

# Agenda



## Meeting of Infrastructure, Regeneration and Economic Development Committee

**Date:** Wednesday, 22 August 2018

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**Time:** 10.00 a.m.

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**Venue:** Council Chamber, Clydebank Town Hall, Clydebank

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**Contact:** Nuala Quinn-Ross, Committee Officer  
Tel: 01389 737210, [nuala.quinn-ross@west-dunbarton.gov.uk](mailto:nuala.quinn-ross@west-dunbarton.gov.uk)

Dear Member

Please attend a meeting of the **Infrastructure, Regeneration and Economic Development Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Distribution:-

Councillor Iain McLaren (Chair)  
Councillor Marie McNair (Vice Chair)  
Councillor Gail Casey  
Councillor Karen Conaghan  
Councillor Diane Docherty  
Provost William Hendrie  
Councillor Caroline McAllister  
Councillor David McBride  
Councillor Jonathan McColl  
Councillor John Mooney  
Councillor Lawrence O'Neill  
Councillor Martin Rooney

All other Councillors for information

Chief Executive  
Strategic Director of Regeneration, Environment and Growth

Date of Issue: 9 August 2018

**INFRASTRUCTURE, REGENERATION AND ECONOMIC  
DEVELOPMENT COMMITTEE**

**WEDNESDAY, 22 AUGUST 2018**

**AGENDA**

**1 APOLOGIES**

**2 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.

**3 MINUTES OF PREVIOUS MEETING 5 - 7**

Submit, for approval as a correct record the Minutes of the Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 30 May 2018.

**4 OPEN FORUM**

The Committee is asked to note that no open forum questions have been submitted by members of the public.

**5 SALE OF 82 MAIN STREET, ALEXANDRIA G83 0PB 9 - 15**

Submit report by the Strategic Lead – Regeneration advising on the outcome of the marketing of the property at 82 Main Street, Alexandria, the offers received and seeking approval to conclude disposal of the site.

**6 SALE OF VACANT SITE AT FORMER MEDICAL CENTRE SITE, 17 - 26  
BANK STREET, ALEXANDRIA**

Submit report by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Medical Centre Site, Bank Street, Alexandria, the offers received and seeking Committee approval to conclude disposal of the site.

**7/**

**7      ASSET MANAGEMENT PLAN: OPEN SPACE 2018 - 2023      27 - 44**

Submit report by the Strategic Lead – Environment and Neighbourhood providing an update on the Asset Management Plan: Open Space 2018 - 2023.

**8      ASSET MANAGEMENT PLAN: ROADS, STRUCTURES,      45 - 60  
LIGHTING AND WATER RELATED INFRASTRUCTURE 2018 - 2023**

Submit report by the Strategic Lead – Environment and Neighbourhood providing an update on the Asset Management Plan: Roads, Structures, Lighting and Water related Infrastructure: 2018 - 2023.

**9      INFRASTRUCTURE, REGENERATION & ECONOMIC      *To Follow*  
DEVELOPMENT BUDGETARY CONTROL REPORT 2018/19  
TO PERIOD 4 (31 JULY 2018)**

Submit report by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 31 July 2018 (Period 4) of those services under the auspices of this Committee.

## **INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE**

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 30 May 2018 at 2.03 p.m.

**Present:** Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Diane Docherty, Caroline McAllister\*, David McBride, Jonathan McColl, Iain McLaren, Marie McNair, John Mooney, Lawrence O'Neill and Martin Rooney.

\*Note:- Arrived later in the meeting.

**Attending:** Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Ronnie Dinnie, Strategic Lead – Environment & Neighbourhood; Jim McAloon, Strategic Lead – Regeneration; Ian Bain, Greenspace Manager; Craig Jardine, Corporate Asset Manager; Stuart Gibson, Assets Coordinator; Jennifer Ogilvie; Finance Business Partner; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

**Apology:** An apology for absence was intimated on behalf of Peter Barry, Strategic Lead – Housing and Employability.

**Councillor Iain McLaren in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of the Special Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 29 March 2018 were submitted and approved as a correct record.

### **OPEN FORUM**

The Committee noted that no open forum questions had been submitted by members of the public.

## **ENVIRONMENT & NEIGHBOURHOOD DELIVERY PLAN 2018/19**

A report was submitted by the Strategic Lead - Environment and Neighbourhood presenting the 2018/19 Environment & Neighbourhood Delivery Plan and the year-end progress report on the 2017/18 Delivery Plan.

The Strategic Lead – Environment and Neighbourhood advised the Committee of typographic errors within the appendix to the report; he confirmed that Clydebank Golf Course was not closing and that there was to be a review of charges for use of the golf course, he also advised that no risk indicators had been included within Appendix 3 of the report and he would provide an updated version to Members.

After discussion and having heard the Strategic Lead – Environment and Neighbourhood and the Greenspace Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the progress made on delivering the 2017/18 Delivery Plan;
- (2) to approve the 2018/19 Delivery Plan; and
- (3) that a briefing note be provided detailing pesticides currently being used by Greenspace.

## **REGENERATION DELIVERY PLAN 2018/19**

A report was submitted by the Strategic Lead - Regeneration presenting the 2018/19 Delivery Plan for Regeneration and the year-end progress report for the 2017/18 Delivery Plan.

Having heard the Strategic Lead – Regeneration and the Finance Business Partner, the Committee agreed to accept an update on the finance resources, as detailed at 6. Resources, within Appendix 1 to the report, thereafter the update was circulated to those present.

After discussion and having heard officers in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note progress made on delivery of the 2017/18 plan;
- (2) to note the 2018/19 Delivery Plan; and
- (3) that a briefing note be provided detailing the amendments reflected in the circulated finance resources information.

## **PROPOSED REVISALS TO THE MANAGEMENT RULES FOR THE ADMINISTRATION OF PUBLIC PARKS AND OPEN SPACES**

A report was submitted by the Strategic Lead - Regulatory seeking approval to consult upon the proposed revised Management Rules for the Administration of Public Parks and Open Spaces.

After discussion and having heard the Section Head (Licensing) in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the terms of the proposed Management Rules that should be consulted upon;
- (2) that authority be delegated to officers to consult upon the terms of the proposed revised Management Rules and publically advertise as required in terms of the Civic Government (Scotland) Act 1982;
- (3) that officers specifically consult with Community Councils, the National Park Authority, Police Scotland and any appropriate relevant bodies; and
- (4) thereafter, that a report be submitted to a future Committee to consider the consultation responses.

## **WORKING WELL TOGETHER – ATTENDANCE MANAGEMENT: 2017/18 ANNUAL RESULTS**

A report was submitted by the Strategic Lead - People and Technology providing a detailed analysis on the annual attendance performance for 2017/18.

After discussion and having heard the HR Business Partner in further explanation of the report and in answer to Members' questions, the Committee noted the below annual findings for reported absence in 2017/18, the Committee agreed:

- (1) to note the reduction in sickness absence of 59 FTE days lost (1.53%) compared to last year for the service areas outlined in Appendices 1-4; and
- (2) to note the increase in Council wide sickness absence of 2,284 FTE days lost (4.87%) compared to last year as outlined in Appendix 5.

The meeting closed at 3.26 p.m.





**WEST DUNBARTONSHIRE COUNCIL**

**Report by Strategic Lead, Regeneration**

**Infrastructure Regeneration and Economic Development Committee:  
22 August 2018**

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**Subject: Sale of 82 Main Street, Alexandria G83 0PB**

**1. Purpose**

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the property at 82 Main Street, Alexandria. The report details the offers received and seeks Committee approval to conclude disposal of the site.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the property at 82 Main Street, Alexandria for a consideration of a gross purchase price of £25,100 (Twenty five thousand one hundred pounds).
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The property was previously leased by the Council for commercial use but has been vacant since 2009.
- 3.2** The property was previously marketed in 2010 but during investigation of the title an issue arose regarding the title to the rear yard area which was not originally within the Council's title. This legal issue has now been resolved.
- 3.3** The property retains the characteristics of its original use as a residential flat but is in a very poor condition and requires significant upgrading to put it into a useable condition.
- 3.4** The options are for the Council to decontaminate and upgrade the property to a habitable standard and then to sell on the open market or to sell the property in its current condition. This option to remediate was ruled out as it was estimated that the cost to remediate the property to a marketable habitable standard would be more than the sale value once remediated.

#### **4. Main Issues**

- 4.1** The property is not required by the Council for any operational purpose and is therefore regarded as surplus.
- 4.2** Retention of the property will cost the Council in terms of security and utility charges.
- 4.3** It is current planning policy that the use of vacant upper floors of buildings within the town centre for residential use be encouraged.
- 4.4** The property was extensively marketed between April and June 2018, sales particulars (Appendix 1) were uploaded onto various property websites, including the Council's own website. An e-mailing campaign was undertaken to a comprehensive list of property agents, developers, local contractors, solicitors and property companies. A "For Sale" sign was also erected at a prominent position on the front of the building. Finally, the availability of the property was circulated on Social media.
- 4.6** A Closing date was set for offers of Wednesday 27<sup>th</sup> June 2018 at which six offers were received ranging in value from £2,000 to £25,100.
- 4.7** The sale will result in a capital receipt for the Council of £25,100.
- 4.8** The highest offer is from an individual who is seeking to upgrade and refurbish the property for his own occupation. The offer contains no conditions.

