

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Council: 25 February 2009

Subject: Housing Regeneration Master Plans

1. Purpose

1.1 This report advises Council of the outcome of meetings held by the Housing Regeneration Working Group and seeks approval:

- to progress master planning and feasibility studies
- to establish Regeneration Groups

2. Background

2.1 The Council at its 29 October 2008 meeting agreed to re-establish the Housing Regeneration Working Group to take forward housing master planning issues. This working group met on 15 December 2008 and 5 January 2009.

2.2 The Working Group meeting of 5 January 2009 considered discussion papers on:

- Local Steering Groups
- Priority Areas for Master Plans
- A Master Plan Model Brief

2.3 It was also agreed at this meeting that the paper relating to local steering groups and the Working Group's comments be sent for consultation to all registered tenant and resident organisations in West Dunbartonshire, and all Elected Members and community councils.

2.4 The note and associated papers of the Working Group's meeting held on 5 January 2009 are attached at appendix 1.

3. Main Issues

3.1 Priority Areas for Master Plans

3.1.1 The methodology agreed by the Working Group for determining priorities was applied and resulted in the areas of Bellsmyre, Clydebank East, Central/Radnor Park and Castlehill/Westcliff being selected for master planning.

3.1.2 It was also agreed that feasibility studies be undertaken in Haldane, Central Alexandria, North Mountblow, Brucehill, South Drumry and Whitecreek. The methodology and scoring can be seen at appendix 1.

3.1.3 Master plans and feasibility studies will be jointly funded by the Scottish Government and the Council.

3.2 Local Steering Groups/Regeneration Groups

3.2.1 As stated at paragraph 2.3 above the Working Group sought comments on the discussion paper relating to local steering groups. The only response received was from the Dumbarton East and Central Community Council which stated that although there were no regeneration areas within the Community Council's boundary, they wished to emphasise the importance of Community Councils being consulted and involved in such matters due to their statutory and elected representative status in the community.

3.2.2 Council is asked to agree the Working Groups recommendations from the 5 January 2009 meeting relating to Local Steering Groups which were:

1. “To note that the Groups would be renamed Regeneration Groups in order to emphasise their primary role and purpose
2. To note the terms of the discussion that had taken place in respect of existing and proposed local regeneration groups, the remit and core membership of these groups and possible conflicts that could arise
3. To note that in the event a regeneration group was already established in an area, then it would be competent for a sub-committee of the group to be created in order to comply with the relevant criteria and requirement to demonstrate a consistent approach thereto; and
4. That the comments made at the meeting, as contained in this Note, would be sent for consultation, along with the Discussion paper, to all registered tenants and residents in West Dunbartonshire, all Elected members and community councils with a requested deadline to reply within a month of receipt”

3.3 Master Plan Model Brief

3.3.1 The Working Group agreed the key objectives for the master plan brief which will be advertised. The key objectives are:

- Determining the needs and aspirations of the communities through the development of a consultation and participation strategy for the area
- Identifying the problems and opportunities, while also preparing a comprehensive Masterplan

- Although regeneration will be housing investment led, the approach taken will also address social and economic issues affecting the community such as employment, educational activity, anti-social behaviour and health
- Providing a framework to guide the physical development proposed through the work and identifying potential funding resources (detailed architectural drawings are not required)
- Identifying housing projects that complement the delivery of the Council's SHQS and ensure that there are proposals for redeeming any outstanding HRA debt where transfer of HRA assets are proposed
- Identifying projects and funding which could contribute towards improving economic conditions including employment and intermediate labour market opportunities
- Identifying projects/proposals which could contribute to achieving equality of opportunity for all residents
- Identifying projects/proposals which contribute to community safety including better lighting, safer homes, better personal safety, reducing crime and the fear of crime

3.3.2 Council is asked to approve the key objectives for the master plan brief.

4. Personnel Issues

4.1 There are no personnel issues directly associated with this report.

5. Financial Implications

5.1 The funding of master plans and feasibility studies will be jointly funded with the Scottish Government to a maximum of £300,000.

