the centre and contributions towards a 20 Minute Neighbourhood.

10. Consultation

- 10.1** As indicated above there has been extensive consultation on the future of the Artizan Centre. The views expressed in those engagement events have informed plans for the short term interventions and will help shape the long term strategy. Further individual and group consultations will take place during the next stages. This work will continue, to help ensure confirmed development will solidify the town as the heart of the community.

11. Strategic Assessment

- 11.1** The vision will support Council's strategic priorities to:
- improve economic growth;
 - improve environmentally sustainable infrastructure; and
 - improve the wellbeing of communities.

Chief Officer:

Service Area: Regulatory & Regeneration

Date: September 2022

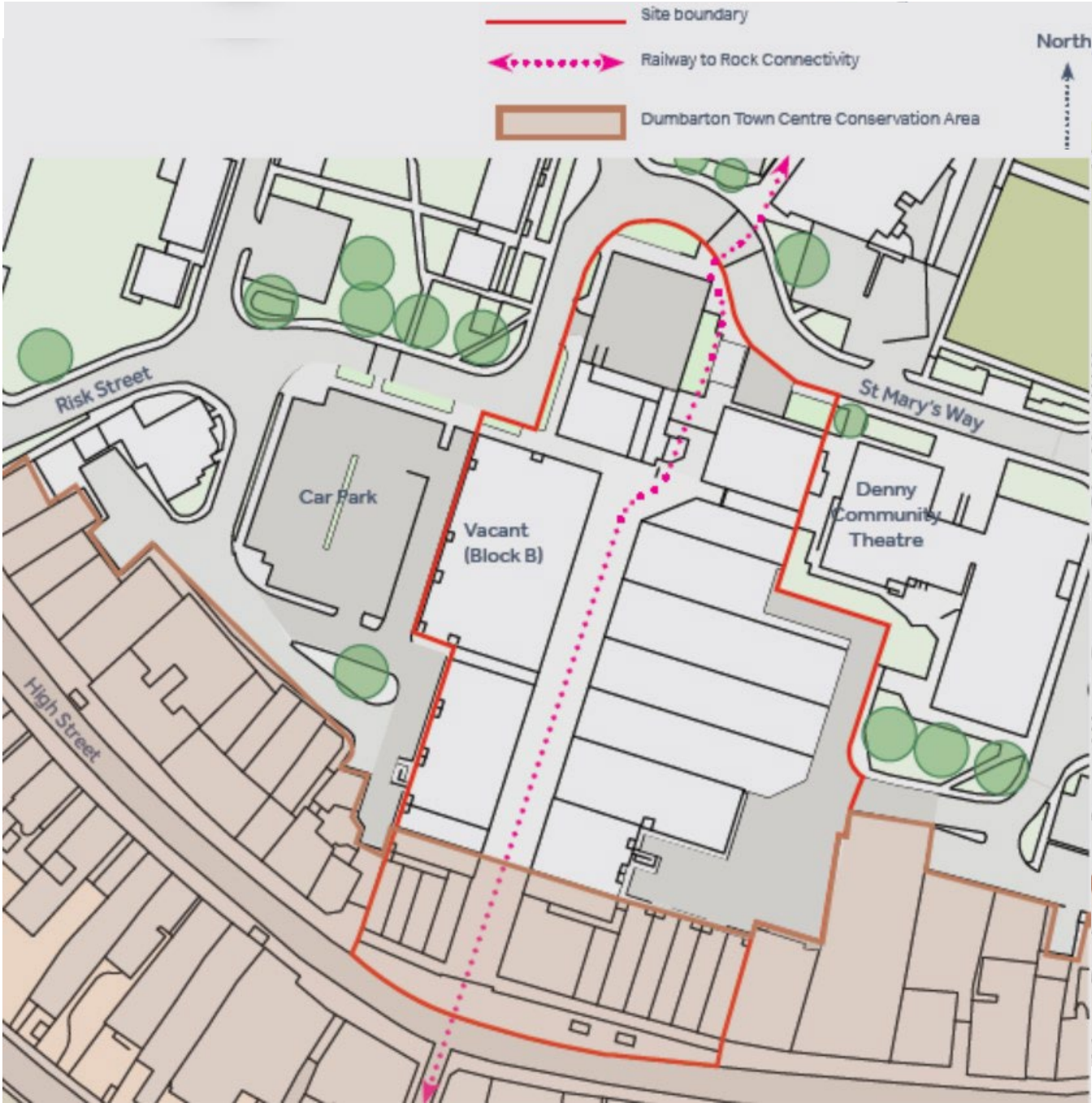
Person to Contact: Gillian McNamara, Economic Development Manager Tel: 0777 442 8294
gillian.mcnamara@west-dunbarton.gov.uk