#### **5. People Implications**

- 5.1** There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed disposal.

#### **6. Financial and Procurement Implications**

- 6.1** The financial implications are that the Council will receive a capital receipt of £25,100 and will save on ongoing utility charges of approximately £150 per annum.
- 6.2** The sale of the property will generate an income of £1,272 per annum for both Council Tax, water and sewage charges on Band B rating.
- 6.3** There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1** The main risk associated with the disposal of the property is that the preferred purchaser may not conclude the transaction for a variety of reasons. In these circumstances, the Council would either revert to an under-bidder or remarket the property.

## **8. Environmental Sustainability**

- 8.1** The Strategic Environmental Assessment legislation will be considered and taken into account as part of the planning application assessment

## **9 Equalities Impact Assessment (EIA)**

- 9.1** An Equality Impact Screening did not indicate any further action required

## **10. Consultation**

- 10.1** Consultations have been undertaken with Legal in relation to the proposed disposal.
- 10.2** Wider consultation will take place during the Planning Application process.

## **11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will assist in the improvement of a strong local economy by bringing this redundant property back into residential use.

### **Jim McAloon**

Strategic Lead, Regeneration

Date: 18 July 2018

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**Person to Contact:** J David Johnston, Estates Surveyor, 6-14 Bridge Street,  
Dumbarton G82 1NT. T: 01389 737581  
Email: david.johnston2@west-dunbarton.gov.uk

**Appendices:** Appendix 1 – Schedule of Particulars

**Background Papers:** Report by the Executive Director of Housing,  
Environmental and Economic Development to the  
Housing, Environment and Economic  
Development Committee on 13 February 2013:

## Property and Land Asset Disposal Strategy 2013 - 2018

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 June 2014: Progress Report, and updating of Property and Land Asset Disposal Strategy 2013 – 2018.

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 March 2015: Update on Property and Land Asset Disposal Strategy 2013-2018.

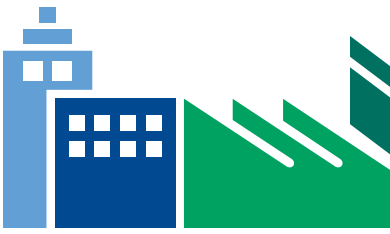
Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 25 November 2015: Update on Property and Land Asset Disposal Strategy 2013-2018

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 14 December 2016: Update on Property and Land Asset Disposal Strategy 2013-2018

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017: Update on Property and Land Asset Disposal Strategy 2013-2018

### **Wards Affected:**

Ward 2



## FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY



### FIRST FLOOR, 82 MAIN STREET, ALEXANDRIA, G83 0PB

#### INTRODUCTION

This is a vacant first floor property which is in the ownership of West Dunbartonshire Council but which is surplus to requirements. The property is considered suitable for conversion to residential use. The property has been unoccupied for a number of years and is in a poor state of repair internally. The property is offered for sale in its existing condition and no warranties will be provided.

#### ALEXANDRIA

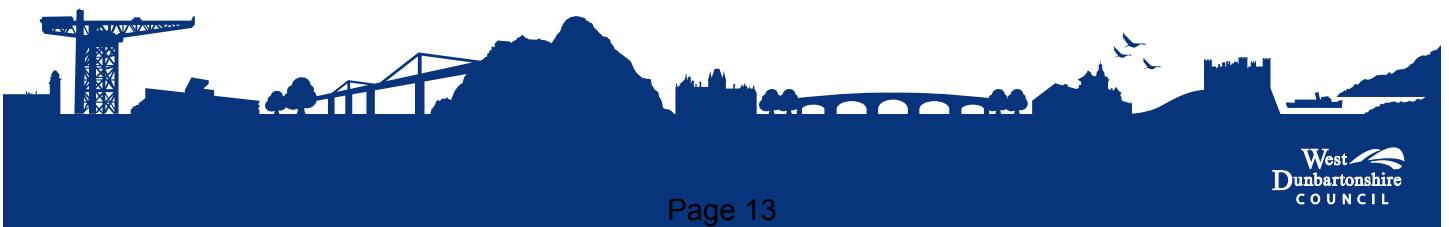
Alexandria is the principal town within the Vale of Leven and is located 20 miles west of Glasgow. The town is the main retail centre within the Vale of Leven serving the nearby towns of Balloch, Bonhill, Jamestown and Renton, which together have a combined population of over 20,000. The Vale of Leven is a major tourist attraction with the Loch Lomond and the Trossachs National Park attracting over 4 million visitors per year.

Alexandria is well connected with the A82 running to the west of the town being the main vehicular route between the Central belt and the Western Highlands and Argyll. Alexandria Railway Station, which is located within the town centre, provides regular train services to Glasgow Queen Street.

#### LOCATION

The subjects are located on the west side of the Main Street just to the north of the junction with Bank Street. The surrounding properties contain mainly retail uses at ground floor with residential above.

The former "Kippen Dairy" site opposite the subjects has been developed to provide 55 new social rented houses which has greatly improved the appearance of the surrounding area.





## DESCRIPTION

The property is situated on the first floor of a two storey red sandstone and slated terraced block with access by way of an external stone staircase entered from a rear yard area. The property was last used as an office but retains the residential characteristics of its original use as a flat. The subjects comprise four rooms, WC, walk in cupboard and external porch with a further WC.

## FLOOR AREA

We calculate the net internal area to be 82.9sq metres (892 sqft) or thereby.

## PLANNING

The property is within Alexandria town centre and as such is zoned for town centre use. Current planning policy is that the residential use of vacant upper floors of buildings within the town centre is to be encouraged.

The previous use of the premises was for office purposes. Accordingly a planning application will require to be submitted if a purchaser wishes to develop the property for residential use. In addition, a building warrant will be required for any structural alterations to the property.

*For further advice on planning matters please contact:*

**Bernard Darroch**

**Lead Planning Officer, Development Management, West Dunbartonshire Council, Aurora House,  
Aurora Avenue, Queens Quay, Clydebank G81 1BR**

**Tel: 0141 951 7954. Email: [bernard.darroch@west-dunbarton.gov.uk](mailto:bernard.darroch@west-dunbarton.gov.uk)**

## UTILITY SERVICES

The property benefits from mains water, electricity and a gas supply. No warranty is given in respect of the condition of any services and any prospective purchasers will require to satisfy themselves as to the suitability of these utilities.

## TITLE INFORMATION

The Council's title relates to the ownership of the first floor premises and part of the rear yard area all as shown hatched red on the attached OS plan. The Council also holds a one half pro indiviso share of the area shaded blue on the attached plan and has the other one half pro indiviso share by way of a recently land registered a non domino title. As such the Council is opting to grant a servitude right of way only over the area shaded blue on the plan to allow pedestrian access to the subject property.

## OFFERS

We are seeking offers for the Council's interest in this property. It is anticipated that a closing date will require to be set for formal offers and accordingly interested parties are asked to notify their interest in writing to:

J David Johnston  
West Dunbartonshire Council  
Regeneration, Environment & Growth  
6 - 14 Bridge Street  
Dumbarton, G82 1NT  
Tel: 01389 737581  
Email: [david.johnston2@west-dunbarton.gov.uk](mailto:david.johnston2@west-dunbarton.gov.uk)

### IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/ securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions."

Date prepared:  
17th April 2018.