6. Risk Analysis

6.1 The proposed master plans and feasibility studies are essential to ensure that a strategic approach to the short and long term regeneration of the Council's priority areas. In addition to agreeing the priorities for master planning, it is also essential that the framework for community involvement is in place. If these issues are not agreed from the outset, there is a risk that the strategic direction for regeneration and resulting investment opportunities will be lost.

7. Conclusions

7.1 The Housing Regeneration Working Group considered and agreed routes for taking forward regeneration in the Council's priority areas. Following consultation there were no comments which challenged these recommendations.

8. Recommendations

8.1 It is recommended that the Council:

- (i) agree the recommendations of the Housing Regeneration Working Group of 5 January 2009 relating to Local Steering Groups as detailed in paragraph 3.2.2 of this report;**
- (ii) approve the progress of master planning and feasibility studies;**
- (iii) approve establishment of Regeneration Groups; and**
- (iv) approve the key objectives for the master plan model brief.**

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 9 February 2009

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Appendices:	Appendix 1 - Note of meeting and associated papers; Housing Regeneration Working Group; 5 January 2009
Background Papers:	Master Planning: Prioritisation of Housing Regeneration Areas: Council Meeting; 29 October 2008
Wards Affected:	1, 2, 3, 4 and 6

HOUSING REGENERATION WORKING GROUP

Note of Meeting of the Housing Regeneration Working Group, held on Monday, 5 January 2009 at 2.05 p.m. in Meeting Room 2 (First Floor), Council Offices, Garshake Road, Dumbarton.

Present: Councillor Geoff Calvert
Councillor Gail Casey
Councillor William Hendrie
Councillor Craig McLaughlin
Jim McAloon, Head of Housing and Regeneration
Jeff Stobo, Manager of Strategy
Margaret Caldwell, Manager of Housing Operations
Jackie Gallen, Strategy Officer
Catherine Young, Treasurer - ACRG
Phyllis Gillan, Chairperson - ACRG
Hugh O'Donnell, DVHF
Isa Scullion, DVHF
Chris Wilcock, Scottish Government's Housing and Regeneration Directorate
Craig Stewart, Committee Officer

Apology: An apology for absence was received from Elaine Melrose, Executive Director of Housing, Environmental and Economic Development.

NOTE OF PREVIOUS MEETING

The Note of Meeting of the Working Group held on 15 December 2008 was submitted and noted as a correct record.

PRIORITY AREAS FOR MASTER PLANNING

A Discussion paper on 'Priority Areas for Master Plans' was circulated to Members of the Working Group for consideration.

After discussion and having heard the relevant officers in further explanation and in answer to Members' questions, the Working Group agreed:-

- (1) to note the content of the Discussion paper and the terms of the discussion that had taken place in respect of this matter;
- (2) to approve the undernoted areas, in order of priority, (Appendix 1 to the Discussion paper refers) as assessed using the agreed Score Master (Appendix 2 to the Discussion papers refers):-

1. Bellsmyre

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

- (3) to approve the split of the master plans and feasibility studies on the basis detailed below:-

Master Plans

Bellsmyre
Clydebank East
Central/Radnor Park
Castlehill and Westcliff

Feasibility Studies

Haldane
Central Alexandria
North Mountblow
Brucehill
South Drumry
* *Whitecrook*

(* It was noted that the merger of Castlehill and Westcliff into one plan would allow Whitecrook (11th in order of priority) to be added to the first phase of work to be undertaken.)

LOCAL STEERING GROUPS

A Discussion paper on 'Local Steering Groups' was submitted for consideration by the Working Group.