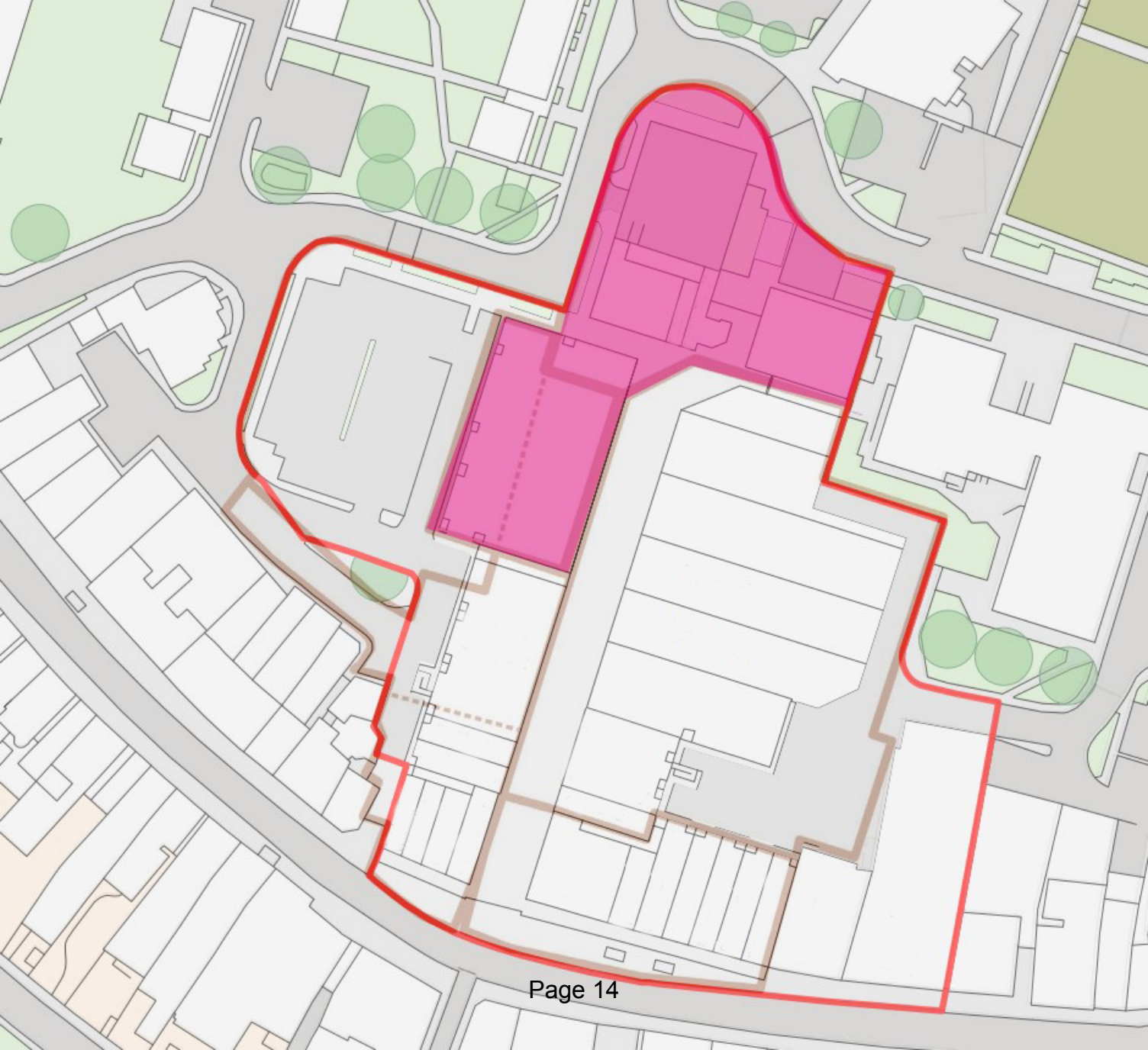
Appendices: Appendix 1 - Artizan Redevelopment Area
Appendix 2 - Artizan demolitions Phase 1
Appendix 3 – Equality Impact Assessment

Background Papers: IRED Report 10 June 2021 Levelling Up Fund and
Community Renewal Fund – Proposed Bids
IRED Report 15 September 2021 New Regeneration
Officer Post (LUF) (Fixed Term)