# West Dunbartonshire Council

## Title : 82 Main Street, Alexandria

Map No : AM344

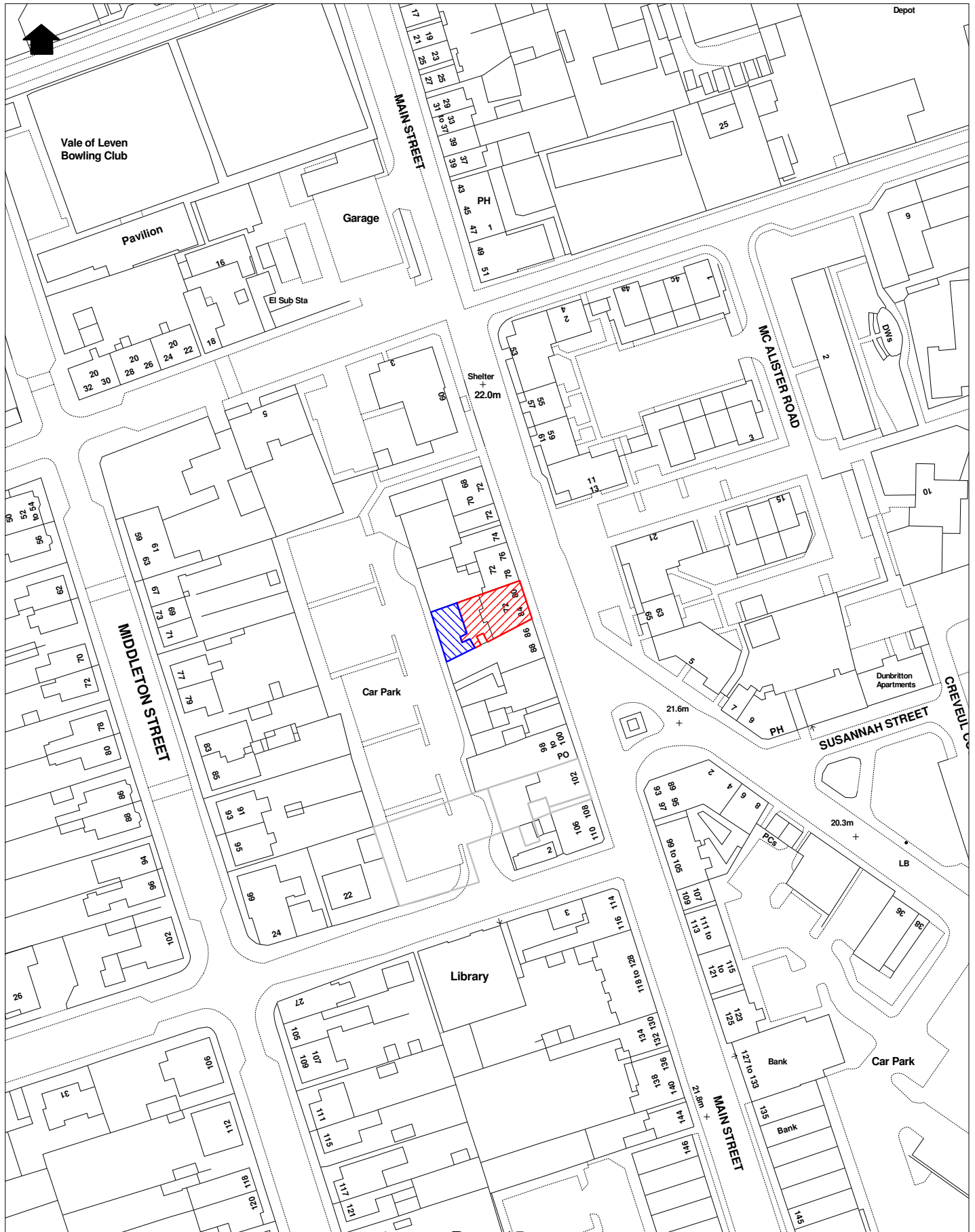
Map Ref : NS3880SE

Reproduced by permission of Ordnance Survey on behalf of HSMO

Date : 16/04/2018

Scale : 1:1250

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**WEST DUNBARTONSHIRE COUNCIL**

**Report by Strategic Lead, Regeneration**

**Infrastructure Regeneration and Economic Development Committee:  
22 August 2018**

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**Subject: Sale of Vacant Site at former Medical Centre Site, Bank Street, Alexandria**

**1. Purpose**

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the former Medical Centre Site, Bank Street, Alexandria. The report details the offers received and seeks Committee approval to conclude disposal of the site.

**2. Recommendations**

- 2.1** It is recommended that the Committee:
- (i) Approve the disposal of the former Medical Centre Site, Bank Street, Alexandria for a consideration of a gross purchase price of £165,000 (One hundred and sixty five thousand pounds).
  - (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
  - (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The site for disposal is the former Medical Centre, Bank Street, Alexandria which was demolished in August 2016 and comprises of approximately 0.47 acres of vacant undeveloped land.
- 3.2** The former Medical Centre was closed in December 2013 and was thereafter declared as surplus to be included as part of the wider Mitchell Way redevelopment site.
- 3.3** The Infrastructure Regeneration and Economic Development Committee held on 17 June 2015 authorised the Executive Director of Regeneration Environment and Growth to market the former medical Centre Site, Bank Street, Alexandria.

- 3.4** The redevelopment of central Alexandria has been discussed at Committee since 2008 where various proposals have been considered and for a variety of reasons but never been successful.

#### **4. Main Issues**

- 4.1** The site was extensively marketed between February and April 2018, sales particulars (Appendix 1) were uploaded onto various property websites, including the Council's own website. Marketing was delayed due to issues with the title which required to be resolved before marketing. An e-mailing campaign was undertaken to a comprehensive list of property agents, developers, local contractors, solicitors and property companies. A "For Sale" sign was also erected at a prominent location on the site.
- 4.2** The options open to the Council were to either leave the site vacant, to lease the site on a long ground lease or to sell the heritable interest. It was considered prudent to retain the heritable interest given the strategic position of the site within Alexandria town centre.
- 4.2** The interest which was marketed was a long leasehold interest 125 years at a rental of £1 per annum. The reason for doing this was so that the Council retained the heritable interest of this important strategic town centre site.
- 4.3** A closing date was set for offers of Friday 4<sup>th</sup> May 2018 at which two offers were received.
- 4.4** Two offers received were:-
- £175,000 from Askaig Property Asset Advisors Limited.
- £165,000 from Watch Tower Bible & Tract Society of Britain.
- 4.5** Askaig Property Asset Advisors Limited were asked to clarify certain aspects of their offer and it became clear that their proposal was based on buying the heritable interest. Accordingly we dismissed their proposal as it was not in accordance with the basis upon which the site was marketed and they withdrew their offer.
- 4.6** The offer from the Watch Tower Bible & Tract Society of Britain is subject to Contract, Planning Approval, Final Board Approval and Due Diligence. The prospective purchaser wishes to use the site to construct a new congregational hall to replace their existing hall at 1a Poplar Road, Dumbarton. The hall will be used as a meeting hall for both congregation members and the general public to provide Bible education.
- 4.7** Watch Tower Bible & Tract Society of Britain do not require to borrow to acquire the site as the funding for the proposed acquisition will come from internal reserves.

- 4.8** The offer is also subject to the Watch Tower Bible & Tract Society of Britain being released from their lease on the Council owned property at 1a Poplar Road, Dumbarton where they currently have a ground lease which expires 31<sup>st</sup> December 2035 at a rental of £800 per annum.
- 4.9** There are no conditions in the lease which would prevent us from releasing the Watch Tower Bible & Tract Society of Britain from the lease at 1a Poplar Road. The benefit in releasing them from the lease at 1a Poplar Road is that additional future income would be generated.

## **5. People Implications**

- 5.1** There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed disposal.

## **6. Financial and Procurement Implications**

- 6.1** The financial implications of the proposed disposal are that a capital receipt of £165,000 will be generated for the Council.
- 6.2** The construction of a new congregational hall will generate income in the form of rates, at this stage the figure is unknown as the building will require to be assessed following construction.
- 6.3** By taking a renunciation of the ground lease for 1a Poplar Road, Dumbarton, the Council will be able to market that property for lease. The current building on the site extends to 3,478 sqft or thereby and it is anticipated this could be let for approximately £25,000 per annum.
- 6.4** There are no procurement implications as this stage

## **7. Risk Analysis**

- 7.1** The main risk associated with the disposal of the site is that the transaction may not conclude for a variety of reasons including planning, Board approval and due diligence. In these circumstances, the Council would require to remarket the site for sale.

## **8 Environmental Sustainability**

- 8.1** The Strategic Environmental Assessment legislation will be considered and taken into account as part of the planning application assessment

## **9. Equalities Impact Assessment (EIA)**

- 9.1.** An Equality Impact Screening did not indicate any further action required.

## **10. Consultation**

**10.1** Consultations have been undertaken with Legal in relation to the proposed disposal.

**10.2** Wider consultation will take place during the Planning Application process.

## **11. Strategic Assessment**

**11** By agreeing to this proposal the Council will assist in the improvement of a strong local economy and improved job opportunities by bringing this redundant site back into economic use.

**Jim McAloon**

Strategic Lead, Regeneration

Date: 18 July 2018

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**Person to Contact:** J David Johnston, Estates Surveyor, 6-14 Bridge Street, Dumbarton G82 1NT. T: 01389 737581  
Email: david.johnston2@west-dunbarton.gov.uk

**Appendices:** Appendix 1 – Schedule of Particulars

**Background Papers:** Report by Strategic Lead Regeneration to Infrastructure Regeneration and Economic Development Committee held on 17 June 2015 authorised the Executive Director of Regeneration Environment and Growth to market the former medical Centre Site, Bank Street, Alexandria.

Report by the Executive Director of Housing, Environmental and Economic Development to the Housing, Environment and Economic Development Committee on 13 February 2013: Property and Land Asset Disposal Strategy 2013 - 2018

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 18 June 2014: Progress Report, and updating of Property and Land Asset Disposal Strategy 2013 – 2018.

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and

Economic Development Committee on 18 March 2015: Update on Property and Land Asset Disposal Strategy 2013-2018.

Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 25 November 2015: Update on Property and Land Asset Disposal Strategy 2013-2018

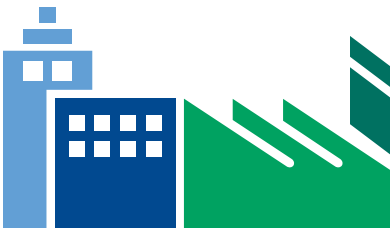
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Report by the Executive Director of Infrastructure and Regeneration to the Infrastructure, Regeneration and Economic Development Committee on 22 November 2017: Update on Property and Land Asset Disposal Strategy 2013-2018

**Wards Affected:**

Ward 2





## FOR SALE: TOWN CENTRE DEVELOPMENT OPPORTUNITY



### BANK STREET, ALEXANDRIA, G83 0LS



#### PROPOSAL

West Dunbartonshire Council are delighted to offer this key site within Alexandria Town Centre as a commercial development opportunity. The Council view the development of this site as being a major catalyst towards the ongoing redevelopment and improvement of Alexandria town centre. The Council are offering For Sale a long leasehold interest in the site for a period of 125 years at a rental of £1 per annum.