After discussion and having heard the relevant officers in further explanation and in answer to Members' questions, the Working Group agreed:-

- (1) to note that the Groups would be renamed Regeneration Groups in order to emphasise their primary role and purpose;
- (2) to note the terms of the discussion that had taken place in respect of existing and proposed local regeneration groups, the remit and core membership of these groups and possible conflicts that could arise;
- (3) to note that in the event a regeneration group was already established in an area, then it would be competent for a sub-committee of the group to be created in order to comply with the relevant criteria and requirement to demonstrate a consistent approach thereto; and
- (4) that the comments made at the meeting, as contained in this Note, would be sent for consultation, along with the Discussion paper, to all registered tenants and residents in West Dunbartonshire, all Elected Members and community councils with a requested deadline to reply within one month of receipt.

BRIEF FOR CONSULTANTS

A Discussion paper on 'Master Plan Model Brief' was circulated to Members of the Working Group for consideration.

After discussion and having heard Mr Stobo in elaboration and in answer to Members' questions, it was agreed to approve the key objectives of the Masterplan Model Brief as follows:-

1. Determining the needs and aspirations of the communities through the development of a consultation and participation strategy for the area;
2. Identifying the problems and opportunities, while also preparing a comprehensive Masterplan;
3. Although regeneration will be housing investment led, the approach taken will also address social and economic issues affecting the community such as employment, educational activity, anti-social behaviour and health;
4. Providing a framework to guide the physical development proposed through the work and identifying potential funding resources (detailed architectural drawings are not required);
5. Identifying housing projects that complement the delivery of the council's SHQS and ensure that there are proposals for redeeming any outstanding HRA debt where transfer or HRA assets are proposed;
6. Identifying projects and funding which could contribute towards improving economic conditions including employment and intermediate labour market opportunities;
7. Identifying projects/proposals which could contribute to achieving equality of opportunity for all residents; and
8. Identifying projects/proposals which contribute to community safety including better lighting, safer homes, better personal safety, reducing crime and the fear of crime

TOUR OF PRIORITY AREAS

Following discussion, it was agreed that a bus tour of the 10 Regeneration areas would take place on Monday, 2 February 2009 which would depart from the Council Offices, Garshake Road at 10 a.m. with an approximate finishing time of 3 p.m. All Elected Members would be invited to attend along with the Members of the Housing Regeneration Working Group.

ANY OTHER COMPETENT BUSINESS

Having heard the Chair, Councillor McLaughlin, it was noted that there may be some slippage in the regeneration budget of the Scottish Government's Housing and Regeneration Unit to allow for spend on possible projects. It was agreed that Jim McAloon and Jeff Stobo would discuss matters further with the Executive Director of Housing, Environmental and Economic Development in order to take matters forward in this regard.

DATE OF NEXT MEETING

It was agreed that the date for the next meeting of the Working Group would be communicated to Members in due course.

Housing Environmental and Economic Development

Housing Regeneration Working Group

5 January 2009

Item 3: Discussion Paper-Priority Areas for Master Plans

1. The methodology for assessing the priority areas for master plans was agreed at the last meeting of the Housing Regeneration Working Group (HRWG) held on 15 December 2008. A copy of the agreed Score Master is attached at appendix 1 for information.
2. Areas have been assessed using the Score Master, and the results are shown at appendix 2. This shows that the top 10 priorities in order are:
 1. Bellsmyre
 2. Haldane
 3. Clydebank East
 4. Central Alexandria
 5. Central/ Radnor Park
 6. North Mountblow
 7. Castlehill
 8. Brucehill
 9. South Drumry
 10. Westcliff
3. Due to work already undertaken or because of limited opportunities in some areas, it will not be necessary to commission full master plans in all areas. It will therefore be more practical to identify specific issues which can be considered through a feasibility study in these areas.
4. It is therefore proposed that the 10 areas be split as follows:

Master Plans

Bellsmyre
Clydebank East
Central/Radnor Park
Castlehill and Westcliff

Feasibility Studies

Haldane
Central Alexandria
North Mountblow
Brucehill
South Drumry
Whitecrook

The merger of Castlehill and Westcliff into one plan will allow Whitecrook (11th) to be added to the first phase of work to be undertaken.

5. The areas that are not listed above will be brought forward as second stage projects on conclusion of the studies in the top 10 areas.

