

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

Community Safety & Environmental Services Committee: 13 June 2007

Subject: Dumbarton Town Centre Projects 2007-2008

1. Purpose

- 1.1 To update the Committee on progress with projects within Dumbarton town centre.
- 1.2 To seek retrospective approval for the allocation of additional funds for the preparation of a masterplan for Dumbarton town centre.
- 1.3 To advise the Committee of the intended programme of Dumbarton town centre projects for 2007/2008, to be confirmed following stakeholder consultation.

2. Background

- 2.1 A report to Council in February 2007 recommended bids for the Council's General Services Capital Plan 2007/2008, which was approved. This included a total allocation of £590,000 for Dumbarton town centre, which includes committed and uncommitted sums.
- 2.2 The Committee will be aware that an Action Plan was prepared for Dumbarton town centre entitled "Rediscovering Dumbarton", in 2001. This is adopted guidance which identifies projects for implementation in the town centre.
- 2.3 The attached plan shows physical projects completed or underway in the town centre. Ongoing projects from 06/07 include the façade retention and partial demolition of the Old Academy Building, phase 3 of public realm improvements, the preparation of a masterplan for Dumbarton town centre and a review of the Town Centre Action Plan.

3. Main Issues

- 3.1 A report to the Community Safety and Environmental Services Committee on 2 August 2006 included an indicative budget of £15,000 for a masterplan for the town centre. The Committee should note that it has been necessary to allocate a further £20,000, following the preparation of a consultant's brief identifying expertise required. A multi-disciplinary team led by Edinburgh based planning and urban design consultants Broadway Malyan, was appointed recently to do this work. The team's remit is to produce a masterplan by August 2007, to

guide public and private sector redevelopment of a key commercial area within Dumbarton town centre, which is currently underperforming. This will involve consultation with local stakeholders.

3.2 In terms of other key projects, completion of the current public realm works will see the majority of existing streets and spaces improved in the town centre area, apart from Riverside Lane at the quayside. Subject to funding this area will be improved when decisions are taken regarding flood alleviation. A review of the management and organisation of the existing car parking arrangements in the town centre is currently underway, which may lead to future changes. It is considered that an extension and improvements to Woodyard Road car park could contribute to additional car parking within the town centre. The car park currently holds 83 spaces but could be extended considerably into adjoining Council owned land. An allocation towards this project could be considered. The first phase of work to the Old Academy Building is completed. Work will now commence on researching redevelopment options for the building and surrounding site. A smaller allocation has been made this year for any required studies and for ongoing maintenance and management of the structure.

3.3 In terms of smaller projects, an allocation has been made in this financial year for a second phase of signs for car parks and for directional signs. In addition, a review of the Town Centre Action Plan remains an outstanding action for which there is an allocation within committed slippage. An allocation for monitoring of the health of the town centre and a newsletter has also been made.

3.4 In summary, there are a number of ongoing key projects for which there is committed slippage. Smaller allocations to the total of £95,000 have been made for projects this year, including the following indicative budgets:

Masterplan (additional contribution)	£20,000
Signage	£20,000
Town centre health check & newsletter	£10,000
Contingency funds	£25,000
Old Academy Building, phase 2	£20,000

3.5 This leaves a sum of £170,000 available for a larger, key project, such as improvements to Woodyard Road car park. However, it is considered that the consultation with stakeholders during the preparation of the masterplan could provide information that may influence how key projects are prioritised this year. For this reason, it is recommended that a further report is made to the Committee, in August 2007, confirming projects.

3.6 Committed projects will be covered with a balance of £325,000.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 Provision has been made for these projects within the approved General Services Capital Programme.

6. Risk Analysis

6.1 There are no perceived risks.

7. Conclusions

7.1 The masterplanning exercise in Dumbarton town centre offers an opportunity to gauge issues within the town centre which could influence priorities for projects. In this respect, a further report to the Committee will confirm spend following the outcome of this process.

8. Recommendations

8.1 The Committee is invited to:-

- note the progress with projects in Dumbarton town centre;
- agree the allocation of additional funds for the preparation of a masterplan for Dumbarton town centre, and
- agree the indicative allocation of funds to the identified projects and that allocations for key project(s) will be reported to the Committee following stakeholder consultation events, as part of the masterplanning exercise.

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Date: 21 May 2007

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Appendices: Plan of completed and ongoing projects.

Background Papers: Report to Council of 8 February 2007 entitled
General Services Capital Plan 2007/2008
Report to Community Safety and Environmental Services
Committee, 2 August 2006, entitled Dumbarton Town Centre
Projects 2006-2007.

Wards Affected: 3