#### Alexandria Town Centre

Alexandria is the principle town within the Vale of Leven and is located 20 miles west of Glasgow. The town is the main retail centre within the Vale of Leven serving the nearby towns of Balloch, Bonhill, Jamestown and Renton, which together have a combined population of over 20,000. The Vale of Leven is a major tourist attraction with the Loch Lomond and the Trossachs National Park attracting over 4 million visitors per year.

Alexandria is well connected with the A82 running to the west of the town being the main vehicular route between the Central belt and the Western Highlands and Argyll. Alexandria Railway Station, which is located within the town centre, provides regular train services to Glasgow Queen Street.



## SITE

The subject site lies immediately north of Mitchell Way and on the west side of Bank Street, within Alexandria town centre. The site was previously used as a medical centre which occupied the majority of the site. The Medical Centre was demolished in 2017. The site is level and regularly shaped with main road frontage to Bank Street. Immediately to the west of the site is an area of free town centre car parking. The outline of the site boundaries is shown on the attached OS Plan. We calculate the site extends to: 1911.48 sq.m (0.472acres) or thereby.

## PLANNING

The site lies within Alexandria town centre and is covered in the adopted Local Plan by policy RET2, which stipulates that the town centre is the preferred location for new retail, commercial leisure, cultural and public service developments and for other town centre uses.

Any interested parties are advised to contact:

Bernhard Darroch, Lead Planning Officer, Development Management, West Dunbartonshire Council.

Tel: 0141 951 7954

Email: [bernard.darroch@west-dunbarton.gov.uk](mailto:bernard.darroch@west-dunbarton.gov.uk)

## UTILITIES

We are able to provide plans showing the utilities serving the site. These are provided for information only and are not to be relied upon. Seriously interested parties are advised to make their own enquiries concerning the position of utilities. It will be the responsibility of the purchaser to relocate/ re-route any utility services which may be necessary for the development of the site.

## TENURE

The Council will grant the successful party a 125 year ground lease at a rental of £1 per annum (if asked).

## FURTHER INFORMATION and OFFERS

Parties are asked to register their interest in writing with:

J David Johnston  
Asset Management  
West Dunbartonshire Council  
Council Offices  
Bridge Street  
Dumbarton  
G82 1NT  
Tel : 01389 737581  
Email: [david.johnston2@west-dunbarton.gov.uk](mailto:david.johnston2@west-dunbarton.gov.uk)

### IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
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Date prepared:  
15th February 2018.



# West Dunbartonshire Council

## Title : Development site, Bank Street, Alexandria

Map No : AM331A

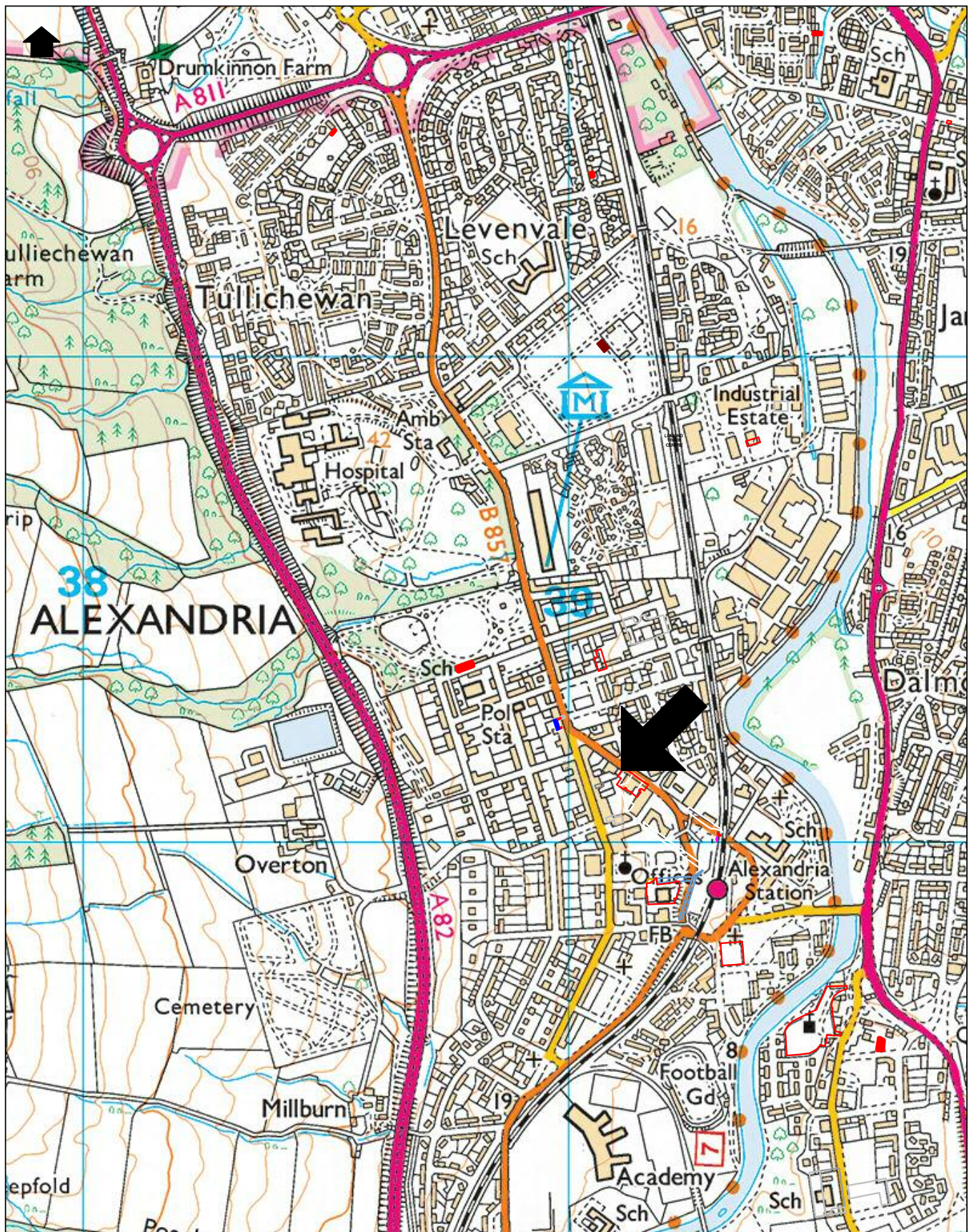
Map Ref : NS3880

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# West Dunbartonshire Council

## Title : Development site, Bank Street, Alexandria

Map No : AM331

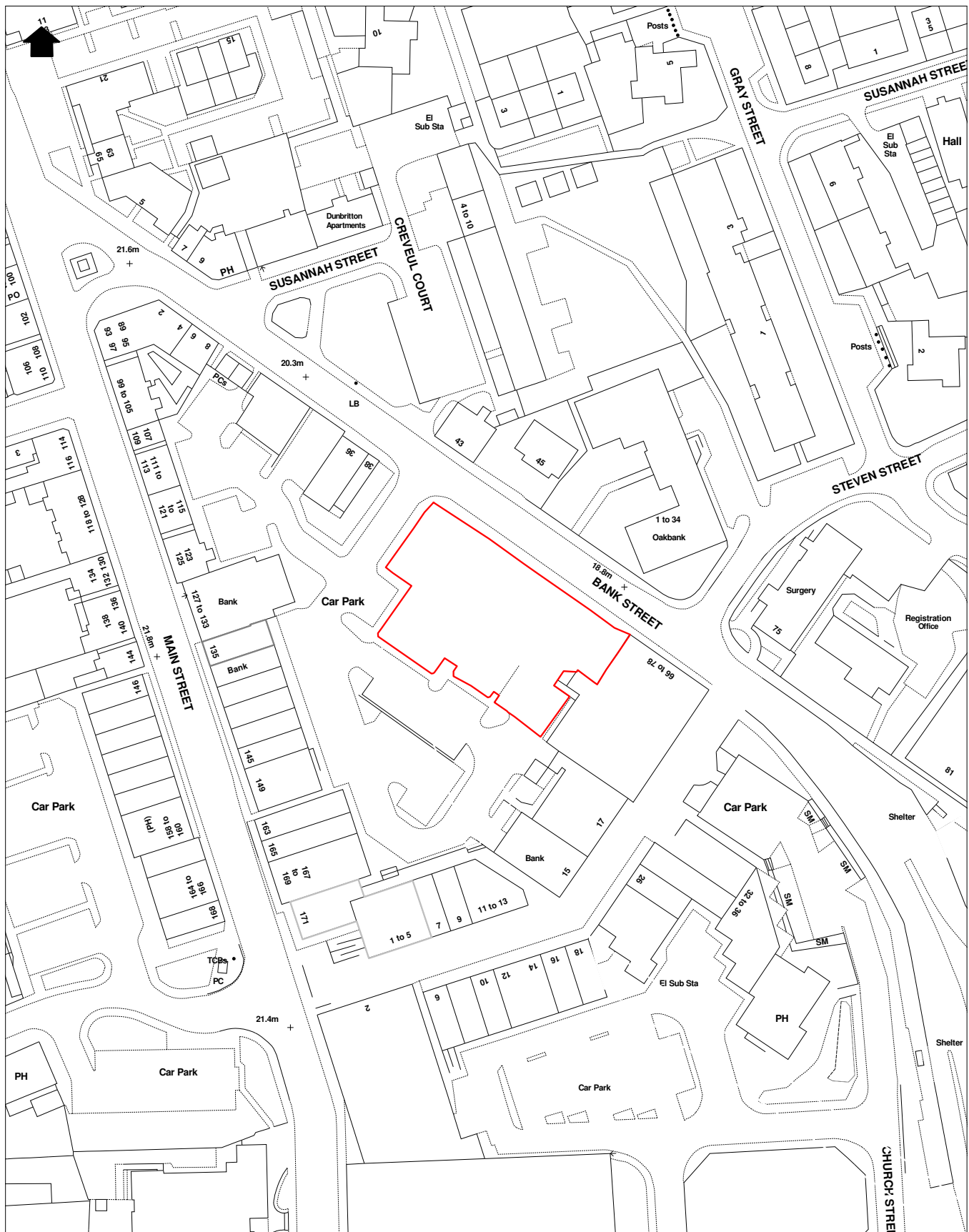
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**WEST DUNBARTONSHIRE COUNCIL**