6. The Scottish Government and the Council will contribute £150,000 each to meet the costs of master plans and feasibility studies.
7. Master plans will be commissioned through West Dunbartonshire Council's open tendering process. Since there are resource issues for both the Council and the Scottish Government for supporting the master planning process it is recommended that master plans are commissioned in 2 phases, 6 months apart.
8. Feasibility studies will be managed by the Scottish Government and will be commissioned by the housing association(s) for the area, where appropriate.

9. Action

Agree order for priority areas

Agree areas for master plans and feasibility studies

Housing Environmental and Economic Development

Housing Regeneration Working Group

5 January 2009

Item 4: Discussion Paper- Local Steering Groups

1. The remit of this working group includes agreeing a framework for establishing local area regeneration steering groups.
2. While it is expected that there will be input from a variety of local organisations to the studies being carried out, there is a need to demonstrate a consistent approach to the formation and work of steering groups.
3. It is proposed that the core steering groups for master plans and feasibility studies will:
 - participate with the Council and Scottish Government in the selection of consultants to undertake work in their area
 - agree consultation arrangements (within the council wide brief) with the successful consultant
 - monitor progress
 - review the final report prepared by the consultant
4. While individual steering groups may wish to expand their membership, it is proposed that the core membership is:
 - All councillors for the ward which includes the designated area
 - 2 members of the community council for the designated area
 - 2 representatives of local tenant and resident associations within the designated area
 - 1 member of the executive committee of West Dunbartonshire Housing Federation

Officers from the Scottish Government and/or the Council will attend the meetings of the steering group as advisors.
5. In order to avoid any conflict of interest, it is proposed that while housing associations should be consulted, they should not be core members of the master planning and feasibility study steering groups. A conflict of interest may arise if the association decides to bid in the future for council housing stock identified for transfer to another landlord.
6. In the case of feasibility studies, as indicated in item 3, local associations will be asked by the Scottish Government to commission feasibility studies.

7. While the selection of consultants for master plans will be agreed with individual steering groups, this must be within an evaluation framework which will be agreed between the Council and the Scottish Government in line with National and European Procurement rules.

8. **Action**

Agree remit of steering groups

Agree the core membership of the steering groups

Department of Housing Environmental and Economic Development

Housing Regeneration Working Group

5 January 2009

Item 5: Discussion Paper-Master Plan Model Brief

9. It was agreed at the last meeting of the Housing Regeneration Working Group (HRWG) that the group would be provided with the key objectives of the Masterplan Model Brief and be given an opportunity to discuss these.
10. The key objectives of the Masterplan Model Brief are as follows:
 - a. Determining the needs and aspirations of the communities through the development of a consultation and participation strategy for the area
 - b. Identifying the problems and opportunities, while also preparing a comprehensive Masterplan.
 - c. Although regeneration will be housing investment led, the approach taken will also address social and economic issues affecting the community such as employment, educational activity, anti-social behaviour and health
 - d. Providing a framework to guide the physical development proposed through the work and identifying potential funding resources (detailed architectural drawings are not required)
 - e. Identifying housing projects that complement the delivery of the council's SHQS and ensure that there are proposals for redeeming any outstanding HRA debt where transfer or HRA assets are proposed.
 - f. Identifying projects and funding which could contribute towards improving economic conditions including employment and intermediate labour market opportunities
 - g. Identifying projects/proposals which could contribute to achieving equality of opportunity for all residents
 - h. Identifying projects/proposals which contribute to community safety including better lighting, safer homes, better personal safety, reducing crime and the fear of crime
11. The key objectives form part of the overall Brief that interested Consultants will be provided with in order to prepare their tender for commission. This is attached for information.
12. In particular, Sections 1 to 7 outline what will be expected from the selected consultant from the initial stages of the process, through the development of the Masterplan to the completion of the final document. Sections 8 to 10 outline the contractual obligations and legal requirements.
13. **Action**
Agree key objectives for consultants brief