

WEST DUNBARTONSHIRE COUNCIL**Report by the Chief Officer, Housing and Employability****Housing and Communities Committee: 2 February 2022**

Subject: More Homes West Dunbartonshire – West Dunbartonshire Council Affordable Housing Supply Delivery Programme**1. Purpose**

1.1 This purpose of this report is to provide the Housing and Communities Committee an update on progress with West Dunbartonshire's More Homes Programme which oversees the delivery of the Council's new home programme.

2. Recommendations

2.1 It is recommended that the Housing and Communities Committee:

- (i) Note the content of the report and the progress made to date in the delivery of the Council's More Homes West Dunbartonshire approach including the practical completion and handover of the full projects at Creveul Court, Aitkenbar, St Andrews, Haldane and Dumbarton Harbour within 2021; and
- (ii) Notes that a refreshed More Home West Dunbartonshire delivery programme will be submitted to the February meeting of the Housing and Communities Committee

3. Background

3.1 In West Dunbartonshire the Affordable Housing Supply Programme (AHSP) is delivered through a More Homes West Dunbartonshire strategic approach which was initially tasked with delivering over 1000 new affordable homes in West Dunbartonshire by the end of 2021 and includes the Council's own ambitious New House Building Programme.

3.2 The Council's latest practical completion has taken place at the Dumbarton Harbour development delivering 45 new homes for social rent in a town centre This, is in addition within 2021/22 to the completion of the Council's first fully dementia designed development at Creveul Court, Alexandria and other exemplar developments in Haldane, Aitkenbar, Bellmsyre and St Andrews, Clydebank. The Council have now completed 11 new build developments since 2013 and are the largest developer of social homes in West Dunbartonshire delivering 467 new homes to date as outlined in Table 1 below:

Table 1: Completed Council New Build

Project	No. of Units	Completion Date
Granville Street (Phase 1), Clydebank	24	July 2013
Miller Road, Alexandria	15	October 2013
Granville Street (Phase 2), Clydebank	9	February 2014
Central Bellsmyre, Dumbarton	36	December 2014
Hillstreet Square, Dumbarton	37	August 2015
Second Avenue, Clydebank	40	April 2018
Creveul Court, Alexandria	22	April 2021
Aitkenbar Primary School	55	July 2021
Haldane Primary School	58	August 2021
St Andrews, Clydebank	126	October 2021
Dumbarton Harbour, Dumbarton	45	December 2021
Totals	467	

- 3.3 The Strategic Housing Investment Plan (SHIP) 2022-2026, outlining West Dunbartonshire's Affordable Housing Supply Programme through the More Homes West Dunbartonshire approach was approved by the Housing and Communities Committee in November 2021.

4. Main Issues

- 4.1 The Strategic Housing Investment Plan and HRA Capital Plan outlined the plans the Council have for meeting their new build ambitions. The initial plans have been impacted as a result of the pandemic and the revised new build targets for the Council are outlined below:

Table 2: Council New Build

Site/Developer	Number of Units	Est Completion Date
Queens Quay, Site B, Clydebank	29	August 2022
Clydebank East, Clydebank	88	August 2023
Pappert, Bonhill Alexandria	27	August 2023*
144 units		

- 4.2 Updates for each site are noted below:

St Andrews School:

The site reached practical completion in October 2021, which seen the completion of 126 new homes. 125 of the homes are now tenanted and households are enjoying their new homes. The remaining property is the assisted living unit which will be leased to the Health and Social Care Partnership. An external care provider has now been appointed and the property will now be operational from February 2022.