**Report by Strategic Lead - Environment and Neighbourhood**

**Infrastructure, Regeneration and Economic Development Committee:**

**22 August 2018**

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**Subject: Asset Management Plan: Open Space 2018 - 2023**

**1 Purpose**

- 1.1** This report provides the Committee with an update on the Asset Management Plan: Open Space 2018 – 2023.

**2 Recommendations**

- 2.1** The Committee is invited to consider and note the contents of this report.

**3 Background**

- 3.1** All of the Council's assets remain key resources that require to be effectively managed. Effective management of assets is critical to ensuring that assets are utilised in the most effective and efficient manner and enable the delivery of sustainable services to communities.
- 3.2** Guidance from CIPFA (Chartered Institute of Public Finance and Accountancy) suggests that Local Authorities should classify assets under six generic categories (asset groups) as follows:
- Property
  - Open Spaces
  - Roads Structures, Lighting and Water Related Infrastructure
  - Housing
  - Vehicle, Fleet and Plant
  - Information and Information Technology (ICT)
- 3.3** At the meeting of 27 October 2010, Council agreed and approved the Corporate Asset Management Strategy 2010 – 2020 and the Asset Management Plan for Open Space 2010 – 2020.
- 3.4** It is recognised that the ever increasing financial pressures on the Council requires that the Asset Management Strategy and the Asset Plans for each of the asset groups are updated to take account of the changing economic climate and to ensure that assets remain aligned to the strategic objectives of the Council.

## **4 Main Issues**

**4.1** This refresh recognises the need to exercise greater governance in the management of our assets. The role of the Strategic Asset Management Group has developed to adopt a more integrated corporate approach towards asset management, capital planning and budgeting process for both capital and revenue. It will continue to ensure the following:

- A process for changing the Council's Asset portfolio consistent with the Strategic Plan and SOA
- A process for asset decision making which is consistent with Services' requirements.
- That our assets are fit for purpose over the next five years and beyond.
- An identification of opportunities for innovation, asset investment or disposal.
- Utilisation of capital project evaluation techniques which will help to prioritise decisions on spending

**4.2** The Strategic Asset Management Group will ensure that the actions and objectives contained in each of the updated Asset Plans support the delivery of key services; and provide efficiency and effectiveness in meeting the current and future needs of communities within West Dunbartonshire.

### Asset Management Plan: Open Space 2018 - 23

**4.3** The Asset Management Plan: Open Space 2018 - 23 (Appendix 1) has been updated within this strategic framework, and combined with the Asset Plans for the other five asset groups, underpins the principle objectives of the Asset Strategy.

**4.4** The Asset Management Plan: Open Space 2018 – 23 illustrates the progress made since 2010.

## Comparison of the Quality of Open Space Assets (excluding sports pitches) 2010 – 2017

### Vale of Leven

Open Space Typology	TOTAL Sites	Sites graded as excellent in 2010	Sites graded as excellent in 2017
Allotments	0	0	0
Amenity Greenspace	20	8	8
Cemeteries	1	1	1
Children's Play Areas	20	14	17
Green Corridors	2	2	2
Parks and Gardens	5	3	4
Semi / Natural Greenspace	5	3	3

### Dumbarton

Open Space Typology	TOTAL Sites	Sites graded as excellent in 2010	Sites graded as excellent in 2017
Allotments	2	0	2
Amenity Greenspace	36	19	23
Cemeteries	2	1	2
Children's Play Areas	30	9	14
Green Corridors	2	2	2
Parks and Gardens	7	5	6
Semi / Natural Greenspace	2	2	2

## Clydebank

Open Space Typology	TOTAL Sites	Sites graded as excellent in 2010	Sites graded as excellent in 2017
Allotments	2	1	2
Amenity Greenspace	51	19	25
Cemeteries	5	5	5
Children's Play Areas	40	16	27
Green Corridors	2	2	2
Parks and Gardens	6	2	3
Semi / Natural Greenspace	11	11	11

- 4.5** The Asset Management Plan: Open Space 2018 – 23 also outlines the aims and objectives as governed by the Asset Strategy and includes a detailed Action Plan with associated activities to 2023.
- 4.6** Progress continues to be made in embedding an asset management culture into our activities.
- 4.7** The capital investment programme will continue to provide new and improved open spaces including play, recreation and sports facilities.

## **5 People Implications**

- 5.1** Effective asset management planning will require cognisance to be taken of the workforce planning implications related to models for the future delivery of core services.
- 5.2** Arrangements for the continued effective management of the Councils assets are delegated to the Strategic Asset Management Group which will, among other activities, continue to optimise the performance of assets in accordance with the strategic objectives of the Council.

## **6 Financial and Procurement Implications**

- 6.1** The Asset Management Plan: Open Space will, over the next 5 year period, ensure that the Councils open spaces continue to attract both internal and external funding to allow us to maintain high levels of customer satisfaction in our facilities.

A bespoke procurement process involving engagement with Finance, Procurement, Scotland Excel, and The Procurement Partnership Ltd ensures that the Council demonstrates best value when delivering open space improvement projects.

## **7 Risk Analysis**

- 7.1** Successful delivery of the Asset Management for Open Space 2018 – 2023 will require to be adequately resourced if the benefits identified within the Plan are to be realised. This will require the use of both internal resources from across the Council alongside specialist advisors in key areas.

## **8 Equalities Impact Assessment**

- 8.1** An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

## **9. Consultation**

- 9.1** In order to prepare the Asset Management for Open Space 2018 – 2023, managers and officers from the following service areas were consulted:

- Housing
- Educational Services
- Finance
- Fleet and Waste services
- HSCP
- Roads & Transportation

## **10 Strategic Assessment**

- 10.1** The Asset Management Plan for Open Space 2018 – 2023 covers a range of activity which will contribute to delivery of the Council's strategic priorities.

**Ronald M Dinnie**

**Strategic Lead - Environment and Neighbourhood**

**Date: 2<sup>nd</sup> August 2018**

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**Person to Contact:** Ian Bain – Greenspace Manager. Elm Road Depot, Dumbarton, G82 2RH.  
Telephone: 01389-608405.  
E-mail: [ian.bain@west-dunbarton.gov.uk](mailto:ian.bain@west-dunbarton.gov.uk)

<b>Appendices:</b>	Appendix 1: Asset Management Plan: Open Space 2018 - 2023
<b>Background Papers:</b>	Corporate Asset Management Strategy Report 2010
<b>Wards Affected:</b>	All





# **ASSET MANAGEMENT PLAN**

## **OPEN SPACE 2018-23**



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3. Comparison of the Quality of Open Space Assets	Page 4-6
4. Action Plan with Activities to 2023	Page 7-11
5. Conclusion	Page 11

## 1. INTRODUCTION

The need to manage resources efficiently and effectively to demonstrate best value has been an ongoing theme for Scottish Local Authorities since the Best Value Task Force in Scotland produced an advisory note on “Asset Management Under Best Value” in 2003. To secure Best Value Councils must demonstrate sound management of resources including their asset base.

The Council therefore has a responsibility to ensure that assets are managed in a strategic manner so that they enhance and improve service delivery, that the asset base is aligned to the organisations corporate goals and objectives and that they are managed in an active, effective and efficient manner.

West Dunbartonshire Council’s Corporate Asset Strategy supports the priorities and objectives of the Council’s Strategic Plan and identifies the aims and objectives for the Council’s assets.

**“To manage all assets to ensure that they contribute fully to the efficient delivery of services.”**

The Chartered Institute of Public Finance and Accountancy (CIPFA) classifies local authority assets in six categories

**Property**

**Open space**

**Roads, Structures, Lighting and water related infrastructure**

**Housing**

**Vehicles and Plant**

**Information and Communication Technology (ICT)**

Asset Management Plans were prepared in 2010 for all of these asset groups in line with the Corporate Asset Strategy. These plans are now due for refresh and will underpin the reviewed Asset Strategy.