Wards Affected: Dumbarton

Artizan Centre redevelopment area





AssessmentNo	532	Owner	mswider	
Resource	Regeneration, Environment and Growth		Service/Establishment	Regeneration
	First Name	Surname	Job title	
Head Officer	Magalena	Swider	Acting Regeneration Coordinator	
	(include job titles/organisation)			
Members	Gillian McNamara, Economic Development Manager			
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>			
Policy Title	Artizan Centre redevelopment			
	The aim, objective, purpose and intended outcome of policy			
	The overarching objective of the Artizan redevelopment is regeneration of the Dumbarton Town Centre which seeks to balance the need for economic regeneration, place making and design quality, with the requirement for sound asset management. A high quality redevelopment of this large and prominent site would be transformational for the entire town centre and, by extension, for the whole of Dumbarton. It would create a lively, welcoming public space for the community in the heart of the town centre, correct the economic blight caused by long term vacancies and disrepair, and attract footfall and spend from both locals and visitors. By projecting a more confident image of Dumbarton it could generate a momentum for the town to establish itself as an attractive place to live, work, visit and invest.			
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.			
	Asset Management Planning Roads and Transportation Housing			
Does the proposals involve the procurement of any goods or services?			Yes	
If yes please confirm that you have contacted our procurement services to discuss your requirements.			Yes	
SCREENING				
<i>You must indicate if there is any relevance to the four areas</i>				
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)			Yes	
Relevance to Human Rights (HR)			No	
Relevance to Health Impacts (H)			Yes	
Relevance to Social Economic Impacts (SE)			Yes	
Who will be affected by this policy?				
Local community Local businesses				
Who will be/has been involved in the consultation process?				
Local Community (through public engagement event and online survey) Local community groups and organisations WDC Leisure WDC Greenspace WDC Asset Management WDC Planning WDC Roads WDC Housing DTCTF				
Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.				

	Needs	Evidence	Impact
Age	Young people need to have access to outdoor public spaces regardless of their social/material status and abilities	Need for more accessible free outdoor spaces for young and older people. There is good evidence that intergenerational contact and intercultural contact can be of great benefit to both older and younger people	The development will help deliver 20 minutes neighbourhood principles. Older people and younger children will be better able to easily access the area
Cross Cutting	All the above areas cross cut to some extent therefore we have considered them as a whole.	All the above areas cross cut to some extent therefore we have considered them as a whole.	The development will help deliver 20 minutes neighbourhood principles
Disability	Disabled people of all ages need to have access to public outdoor and indoors spaces regardless of their social/material status and abilities	Need for modern accessible spaces. West Dunbartonshire Access for have been consulted and are supportive of the scheme in its proposed form.	The development will help deliver 20 minutes neighbourhood principles. A more accessible public space, better transport links, more wheel chair friendly, more friendly to people with other physical impairments, more accessible for those with visual impairments.
Social & Economic Impact	The community have a central role to play in shaping the project and their town. The Artizan Shopping centre is vital economic component in the area, the project will help to retain and improve it.	It will aid the regeneration of the town centre by regenerating the heart of the town centre. Consideration will be given to how it could help lower socio economic gaps. It will make Dumbarton town centre a more attractive place to spend time in. During the consultations people indicated that there is a need for	The development will help deliver 20 minutes neighbourhood principles. The proposal informed by discussion with a range of stakeholders, reflects the need to consider how it would contribute to lowering socio-economic gaps. The proposal would help advance the local economy, projecting jobs and providing better infrastructure

		improvements, and for creating new public space in the town centre.	for future sustainable growth.
Sex	Women tend to be more involved in care for children and ill or disabled people	Making areas wheelchair/scooter, pram and buggy accessible and enhancing road safety is a particular benefit for many women	More accessible spaces may particularly benefit women who provide the majority of care for children. May provide a safer open space
Gender Reassign	Public spaces need to be safe and accessible for all people	No evidence there would be any impact	Unlikely to be any differential impact
Health	Physical activity and social interactions are required to improve health and wellbeing of young and older people.	Need for more accessible social spaces where people can meet and participate in activities	The development will help deliver 20 minutes neighbourhood principles
Human Rights	Public spaces need to be safe and accessible for all people	There is no evidence of any threat to Human Rights	Unlikely to be any differential impact
Marriage & Civil Partnership	Public spaces need to be safe and accessible for all people	No evidence that there would be any string effect in terms of this group	Unlikely to be any differential impact
Pregnancy & Maternity	Women tend to be more involved in care for children	Making areas wheelchair/scooter, pram and buggy accessible and enhancing road safety is a particular benefit for many women	More accessible spaces may particularly benefit women who provide the majority of care for children May provide a safer open space
Race	Public spaces need to be safe and accessible for all people	Inclusive spaces where people spend some time provide an opportunity for social interaction between different groups of people. Evidence suggests that peoples attitudes to people from different groups are more accepting if there is contact	The is an opportunity to provide a shared public space.
Religion and Belief	Public spaces need	No evidence there	Unlikely to be any

	to be safe and accessible for all people	would be any impact	differential impact	
Sexual Orientation	Public spaces need to be safe and accessible for all people	No evidence there would be any impact	Unlikely to be any differential impact	
Actions				
Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.				
Will the impact of the policy be monitored and reported on an ongoing basis?				
Q7 What is your recommendation for this policy?				
Introduce				
Please provide a meaningful summary of how you have reached the recommendation				
The EIA carried out has identified a range of positive impacts for equality groups. There are likely to be significant positive impacts in terms of Health and Socio-Economic Impact. It is hoped that as a result of the project the town centre will become more vibrant and provide wider range of services and facilities for the local residents.				