Dumbarton Harbour:

The final handovers for this site were completed in December 2021 and 45 tenants are now enjoying their new homes. As practical completion has now been achieved the Council is in the process of submitting the final cost information to the Scottish Government to secure additional grant funding previously reported to Committee

Clydebank East:

The demolition of 339 properties was completed in October 2020. Design of 88 new build council properties has been underway with CCG and architects Anderson, Bell and Christie. A consultation event with tenants and residents, Ward Members and Council took place in February 2021. All feedback and questions were extremely helpful and influenced the final design. A Pre Planning Elected Members briefing took place on 30 March 2021 and planning approval was sought for this project and was heard at the October 2021 Planning Committee. However, Planning was continued as committee were concerned at the parking provision provided. As a result, the design team have been progressing looking at the option of providing additional parking provision at the expense of the current open space and play provision and this will again be submitted for Planning. The additional design requirements of the Planning committee decision has somewhat negated the planned site start date of January 2022 and this will lead to increased costs which will be reported to the next Housing and Communities Committee together with a revised programme. This is intended to be the Council's first fully zero carbon housing development and marks a significant milestone in our transition to net zero.

Queens Quay, Site B, Clydebank:

A partnership with Wheatley Group and Clydebank Housing Association, the Council will deliver 29 out of the 146 properties currently on-site. As a result of a delay in securing the materials required to develop Titan Boulevard the delivery of the new Council homes has been delayed from the anticipated date in March 2022 now to August 2022. The delay is replicated for the new homes being delivered by Clydebank Housing Association and Lorretto Housing Association and no new homes will be delivered until completion of Titan Boulevard which is expected to be completed on 22nd July 2022.

Pappert, Bonhill

The Special Housing and Communities Committee in January 2022 approved the appointment of the award of the contract through the Scotland Excel framework for Pappert, Bonhill – Passivhaus / Net Zero Pilot New Build Development to CCG (Scotland) Ltd. As reported to that Special Housing and Communities Committee, the housing mix has been altered from what was previously reported to the Housing and Communities Committee and will now deliver 27 new homes comprising 7 Passivhaus homes and 20 homes meeting the net zero standard

House Type	Sustainability Standard	Number of New Homes
House 3bed/4 person	Passivhaus	4
House 3bed/5 person	Passivhaus	3
House 3bed/5 person	Net Zero	6
House 4bed/6person	Net Zero	4
House 4bed/7person	Net Zero	1
Flat 2bed/3person w/c	Net Zero	3
Flat 1 bed/2person	Net Zero	6

Buy Back Scheme:

Since 2015 the Council has operated a Buy Back Scheme that assists the Housing Team in purchasing properties of formerly Council homes that were sold through the Right to Buy Scheme. Not only does this Scheme assist with tackling homelessness and housing need and some common capital works, it also contributes towards the More Homes agenda by adding additional stock to the Council's portfolio that is the right type and size and in the right location. The Scheme continued following lockdown with social distancing and virtual viewings still in place. However the Council did manage to complete 15 purchases in 2020/21 providing new homes to household in housing need. So far this financial year, the Council has purchased 11 properties (as at December 2021) at a total cost of £768k. It is anticipated that the use of purchasing properties in the open market to meet our strategic housing objectives will increase over the next few years and this is reflected in the recently published Housing to 2040 strategy by the Scottish Government.

- 4.3** Our dementia friendly development at Creveul Court received the commendation award at the Homes for Scotland Awards 2021 in the Development of the Year. This award recognises excellence in the creation of new homes and place-making across the country with finalists and was chosen by an independent judging panel. The 22 homes at Creveul Court have been designed to make independent living easier for tenants with dementia. The development has also been shortlisted for the Association Public Sector Excellence (APSE) Margo Blair Innovation Award, celebrating outstanding local councils that use innovative ideas and solutions to tackle the current challenges facing their frontline services.

Future New Build – West Dunbartonshire

- 4.4** Building new affordable homes has an important role to play in revitalising local economies and assisting with post-pandemic recovery plans. It is also clear that the need for affordable homes has and will increase. *Future New Build – West Dunbartonshire* is an ambitious plan that aims to continue the positive momentum of the More Homes West Dunbartonshire programme.
- 4.5** As the biggest affordable housing developer in West Dunbartonshire, the Council has identified potential future sites for new council homes to address existing and new housing need. The design of these homes will further develop, improve and exceed current best practice, providing sustainable

homes using innovative technology and delivering on our low carbon ambitions including passivhaus and other net zero carbon opportunities. We have identified the Pappert development site as the optimum site to develop our planned Passivhaus pilot. In addition, as agreed at the Special meeting of the Housing and Communities Committee in January we are preparing a paper for the next Housing and Communities Committee which will provide an option for all future council new build developments to achieve as a minimum zero carbon standards.