The Open Space Asset Management Plan enables the ongoing strategic management of this asset class. The plan provides the guiding principles necessary to enable ongoing development, analysis and focus of open space assets on the Council’s direct service delivery operations to ensure cost effective operation and utilisation.

An open space strategy was commissioned by West Dunbartonshire Council in 2010 which recommended local standards of provision in terms of quality, quantity and accessibility. The study also undertook a study of the provision of open space, measured the current provision and provided recommendations for the prioritisation of actions to address identified deficiencies through an action plan.

The open space asset consists of the following –

- Three urban parks
- 1 Country Park
- 1 18 hole golf course
- 90 children's play areas
- 32 grass pitches
- 20 All Weather pitches
- 10 cemeteries and church yards
- 9 bowling greens
- 2 allotment sites

The Greenspace revenue budget is £8.1m for 2018/19.

This Asset Plan relates to the **Open Space** and will consider:

- Progress since 2010
- Current status of the open space asset
- Action Plan with activities to 2023

## **2. PROGRESS SINCE 2010**

A study was undertaken by WDC staff from Greenspace and Forward Planning in 2017 with assistance from the Glasgow & Clyde Valley Green Network Partnership to assess the status of the open space asset against the 2010 study.

All the sites identified in the 2010 study were visited and assessed against various recognised criteria and graded accordingly.

A comparison between the 2010 and 2017 studies showing the number of sites graded as excellent is shown in the table below.

Many of the improvements have been achieved through securing grants from external organisations such as the Heritage Lottery Fund (£3.4million) and Sportscotland (£1.2million).

Changes in management regimes on some open space areas such as grass cutting, tree planting, etc. have resulted in an improvement in their biodiversity as well as a reduction in maintenance costs, e.g. savings on fuel costs.

Access improvements to paths, mostly re-surfacing works, through the 'Non-adopted' path capital budget (£1.5million) have greatly improved access to many open space areas.

An extensive programme of improvements in existing play areas and the provision of new play areas is on-going.

The majority of these improvements are being funded through the Community Environmental Improvement Fund (£2million) and the Community Capital Fund (£3million).

The tables below identify that this level of investment is having a positive impact on our open space assets.

### **Comparison of the Quality of Open Space Assets (excluding sports pitches) 2010 – 2017**

#### **Vale of Leven**

<b>Open Space Typology</b>	<b>TOTAL Sites</b>	<b>Sites graded as excellent in 2010</b>	<b>Sites graded as excellent in 2017</b>
Allotments	0	0	0
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Parks and Gardens	6	2	3
Semi / Natural Greenspace	11	11	11

## Sports Pitch Quality Audit Update 2016

The quality of the sports pitch provision is under constant review due to the on-going use of the asset.

The provision of new synthetic 3G pitches and new pavilions has improved the overall sports pitch asset, however there are some facilities still classed as poor which require addressing.

## Vale of Leven

Name of Site	Ancillary facility assessment	Pitch assessment	Comments
Argyle Park	Good	Excellent	New 3G pitch installed 2015
Dillichip Park	Average	Good	
Inler Park	Poor	Good	No changing facilities
Tullichewan Park	Average	Average	
Wylie Park	Good	Average	Due to be transferred to local club

## Dumbarton

Name of Site	Ancillary facility assessment	Average pitch assessment	Comments
East End Park	Good	Excellent	New 3G pitch installed
Havoc Park	N/A	N/A	Pitches now closed
Howatshaws	Good	Excellent	New 3G pitch installed
Milton Park	Poor	Average	No changing facility
Posties Park	Poor	Average	Investment project currently being developed for new changing facility, floodlit grass pitch and all weather running track
Dumbarton Common	Excellent	Average	New pavilion constructed 2016

## Clydebank

Name of Site	Ancillary facility assessment	Average pitch assessment	Comments
Forepark	Poor	Average	New changing pavilion to be developed 18/19
John Browns	Good	Average	
Knowes Park	Good	Average	
Lusset Park	Poor	Good	New changing pavilion to be developed in 19/20 Delay due to works being carried out by SGN
Mountblow Park	Poor	Average	Changing pavilion to undergo major refurbishment and new 3G pitch constructed 18/19
Singer Park	Excellent	Good	New pavilion constructed 2015

## **ACTION PLAN WITH ACTIVITIES TO 2022**

The following details illustrate the planned activity to 2023;

Short term (S): 1-2 years

Medium term (M): 2-3 years

Long term (L): 3-5 years

### **Public Parks and Gardens**

- Urban parks to provide the following facilities as minimum provision wherever possible (M – L)
  - Car parking.
  - Toilet provision.
  - Nature area.
  - Casual play opportunities.
- Investigate the potential to develop and manage existing open spaces in south-eastern Clydebank (Linear Park, Drumry) and the Old Kilpatrick area (S – M)
- Work towards development of a Parks Strategy, as and when funding and resources allow (S – M)
- Encourage and support the formation of site specific 'friends of' groups to support the development and enhancement of open spaces (S – M)

### **Amenity Greenspace**

- Select suitable amenity greenspaces above two hectares in size to provide the following facilities as minimum provision where possible, within budgetary constraints (M – L)
  - Car parking.
  - Casual play opportunities.
  - Outdoor sports pitches.
  - Paths.
  - Seating.
  - Landscaping.
- Seek appropriate on-site provision negotiated with developers on an application by application basis in accordance with the recommended standards, having regard to the location and characteristics of the site (S – L)



- Select sites to increase that proportion of amenity greenspace that is managed for biodiversity in line with available budget (S – L)
- Improve the accessibility and functionality of the Saltings, Old Kilpatrick (S – L)
- Encourage and support the formation of site specific ‘friends of’ groups to support the development and enhancement of open spaces (S – M)

### **Playspace for children and teenagers**

- Utilise semi-natural sites e.g. woodlands to develop and promote ‘creative’ and ‘wild’ play opportunities (M)
- Work alongside agencies and service providers, such as the Forestry Commission and the Ranger Service to educate children and young people about activities/opportunities for safe play (M)
- Utilise developer contributions to address the quality of current stock and achieve better contributions to increase the scale of provision and underpin the continued maintenance of any new provision (M)
- Encourage and support the community in providing and improving play opportunities for children and young people (M)
- Support and encourage enhancement, accessibility and inclusivity of play provision. Work towards providing inclusive play provision in all new and refurbished play areas (L)
- Provide regular communication with schools and sports clubs regarding the availability of facilities and activities for young people. Investigate new ways to engage with young people (S)

### **Green Corridors**

- Investigate methods of improving provision of site information e.g. route distances, destinations and difficulty (S – M)
- Develop a programme with enhanced signage and way marking, particularly in Dumbarton (S – M)
- Upgrade and make existing paths more useable (S - M)
- Work to improve the quality and quantity of natural green corridors (S – L)
- Increase level of biodiversity areas

## **Natural / Semi-natural Greenspaces**

- Engage a greater number of local schools regarding the benefits of provision (S – M)
- Work to designate Brucehill Cliffs and Faifley Knowes as local nature reserves. Ensure development of a 'friends of group' and production of management plans to ensure the sites are well used and valued by local residents (S – M)
- Improve provision of woodlands (M – L)
- Develop and maintain partnerships with external agencies and voluntary sector organisations involved in the management of sites (S)

## **Allotments and Community Growing Spaces**

- In line with the Council's obligations under the Community Empowerment Scotland Act provide three new sites of at least 0.66 hectares each in size (M – L)
- If and when provision increases and greater allotment usage can be accommodated, work in partnership with all providers to raise awareness of provision, including greater internet promotion of sites to individuals and community groups (M)
- Investigate the potential for plot splitting or reducing the size of plots to help meet demand identified. Prioritise this at Castle Green and Round Riding, Dumbarton (S – M)
- Consult with allotment users to confirm requirements for storage and investigate the implications of allowing individuals to store equipment, i.e. issues with sheds etc. (S)
- Undertake a review of the effectiveness of self-management of provision by associations and encourage and support the formation of an allotment user forum to facilitate the sharing of management skills and best practice (S)
- Carry out a study of allotment site needs and search for appropriate sites (M)

## **Cemeteries**

- Identify new cemetery site in the Vale of Leven (M)
- Construction of extension to Kilmaronock Cemetery (S)

- Work to promote the use of cemeteries for informal recreation e.g. walking and exercise (S)
- Enforcement of Cemetery Management Rules in relation to the removal of inappropriate lair decorations (S)

## **Civic Spaces**

- Better utilise town centre open spaces for community activities/events (S)
- Enhance provision through installation of seating and features of interest such as public art, water features etc (M)

## **Sports Pitches**

### **Grass Pitches:**

- Address on-going drainage issues (S-M)
- Ensure that current planning policies encourage the protection of the current supply of grass pitches (S)

### **School Estates:**

- Restrict community games on grass pitches to protect playing surface by monitoring via usage logs and records (S)
- Schools Estate Management to develop and formalise a community use agreement to maximise community availability of new all-weather facilities (S)
- Maximise the availability of synthetic pitches developed by PPP schools to meet the demand for all weather training facilities and ensure grass pitches are suitable for match play (S)

### **Management and Maintenance Systems of Pitches:**

- Consider the development of sporting facilities in partnership with the two local Community Sports Trusts (S-M)
- Consider the development of an indoor all-weather facility to alleviate pressures from training games throughout the year (L)

- Investigate and deliver Community Asset Transfers where possible (M-L)
- Tackle the high levels of glass, stones and litter in public parks and school facilities by reviewing the number of disposal bins and increasing levels of education, monitoring and enforcement. (S)
- Tackle the high level of dog fouling in public parks by increasing awareness of the health issues, increasing awareness of specific bins in place for dog waste, and increasing the provision of dog waste bins and enforcement (S)

## **Conclusion**

The Open Space Asset Management Plan for the period 2018 – 2023 will provide a clear direction to ensure that open space assets and resources are properly justified, planned, procured and utilised to assist the Council in continuing to deliver its corporate and operational goals & objectives and improve the open space assets. This plan details the aspirations of improving our Open Space asset.