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

Subject: Update on activity by Clydebank Property Company Limited

1. Purpose

- 1.1** The purpose of this report is to update the Committee on the progress of activity in Clydebank Property Company Limited (CPC) for the period November 2021 to September 2022.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) note the progress being made in terms of the Council's investment in Clydebank Property Company (CPC) Limited.
- (ii) note the position in relation to full repaint of the Titan Crane.

3. Background

- 3.1** In 2014 Clydebank Rebuilt closed its operation. As part of this closure West Dunbartonshire Council agreed to purchase its assets to allow those assets to continue to serve the business needs of the Clydebank Community. Details can be found in the background paper to this committee of 17 September 2014.
- 3.2** Annual updates on the progress of activity of CPC have been provided to this Committee since November 2017.

4. Main Issues

Property Company

- 4.1** There is substantial competition in the Clydebank area for tenants with office requirements. An Annual review of the rents in Clydebank has been completed since 2017. The review identified in each year that the enterprise centre was not competitive with other properties. The proposed rents were therefore realigned to make them more attractive to potential tenants and further lettings have been achieved. Lettings for the centre are now at 78.24% compared to 36.63% on transfer.
- 4.2** The units at JKS Workshops continue to be let at a high rate, as with any development of this type a high turnover of tenants can be expected as they

either trade up to larger premises or the businesses fail. The current occupancy is 86.99% compared to 93.46% on transfer. Rents continue to be competitive with other workshop developments in the area and we continue to ensure retention of tenants and acquisition of new tenants. A number of tenant enquiries are ongoing which will take the occupancy to 100% by the end of 2022.

4.3 Clydebank East Workshops sit alongside the JKS workshops and the current occupancy is 100% let compared to 35.11% on transfer. This type of workshop has been very successful and continues to achieve 100% occupancy year on year.

4.4 The remaining development site at Queens Quay is currently being marketed with some interest at present and this will be subject to a future update when appropriate following a closing date which is set for end September 2022.

4.5 For noting other land holdings which were previously contained within the portfolio of Clydebank Rebuilt were:

- Clyde Gate (including Change House) - sold for £645,000 to Northern Marine; and
- Clydebank East – sold for £45,000 to ETi.

Titan Crane

4.6 Costs have been obtained by external architect to provide design and structural engineering support (DO Architects and David Narro Associates) to the Titan Crane repaint project.

4.7 Clydebank Property Company Board have instructed to proceed with preparation of tender documents prior to look at whether a capital project for repaint is viable this would include critical treatment works relative to the safety of the structure. The reason this decision was made was to achieve a repaint programme during spring/summer 2023 design preparations must commence by end September 2022.

4.8 It is to be noted that any future repaint works would be funded by capital borrowing as all avenues of any external funding has been exhausted.

4.9 A further report for noting will be brought back to Committee following the tendering exercise.

5. People Implications

5.1 There are no people implications arising from this report.

6. Financial and Procurement Implications

6.1 A further report for noting will be brought back to Committee following completion of the final audited accounts.

6.2 There are no procurement issues associated with this report.

7. Risk Analysis

7.1 The ownership of CPC is a low-level risk to the Council. The purchase price was minimal, given the assets owned by CPC. The ongoing position is likely to remain favourable with likely dividends being provided to the Council.

7.2 The main risk to CPC and therefore the value of the Council's ownership lies in the Titan Crane and the potential for significant costs should any major structural repairs, etc. be required. CPC attempts to mitigate against this risk by maintaining the crane and undertaking appropriate inspections on a regular basis.

8. Equalities Impact Assessment (EIA)

8.1 No significant issues were identified in relation to equality impact screening previously carried out.

9. Strategic Environmental Assessment

9.1 A Strategic Environmental Assessment is not required

10. Consultation

10.1 Consultation was undertaken with officers within Regeneration, Resources, Regulatory, Communications, Culture & Communities and Finance.

11. Strategic Assessment

11.1 The company will continue to significantly contribute to improving economic growth and employability; and improving local housing and environmentally sustainable infrastructure.

Angela Wilson
Chief Officer, Supply, Distribution and Property
Date: 15 September 2022

Person to Contact: Michelle Lynn, Assets Co-ordinator
T:01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: None

Background Papers: Clydebank Rebuilt – Conclusion to the Purchase of
Clydebank Property Company – Infrastructure,
Regeneration and Economic Development Committee –
17 September 2014

Wards Affected: Ward 6