4.6 The ongoing pandemic has highlighted that housing and health outcomes are interconnected. We must build on our recent progress if we are to address health inequalities within our communities. As early adopters of the Dementia Framework at Creveul Court, West Dunbartonshire Council are at the forefront of Dementia Design best practice. The fundamentals of Dementia Design have been embedded in West Dunbartonshire's Design Standard as a further commitment to respond to the varying housing needs of our residents.

4.7 Our Design Standard already incorporates the following elements which the Scottish Government are planning on making mandatory conditions of any future grant from the Affordable Housing Supply Programme

- all new homes will offer a private or communal outdoor space (this could include a private garden, patio, roof terrace or balcony, or a communal shared garden or courtyard);
- all new homes will space for home working or study (this could be located in a circulation space and could occupy a room by itself or could form part of another room);
- all new homes to be digitally-enabled (when a tenant gets the keys to their home this would mean that they are able to arrange for an internet connection to 'go live' with any internet service provider available in the area without the internet service provider having to provide additional cabling either within the premises, or as importantly, to the premises from the relevant Cabinet); we are currently looking at opportunities to further improve this and ensure future new homes are fully connected; and
- The installation of automatic fire suppression systems in new homes; and

4.8 One of the ambitions through the future new build plan is to address housing inequalities, tackle fuel poverty, child poverty and improve health outcomes for future generations within West Dunbartonshire.

4.9 In order to contribute to future new build, the Housing Development team have been working on investigating potential sites that affordable housing can be developed on. In addition to the developments highlighted at 4.1 of this report:

Queens Quay, Site C, Clydebank

The Council is currently developing a design to deliver a projected 20 family type homes on this site to complement the housing mix within sites A and B. This development will also be designed to meet low/zero carbon principles and linked to the Queens Quay district heating network.

Willox Park, Doveholm, Dumbarton

This site was transferred in March 2021 to the Housing Revenue Account for £220k after being approved by the Housing and Communities Committee in November 2020. The acquisition was fully funded by additional grant funding from the Scottish Government.

Further and more detailed discussions with HSCP is now taking place as the new properties will also be additional sheltered housing and the design of the project will be progressed.

Bank Street, Alexandria

This site has now been transferred to the Housing Revenue Account from the General Services account at a cost of £194k; the acquisition was supported by an additional £150k of grant funding from the Scottish Government. There are a number of constraints within the site and the costs of remediating these issues will be shared by both the General Services and Housing Revenue Capital budgets. Work on designing the site will now progress and be fed back to the next Housing and Communities Committee.

Mount Pleasant, Old Kilpatrick

This site was also purchased along with Bank Street and Willox Park at the end of the financial year. A number of surveys have been instructed prior to the planned demolition of the existing building. While planning in terms of this development is at an early stage we would seek to deliver a similar development to the recent Creveul Court development this is supported by a housing needs assessment.

Dennystoun Forge

We have engaged with the existing Gypsy Travellers community at Dennystoun Forge seeking to provide additional accommodation to meet the current and future needs of the existing residents. Our initial plans have formed an application to the recently introduced Scottish Government funding opportunity through the Gypsy Travellers Accommodation Fund. However, it was not taking forward by the Scottish Government at this stage; however we plan to continue the design and consultative process in terms of this project.