**WEST DUNBARTONSHIRE COUNCIL**

**Report by Strategic Lead - Environment and Neighbourhood**

**Infrastructure, Regeneration and Economic Development Committee:**

**22 August 2018**

---

**Subject: Asset Management Plan: Roads, Structures, Lighting and Water related Infrastructure 2018 - 2023**

**1. Purpose**

- 1.1.** This report provides the Committee with an update on the Asset Management Plan: Roads, Structures, Lighting and Water related Infrastructure : 2018 – 2023.

**2. Recommendations**

- 2.1.** The Committee is invited to consider and note the contents of this report.

**3. Background**

- 3.1** All of the Council's assets remain key resources that require to be effectively managed. Effective management of assets is critical to ensuring that assets are utilised in the most effective and efficient manner and enable the delivery of sustainable services to communities.
- 3.2.** Guidance from CIPFA (Chartered Institute of Public Finance and Accountancy) suggests that Local Authorities should classify assets under six generic categories (asset groups) as follows:
- Property
  - Open Spaces
  - Roads Structures, Lighting and Water Related Infrastructure
  - Housing
  - Vehicle, Fleet and Plant
  - Information and Information Technology (ICT)
- 3.3.** At the meeting of 27 October 2010, Council agreed and approved the Corporate Asset Management Strategy 2010 – 2020 and the Roads, Structures, Lighting and Water related Infrastructure Asset Management Plan for Open Space 2010 – 2020.
- 3.4.** It is recognised that the ever increasing financial pressures on the Council requires that the Asset Management Strategy and the Asset Plans for each of the asset groups are updated to take account of the changing economic

climate and to ensure that assets remain aligned to the strategic objectives of the Council.

#### **4. Main Issues**

**4.1.** This refresh recognises the need to exercise greater governance in the management of our assets. The role of the Strategic Asset Management Group has developed to adopt a more integrated corporate approach towards asset management, capital planning and budgeting process for both capital and revenue. It will continue to ensure the following:

- A process for changing the Council's Asset portfolio consistent with the Strategic Plan and SOA
- A process for asset decision making which is consistent with Services' requirements.
- That our assets are fit for purpose over the next five years and beyond.
- An identification of opportunities for innovation, asset investment or disposal.
- Utilisation of capital project evaluation techniques which will help to prioritise decisions on spending

**4.2.** The Strategic Asset Management Group will ensure that the actions and objectives contained in each of the updated Asset Plans support the delivery of key services; and provide efficiency and effectiveness in meeting the current and future needs of communities within West Dunbartonshire.

#### Roads Structures Lighting and Water related Infrastructure Asset Management Plan: 2018 – 23 (RSLWrI)

**4.3.** The Asset Management Plan: RSLWrI 2018 - 23 (Appendix 1) has been updated within this strategic framework, and combined with the Asset Plans for the other five asset groups, underpins the principle objectives of the corporate Asset Strategy.

**4.4.** The Asset Management Plan: RSLWrI 2018 – 23 illustrates the progress made since 2010.

Achievement	Start Date	End Date	Comments
£7.4m spent on replacement of street lighting lanterns with energy efficient LED equivalents. Savings of £450k on street lighting power & £300k on repairs & maintenance have been achieved	2014	2016	LED project delivered on time & within budget
£3.8m on delivery of the Knowle Burn Flood Alleviation Scheme.	2013	2016	Improved safety & reduced flood risk to some 490 properties
£10.8m spent of carriageway resurfacing	2010	Ongoing	Capital programme delivered successfully
Introduction & improvements to works asset management system & database.	2011	Ongoing	System being used to try & create better efficiencies & refined working practice to maximise budget.
Improved asset data set & understanding of specific asset types	2013	Ongoing	Footway & associated street furniture data set improved by survey carried out in Alexandria, now used to give more proportionate asset information & asset valuation..
Bulk replacement of Traffic signal stock	2010	2017	80% of asset now less than 10 years old well within expected service life of 20 years. Remaining stock still in serviceable condition

**4.5.** The Roads, Structures, Lighting and Water related Infrastructure Asset Management Plan: 2018 – 23 also outlines the aims and objectives as governed by the Asset Strategy and includes a detailed Action Plan with associated activities to 2023.

**4.6.** Progress continues to be made in embedding an asset management culture into our activities.

## **5. People Implications**

- 5.1.** Effective asset management planning will require cognisance to be taken of the workforce planning implications related to models for the future delivery of core services.
- 5.2.** Arrangements for the continued effective management of the Councils assets are delegated to the Strategic Asset Management Group which will, among other activities, continue to optimise the performance of assets in accordance with the strategic objectives of the Council.

## **6. Financial and Procurement Implications**

- 6.1** The current Revenue budget for Roads 18/19 is £4.35M. This will allow us to work towards a goal of achieving an improved road condition over the next year. The 10 year capital plan lists a number of key Roads projects that are costed and will improve the Councils road network and associated infrastructure.
- 6.2** The Roads, Structures, Lighting and Water related Infrastructure Asset Management Plan will, over the next 5 year period, ensure that the Councils assets which support connectivity, accessibility, public transport and active travel will continue to attract both internal and external funding to allow us to achieve and maintain high levels of customer satisfaction from our asset. The successful development and introduction of the Minor Civils Framework contract will assist in delivering high quality value for money services.

## **7. Risk Analysis**

- 7.1.** Successful delivery of the Roads, Structures, Lighting and Water related Infrastructure Asset Management for 2018 – 2023 will require to be adequately resourced if the benefits identified within the Plan are to be realised. This will require the use of both internal resources from across the Council together with specialist advisors in key areas.
- 7.2** There is a risk that the roads network deteriorates to an unacceptable standard. This risk is mitigated by the Councils Revenue and Capital budget.

## **8. Equalities Impact Assessment**



8.1. An Equality Impact Screening did not indicate any further action required in relation to any recommendations.

## **9. Consultation**

9.1. In order to prepare the Asset Management for Roads, Structures, Lighting and Water related Structures : 2018 – 2023, managers and officers from the following service areas were consulted:

- Housing
- Educational Services
- Finance
- Fleet and Waste services
- HSCP
- Roads & Transportation

## **10. Strategic Assessment**

10.1. The Roads, Structures, Lighting and Water related Infrastructure Asset Management Plan 2018 – 2023 covers a range of activities which will contribute to the successful delivery of the Council's strategic priorities.

**Ronald M Dinnie**

**Strategic Lead - Environment and Neighbourhood**

**Date:**

---

**Person to Contact:** Raymond Walsh Interim Manager Roads and Transportation (01389 737615 / 07506257990)  
Raymond.Walsh@west-dunbarton.gov.uk

**Appendices:** Appendix 1: Roads, Structures, Lighting and Water related Infrastructure Asset Management Plan 2018 - 2023

**Background Papers:** Corporate Asset Management Strategy Report 2010

**Wards Affected:** All





# **ASSET MANAGEMENT PLAN**

## **Roads Infrastructure 2018-23**



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## 1 INTRODUCTION

The need to manage resources efficiently and effectively to demonstrate best value has been an ongoing theme for Scottish Local Authorities since the Best Value Task Force in Scotland produced an advisory note on “Asset Management Under Best Value” in 2003. To secure Best Value Councils must demonstrate sound management of resources including their asset base.

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**Roads, Structures, Lighting and water related infrastructure**

**Housing**

**Vehicles and Plant**

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Asset Management Plans were prepared in 2010 for all of these asset groups in line with the Corporate Asset Strategy. These plans are now due for refresh and will underpin the reviewed Asset Strategy.

The Roads Infrastructure Asset Management Plan enables the ongoing strategic management of this asset class. The plan provides the guiding principles necessary to enable ongoing development, analysis and focus of roads assets on the Council’s direct service delivery operations to ensure cost effective operation and utilisation.

