

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Housing, Environment and Economic Development Committee:  
2 November 2011**

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**Subject: New Council House Building - Innovation and Investment Fund**

#### **1. Purpose**

**1.1** This report advises the Committee on the Council's recent successful application made to the Scottish Government's Innovation and Investment Fund which has secured funding of £2,250,000 to contribute to the building of 75 new council homes for rent in West Dunbartonshire.

#### **2. Background**

**2.1** In May 2011 the Council submitted a bid to the Scottish Government's Innovation and Investment Fund. This £50 million fund is the new competitive funding arrangement for providing affordable housing in Scotland. It was divided into 3 pots of funding - £20m for Council's; £20m for RSLs; and £10m for Innovation.

**2.2** The Council submitted a bid to build 75 new council houses. Application Forms were completed for 3 sites, one in each of West Dunbartonshire's main settlement areas so that the Scottish Government and COSLA could assess the 3 forms separately but also provide a wider picture of what the Council was seeking to achieve with this project.

**2.3** The three sites that the Council made applications for were: Granville Street, Clydebank; Valeview, Dumbarton; and Miller Road, Vale of Leven.

#### **3. Main Issues**

**3.1** On 15 September 2011, an announcement was made regarding the awards of Innovation and Investment Funding. The Council were successful in receiving an award of £450,000 Investment Funding to develop the site at Miller Road, Haldane in the first tranche of awards. On 22 September 2011 a further announcement was made on a second tranche of funding and the Council were successful in securing awards of £720,000 for 24 units in Granville Street, Clydebank and £1,080,000 for 36 units in Valeview, Dumbarton.

**3.2** Therefore, in total the Council has received an award of £2,250,000 grant funding to assist with the development of 75 new council homes across the three main settlement areas of the local authority area.

- 3.3** It is also important to note that each of the developments will be taking place within one of the Council's priority regeneration areas.
- 3.4** The Corporate approach that was adopted during the process of pulling together the bid submission will once again be implemented when taking the next steps towards developing all the sites. The Officers group who were involved at an early stage have had an initial meeting following the award announcement and discussed a number of issues including:
- Planning Consents and other related consents
  - House sizes and house types
  - Legal and Procurement regulations
  - The Project Board and the Project Brief
  - Tendering Processes
- 3.5** It was agreed that the meetings will take place on a fortnightly basis in order to progress the process efficiently. It was also agreed that internal and external officers would be asked to attend whenever necessary in the process to provide expertise.
- 3.6** Over the course of the next 2 meetings, a Project Brief, Project Plan and associated Timetable will be developed. This will take into consideration the milestones that have to be reached to the point of the start date of 31 March 2012 and also the actions that will follow this such as allocation of the properties.
- 3.7** Future meetings of the Officers Group will also consider how the communities of Haldane, Bellsmyre and Central/Radnor Park can become involved with the process. As two of the sites are adjacent to local primary schools, it is viewed as an opportunity to plan an activity that would involve local schoolchildren. The meetings will also plan how to communicate and provide information to the Elected Members of the areas of development.

#### **4. People Implications**

- 4.1** Resources from a number of service areas across the Council will continue to be required as the process is developed.

#### **5. Financial Implications**

- 5.1** With the success of all three bids, the total costs of bids outlined in the previous report will now apply. Therefore with £2,250,000 grant funding, the Council will be required to borrow £5,445,000.
- 5.2** The financial implications of the new Council House Build Project will be further considered at future Officer Group meetings and will be incorporated into the HRA Capital Plan for 2012/13 and future years at a later date.

## **6. Risk Analysis**

- 6.1** There is a risk that if the deadlines set by the Scottish Government are not met the funding may be jeopardised and as a consequence it is critical that robust arrangements for the effective management and delivery of the projects is supported corporately.

## **7. Equalities, Health & Human Rights Impact Assessment (EIA)**

- 7.1** West Dunbartonshire Council's Strategic Housing Investment Plan has been subject to an Equalities Impact Assessment.

## **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 LHS is the overarching document setting out the strategic direction for housing across all tenures and informs the future investment in housing and related services across West Dunbartonshire.
- 8.3** The supply of new build council houses in priority regeneration areas will contribute greatly to all four of the Council's main strategic priorities for the communities of West Dunbartonshire.

## **9. Conclusions and Recommendations**

- 9.1** It is recommended that the Committee:
- (i) note the content of the report and the successful funding application which has resulted in the Council receiving £2,250,000 funding to provide 75 new council homes for rent in West Dunbartonshire; and
  - (ii) note that a further report will be submitted to the a future Committee to advise on the timescales and progress of the new Council House Build Project.

**Elaine Melrose**

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**Date: 3 October 2011**

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**Appendix:**

None

**Background Papers:**

Housing, Environment and Economic Development  
Committee Report 26 May 2011: Bid Submission to the  
Innovation and Investment fund for New Council House  
Building

**Wards Affected:**

1, 2 and 5