Gap Site Strategy

An exercise is currently underway to assess the viability of a number of gap sites for future housing development within the ownership of HRA. The outcomes will be reported back to the next meeting of the Housing and Communities Committee with proposals to inform the development of the Strategic Housing Investment Plan

- 4.10** The provision of much needed new housing has contributed to positively regenerating local communities in line with the ambitions set out within the Local Housing Strategy.
- 4.11** In addition, other initiatives through our Better Homes approach, such as the implementation of the Housing Asset Management Strategy, housing management initiatives and the HRA Capital Programme carrying out significant works on existing stock have all contributed positively to the overall regeneration of these priority areas.

5. People Implications

- 5.1** There are no people implications from this report.

6. Financial and Procurement Implications

Financial

- 6.1** In March 2021 Council approved the Housing Capital Programme 2021-2026 which saw significant resources committed to the delivery of new council homes in West Dunbartonshire. An expenditure budget of £83.393m for the affordable housing supply programme is factored into the HRA Capital Programme. The additionality in the costs highlighted for the Pappert development can be met from this existing budget; however we would anticipate additional grant funding would be made. As it currently stands, it is anticipated that this programme will complete on project life budget.
- 6.2** Influenced by Brexit, the current Covid-19 pandemic and other issues, the emergence of supply issues and subsequent cost increases has begun to be felt within not only our existing and future sites, but sites across Scotland and the UK. Whilst the impact of these is still being examined, it is prudent to mention this as early as possible in order to provide more detailed information at a future Committee. We have seen an impact in Dumbarton Harbour and we are likely to see this impact on our future development sites including Clydebank East. Housing Development Officers and Finance will continue to assess the impacts in the context of affordability of developments.

Procurement

- 6.3** All new development sites will be subject to new detailed procurement strategies and the opportunities highlighted with 4.9 of this report will continue to be prioritised.

Community Benefits

- 6.4** As part of each project, the contract has incorporated an element of Community Benefits that can support a wide range of social, economic and environmental benefits for communities including jobs, apprenticeships and local charity and community initiatives. A summary of the community benefits

achieved through the first phase of the More Homes West Dunbartonshire approach is outlined in the table below:-

Community Benefit Value	Total
Work placement opportunities (16 plus years) – no. individuals	30
Construction Curriculum support activities – no. individuals	16
Graduates - no. individuals	1
Apprenticeship starts - no. individuals	17
Existing Apprenticeships - no. individuals	17
Apprenticeships completed - no. individuals	22
New jobs created on construction project - no. individuals	16
Community Engagement/Investment	£83k

7. Risk Analysis

- 7.1** All Council new build projects have their own Risk Register which highlights the risk within and out-with the project team's control. These are maintained and adjusted on an on-going basis.
- 7.2** With any new build project there is a risk that as the projects develop the cost increases beyond the estimated contract cost. Any additional borrowing requirements, or conversely, cost savings will be reported to future meetings of the Housing and Communities Committee. However, this is mitigated through a target cost model approach in our current contract arrangements within the Scottish Procurement Alliance (SPA) framework.
- 7.3** Risk associated with the impact of and ongoing Covid-19 pandemic will be incorporated within the Risk Registers going forward.

8. Equalities Impact Assessment (EIA)

- 8.1** The proposal does not alter any existing policy or pattern of service delivery and so is not considered to require an equalities impact assessment.

9. Consultation

- 9.1** As part of our recent rent consultation exercise, 92% of respondents indicated their support for the Council's ambitious plans to deliver the Housing Revenue Account (HRA) new council house build programme. Regular updates on new build development are provided to the West Dunbartonshire Tenants and Residents Organisation at the bi-monthly liaison meetings. As detailed at 6.4 above, each project will have their own element of Community Benefits. This will provide opportunities for the community to become involved and participate whether this is pupils at the local school or interested community members.

10. Strategic Assessment

- 10.1 The Local Housing Strategy 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. Having considered all the Council's strategic priorities, this report and the provision of new supply social housing for rent contributes greatly to all strategic priorities.

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Date: 19 January 2022

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Appendices: None

Background Papers: West Dunbartonshire Council's Local Housing Strategy
Local Housing Strategy, Equalities Impact Assessment,

Wards Affected: All