West Dunbartonshire Council have participated in the SCOTS (Society of Chief Officers for Transport Scotland) asset management project for roads since 2005. This project is nationally recognised & feeds into Audit Scotland & Improvement Service performance indicators. This has resulted in a detailed understanding of West Dunbartonshire Council’s roads asset & inventory data. The resulting condition information has helped shape the roads capital programme & maintenance regime. This includes street lighting, street furniture, structures & water related infrastructure. Using asset management procedures recommended

by SCOTS, a short & long term capital programme for carriageway surfacing has been developed & is continually reviewed as particular areas are susceptible to deterioration due to weather conditions. This programme is matched to the capital & revenue resource available & we continue to work through the programme as funding permits.

A Shared Service model is currently being considered that will offer the opportunity to improve capacity & resilience within the Roads section & retain a higher percentage of both professional & operational work in house.

## **2 ROADS ASSET INVENTORY & VALUATION**

The roads asset consists of the following –

– Carriageways	384.5 km
– Footways, footpaths & cycleways	711 km
– Structures	160 no bridges
– Street Lighting	15904 columns & lanterns
– Traffic Management Systems	110 Signals & pedestrian crossings
– Street Furniture	Approximately 25000 items

A breakdown of the roads asset value as at 31<sup>st</sup> March 2017 is detailed on Table 1. Figures are produced using the template provided to roads which is used to populate the WGA return. The basis of these figures are a series of spreadsheets & tools developed by SCOTS asset management working group working closely with Improvement Service.

**Table1**

<b>Asset Type</b>	<b>Gross Replacement Cost (GRC)</b>	<b>Depreciated Replacement Cost (DRC)</b>	<b>Annualised Depreciation Cost (ADC)</b>	<b>Comments</b>
Carriageways	£368,168,000	£327,231,000	£3,758,000	<i>Carriageway data validated in National street gazetteer/WDM</i>
Footways & Cycleways	£32,200,000	£16,106,000	£940,000	<i>Footways data based on sample data set 25%</i>
Structures	£54,000,000	£40,700,000	£340,000	<i>Structures info based on engineers estimates</i>
Street Lighting	£41,232,000	£32,586,000	£1,052,000	<i>Allows for cabling underground network</i>
Traffic Management	£4,883,000	£3,398,000	£247,000	<i>Includes variable message signs</i>
Street Furniture	£6,002,000	£2,997,000	£296,000	<i>Street furniture based on sample data set 25%</i>
<b>Total</b>	<b>£755,353,000</b>	<b>£423,019,000</b>	<b>£6,633,000</b>	<b>Total includes Land Value of £248,869,000 using rate £700k per Ha from Transport Scotland</b>

### 3 BUDGET

The Roads revenue budget for 2018/2019 is £2.49M. The roads capital budget for the period to 2018 / 2023 is contained within the Councils long term financial strategy. Within that strategy there are a number of discrete projects together with a general capital allowance for replacement and renewal of assets. A draft programme of work for the capital element to be carried out by Roads Operations for 2018/19 is attached{Appendix 1}

Additional funding has also been made available following the exceptionally severe winter and several schemes have been identified and are currently being developed for this. It is anticipated that the majority of additional works will be undertaken by Roads Operations and if necessary will be supplemented by works being procured through the Minor Civils Framework which was recently approved (21/03/2018).

Some additional £3.9M in funding has also been made available to replace the failing bridge deck at Lomond Road Bridge in Balloch.

Assets that have been specifically excluded from this plan are:

- Private Roads.
- Private Bridges.
- Structures & Bridges owned & maintained by other organisations.
- Council owned bridges, not on or crossing the road network.
- Decorative, seasonal lighting.
- Water related infrastructure that does not form part of the road network.

This Asset Plan relates to the **Roads Asset** and will consider:

- Progress since 2010
- Current condition & status of the roads assets per category
- Impact of road related infrastructure maintained by others
- Action Plan with activities to 2023

#### **4      PROGRESS SINCE 2010**

Over the last 7 years the Council has spent some £24.86m in capital investment to improve its roads and associated assets. This expenditure includes:

- £7.4m on street lighting including an energy efficiency programme of £6.2m resulting in 65% energy saving of £450k per annum. WDC are used as an exemplar business case by SFT in the delivery of energy efficient street lighting and have hosted a number of visits from other Scottish authorities.



- £3.8m on the Knowle Burn Flood Prevention Scheme protecting residents of Dumbarton. This scheme has improved the safety and reduced the flood risk to 490 households. This scheme since its inception has prevented at least 5 flood events given comparison between historic levels & event levels during that period.
- £10.8m on carriageway surfacing that has resulted in maintaining a standstill road condition performance over the period.
- £922k on footway surfacing that has maintained safe walking routes to key destinations (Schools, Town Centres, Nursing Homes & improved disabled access)
- £901k on replacement traffic signals and controlled crossings that has modernised an old infrastructure with some 80% of the asset having been replaced within the last 10 years.

Although this represents a substantial sum the annualised depreciation cost shown for the roads asset demonstrates that further sustained investment is required to keep road asset fit for purpose.

Progress has also been made with the introduction of works management system (WDM) which allows greater traceability regarding inspections & defect reporting.

Attached report (Appendix 2) shows the RCI (Road Condition Index) for all local authorities in Scotland & the methodology used to reach this, West Dunbartonshire currently showing that some 33.8% of the carriageway is in need of maintenance treatment (shown in section 4 table 3) RCI's are shown every 2 years from 2009 which demonstrates the deterioration in the carriageway network following the severe winter of 2010/11. Given the nature of the winter of 2017/18 similar deterioration is to be expected and has already been experienced.

**Table 2 Percentage of road requiring maintenance treatment per year**

2009	2011	2013	2015	2017	% change 2015-17
29.4%	35.9%	34.0%	34.6%	33.8%	- 0.8%

**Table 3 Percentage of road network requiring maintenance treatment per class as of April 2017**

A class	B class	C class	Unclassified
28.64%	24.25%	32.15%	34.34%

## **5 ACTION PLAN WITH ACTIVITIES TO 2023**

The following details illustrate the planned activity to 2023;

Short term (S): 1-2 years

Medium term (M): 2-3 years

Long term (L): 3-5 years

### **Carriageways**

- Deliver roads capital carriageway resurfacing & reconstruction programme 2018-19 (S)
- Ensure programme procurement complies with Council standing orders (S – L)
- Ensure resource availability to supervise & contract manage programme (S – M)
- Continue to refresh & develop 5 & 10 year capital works programmes (M - L)
- Trial new innovative eco friendly roads materials (S – M)
- Carry out road improvements on A class roads particularly the A811 & A813 (S - M)
- Continue to participate in SCOTS & Improvement Service working groups (S – L)
- Continue to participate in APSE performance networks & strive to improve where possible using benchmarking with other LA's (S – M)

### **Footways**

- Deliver roads capital footway improvement & surfacing projects 2018-19(S – M)
- Develop & implement new walked footway inspection regime (S – M)
- Carry out further survey works to allow better inventory data for footways (S - M)
- Use survey information to inform future capital programme for footways (S – L)
- Trial new innovative eco friendly materials & trial new working practices to improve efficiency (S – M)

## **Structures**

- Continue with programme of principal bridge inspections (S – L)
- Continue with programme of general bridge inspections (S – M)
- Develop & implement designed solution for failing bridge deck at Lomond Rd bridge Balloch (S – M)
- Use asset management tools to strengthen asset valuation of bridges asset (S)
- Establish ownership of retaining walls inventory & input data into asset management system (S – M)
- Continue dialogue with Network Rail regarding road bridges maintained by NR that require attention due to safety defects (S)

## **Street Lighting & Electrical Infrastructure**

- Continue with replacement of aged columns (S – L)
- Develop strategy of delivering street lighting maintenance beyond existing contract due to expire November 2018 (S)
- Identify areas where Scottish Power 5<sup>th</sup> core cabling network should be replaced by WDC infrastructure where funds allow (S – L)
- Continue to work with other organisations to install electric vehicle charging infrastructure & to develop plan/policy for this (S – L)

## **Flood Risk Management**

- Continue with the development of & subsequently implement the Gruggies Burn flood prevention scheme (S- L)
- Use WDM software to continue to improve watercourse data (S – M)
- Commission flood protection study of River Leven ( L)
- Continue to participate in CALL (Clyde & Loch Lomond) flood prevention group ( L)

## **Traffic Signals**

- Continue traffic signal maintenance contract using Glasgow City contract offering value for money (S – M)
- Replace aged infrastructure (M – L)
- Design & procure traffic signal replacement scheme for Kilbowie R/A Clydebank(M - L)

## **6 CONCLUSION**

- Continue participation in SCOTS Improvement Service national programme for collaborative working and good practice this ensures that best practice and peer comparison is readily available.
- Refine and improve data sets for assets where required and use asset management practice to target and identify where improvement can be made and implement identified improvements
- Capital Investment plan for 10 years is now in place and has been successfully reconfigured to bring capital schemes forward to mitigate the effects of the unprecedented severe weather which was experienced.
- Programme of works in place and currently being developed to reflect the increased capital budget allocated for roads infrastructure improvements.
- Continue with cyclical inspections and apply data captured to inform subsequent refinement of programme where required. This process will be continued throughout the duration of capital plan.
- Use and trial innovative materials, technologies and processes to continue to ensure that we deliver a value for money cost effective service and contemporary technologies applied.
- Continue working with partner organisations & participate in collaborative initiatives for roads to improve capacity and resilience within service.